

20. Ballysadare Mini-Plan



Village Profile

Ballysadare is located approximately 9 km to the south of Sligo City, in a designated *Rural Area under Urban Influence*. The village provides a range of important services for the population of a wider area.

The village is bounded to the east by the main Sligo – Dublin railway line and the N4 (Sligo – Dublin road). To the north and north-west, the village is contained by Ballysadare Bay and by Harrington’s quarry. To the west and south there is largely undeveloped countryside.

The Ballysadare River (SAC and NHA) which crosses the village and is of particular historical, aesthetic and heritage value.

The traditional village core along the Main Street which consists mainly of older terraced-styled houses mixed with some new residential and commercial developments. The majority of development in the village has taken place between 1999 and 2008, with significant residential clusters to the south, east and north of the village centre. Non-residential development has been relatively limited in recent years.

The Settlement Strategy for County Sligo designates Ballysadare as a *Principal Gateway Satellite*.

Population and housing

According to 2006 Census information, the village had a population of 971 persons in 2006 (13.8 % higher than the 2002 population, which was 853). It is believed that the village saw more population growth post-2006, as the surveys undertaken by Council planners in mid-2009 estimated the population at 1311 persons.

Consistent with recorded population increase, Ballysadare has experienced a significant growth in residential development, largely attributed to the Rural Renewal Tax Incentive Scheme, along with the village’s proximity to Sligo City and its good transport links.

Residential development has been provided in mixed forms of suburban-type estates and apartment developments, concentrated along the banks of the Ballysadare River and close to the village centre. The residential vacancy rate is extremely high within the village.

The 2009 survey found a vacancy rate of 30% (257 units) in Ballysadare. There were a further 100 units under construction and planning permission had been granted for another 28 units.

It is considered that there is no need for additional residential development or for zoning large areas of land for residential uses. An appropriate policy response should strive to reduce the high vacancy rate.

Community facilities

Ballysadare has a wide range of community facilities: a primary school, St Mary’s College (secondary school), a health centre, playing pitches, a playground, a viewing area adjacent to Ballysadare Bay, Avena leisure centre and crèches.

It is anticipated that the resident and future population may need additional community facilities. While some lands have been zoned for these specific purposes, a flexible approach should be taken towards proposals for community developments on other suitable sites.

Commercial and enterprise development

Retail development is mainly focused around Main Street, the key access route through the town, and within the Avena development. There is one large recently-constructed convenience food store, along with a number of smaller convenience and comparison outlets.

While Sligo City will continue to function as the main retail centre serving this area, it is important to support and encourage the role of local retailing within Ballysadare village centre.

Harrington’s quarry continues to be a significant source of employment in the area, and the ongoing development of this operation must be accommodated.

There a number of other small enterprises located on the southern side of the N59 (Ballina Road), west of the village.

Infrastructure

Ballysadare is well served by the road network - the N4 and N59. Traffic congestion can be an issue of concern, however, and the possibility of a village bypass linking the N4 and N59 should be explored.

The main Dublin–Sligo railway line also provides Ballysadare with the potential for an important transport link, should a new train station be built south of the village. This new station would also serve the junction of the Dublin–Sligo line with the Western Rail Corridor.

The water supply for Ballysadare is sourced from Lough Gill. There were no capacity issues at the time of writing (March 2010).

The wastewater treatment plant has been upgraded to provide for a 4,500 PE (population equivalent) and has spare capacity.

Objectives

It is an objective of Sligo County Council to:

20.1 Natural heritage and open space

- A. Maintain and enhance the conservation value of the Ballysadare Bay SAC/SPA/pNHA, the Unshin River SAC (of which the Ballysadare River forms part) and Slieveward Bog NHA.
- B. Designate local road L-6101 as a Scenic Route and preserve the views of the Slieveward (Little Ox Mountains) from this road.
- C. Carry out development in a manner that preserves the views of Ballysadare Bay and Knocknarea from the N4 (Collooney Bypass) and the N59 (Ballina Road – west of the village).
- D. 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.
- E. Encourage the provision of improved access to the river, a town park and pedestrian walkways connecting the village with the new railway station and the Knoxspark Amenity Area located east of the N4 (Sligo-Dublin Road).
- F. Seek the removal of the caravans/mobile homes from the south-east of the main street, beside the bridge, and redevelop the site in a sensitive manner, making provision for access to the river walk.

20.2 Built heritage and streetscape

- A. The Objectives Map identifies key sites or structures that have potential or already contribute to the village character by closing a view or containing a space. These sites and buildings should be redeveloped or renovated with particular care having regard to their location, so that they enhance the streetscape and act as focal points or landmarks.

Note: Prospective developers or anyone interested in building, replacing or renovating a structure in Ballysadare should consult the Ballysadare Village Design Statement for detailed design guidance.

- B. Seek the protection and conservation of the following Protected Structures and proposed Protected Structures:

Protected Structures

- RPS-38** Former Ballysadare railway station and goods shed, Ballysadare Td
- RPS-101** Thatched Cottage, Corhawnagh Td
- RPS-141** Thatched Cottage, Halfquarter Td, Leyny Barony
- RPS-162** Avena House, Knockmuldoney Td
- RPS-163** Ballysadare Church (Col), Knockmuldoney Td
- RPS-164** Former Ice House (Salmon Hatchery), Knockmuldoney Td
- RPS-165** Rapids Lodge, Knockmuldoney Td
- RPS-166** Ballysadare Bridge, Knockmuldoney Td/Knoxspark Td

RPS-167 The Thatch, thatched building only, Knoxspark Td

RPS-168 Glebe House, Knoxspark Td

RPS-231 Thatched cottage, Streamstown

Proposed Protected Structures

- P-67** House, Main Street
- P-66** House, Main Street
- P-65** Roughcast House, Knockmuldoney.
- P-152** Stone Weir, Knockmuldoney
- P-2** Ballydrehid Bridge, Kilmacowen
- P-153** Corhawnagh RC Church

20.3 Transport, circulation, parking

- A. Reserve sufficient land at the southern village entrance for a new train station with park-and-ride facilities, to serve Ballysadare and commuters from West Sligo.

Note: The station could become an important railway interchange, as it is strategically located north of the point where the Sligo-Dublin line connects with the Western Rail Corridor.

- B. Provide a pedestrian river crossing south of the village, allowing access to the railway station, town park, and Knoxspark Amenity Area.
- C. Realign junctions J1, J2 and J3, as indicated on the Objectives Map, in conjunction with the redevelopment of the adjacent sites.
- D. Provide pedestrian and cycling linkages within and between existing and new housing/mixed development throughout the village. The following specific links shall be provided:
 - along the river, on both sides, as far as is feasible;
 - between the village and the Knoxspark Amenity Area east of the N4;
 - from the Cemetery Road (L 7615) westward, along the north side of the new residential zone, to the existing road accessing the quarry;
 - from Cloondara housing estate to the industrial zone.
- E. Ensure that development does not interfere with any route for a possible future by-pass of Ballysadare between the N59 and the N4.
- F. Encourage the development of a commuter cycling route to link the village with Sligo City. Portions of the route will be required to be provided in conjunction with any development of adjoining lands.

20.4. Village-centre mixed-use zones

- A. Facilitate a blend of mainly residential and commercial activities in the areas zoned for mixed uses, i.e. in the village core and in the proposed new mixed-use nucleus west of the river.

- B. Promote the creation of an improved streetscape and ensure that new development is consistent in form and character with the existing buildings along the main street. Terraced buildings are preferable along the Main Street.
- C. Require high standards of design and landscaping for new development associated with the western nucleus, while seeking coherence between the old and the new streetscape.

20.5 Community facilities

- A. As the westward expansion of Harrington's quarry progresses, the area where the block-making plant operates at present will be restored. This area should be reserved in the first instance for community facilities.
- B. Provide a new burial ground near the old cemetery at Kilboglasy.

20.6 Residential development

- A. The planning authority will endeavour to facilitate a reduction in the rate of vacant residential units within the village, including the possible use of properties for social and affordable housing. A flexible and supportive approach will also be adopted towards alternative uses of vacant residential properties. Any such alternative use shall be compatible with existing and proposed surrounding uses and shall be subject to appropriate design and compliance with relevant development management standards.

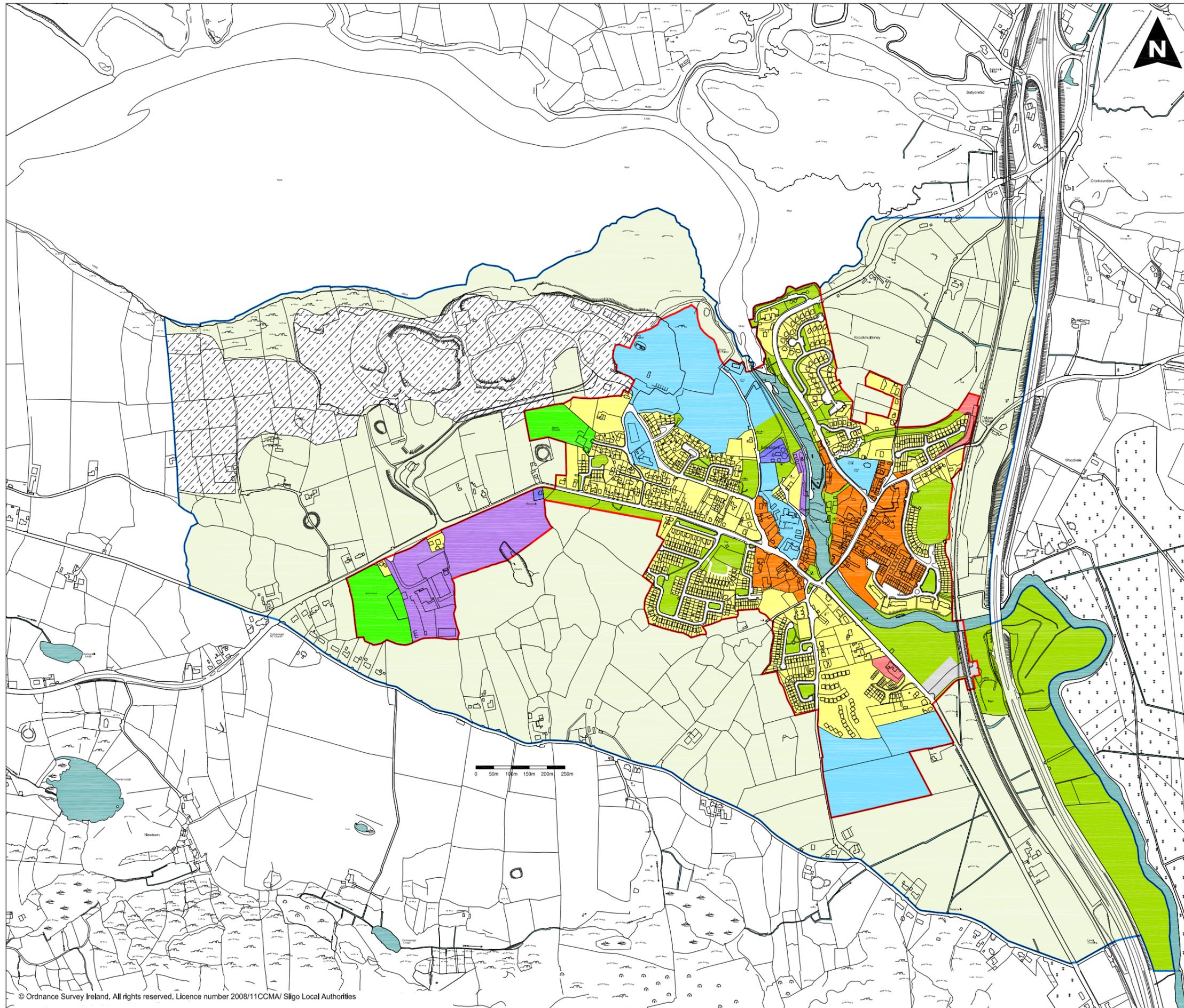
20.7 Industrial development

- A. The operation of the existing and proposed extension of the quarry at Abbeytown should seek:
 - to protect the residential and recreational amenities of the village;
 - to conserve and protect the natural environment, specifically the natural heritage sites such as Ballysadare Bay (proposed NHA / SPA / candidate SAC);
 - to preserve the protected views of Knocknarea and Ballysadare Bay from the N59;
 - to protect the water quality of Ballysadare Bay.

20.8 Water supply, wastewater treatment

- A. Allow for development connecting to the WWTP up to a limit of 4,500 PE (population equivalent). However, notwithstanding this available capacity, residential development shall be permitted only at a rate that is consistent with the Core Strategy and Settlement Structure (See Chapter 3 of this Plan).
- B. Apply in the vicinity of the existing WWTP site. Development within this zone may be restricted or prohibited in the interests of public health and/or the protection of residential amenities. The extent of development restrictions in each case will be assessed at planning application stage.

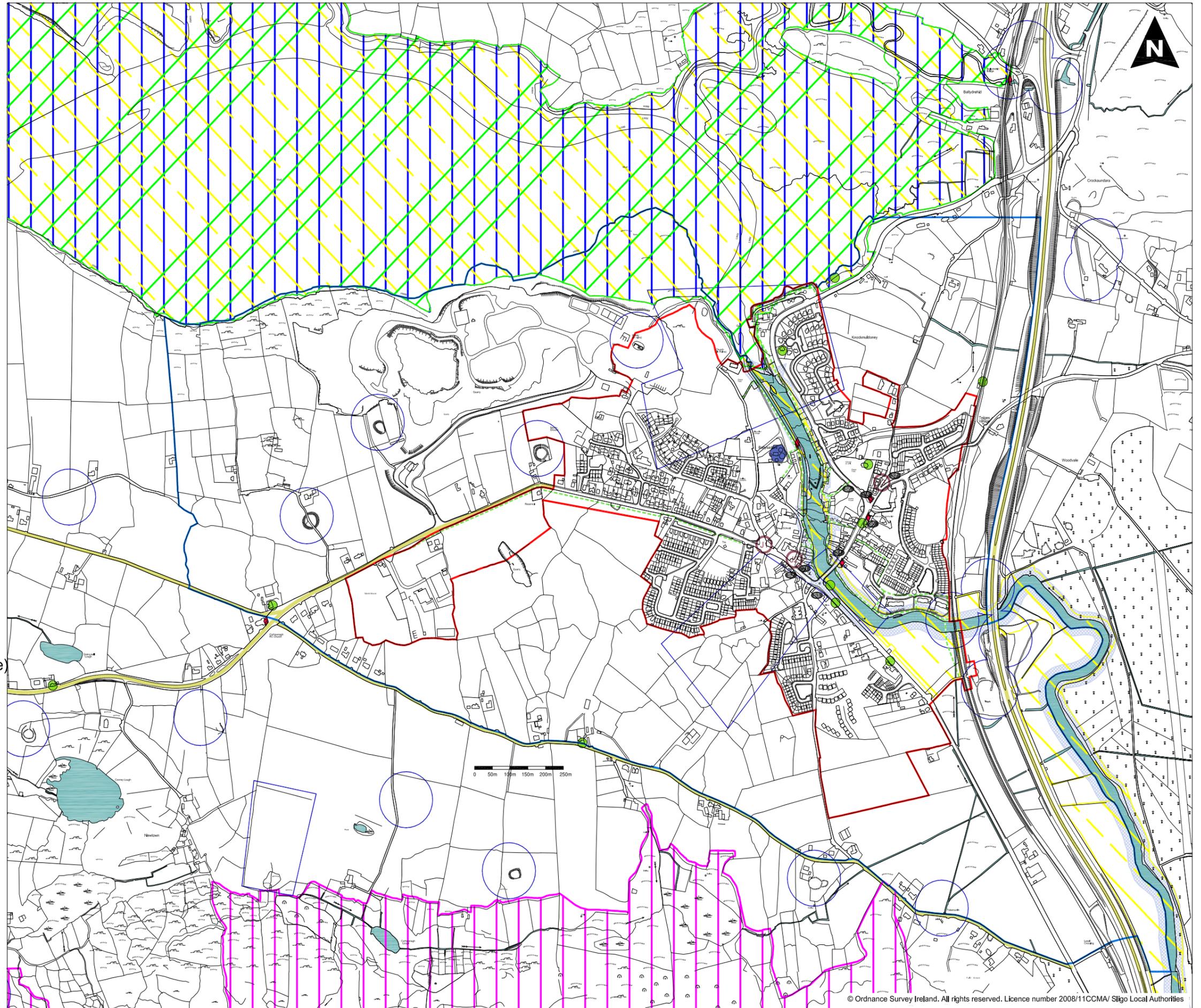
Ballysadare Zoning Map



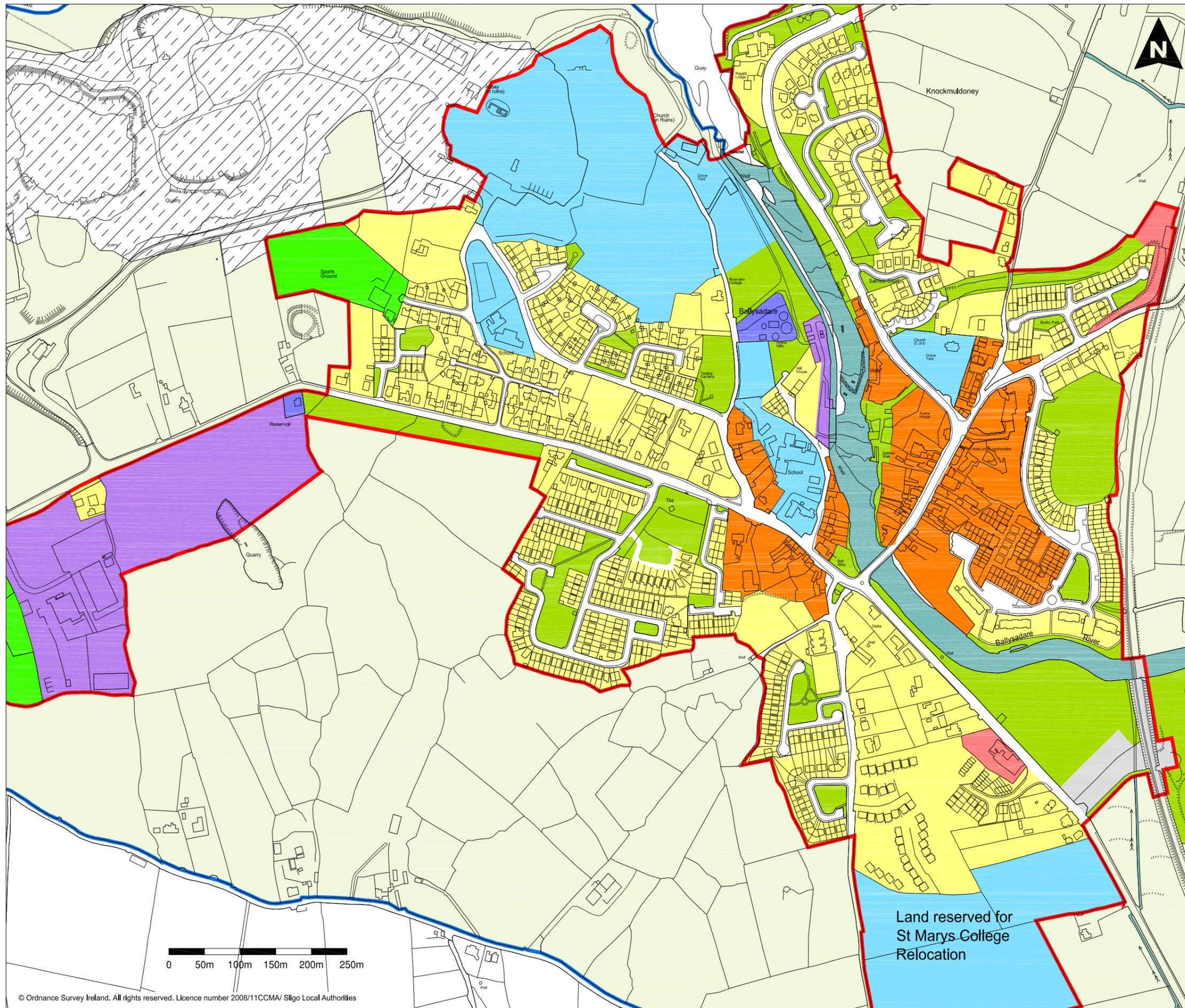
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- development limit
- residential uses
- commercial uses
- mixed uses
- community facilities
- business & enterprise
- utilities
- open space
- sports and playing fields
- transport node/carparking
- buffer zone
- natural resource reservation

Ballysadare Objectives Map

-  plan limit
-  development limit
-  existing RPS structure
-  proposed addition to RPS
-  river walks, pedestrian and cycle links
-  scenic route
-  RMP
-  SAC
-  SPA
-  pNHA
-  NHA
-  WWTP Buffer zone (indicative)
-  Key sites for streetscape design
-  river buffer zone
-  Junction to be improved



Ballysadare Zoning Detail



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