

# Chapter 15. Ballysadare Village Plan

Ballysadare is located approximately 9 km to the south of Sligo Town, within the Regional Growth Centre Strategic Plan Area. In the Settlement Strategy, Ballysadare is a designated Satellite Village of Sligo Regional Growth Centre (RGC). The village is also included in the area covered by the Sligo Local Transport Plan (SLTP), which contains specific provisions relating to active travel and public transport.

## 15.1 Village profile

The settlement is bounded to the east by the main Sligo–Dublin railway line and the N-4 (Sligo–Dublin Road). The Ballysadare River, which crosses the village, is of particular heritage value and an essential component of the Unshin River SAC/NHA.

To the north and north-west, the village is contained by Ballysadare Bay and adjoined by Harrington’s quarry.

Ballysadare experienced a significant growth in residential development between 1999 and 2008, in mixed forms of suburban-type estates and apartment developments, concentrated along the banks of the Ballysadare River and close to the village centre.

Ballysadare village assets			
Population	2022 Census	1,747	+29.4% increase 2016-2022
	2016 Census	1,350	+0.4% increase 2011-2016
	2002-2022	+ 894 residents	+104.8% increase since 2002
Housing stock	2022 Census	822 dwellings, of which 14 holiday homes and 76 vacant	
	2016 Census	789 dwellings	
Service infrastructure	Water supply	Sourced from Lough Gill through the Sligo and Environs Water Supply	
	Wastewater treatment	4,500 PE with spare capacity of approx. 2,773 PE	
	Road network	Crossed by the N-59 (Ballina Road) and adjacent to the N-4 (Dublin Road)	
Social infrastructure	Schools	A primary school and a secondary school	
	Churches	Two churches – St Brigid’s (Corhownagh) and Holy Trinity (Col)	
	Sports facilities	Community Centre with GAA and soccer pitches	

Ballysadare village assets		
	<b>Other assets</b>	Playground, a viewing platform and walkway along the river, Avena leisure centre, post office, several crèches, new burial ground, <b>outdoor recreational routes such as the Union Rock, Oakwood and Mountain Access trails and their connection to the Sligo Way [PA-53]</b>
<b>Sustainable transport</b>	<b>Train</b>	No train station at present. The Dublin–Sligo railway line passes through the village.
	<b>Bus</b>	Served by Bus Eireann routes 23, 64 and the Local Link
	<b>Active travel</b>	Footpaths along sections of the R-290 road to Collooney
<b>Architectural heritage</b>	<b>Protected Structures</b>	<b>15</b> , including notable structures such as Avena House and Glebe House
	<b>Buildings of Note</b>	<b>11</b> Buildings of Note
<b>Natural heritage and environment</b>	<b>Natura 2000 sites nearby</b>	Ballysadare Bay SAC/SPA/pNHA, the Unshin River SAC (of which the Ballysadare River forms part) and Slieveward Bog NHA.
	<b>Natural amenities</b>	Ballysadare River and Bay
	<b>Flood risk</b>	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

## 15.2 Housing and population allocations

The potential yield of lands zoned for housing in Ballysadare amounts **to 152 units** for the Plan period. The delivery of these dwellings would facilitate an increase of Ballysadare’s population by at least **380 residents**. **The actual housing allocation is 80 units**, as reflected in the aggregate figure for Satellite Villages indicated in the Core Strategy Table (refer to Chapter 3 in Vol. 1).

**Section 15.2.1** below lists the sites designated to contribute to the compact growth of Ballysadare, together with their potential housing and population yields.

**Section 15.2.2 Supplementary zoning** lists the sites which have been zoned as a result of amendments agreed by the Elected Members upon adoption of the Development Plan.

**Section 15.2.3** includes a table showing the total amount of land with residential potential zoned in Ballysadare for the period of this CDP (2024-2030).

### 15.2.1 Compact growth designations

A number of sites have been designated in Ballysadare as **Settlement Consolidation Sites** (SCS) as recommended in the *Development Plan Guidelines* (2022), in order to give effect to the NPF requirements for compact growth. Two Regeneration Sites have also been designated in accordance with Section 10(2)(h) of the Planning Act.

## Regeneration sites

There are two sites designated for regeneration in Ballysadare: the former Dun Maeve hotel site and another site across the river, adjoining the N-59 close to the bridge.

The vacant site of the former hotel (REG-1) has a prominent location in the village. Its designation seeks to stimulate the redevelopment of the site and provide the opportunity for a walkway along the river.

The second site contains a detached dwelling, commercial premises and a terrace of vacant houses on the southern side of the N-59. The designation seeks to promote the renovation or replacement of the vacant structures and the full use of the site’s potential.

Because there is no certainty regarding the potential housing yield of any redevelopment on these sites, they have not been included in the Core Strategy housing allocation.

**Table 15.1 Regeneration sites**

REG – Regeneration site						
Site code	Location	Zoning (2024)	Site area (ha)	of which net residential	Potential housing yield	Potential no. of residents
REG-1	Site of the former Dun Maeve hotel, along the Main Street	MIX	0.09 ha	n/a	n/a	n/a
REG -2	Lands and buildings to the south of the N59.	MIX	0.32 ha	n/a	n/a	n/a

## Settlement Consolidation Sites (SCS)

Lands designated as SCS are zoned for residential uses (RES). The potential housing yield of these lands has been calculated based on the following:

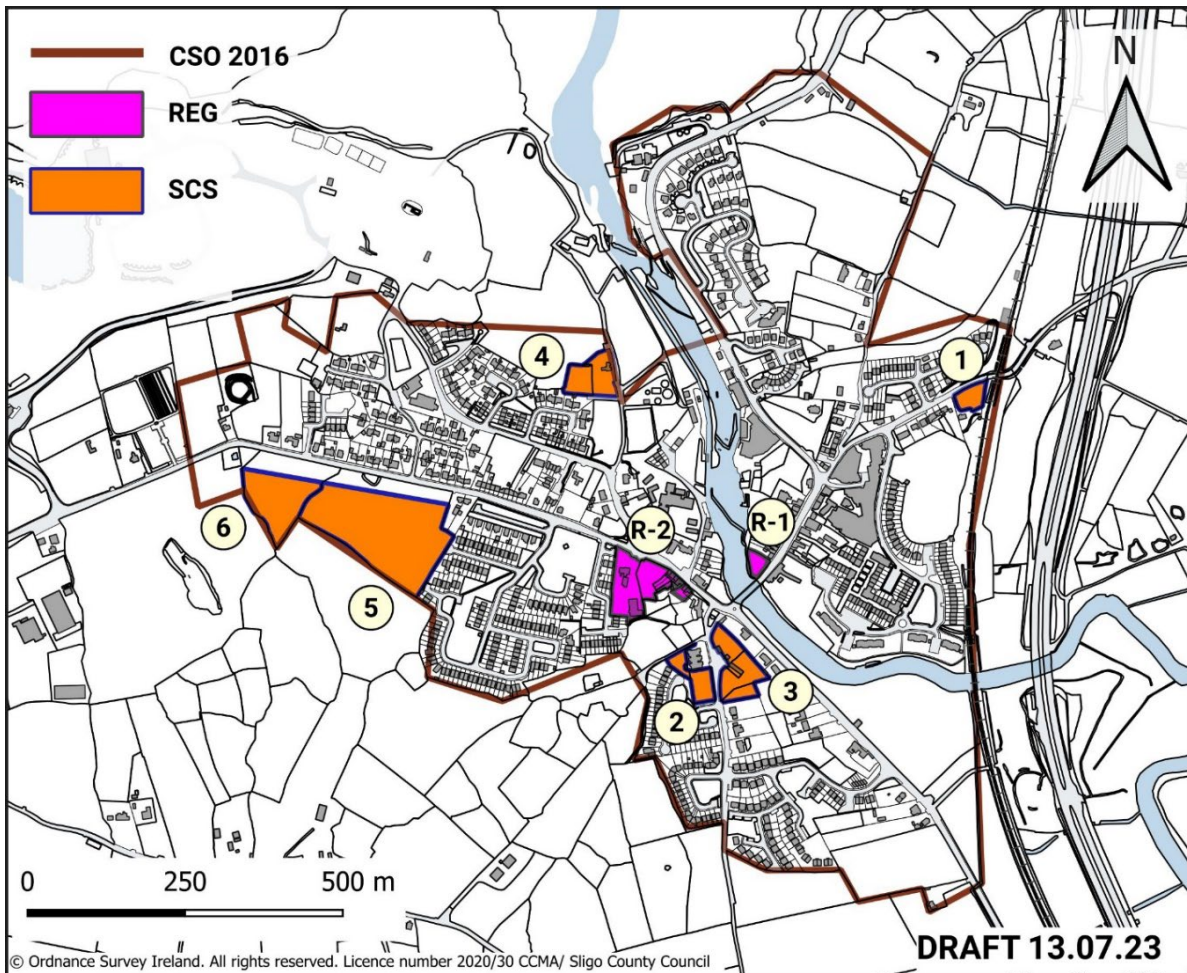
- a. the average residential density is 20 units per hectare, which is higher, but not excessive when compared with the density of existing housing estates in Ballysadare;
- b. sites zoned RES are presumed to be developed exclusively for housing;
- c. the average household size of future occupants of new housing is set at 2.5 persons;

With the exception of SCS 4, the designated SCS sites are located within the 2016 Census boundary for Ballysadare. This means that at least 29 houses, i.e. 36% of the Core Strategy housing allocation can be delivered within the settlement’s built-up footprint.

**Table 15.2 Settlement Consolidation Sites**

SCS - Settlement Consolidation Sites						
Site no.	Location	Zoning (2024)	Site area (ha)	of which net residential	Potential housing yield	Potential no. of residents
1	Site south of Union Road, west of Sligo-Dublin Railway line	RES	0.16	0.16	3	7
2	Site west of local road L-61013-0, south of the Grotto	RES	0.27	0.27	5	12
3	Site east of local road L-61013-0, south of the Grotto	RES	0.57	0.57	11	28
4	Site west of local road L-7615-0, opposite WWTP.	RES	0.49	0.49	10	25
5	Site south of N-59 (placed in SLR)	RES	<del>2.44</del>	<del>2.44</del>	<del>49</del>	<del>123</del>
6	Site south of N-59 (placed in SLR)	RES	<del>0.82</del>	<del>0.82</del>	<del>16</del>	<del>40</del>
<b>Total</b>			<b>1.49</b>	<b>1.49</b>	<b>29</b>	<b>72</b>

**Fig. 15.A Compact growth designations in Ballysadare: Regeneration sites (REG) and Settlement Consolidation Sites (SCS) in the context of the 2016 Census settlement boundary (CSO)**  
[this map will be updated in the final version of the Plan]



### Strategic Land Reserve (SLR)

Upon adopting the present CDP, The Elected Members have determined that **3.26 ha** of nRES (initially designated Settlement Consolidation Sites 5 and 6) should be placed in the Strategic Land Reserve. Therefore this land is no longer considered to have residential potential in the short to medium term.

## 15.2.2 Supplementary Sites with housing potential

The **Development Plan Guidelines (2022), Section 4.4.3 Ensuring sufficient provision of housing lands/sites**, specify that in certain instances, a planning authority may “provide zoned residential sites in addition to those required to meet the settlement housing supply target”. The purpose of zoning additional lands is “to ensure sufficient choice for development potential”.

### Excess zoned land (2024)

In accordance with the Guidelines, the Planning Authority may determine “the precise extent to which zoned lands and sites in excess of that required to match the agreed housing supply target are provided”.

Upon adopting the present Plan, the Elected Members have determined that **6.15 ha** of zoned housing land should be provided in addition to the **1.49 ha** with residential potential needed to deliver the housing supply target for Ballysadare.

The **Supplementary Sites** are listed in **Table 15.4** below, which also indicates the zoning objective, area and potential housing yield of each site.

**Table 15.3 Supplementary Sites with housing potential**

Supplementary Sites						
Site no.	Location	Zoning	Site area (ha)	of which net residential	Potential housing yield	Potential no. of residents
<b>PAZ-42</b>	Lands located to the south and east of the N59 at northern end of village	nRES	3.36	3.36	67	168
<b>PAZ-43</b>	Lands located north of Woodbrook Heights	nRES	1.68	1.68	34	85
<b>PAZ-45</b>	Lands located north of the N-59 and east of the graveyard	nRES	1.11	1.11	22	55
<b>Total</b>			<b>6.15</b>	<b>6.15</b>	<b>123</b>	<b>308</b>

## 15.2.2 Summary of population, housing and land zoning requirements

The table below provides settlement-level information that has been aggregated in the main Core Strategy Table included in **Chapter 3 (Vol. 1)**.

The area in column 5 corresponds to the zoning in the CDP 2024-2030. It is the sum of the sites zoned nRES.

**Table 15.4 Population, housing land and housing allocation for Ballysadare**

1	2	3	4	5	6	7
Population 2022 and percentage of County population*	Population target 2030 and percentage of County population projection**	Housing allocation 2030 and percentage of County housing demand***	Minimum area required to deliver the housing allocation	Areas zoned RES and MIX (2024) (only lands with housing potential)	Potential housing yield of RES zoned lands (2024)	Excess zoned land (2024)
1,747 (2.48%)	1,900 (2.48%)	80 (1.98%)	4 ha	7.64	152	3.64

\* County population 2022 = 70,198; \*\* County population projection = 76,560 (estimated from the NPF Implementation Roadmap plus additional Sligo Town population derived from RSES) \*\*\* Total adjusted housing demand = 4,029 units (calculated as per HSTM)

### Notes on Table 15.4

- **Column 4** – the minimum area required to deliver the Core Strategy housing allocation at an average density of 20 units/ha.
- **Column 5** – the undeveloped lands taken into consideration are 100% of site areas in the case of RES (residential) zoning and 50% of site areas in the case of MIX zoning (a mix of uses including residential uses); lands zoned for residential or mixed-uses, which are designated as Regeneration Sites, are not included in these figures.
- **Column 6** – the sum of housing yield from the lands from the lands designated as Settlement Consolidation Sites and Supplementary Sites (refer to Tables 15.2 and 15.3).
- **Column 7** – the difference between the total amount of zoned land with housing potential (Column 5) and the minimum amount of land required to deliver the housing allocation (Column 4).

## 15.3 Village-specific objectives

**Note:** These objectives must be considered in conjunction with the urban development policies for towns and villages contained in **Chapter 10 Urban development principles** of this Volume (Vol. 2) and the general development policies and objectives set out in Volume 3 of this Plan.

### 15.3.1 Natural heritage and open space

- A. Protect and enhance the riverbanks, both north and south of the bridge, and the floodplain meadow located to the south-east of the village and preserve these areas as a wildlife corridor/river buffer zone.
- B. Provide improved access to the river, a town park and pedestrian walkways connecting the village with any new railway station and the Knoxspark Amenity Area located east of the N-4 (Sligo-Dublin Road).
- C. Seek the restoration of Sally Gardens and the provision of pedestrian walkways along the Ballysadare River to the west and south of the road bridge.

### 15.3.2 Streetscape

- A. Support the redevelopment of the former Dun Maeve Hotel site in a sensitive manner, making provision for access to the river walk. Any development proposal on this site shall be subject to a site-specific Flood Risk Assessment and to Habitats Directive Assessment.
- B. Seek the removal of the caravans/mobile homes from the south-east of the Main Street, beside the bridge, and the redevelopment of the site in a sensitive manner, making provision for access to the river walk. Any redevelopment of the site shall be subject to a site-specific Flood Risk Assessment and to Habitats Directive Assessment.

### 15.3.3 Transport, circulation and parking

- A. Facilitate the provision of a new train station with park-and-ride facilities, to serve Ballysadare and commuters from West Sligo.
- B. Provide a pedestrian river crossing south of the village, allowing access to any new railway station, town park, and Knoxspark Amenity Area.
- C. Improve the following junctions in conjunction with the redevelopment of adjacent sites.
  - i. junction of the N-59 and the R-290 (existing roundabout)
  - ii. junction of the N-59 and the L-7615-0
  - iii. junction of the N-59 and Mill Grove Road
- D. Provide pedestrian and cycle links within and between existing and new housing/mixed development throughout the village. The following specific links shall be considered:
  - i. along the river, on both sides, as far as is feasible.
  - ii. between the village and the Knoxspark Amenity Area east of the N-4.
  - iii. from the Cemetery Road (L-7615) westward, through the area zoned for community facilities and open space, to the existing road accessing the primary school.
  - iv. from Cloondara housing estate to the industrial zone, the new cemetery and to St. Brigid's Church at Corhawnagh (junction of N-59 with L-6101).

- E. Ensure that development does not interfere with any route for a possible future by-pass of Ballysadare between the N-59 and the N-4.
- F. Provide a segregated (where feasible) cycle lane from Sligo Town through Ballysadare village centre, continuing towards Collooney along the R-290. Portions of this route will be required to be provided in conjunction with any development of adjoining lands.
- G. Seek to improve the active travel facilities along the national primary route N-59 within the 60 km/h extents of the village. **[PA-54]**

### 15.3.4 Community facilities

- A. Facilitate a range of community-related uses on lands zoned CF to the south of the village.

### 15.3.5 Industrial development

- A. Ensure that the operation of the quarry at Abbeytown complies with the following requirements:
  - i. protection of the residential and recreational amenities of the village;
  - ii. conservation and protection of the natural environment, specifically the designated natural heritage sites such as Ballysadare Bay;
  - iii. preservation of protected views of Knocknarea and Ballysadare Bay from the N-59;
  - iv. protection of the water quality in Ballysadare Bay.