

19. Ballygawley Mini-Plan



Village Profile

Ballygawley is located approximately 10 km south of Sligo, at the junction of regional roads R284 and R290, in a designated *Rural Area under Urban Influence*.

The village, which provides a small range of services to the surrounding rural area, is identified as a *Secondary Gateway Satellite* in the Settlement Structure (see Section 3.3 of the CDP).

The village originally developed from a few detached buildings at the junction of the regional roads. More recent development consists of suburban-style residential estates, particularly to the west of the village centre.

Population and housing

According to Census information, the village had a population of 186 persons in 2006. There are no comparable figures available for 2002, but it is estimated that the village has experienced significant population growth in the last ten years. A survey undertaken by Council planners in mid-2009 estimates the village population at 189 persons (excluding the Castledargan development to the east of the village).

This growth, inferred from the level of new housing, can be largely attributed to the village's proximity to Sligo City and the Rural Renewal Tax Incentive Scheme.

Recent residential developments are suburban-type estates, except for some of the houses and apartments constructed on Castledargan Estate as part of a scheme involving refurbishment of Castledargan House and the provision of a hotel, golf course and associated clubhouse.

The 2009 surveys found a residential vacancy rate of 16% (16 units). A further 18 dwelling units were unfinished at the time of the survey.

It is considered that there is no need for additional residential development or for zoning large areas of land for residential uses.

Community facilities

Community facilities are relatively limited within the village. There is a sports ground to the north of the village, but otherwise Ballygawley lacks many of the basic facilities found in most villages of similar size. Improvements in the provision of community facilities should therefore be encouraged.

Commercial and enterprise development

The small number of commercial and retail facilities in the village limits its role as a service centre for the surrounding rural area. Efforts to address this issue should be encouraged.

However, the hotel and leisure complex provide the area with an important tourism/recreational attraction. A supportive approach should be adopted to facilitate the further development of these facilities and their grounds for other tourism-related activities.

Infrastructure

Ballygawley is served by the regional roads R284 and R290, both of which have been the subject of realignment and improvement works in recent years.

The water supply for Ballygawley is sourced from Lough Gill. There were no capacity issues at the time of writing (March 2010). All existing developments are served by individual/communal on-site treatment systems, as there is no public wastewater treatment plant to serve the village. A site has been identified for the provision of a public wastewater treatment system with a design capacity of 450 PE (population equivalent).

Objectives

It is an objective of Sligo County Council to:

19.1 Natural heritage and open space

- A. Encourage the enhancement of the existing area of public open space (OS-1) through additional landscaping and associated amenities.
- B. Encourage the protection and enhancement of the conservation value of the Unshin River SAC/pNHA.
- C. Require any proposal for the provision of a wastewater treatment plant to be screened for the requirement for an appropriate assessment in compliance with Article 6 of the EU Habitats Directive (as transposed into Irish Law by the EU Habitats Regulations 1997 and subsequent amendments), and in accordance with the policies outlined in section 7.1.2 of this Plan. Any such proposal shall not impact on the Unshin River SAC/pNHA.

19.2 Built heritage

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

Protected Structure

RPS-73 Castledargan House

Proposed Protected Structure

P-36 Doonamurray House

- B. Ensure that any additional development in the vicinity of Castledargan House and grounds is appropriately designed and does not affect the integrity and setting of this Protected Structure.

19.3 Circulation and parking

- A. Promote and facilitate the provision of pedestrian links from the village centre to Castledargan House, the existing sports ground and to the proposed enterprise site ENT-1 (as indicated on the Objectives Map). The provision of such links will be required in conjunction with the development of any adjoining lands.

19.4 Village-centre mixed-use zone

- A. Any development proposal on sites VC-1 and VC-2 should create appropriate streetscape along the adjoining public roads.
- B. Development at the southern corner of site VC-1 shall incorporate building setbacks at the junction along with a well-designed open space.
- C. Development along the southern boundary of VC-2 shall provide a southern aspect overlooking the existing open space (OS-1).
- D. Development in the village centre should generally be restricted to two storeys in height and should reflect the scale and character of existing development within the village.

19.5 Community facilities

- A. Promote the maintenance and enhancement of the sports grounds.
- B. Encourage the consolidation and development of additional community facilities around the sports ground and facilitate the shared use of services on these lands.

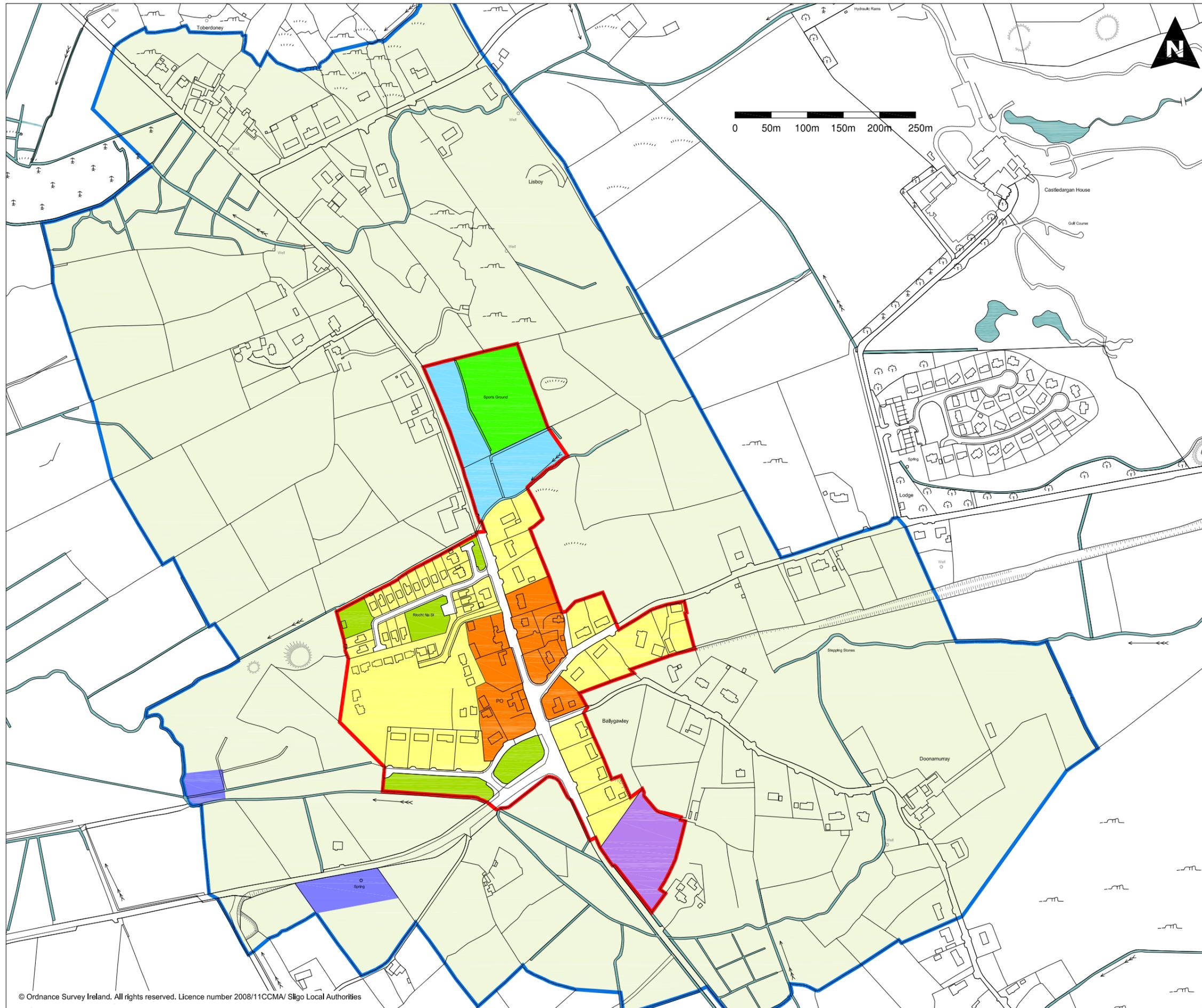
19.6 Business and enterprise

- A. Promote the development of small-scale enterprise units on site ENT-1. The scale of development and uses permitted at this location shall be compatible with existing and proposed surrounding uses, appropriately designed and serviced.
- B. Any development on site ENT-1 should be designed and landscaped in order to provide an appropriate aspect when viewed on the approach from public roads to the west and south.

19.7 Wastewater treatment

- A. Reserve land for the provision of a new wastewater treatment plant (WWTP) with a design capacity of 450 PE (population equivalent).
- B. No additional multi-unit developments shall be permitted in the village until the new wastewater treatment plant is completed and operational.
- C. Upon completion of the new wastewater treatment plant, allow for development up to 450 PE (population equivalent). However, notwithstanding the availability of such 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).
- D. Ensure that the site of the new treatment works is appropriately landscaped.
- E. A buffer zone shall apply in the vicinity of the proposed 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.

Ballygawley Zoning Map



- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- business & enterprise
- utilities
- open space
- sports and playing fields
- buffer zone

Ballygawley Objectives Map

- plan limit
- development limit
- existing RPS structure
- ◆ proposed addition to RPS
- - - river walks, pedestrian and cycle links
- for objectives relating to individual site refer to written objectives
- scenic route
- RMP
- SAC
- NHA
- WWTP buffer zone (indicative)

