

2.18 Public Realm: New Cycleway / Walking Route

This proposal is for a separate pedestrian and cycle route north of the Oldtown Road along the narrow piece of land which runs between the roadside hedging and the river as far as the memorial close to the junction with Drishogue Lane. This could potentially provide a very attractive 'greenway' linking the memorial back to the historic core and proposed new village park. This riverside walk could over time be extended to link Ballyboghil to Oldtown Village.



Top: Proposed cycleway and walking route follows the river and connects the 1798 memorial close to the Grange restaurant . **Right:** Suggestion that the walk may begin from the proposed village park





Aerial View from the NorthEast:

The entrance from the North, **right**, is fronted by the unfinished Cnoc Dubh development. The National School and RC church opposite are in the **centre** of the picture. Keelings Juices factory is **upper, left**.

The proposed walking route towards the Grange is shown with a **yellow** dotted line.

The Development Areas show designed schemes which are quite realistic in their visual presentation. They should be viewed as a snapshot in time; an image of what *might* be, to facilitate long term planning of amenities and infrastructure, and primarily to act as a vehicle for illustrating and promoting the guidelines in Section 3. These reflect a longer term strategy to achieve a sustainable development process in the village, with each scheme or zone being evaluated at the time of submission against these development criteria.

2.2 Development Areas - North

1,2,3,4,5,12

Development Areas - North are hatched in blue on the map, **right**. The map is divided into two sub-zones, on different aerial views.

Village Main Street (North) Areas 1,2,3,4,5,12

Village Main Street (South) Areas, 6,7 8, 9, 10, 11

The information for the Village Development Framework Plan is shown in a series of extracts from the complete Plan **which is available at a larger size and to scale**.

The Development Areas are shown on the **right** in schematic form. They are parceled for convenience into development areas, but they do not necessarily follow ownership boundaries. The sub-zones of the maps are shown with a red dividing line, and the following pages show the location of each with an extract from this map.

The Development Areas 1 to 5 and 12 are shown, **below**, on the oblique aerial map.

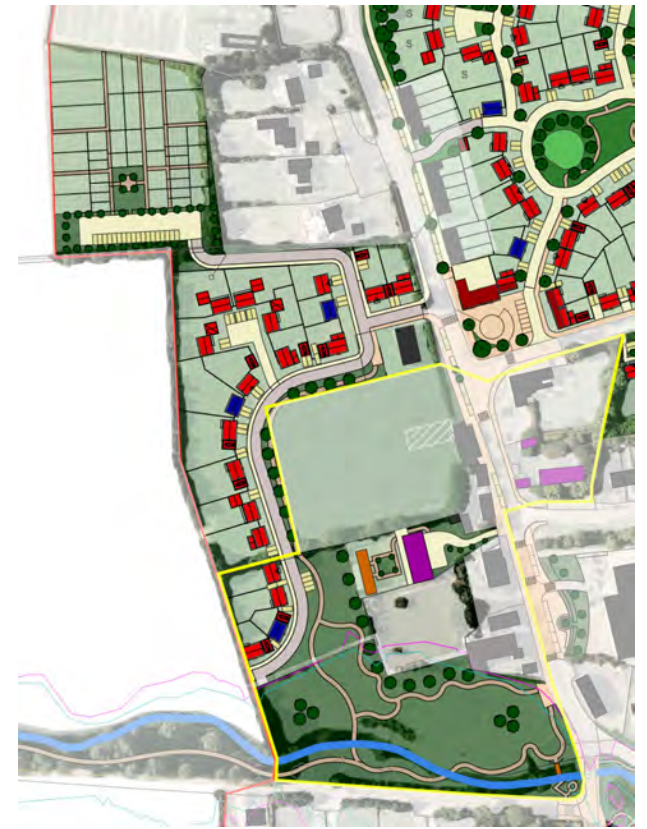
NB: In most of the Development Areas shown on following pages, the plan has been rotated to facilitate comparison between oblique aerial images and plans.



2.21 Development Area 1

This area is mainly behind the frontage to Main Street. It is structured to help diversify village uses, including allotments and a proposal for a Design Yard where appropriate small enterprises may benefit from being grouped together for promotion and to attract visitors. The use of an existing stone building of quality is seen as a contribution to local distinctiveness and as a positive future for the building. The Community Centre fronts the road, with the Pitch and Putt course behind. The possibility of extension of the centre is shown, subject to an adjustment to the course to provide sufficient space. Between the allotments, on the extreme bottom edge of the aerial plan, **below**, and the village park at the top right of the plan, there is a pleasant route parallel to the Main Street, following and sharing the residential roads and linking with the proposed village park.

Right: Plan of the Development Area 1, which surrounds the Pitch and Putt on three sides, and extends northwards towards the old church.
Bottom: Aerial photomontage of Development Area 1. The housing snakes around the edge of the Pitch and Putt.
Below left: Aerial view of existing site.



Area 1: (2.8 Ha) Potential density: 10 units/ Ha

- Allotments on 0.84 Ha
- potential yield of 17 residential units
- potential yield of 3 homes for the elderly
- design yard / business units



2.22 Development Area 2

The built part of Cnoc Dubh housing scheme fronts the northern end of Main Street, but remains unfinished as can be seen in the aerial photograph from 2009.

A less intensive development on a larger site is proposed which is considered a more appropriate scale for this key highly visible site within the village core. 57 residential units are proposed within this area together with small retail and commercial services around a new civic village square. Heights are limited to two storeys and provision is made for serviced sites and homes suitable for the elderly. A pedestrian /cycle route along a linear open space links the Main Street and Ballough Road.'



Area 2: (4.26 Ha) Potential density: 13.8 units/Ha

- retail / commercial
- potential yield of 42 residential units
- potential yield of 5 homes for the elderly
- potential yield of 10 serviced sites



2.23 Development Area 3

This area comprises a small infill site fronting onto the Ballough Road, to the east of O'Connor's public house and north of Ballyboughal Square. A village street frontage is proposed set behind the existing roadside hedge. This scheme together with the frontage development opposite will help to announce the village at this location.



Area 3: (0.5 Ha) Potential density: 12 units/ Ha

- potential yield of 5 residential units
- potential yield of 1 home suitable for the elderly



2.24 Development Area 4

This development area is located to the south of Ballyboghil River at the junction of Ballyboghil Road and Main Street. A village consolidation scheme of five houses is proposed, overlooking an attractive area of public open space along the river.



Area 4: (0.56 Ha) Potential density: 8.9 units/ Ha

- River Park area
- potential yield of 5 residential units



2.25 Development Area 5

This small infill development area comprises part of the large rear gardens attached to five detached houses fronting onto The Grange. Five detached residential units are proposed with access by a shared road off the Main Street. Agreement between owners would be required to enable development to proceed as envisaged.

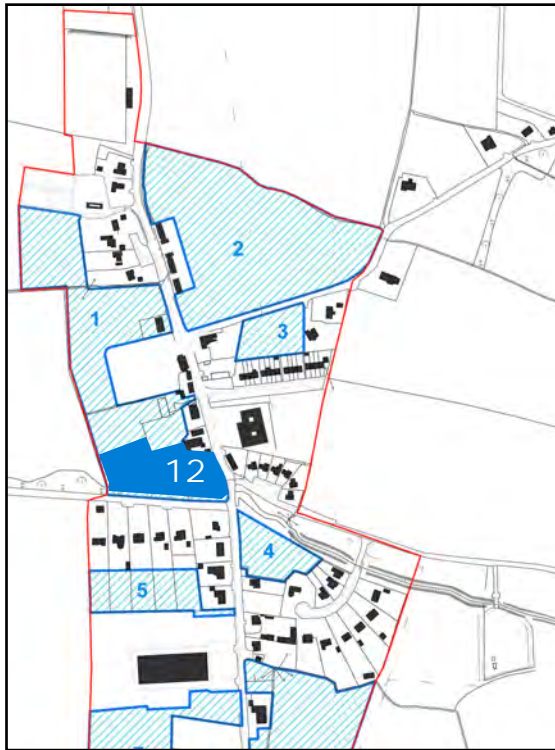


Area 5: (0.84 Ha) Potential density: 5.9 units/ Ha
- potential yield of 5 residential units



2.25 Development Area 12

A Village Park is proposed on the north side of the river and west side of the Ballyboghil Bridge. The Village Park will be a key focal point within the village core and together with the proposed extended public open space along the river, east of the bridge, it will greatly enhance the recreational amenities in the village core and protect this area of natural beauty. The possibility of developing a riverside walk from the village park to the memorial close to the junction with Drishogue Lane, on to the Grange and back to the village and, over time to extend the riverside walk to Oldtown village will greatly improve opportunities for walking in the vicinity of the village.



Area 12: (1.0 Ha)

- Proposed village park



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2.3 Development Areas - South

6,7,8,9 10, 11

Development Areas - South are hatched in blue on the map, **right**.

The map is divided into two sub-zones, on different aerial views.

Village Main Street (North) Areas 1,2,3,4,5,12

Village Main Street (South) Areas 6,7,8,9,10,11

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