

8. 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 N-4 (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 are the picturesque Little Ox Mountains and largely undeveloped countryside.

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

The old village core along the Main Street consists mainly of terraced houses mixed with some new residential and commercial developments. Most new development in the village occurred between 1999 and 2008, with significant residential clusters to the south, east and north of the village centre and a mixed-use complex built on backlands to the east of Main Street

The County settlement strategy designates Ballysadare as a *Gateway Satellite*.

Population and housing

According to 2011 Census information, the village had a population of 1344 persons in 2011 (38 % higher than the 2006 population, which was 971). Census figures had already recorded an increase of 13.8% between 2002 and 2006. Census 2016 recorded a population of 1,350 persons in Ballysadare.

Ballysadare experienced a significant growth in residential development in the 2000s, due to the Rural Renewal Tax Incentive Scheme, along with the village’s proximity to Sligo City and its good transport links. New housing 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 still very high within the village. A survey carried out by Council planners in 2015 found a vacancy rate of 27% (212 units) compared with a rate of 30% (257 units) in 2009. There are approximately 100 unfinished units; while a further 25 units had live planning permission in early 2016.

It is considered that there is limited need for additional residential development during the plan period, given the high vacancy rate.

Community facilities

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

It is anticipated that the existing and future population will need additional community facilities. While some lands have been zoned for these specific purposes, the Planning Authority will adopt a flexible approach towards proposals for community-supporting developments on other suitable sites.

Commercial and enterprise development

Retail development is concentrated along Main Street, the key access route through the town, and within the Avena development, which contains a large supermarket and a few along smaller shops.

While Sligo City remains the main retail centre serving this area, it is important to support the role of local retailing within Ballysadare village centre.

Harrington's quarry continues to be a large employer in the area. The ongoing development of this operation will be accommodated. Other small enterprises are located close to the quarry, on the southern side of the N-59 (Ballina Road), west of the village.

Infrastructure

Ballysadare is well served by the road network - the national roads N-4 and N-59. Traffic congestion can be an issue of concern, however. The possibility of a village bypass linking the N-59 to the N-4 should be explored.

The main Dublin–Sligo railway line also provides Ballysadare with the potential for an important transport connection, should a new train station be built in the village. This new station could also serve the junction of the Dublin-Sligo line with the Western Rail Corridor, should this be reopened.

The water supply for Ballysadare is sourced from Lough Gill. The wastewater treatment plant has been upgraded to provide for a 4,500 PE (population equivalent) and has spare capacity. Irish Water is considering an upgrade of the plant (treatment standard rather than capacity) for potential inclusion in the next investment cycle (CIP 2017–2021).

Objectives

Note: These objectives must be considered in conjunction with the policies and objectives contained in Volume 1 and the general policies for mini-plans contained in Chapter 1 of Volume 2 of this Plan.

It is an objective of Sligo County Council to:

8.1 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.** Ensure that new development is carried out in a manner that preserves the views of Ballysadare Bay and Knocknarea from the N-4 (Collooney Bypass) and the N-59 (Ballina Road – west of the village).
- C.** 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.

- D. Support the provision of 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).
- E. Support 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.

8.2 Built heritage and streetscape

- A. The Objectives Map identifies key sites or structures (marked ‘S’) 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 together with the policies set out in **Chapter 12 (Urban design)** and the requirements of Section **13.2.4 Development in historic streetscapes** (development management standards) of this Plan.

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

- RPS-65** House – Main Street, Ballysadare
- RPS-66** Former Ballysadare railway station and goods shed
- RPS-163** Thatched Cottage – Corhawnagh, Ballysadare
- RPS-245** Ballydrehid Bridge – Kilmacowen, Ballysadare
- RPS-259** Avena House – Knockmuldoney, Ballysadare
- RPS-260** Ballysadare Church (CoI) – Knockmuldoney, Ballysadare
- RPS-261** Former Ice House (Salmon Hatchery) – Knockmuldoney
- RPS-262** Rapids Lodge – Knockmuldoney, Ballysadare
- RPS-263** Ballysadare Bridge – Knockmuldoney/Knoxspark
- RPS-264** Roughcast House – Knockmuldowney, Ballysadare
- RPS-265** Stone Weir – Knockmuldowney, Ballysadare
- RPS-266** Thatched Cottage – Halfquarter (Leyny Barony), Ballysadare
- RPS-267** The Thatch, thatched building only – Knoxspark
- RPS-268** Glebe House – Knoxspark, Ballysadare

- C. Require any development proposal involving a *Building of Note* (as indicated on the Objectives Map) to restore or renovate the building in a sensitive manner that will contribute to the preservation and enhancement of the character of the building and its setting.

8.3 Transport, circulation, parking

- A.** Facilitate the provision of 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 any new railway station, town park, and Knoxspark Amenity Area.
- C.** Realign junctions J-1 and J-2 as indicated on the Objectives Map, in conjunction with the redevelopment of the adjacent sites.
- 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, subject to Habitats Directive Assessment:
- along the river, on both sides, as far as is feasible;
 - between the village and the Knoxspark amenity area east of the N-4;
 - from the Cemetery Road (L-7615) westward, through the area zoned for community facilities, to the existing road accessing the primary school;
 - 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 N-59 and the N-4.
- F.** Support the development of a commuter cycle 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.

8.4 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.** Ensure that new development within the village centre and the mixed-use zone to the west of the river reflects and enhances the existing streetscape character. 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.

8.5 Community facilities

- A.** Facilitate the provision of a new burial ground to serve the village.

8.6 Residential development

- A. The Planning Authority will endeavour to facilitate a reduction in the number of vacant residential units within the village, including the possible use of properties for social 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.

8.7 Industrial development

- A. Ensure that the operation of the existing and proposed extension of the quarry at Abbeytown complies with the following requirements:
- protection of the residential and recreational amenities of the village;
 - conservation and protection of the natural environment, specifically the designated natural heritage sites such as Ballysadare Bay;
 - preservation of protected views of Knocknarea and Ballysadare Bay from the N-59;
 - protection of the water quality in Ballysadare Bay.
- B. Facilitate, subject to the detailed assessment of any planning application, the continued use of the existing block-making facility in Harrington’s quarry in its current location, at the eastern end of the quarry, **on a temporary basis**. As the westward expansion of the quarry progresses, this facility shall be relocated and the area shall be restored and reserved for community facilities or uses.

8.8 Water supply, wastewater treatment

- A. A buffer zone shall apply in the vicinity of the existing WWTP site. Development within this zone may be restricted or prohibited in the interest of public health and the protection of residential amenities. The extent of development restrictions in each case will be assessed at planning application stage.

8.9 Flood risk management

- A. OPW flood risk mapping indicates a potential risk of fluvial (river) flooding on selected sites in Ballysadare (see the Designations Map for more details). Any application for significant redevelopment of these sites shall be accompanied by a site-specific Flood Risk Assessment appropriate to the type and scale of the development being proposed.

Buildings of Note

BoN No. 1 – Three-bay, single-storey cottage



Architecturally valuable features

- roof pitch; chimneys on ridge of roof; clay ridge tiles;
- vertical-emphasis windows; mouldings around windows and door; quoins.

This cottage retains many original features and provides variation to the rhythm of the streetscape.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sliding sash windows.

BoN No. 2 – Three-bay, two-storey house



Architecturally valuable features

- roof pitch; brick chimneys on ridge of roof;
- vertical-emphasis windows;
- fan light above front door.

This building is well proportioned and adds character to the streetscape.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time, i.e. timber sliding sash windows.

BoN No. 3 and 4 – Pair of two-bay, two-storey houses, one with shop



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- vertical-emphasis windows; reveals around windows; quoins;
- fan light above front doors; double doors to shop; shopfront.

This building retains many original features and greatly adds to the character of the village streetscape.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time.

BoN No. 5 – Two-bay, two-storey house, with shop



Architecturally valuable features

- roof pitch; chimneys on ridge of roof; vertical-emphasis windows with dressed ashlar surrounds;
- uncoursed squared-rubble limestone walling.

This attractive building contributes to the coherence of the terrace of which it is part. The original stonework is of good quality. An elliptical brick arch partially hidden by a modern shopfront hints intriguingly at some interesting variation in the past.

Recommendation: This building could be enhanced by installing timber sliding sash windows. Any expansion of the commercial use of this building must be treated sensitively in terms of the elements mentioned above. Any interventions to the building should respect and enhance the character of the overall terrace.

BoN No. 6 – Three-bay, two-storey house with shop



Architecturally valuable features

- roof pitch; chimneys on ridge of roof; vertical-emphasis windows with dressed ashlar surrounds;
- uncoursed squared-rubble limestone walling; integral carriageway; c.1920s shopfront.

This attractive building contributes to the coherence of the terrace of which it is part. The original stonework, including the fine passageway, is of good quality and is enhanced by the painted timber shopfront.

Recommendation: This building could be enhanced by installing timber sliding sash windows. Any expansion of the commercial use of this building must be treated sensitively in terms of the elements mentioned above and in terms of its intrinsic character. Any interventions to the building should respect and enhance the character of the overall terrace.

BoN No. 7 – Three-bay, two-storey house



Architecturally valuable features

- roof pitch; chimneys on ridge of roof;
- historic sash windows; natural slate roof

This building, attractive in its simplicity, book-ends an important terrace in Ballysadare and is one of the few buildings in the village to retain sash windows.

Recommendation: The architecturally valuable features of these houses should be retained and restored. The restoration of this buildings and the painting of the façade would greatly enhance its character.

BoN No. 8 – Two-bay, two-storey house



Architecturally valuable features

- roof pitch; chimneys on ridge of roof ;
- timber sash windows

This building is one of the few remaining buildings in Ballysadare to retain timber sash windows, which add character to the streetscape.

Recommendation: The architecturally valuable features of these houses should be retained and restored.

BoN No. 9 & 10– Pair of two-bay, two storey houses



Architecturally valuable features

- roof pitch; cut-stone façade; chimneys on ridge of roof; vertical-emphasis windows.

These buildings are striking due to their cut-stone façade. Although much modified, they retain traditional proportions and add interest to the Ballysadare streetscape.

Recommendation: The character of these buildings could be enhanced by reinstating the fenestration type appropriate to their time.

BoN No. 11 – Trio of one-bay, two-storey buildings



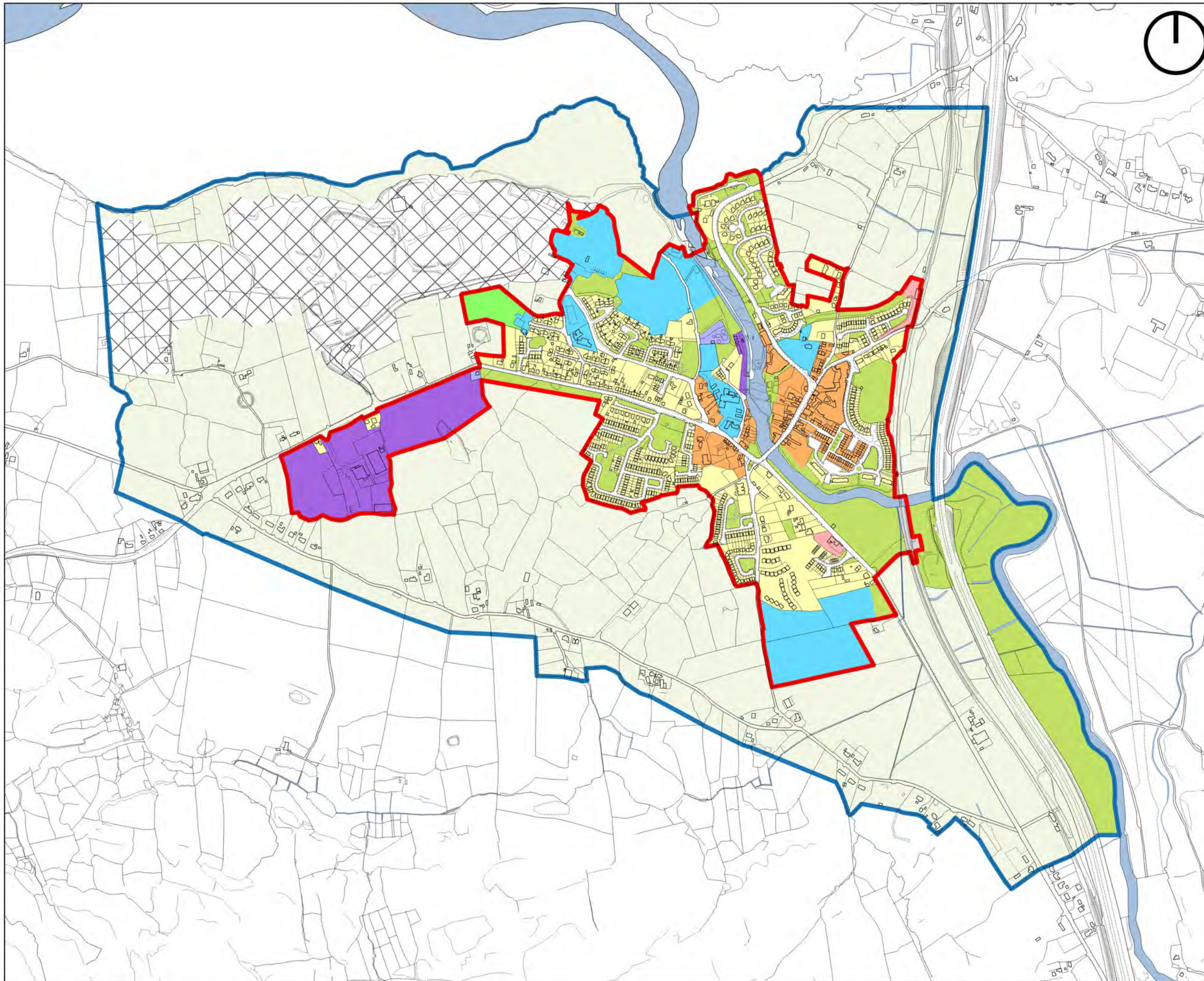
Architecturally valuable features

- roof pitch; chimneys on ridge of roof ;
- vertical-emphasis windows; quoins
- historic shopfront.

This building retains traditional proportions and the historic shopfront adds interest to the streetscape.

Recommendation: The character of this building could be enhanced by reinstating the fenestration type appropriate to its time.

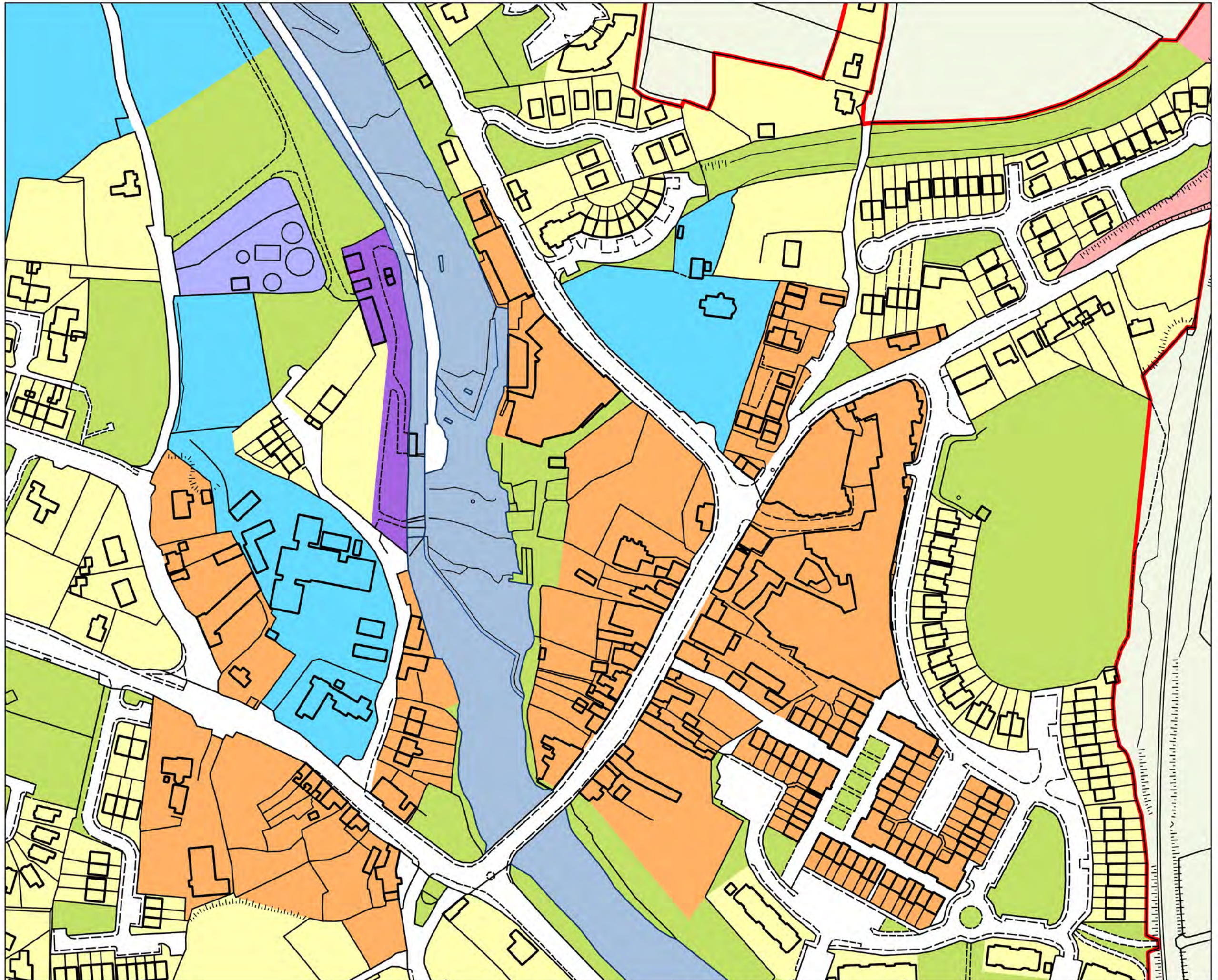
Ballysadare Zoning Map



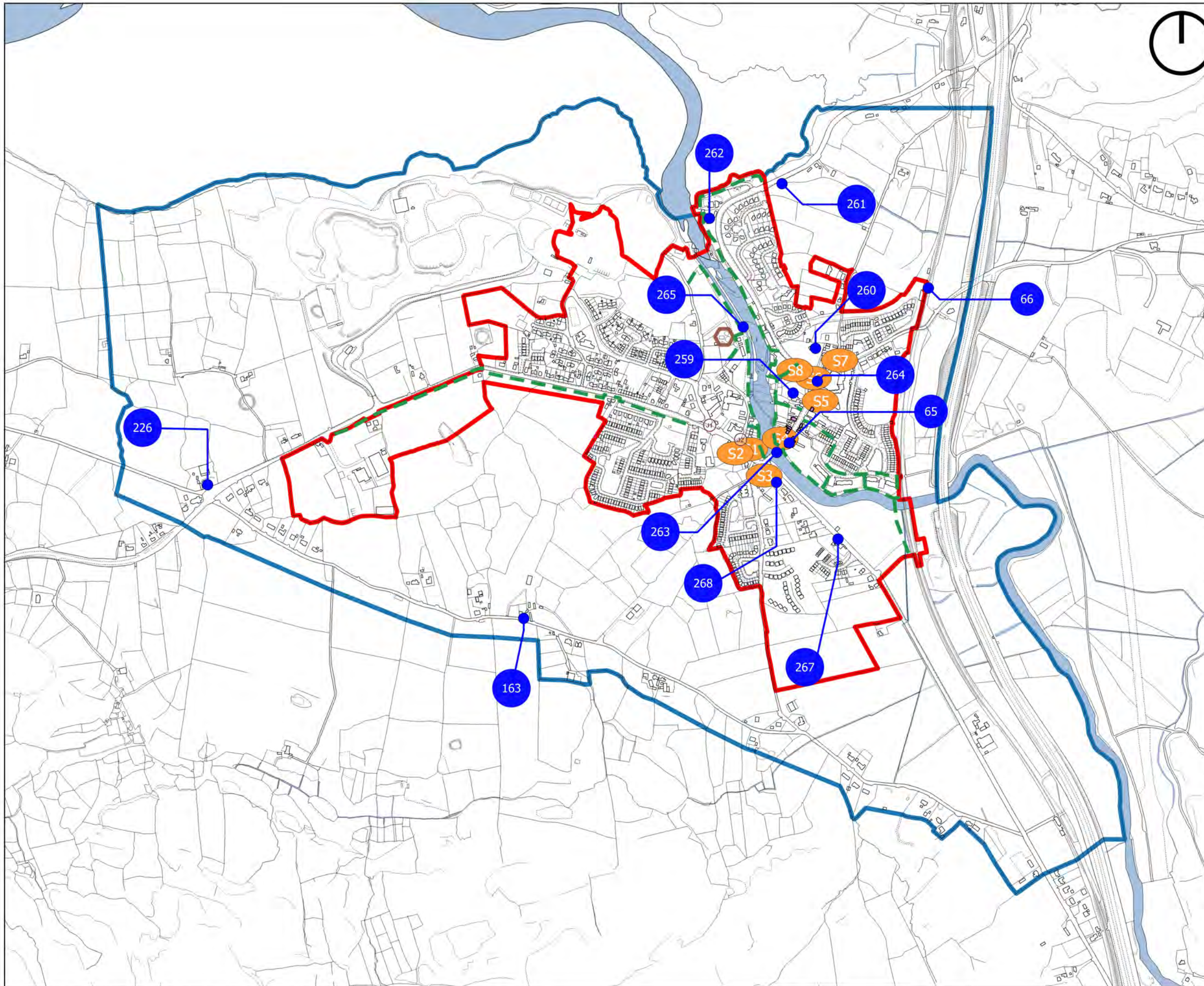
- plan limit
- development limit
- residential uses
- mixed uses
- community facilities
- commercial uses
- business & enterprise
- open space
- sports and playing fields
- public utility
- transport and parking node
- green belt
- natural resource reservation

Ballysadare Zoning detail

- development limit
- residential uses
- mixed uses
- community facilities
- commercial uses
- business & enterprise
- open space
- public utility
- green belt



Ballysadare Objectives Map



- plan limit
- development limit
- protected structure
- buildings of note
- ⋅ junctions to be improved
- - - river walks, pedestrian and cycle links
- S key sites for streetscape design
- WWTP buffer zone (indicative)

RPS no	Name
65	House
66	Former Ballysadare railway station and goods shed
163	Thatched cottage, Corhawnagh
226	Thatched cottage, Ballysadare
259	Avena House and main entrance gates
260	Ballysadare Church (CoI)
261	Former Ice House (Salmon Hatchery), Ballysadare
262	Rapids Lodge
263	Ballysadare Bridge
264	Roughcast House
265	Stone Weirs
267	The Thatch, Ballysadare (thatched building only)
268	Glebe House, Ballysadare

Ballysadare designations

-  plan limits
-  development limit
-  Special Area of Conservation
-  Special Protection Areas
-  Natural_Heritage Areas
-  Proposed Natural Heritage Areas
-  record on monuments and places
-  CFRAM flood zone A
-  CFRAM flood zone B
-  PRFA rainfall flooding 1 in 100 year
-  PRFA rainfall flooding 1 in 1000 year
-  ICPSS coastal flooding 1 in 200 year
-  ICPSS coastal flooding 1 in 1000 year

sources

Western CFRAM UoM35
Hydraulic Modelling Report
OPW 2015

PFRA indicative extents
and outcomes map
(OPW, 2012)

Irish Coastal Protection
Strategy Study - Phase V -
North-West Coast Flood Extent
Map (OPW, May 2012)

