7.   Establishing the Land Use Framework and Capacity.

14. Existing development in the area.

7.1 Potential Developable Lands

The previous section made reference to the size of landholdings in the area. Figure 11 shows the field pattern within the masterplan area and identifies the hectares of these. This excludes the most significant critical areas identified on the Environmental Parameters Map (Figure 6) and the cSAC (Map 8). The remaining land upon the masterplan will provide a framework for development is approximately 117 Hectares (289 acres).

7.2 Development Cells

Based on an assessment of the landscape structure and the environmental parameters (Figure 6 & 8), a number of development cells have been drawn up. These development cells are distinct and separate areas which have been defined by the delineation of a stream, group of trees/woodland area, a laneway and/or a public road. What emerges is five distinct development cells, which are shown on Figure 12.

## 7.3 Population and Land Use Capacity of Development Cells

In order to ascertain the future capacity of the masterplan area to accommodate development a range of density standards have been applied, as follows:

R1: Low Residential Density: 3-19 dwellings per Hectare (1-7 per acre).

R2: Low-Medium Residential Density: 20-34 dwellings per Hectare (8-13 per acre).

RS: Student Accommodation: 35-50 dwellings per Hectare (14-18+ per acre).

The lower density provisions will only be acceptable in specific locations and under special circumstances. These numeric density policies are expressed as a range to encourage variation in density and to avoid uniform and monotonous development patterns. It is worth noting that density is not a good indicator of built form because it can vary widely within the same density range. Additionally, the same volume of development can be

TABLE 3: Allocation of Densities

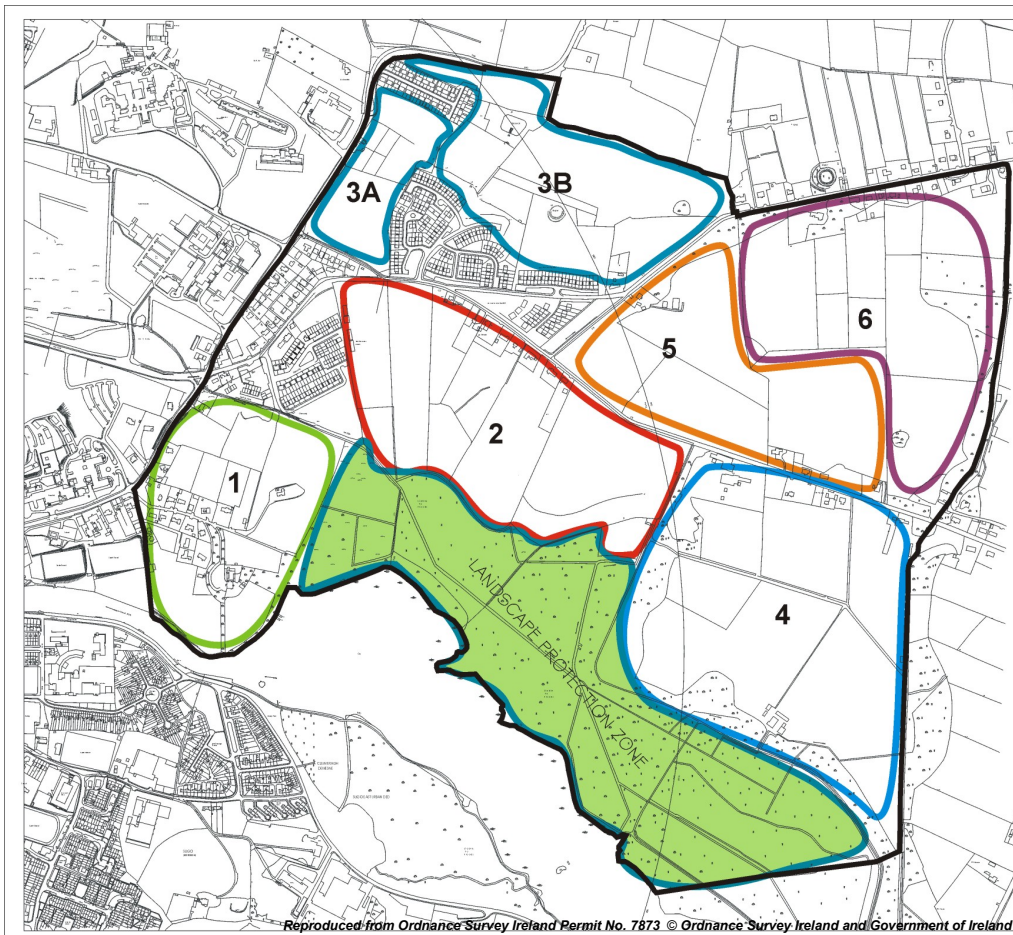| Development Cell	Density	Rationale
1	R1 Low Density	Highly visible due to topography on northern portion of cell; southern portion overlooking the River is considered of very high amenity value; higher densities here could have adverse affect on the curtiledge of (Listed) Edwardian House; Southern portion also has restricted access.
2	R2 Low-Medium	Close proximity to main arterial route into town (R286) (with possible future provision of a public transport route); Close to proposed neighbourhood centre as all areas will be within walking distance of catchment.
3A	RS (Student Accommodation)	Located close to Institute of Technology makes it suitable for student accommodation at higher densities.
3B	R1 Low Density	Higher lands associated with the hill at Farranacardy are more visible and are difficult to serve with the public water mains. Therefore lands are proposed for lower residential density.
4	R2 Low-Medium	Areas within walking catchment of neighbourhood centre and R286 (likely future bus corridor) considered suitable and desirable for modest increase in densities.
5	R2 Low-Medium	Areas within walking catchment of neighbourhood centre and R286 (likely future bus corridor) considered suitable and desirable for modest increase in densities.
6	N/A	Premature for Development Sufficient lands zoned for development in the Sligo and Environs Development Plan 2004-2010
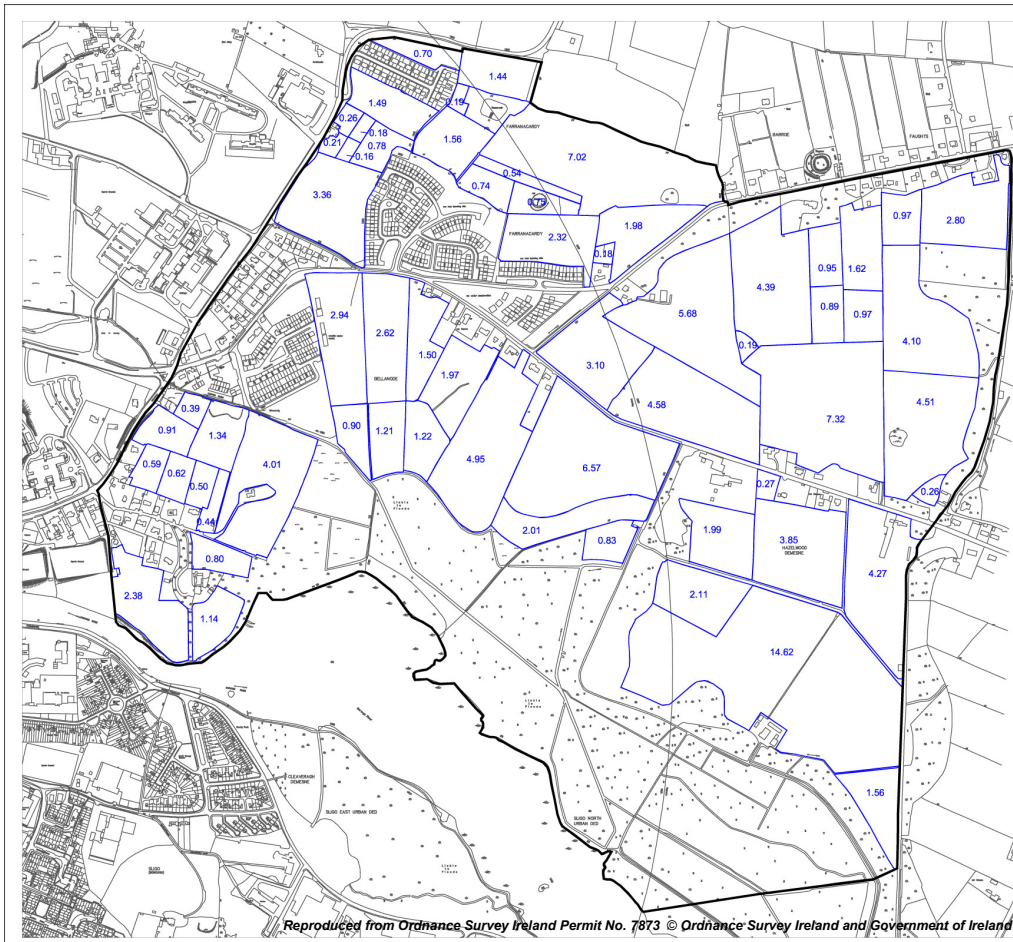
**Hazelwood - Ballinode
Local Area Plan 2004**

Figure 11:
Potential Developable Lands
(All Areas are Shown in Hectares)

Total Area of
Hazelwood/Ballinode Study Area:
236.24 Hectares   (583.76 Acres)

NORTH

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**Hazelwood - Ballinode
Local Area Plan 2004**

Figure 12:
Development Cells and Phasing

NORTH

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distributed in many different ways to generate very different environments - i.e., evenly or concentrated, high rise or low rise. Single category housing will be discouraged - i.e., blanket construction of 3 and 4 bedroom houses.

The following density provisions (Table 3) are recommended based on landscape assessment and location. These will be developed further in the following chapter (See also Figure 13).

Based on the foregoing density provisions, Table 4 examines the capacity of the land to accommodate future residential development and its population equivalent. This will provide a basis for determining future demand for services and facilities to serve the future population growth in the area.

Table 4 - Capacity of Lands Proposed for Residential Development

Development Cells (Hectares)	Acres	Min. No. of Dwellings	Population Equivalent	Max. Number of Dwellings	Population Equivalent
1 (7.14)	17.64	17	42	123	307
2 (19.51)	48.21	385	962	626	1565
3A (8.63)	21.32	294	735	383	959
3B (12.42)	30.69	30	75	210	525
4 (28.87)	71.33	570	1425	923	2307
5 (18.31)	45.24	361	902	588	1470
6	n/a	—	—-	—-	—-
Total (120.1)	234.43	1,657	**4,141**	2,853	**7,133**

Note: In 2002 the average household size in Sligo town was just 2.68 persons per household and is expected to decrease to 2.56 persons by 2011. As the area is likely to be developed over a 10-15 year period, an average household size of 2.5 is used to determine future population capacity.

The future population of the Ballinode/Hazelwood area has the capacity to serve a population of between 4,141 and 7,133 persons as outlined in Table 4. At the minimum threshold, this population can support at least one neighbourhood centre, while at the maximum it can support two particularly having regard to the adjoining areas west of the Ballinode Neighbourhood Centre and the existing population within the catchment area. The size of a neighbourhood may also be defined by reference to access, with most of the future residents in the area being within easy walking distance (approximately five minutes or 500 metres) of the a neighbourhood centre.

The population range could also support the following services and facilities:

Table 5 - Demand for Services

Community Facilities/ Services	Population Catchment and Possible Demand.
Primary School	Various standards for their provision can be found including one per 2500-4500 population and one per 1200-3000 dwellings. Thus the area has the capacity to serve two national schools but it is noted that one school already exists along The Mall, serving the area.
Secondary School	The possibility exists for one secondary school in the longer term to serve the area, though the presence of the Grammar School on The Mall, limits the need for this.
Corner Shop	2-5
Local Shopping Centre	One
Post Office	One/Two: requires a catchment of about 5,000-10,000
Public House	One/Two
Health Centre (4 Doctors)	Requires population of between approximately 9,000 - 12,000 therefore one is possible.
Doctor's Surgery	One per 2,500-3,000 persons therefore two to three are possible.
Church	One possible and dependant on maximum population threshold being reached.
Community Centre	One per 7,000 - 15,000 population, therefore one possible
Youth Club	One per 7,000 - 11,000 population, therefore one possible.