

11. Mini-Plans
**for Ballysadare,
Collooney
and Grange**

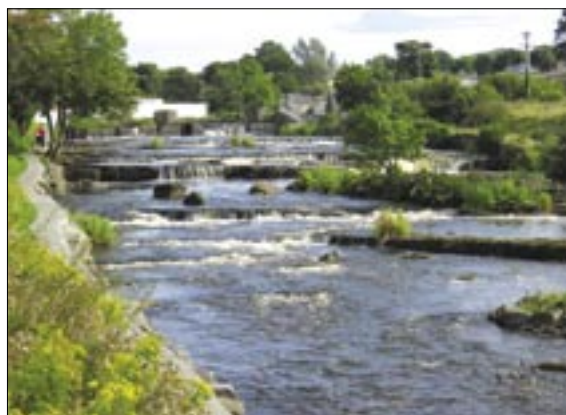
11.1 Ballysadare Mini-Plan

Ballysadare is located approximately 9 km (ca. 6 miles) to the south of Sligo Town. According to Census information, the village had a population of 853 persons in 2002 (39.4 % higher than the 1996 population). Ballysadare is a designated Key Satellite Village under the settlement structure/hierarchy for County Sligo, while in the regional settlement structure set out in the RPGs, Ballysadare is a designated Town for Consolidation.



11.1.1 Landscape, natural heritage, open space objectives

- A. Maintain and enhance the conservation value of the Ballysadare Bay cSAC/SPA.
- B. Designate Local Road L 6101 as a Scenic Route and preserve the views of the Slieveard (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 By-Pass) and the N59 (Ballina Road – west of the village).
- D. Protect and enhance the riverbanks, both north and south of the bridge, and the flood-plain meadow located to the south-east of the village, and preserve these areas as a wild-life corridor.
- E. Require new development along the river to set aside a 3-m wide buffer from the river edge to enable successful functioning of the wildlife corridor.
- F. Provide 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).
- G. 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.
- H. Reserve the site of the former fish farm, located between the sea and the N59, for the provision of a public parking, viewing and picnic area.
- I. Retain, protect and integrate significant vegetation into new development – particularly mature trees or groups of trees, hedgerows and vegetation of importance to wildlife.



11.1.2 Built heritage, streetscape and building design objectives

- A. New development should seek to create coherent, attractive and visually enhanced streetscape, reflecting and respecting the prevailing architectural style and detailing of the adjacent buildings.
- B. New development should respect and complement the form and scale of the existing village structure and should innovate by reinterpretation.
- C. The redevelopment of the Avena Mill complex shall strive to preserve the remaining original features of the buildings and site.



S6 – key site for streetscape design

D. The zoning 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.

E. Where possible, new development should use existing redundant buildings that contribute significantly to the village character. Wherever possible, stonewalled barns should be protected and renovated for new use.

- F. Where feasible, stone walls should be preserved, enhanced and extended, in a manner that is in keeping with traditional stone-walling in the vicinity. Other important non-structural elements of the built heritage should be protected.
- G. The design of shop fronts, advertisements and signs should match the overall form and structure of the buildings to which they pertain.



H. The size, design, colour, material and illumination of signs should be subdued. Signs should generally be positioned well below the first floor window level. Hanging signs should be restricted to one per shop or business and their size should be proportional to the building.

I. External illumination of buildings and signs is not acceptable, but careful spotlighting of key buildings of particular architectural interest may be permitted. No signs may be internally illuminated, with the exception of signs indicating medical supplies.

- J. Existing overhead lines and cables should be placed underground, where possible.

Note: The design objectives are based on the recommendations contained in the *Ballysadare Village Design Statement* (Manogue Architects & Soltys Brewster Consulting, 2002). 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.

Protected Structures

located inside and immediately outside the Plan area

- 38 Former Ballysadare railway station and goods shed, Ballysadare Td
- 101 Thatched Cottage, Corhawnagh Td
- 141 Thatched Cottage, Halfquarter Td, Leyny Barony
- 162 Avena House, Knockmuldoney Td
- 163 Ballysadare Church (CoI), Knockmuldoney Td
- 164 Former Ice House (Salmon Hatchery), Knockmuldoney Td
- 165 Rapids Lodge, Knockmuldoney Td
- 166 Ballysadare Bridge, Knockmuldoney Td/Knoxspark Td
- 167 The Thatch, thatched building only, Knoxspark Td
- 168 Glebe House, Knoxspark Td

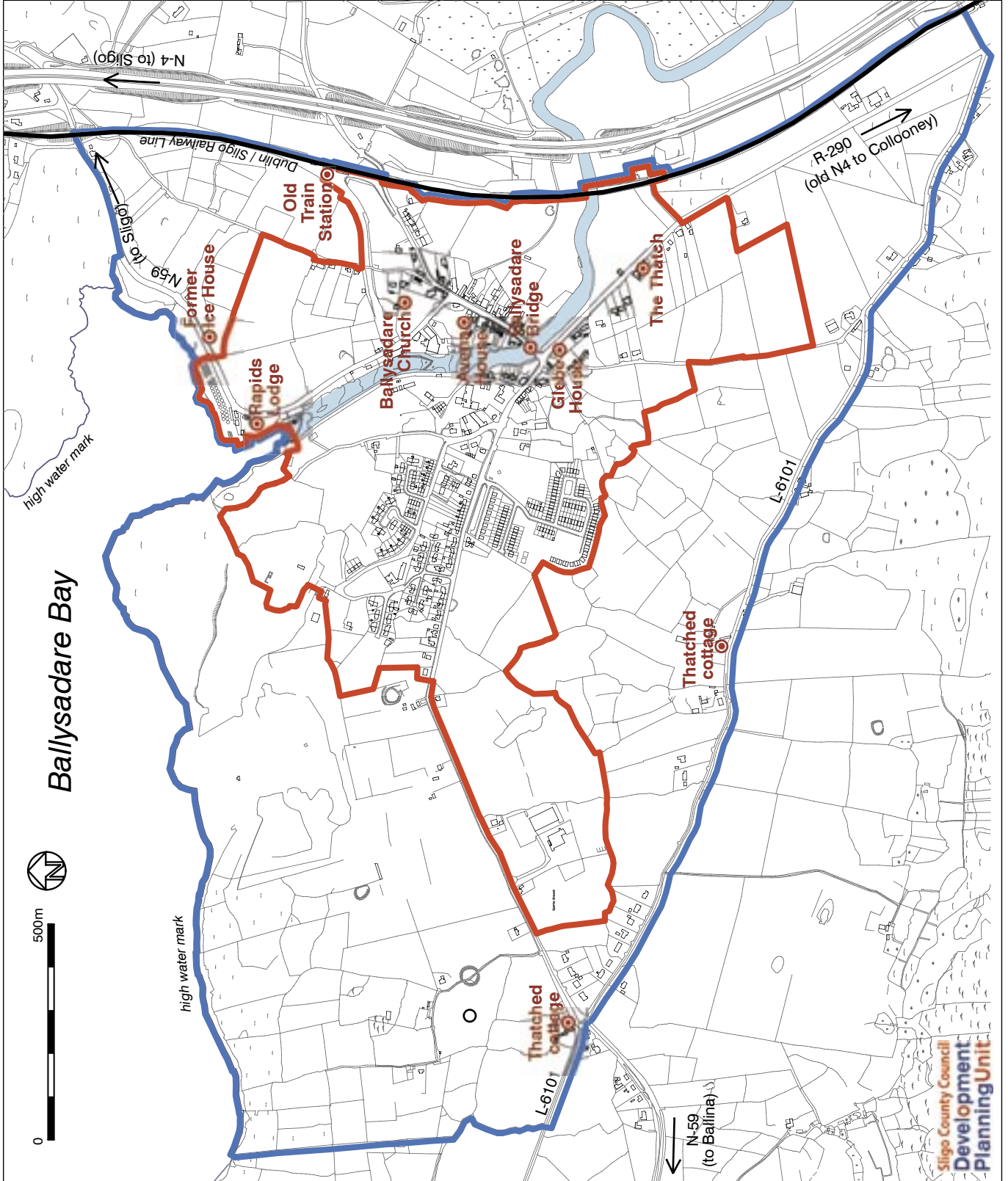
Ballysadare

Location of Protected Structures

Protected Structures

- RPS 38 Former Ballysadare railway station and goods shed, Ballysadare Td
- RPS 101 Thatched Cottage, Corhawneagh 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, Knoxspark Td
- RPS 168 Glebe House, Knoxspark Td

- Plan limit
- development limit
- railway line



11.1.3 Transport, circulation and parking objectives























- 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 zoning 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 through the new residential zone to the industrial zone.
- E. Improve roads and footpaths within the village wherever possible, with extended provision of pavements appropriate for wheelchair users.
- F. Require new development to provide sufficient on-site parking, which should be designed and landscaped to a high standards.
- G. Retain access to important natural and archaeological features.

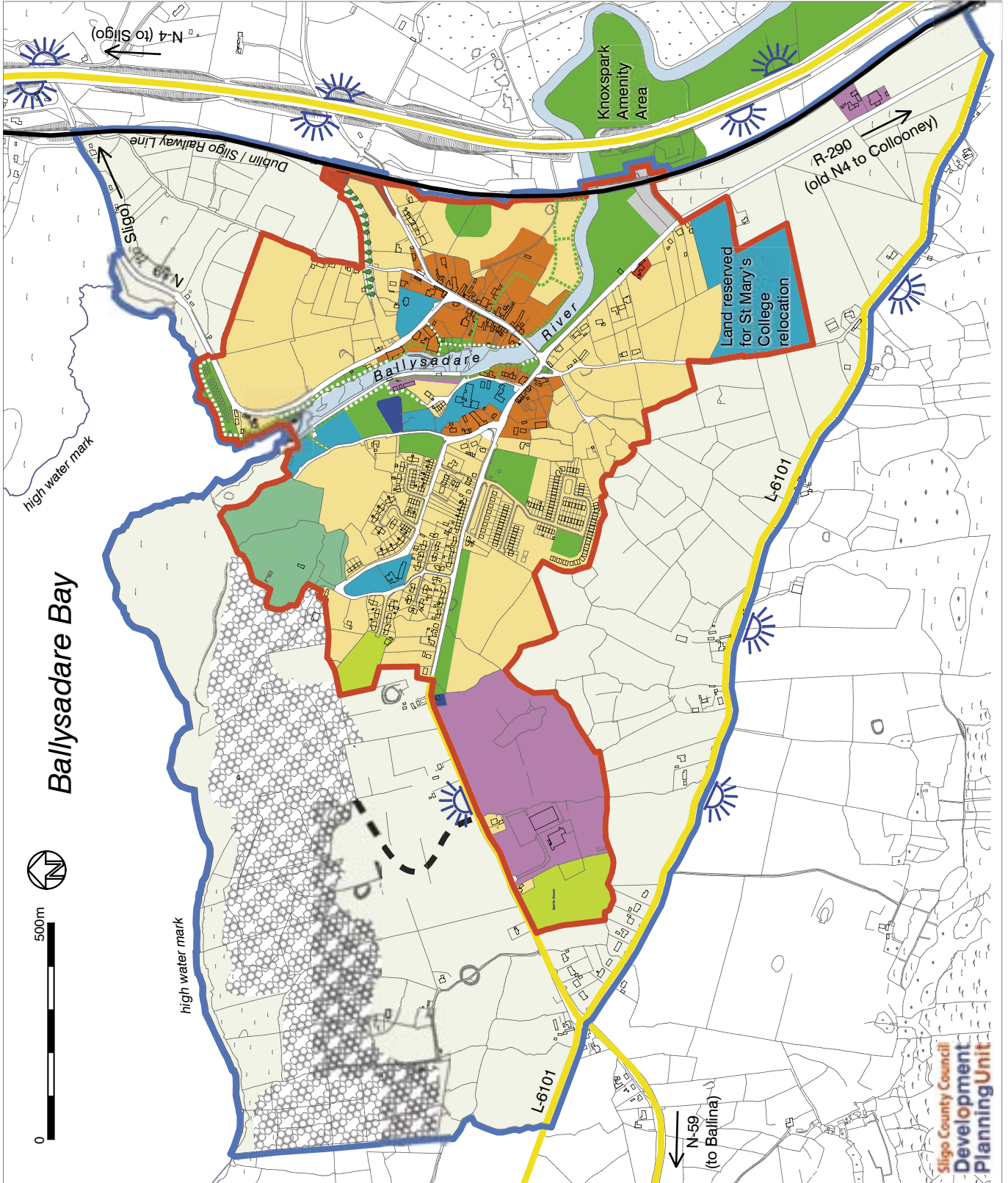
11.1.4. Village-centre-type mixed zones objectives



- 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 interesting 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.
- D. Give special attention to the siting, layout and design of new or redeveloped buildings around junctions.
- E. Enhance existing civic space and, where feasible, provide additional small civic squares or street pockets with appropriate furniture, planting, landscaping and public lighting.
- F. Provide pedestrian-only spaces within the mixed-use zones, with particular attention to the needs of wheelchair users.

Ballysadare Zoning Map

-  residential uses
-  commercial uses
-  village centre-type mix of uses
-  community facilities
-  business, enterprise and light industry
-  utilities
-  open space
-  sports and playing fields
-  community uses, sports and recreation
-  transport node / parking
-  extractive industry: stone quarry
-  wooded area
-  buffer zone
-  scenic view to be preserved
-  Scenic Route
-  access to quarry
-  Plan limit
-  development limit
-  railway line
-  river walks, pedestrian/cycle links (illustrative only)



0 500m

Ballysadare Bay

11.1.5 Community facilities objectives

- 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, sports and recreation.
- B. Provide a new burial ground near the old cemetery at Kilboglashy.

11.1.6 Residential development objectives



- A. Develop new residential schemes at a gross density of minimum 25 units per hectare (approximately 10 units per acre).
- B. Promote higher-density residential development, such as terraced townhouses and apartments with communal parking and service areas, on sites located within or in the vicinity of the village centre.
- C. New residential schemes should incorporate a variety of house types and sizes, to offer choice and cater for a mix of households of different sizes.
- D. Encourage the development of backlands through land assembly, using shared access arrangements and creating pedestrian and cycling linkages with existing developments.
- E. Support the sensitive renovation or redevelopment of vacant or derelict buildings that contribute to the character of the village.
- F. Encourage the provision of additional residential units on lands where current densities are very low, subject to appropriate scale and the protection of existing residential amenities.
- G. Preserve and enhance public or incidental open space within existing housing estates and provide high-quality, suitably located and well-landscaped open space in every new residential development.

11.1.7 Industrial development objectives

- A. New industrial units built adjacent to existing similar development shall have shared access arrangements, where possible.
- B. Screen and landscape new industrial development to a high standard.



















- C. Improve and enhance existing industrial development, especially where structures are located in highly visible positions or fronting main roads.
- D. If industries requiring large volumes of water wish to locate in Ballysadare, they should seek to use a private water source and provide the necessary waste water treatment facilities, in the event that the public services do not have the required capacity to deal with the extra loading.

Quarry at Abbeytown

- E. 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;

Ballysadare

Zoning Detail

-  residential uses
-  commercial uses
-  village centre-type mix of uses
-  community facilities
-  business, enterprise and light industry
-  utilities
-  open space
-  transport node / parking
-  wooded area
-  buffer zone
-  key sites for streetscape design
-  junction to be realigned
-  Plan limit
-  development limit
-  railway line
-  river walks, pedestrian/cycle links (illustrative only)



- 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.
- F. Build a new access road to the quarry from the N59 (Ballina Road), as indicated on the zoning map.

11.1.8 Buffer zone objectives

- A. Establish a buffer zone around the village, between the plan limit and the development limit, with a view to:



- consolidating and containing the village;
- safeguarding land for the future expansion of the village;
- preserve the views of Knocknarea, Ballysadare Bay and the Ox Mountains from the scenic routes N4 (Sligo-Dublin), N59 (Ballina road) and L 6101-38;
- protecting the integrity of archaeological sites and monuments in the area surrounding the village;
- preventing encroachment of development on the shores of Ballysadare Bay, a designated heritage site.

- B. Reserve the buffer zone principally for agricultural use.
- C. In relation to housing, give preference to the sensitive renovation or replacement of existing vacant or derelict structures.
- D. Site and construct new roads and buildings in the buffer zone so as to minimise their visual and environmental impact.

11.1.9 Water supply and wastewater treatment objectives

- A. Provide a new water pipe from the Sligo and Environs Water Supply Scheme at Union Junction (R-284) and connect it to the existing supply at the old Station Road (L-3604).
- B. Reserve land for a new waste water treatment plant (see Zoning Map), in order to increase capacity to 4500 PE (population equivalent), subject to approval of funding during the life of the County Development Plan.

11.1.10 Development contributions

- A. Use the monies collected in relation to new development in Ballysadare mainly for the acquisition and landscaping of land to provide river walks, pedestrian connection with the railway station, a village park and ancillary recreational equipment.

11.1.11 Percent for Art Scheme

- A. It is the objective of the County Council to commission a public art piece, to be located in the redeveloped riverside open space by the bridge or other suitable site.

Ballysadare Zoning Matrix

Zoning categories:

RES residential uses • **COM** commercial uses • **MIX** village centre-type mix of uses • **CF** community facilities • **BUS** business, enterprise and light industry • **OS** open space • **SPF** sports and playing fields • **CSR** community, sports and recreation • **QUA** stone quarry and ancillary activities • **BUF** buffer zone

○ normally permitted

● normally not permitted

◐ open to consideration

Zoning category Possible use	RES	COM	MIX	CF	BUS	OS	SPF	CSR	QUA	BUF
advertisements and advertising structures	●	◐	◐	●	◐	●	●	●	●	◐
agricultural buildings	●	●	●	●	●	●	●	●	●	◐
bank/financial services	●	◐	○	●	◐	●	●	●	●	●
bed and breakfast	○	◐	○	●	●	●	●	●	●	◐
betting office	●	●	○	●	●	●	●	●	●	●
boarding kennels	●	●	●	●	●	●	●	●	●	◐
camping and caravan park (holiday)	●	●	●	●	●	●	●	●	●	◐
car park	●	○	○	◐	◐	◐	◐	◐	●	◐
cash & carry or wholesale outlet	●	●	●	●	◐	●	●	●	●	●
cemetery	●	●	●	◐	●	●	●	●	●	◐
church	○	●	○	○	◐	●	●	●	●	●
community facility	◐	●	○	○	◐	◐	◐	◐	●	◐
crèche or nursery school	○	●	○	○	○	●	◐	◐	●	◐
discotheque or nightclub	●	◐	○	●	●	●	●	●	●	●
doctor or dentist	◐	◐	○	◐	◐	●	●	●	●	●
education or training	●	◐	○	○	◐	●	●	◐	●	●
enterprise centre	●	◐	○	◐	○	●	●	●	●	●
funeral home	●	●	◐	●	◐	●	●	●	●	●
garden centre	●	●	◐	●	◐	●	●	●	●	◐
guest house	◐	◐	○	●	●	●	●	●	●	◐
health centre	◐	◐	○	◐	◐	●	●	●	●	●
heavy vehicle park	●	●	●	●	◐	●	●	●	◐	●
hotel or motel	●	◐	○	●	●	●	●	●	●	●
household fuel depot	●	●	◐	●	◐	●	●	●	◐	●
industry - general	●	●	●	●	◐	●	●	●	◐	●
industry - light	●	●	●	●	○	●	●	●	◐	●
motor sales outlet	●	●	●	●	◐	●	●	●	●	●
offices less than 100 m ²	●	◐	○	●	○	●	●	●	○	●
offices 100 m ² and over	●	◐	○	●	◐	●	●	●	◐	●
petrol station	●	●	◐	●	◐	●	●	●	●	●
public house	●	○	○	●	●	●	●	●	●	●
recreational buildings (commercial)	●	○	○	●	●	●	◐	◐	●	●
recreational facility / sports club	◐	●	○	○	◐	◐	○	○	●	●
refuse transfer station	●	●	●	●	◐	●	●	●	◐	●
residential	○	●	○	●	●	●	●	●	●	◐
residential institution or day care centre	○	●	○	◐	●	●	●	●	●	●
restaurant/café	●	○	○	●	◐	●	◐	◐	●	●
retail warehouse	●	●	●	●	●	●	●	●	●	●
retirement home or nursing home	◐	●	◐	○	●	●	●	●	●	●
science and technology-based enterprise	●	●	◐	●	○	●	●	●	●	●
service garage	●	○	◐	●	◐	●	●	●	●	●
shop	●	◐	○	●	●	●	●	●	●	●
swimming pool	◐	●	○	◐	●	◐	◐	◐	●	●
traveller accommodation	○	◐	◐	◐	◐	◐	◐	◐	◐	◐
veterinary surgery	◐	◐	○	●	◐	●	●	●	●	●
warehousing	●	●	●	●	○	●	●	●	◐	●

