

Chapter 15. Ballysadare Village Plan

Ballysadare is located approximately 9 km to the south of Sligo Town, within the Regional Growth Centre Strategic Plan Area. In the Settlement Strategy, Ballysadare is a designated Satellite Village of Sligo Regional Growth Centre (RGC). The village is also included in the area covered by the Sligo Local Transport Plan (SLTP), which contains specific provisions relating to active travel and public transport.

15.1 Village profile

The settlement is bounded to the east by the main Sligo–Dublin railway line and the N-4 (Sligo–Dublin Road). The Ballysadare River, which crosses the village, is of particular heritage value and an essential component of the Unshin River SAC/NHA.

To the north and north-west, the village is contained by Ballysadare Bay and adjoined by Harrington’s quarry.

Ballysadare experienced a significant growth in residential development between 1999 and 2008, in mixed forms of suburban-type estates and apartment developments, concentrated along the banks of the Ballysadare River and close to the village centre.

Ballysadare village assets			
Population	2022 Census	1,747	+29.4% increase 2016-2022
	2016 Census	1,350	+0.4% increase 2011-2016
	2002-2022	+ 894 residents	+104.8% increase since 2002
Housing stock	2016 Census	789 dwellings	
Service infrastructure	Water supply	Sourced from Lough Gill through the Sligo and Environs Water Supply	
	Wastewater treatment	4,500 PE with spare capacity of approx. 2,814 PE	
	Road network	Crossed by the N-59 (Ballina Road) and adjacent to the N-4 (Dublin Road)	
Social infrastructure	Schools	A primary school and a secondary school	
	Churches	Two churches – St Brigid’s (Corhownagh) and Holy Trinity (Col)	
	Sports facilities	Community Centre with GAA and soccer pitches	
	Other assets	Playground, a viewing platform and walkway along the river, Avena leisure centre, post office, several crèches, new burial ground	

Ballysadare village assets		
Sustainable transport	Train	No train station at present. The Dublin–Sligo railway line passes through the village.
	Bus	Served by Bus Eireann routes 23, 64 and the Local Link
	Active travel	Footpaths along sections of the R-290 road to Collooney
Architectural heritage	Protected Structures	15, including notable structures such as Avena House and Glebe House
	Buildings of Note	11 Buildings of Note
Natural heritage and environment	Natura 2000 sites nearby	Ballysadare Bay SAC/SPA/pNHA, the Unshin River SAC (of which the Ballysadare River forms part) and Slieveward Bog NHA.
	Natural amenities	Ballysadare River and Bay
	Flood risk	Present. Flood Zones A and B are mapped in Appendix 1 of the SFRA

15.2 Housing and population allocations

The potential yield of lands zoned for housing in Ballysadare amounts to **94 units** for the Plan period. The delivery of these dwellings would facilitate an increase of Ballysadare’s population by at least **235 residents**. **The actual housing allocation is 80 units**, as reflected in the aggregate figure for Satellite Villages indicated in the Core Strategy Table (refer to Chapter 3 in Vol. 1).

Section 15.2.1 below lists the sites designated to contribute to the compact growth of Ballysadare, together with their potential housing and population yields.

Section 15.2.2 includes a table showing the amount of land with residential potential proposed to be zoned in Ballysadare for the period of this CDP (2024-2030), compared to the previous Ballysadare Mini Plan (2017-2024).

15.2.1 Compact growth designations

A number of sites have been designated in Ballysadare as **Settlement Consolidation Sites (SCS)** as recommended in the *Development Plan Guidelines (2022)*, in order to give effect to the NPF requirements for compact growth. Two Regeneration Sites have also been designated in accordance with Section 10(2)(h) of the Planning Act.

Regeneration sites

There are two sites designated for regeneration in Ballysadare: the former Dun Maeve hotel site and another site across the river, adjoining the N-59 close to the bridge.

The vacant site of the former hotel (REG-1) has a prominent location in the village. Its designation seeks to stimulate the redevelopment of the site and provide the opportunity for a walkway along the river.

The second site contains a detached dwelling, commercial premises and a terrace of vacant houses on the southern side of the N-59. The designation seeks to promote the renovation or replacement of the vacant structures and the full use of the site's potential.

Because there is no certainty regarding the potential housing yield of any redevelopment on these sites, they have not been included in the Core Strategy housing allocation.

Table 15.1 Regeneration sites

REG – Regeneration site							
Site code	Location	Zoning 2017	Proposed zoning 2024	Site area (ha)	of which net residential	Potential housing yield	Potential no. of residents
REG-1	Site of the former Dun Maeve hotel, along the Main Street	MIX	MIX	0.09 ha	n/a	n/a	n/a
REG -2	Lands and buildings to the south of the N59.	MIX	MIX	0.32 ha	n/a	n/a	n/a

Settlement Consolidation Sites (SCS)

Lands designated as SCS are proposed to be zoned for residential uses (RES). The potential housing yield of these lands has been calculated based on the following:

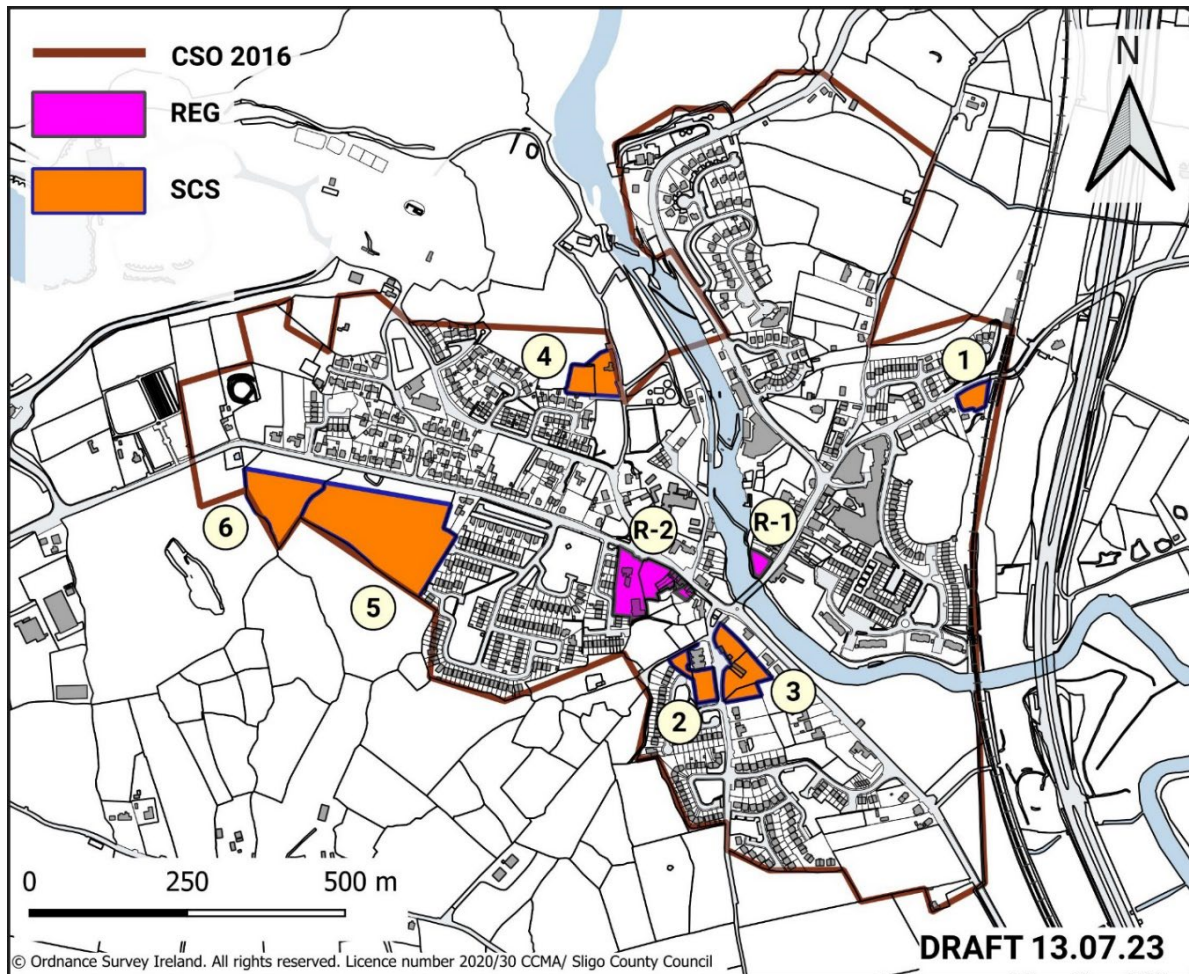
- the average residential density is 20 units per hectare, which is higher, but not excessive when compared with the density of existing housing estates in Ballysadare;
- sites zoned RES are presumed to be developed exclusively for housing;
- the average household size of future occupants of new housing is set at 2.5 persons;

With the exception of SCS 4, all SCS sites are located within the 2016 Census boundary for Ballysadare. This means that at least 84 houses, i.e., 89% of the total housing yield, can be delivered within the settlement's built-up footprint, far in excess of the 30% requirement of RPO 3.2(c)

Table 15.2 Settlement Consolidation Sites

SCS - Settlement Consolidation Sites							
Site no.	Location	Zoning 2017	Proposed zoning 2024	Site area (ha)	of which net residential	Potential housing yield	Potential no. of residents
1	Site south of Union Road, west of Sligo-Dublin Railway line	RES	RES	0.16	0.16	3	7
2	Site west of local road L-61013-0, south of the Grotto	RES	RES	0.27	0.27	5	12
3	Site east of local road L-61013-0, south of the Grotto	RES	RES	0.57	0.57	11	28
4	Site west of local road L-7615-0, opposite WWTP.	RES	RES	0.49	0.49	10	25
5	Site south of N-59	GB	RES	2.44	2.44	49	123
6	Site south of N-59	GB	RES	0.82	0.82	16	40
Total				4.75	4.75	94	235

Fig. 15.A Compact growth designations in Ballysadare: Regeneration sites (REG) and Settlement Consolidation Sites (SCS) in the context of the 2016 Census settlement boundary (CSO)



15.2.2 Population, housing and land zoning requirements

The table below provides settlement-level information that has been aggregated in the main Core Strategy Table included in **Chapter 3 (Vol. 1)**.

The area in column 5 corresponds to the proposed zoning in the Draft CDP 2024-2030. It is the sum of the sites zoned RES. This figure will change if any amendments are made as a result of public consultation on the Draft CDP.

Table 15.3 Population, housing land and housing allocation for Ballysadare

1	2	3	4	5	6	7
Population 2022 and percentage of County population*	Population target 2030 and percentage of County population projection**	Housing allocation 2030 and percentage of County housing demand***	RES and MIX zoning 2017 (only lands with housing potential)	Proposed RES zoning 2024 (no housing allocation to MIX lands)	Potential housing yield of RES zoned lands 2024	Current (2023) excess of zoned land
1,747 (2.48%)	1,900 (2.53%)	80 (2%)	3.03 ha	4.75 ha	94	No excess

* County population 2022 = 70,198; ** County population projection = 75,000 (estimated from the NPF Implementation Roadmap) *** Total adjusted housing demand = 3,892 units (calculated as per HSTM)

Notes on Table 15.3

- **Columns 4 and 5** – the undeveloped lands taken into consideration are 100% of site areas in the case of RES (residential) zoning and 50% of site areas in the case of MIX zoning (a mix of uses including residential uses); lands zoned for residential or mixed-uses, which are proposed to be designated as Regeneration Sites, are not included in these figures.
- **Column 6** – the sum of housing yield from the lands in Column 5, proposed to be used for residential and mixed uses (For specific numbers of dwellings, refer to Table 15.2)
- **Column 7** – the difference between the sum of areas zoned for RES and MIX uses in the CDP 2017-2024 and what is proposed to be zoned in the CDP 2024-2030.

Excess of zoned land (2023)

There is currently no excess of zoned land in Ballysadare. To ensure that sufficient lands is zoned for residential development during the Plan period, two serviced sites – previously zoned Green Belt in the CDP 2017/Ballysadare Mini-Plan – are proposed to be zoned for residential use in the CDP 2024-2030.

15.3 Village-specific objectives

Note: These objectives must be considered in conjunction with the urban development policies for towns and villages contained in **Chapter 10 Urban development principles** of this Volume (Vol. 2) and the general development policies and objectives set out in Volume 3 of this Plan.

15.3.1 Natural heritage and open space

- A. 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.
- B. Provide 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).
- C. Seek the restoration of Sally Gardens and the provision of pedestrian walkways along the Ballysadare River to the west and south of the road bridge.

15.3.2 Streetscape

- A. Support the redevelopment of the former Dun Maeve Hotel site in a sensitive manner, making provision for access to the river walk. Any development proposal on this site shall be subject to a site-specific Flood Risk Assessment and to Habitats Directive Assessment.
- B. Seek 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.

15.3.3 Transport, circulation and parking

- A. Facilitate the provision of a new train station with park-and-ride facilities, to serve Ballysadare and commuters from West Sligo.
- B. Provide a pedestrian river crossing south of the village, allowing access to any new railway station, town park, and Knoxspark Amenity Area.
- C. Improve the following junctions in conjunction with the redevelopment of adjacent sites.
 - i. junction of the N-59 and the R-290 (existing roundabout)
 - ii. junction of the N-59 and the L-7615-0
 - iii. junction of the N-59 and Mill Grove Road
- 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:
 - i. along the river, on both sides, as far as is feasible.
 - ii. between the village and the Knoxspark Amenity Area east of the N-4.

- iii. from the Cemetery Road (L-7615) westward, through the area zoned for community facilities and open space, to the existing road accessing the primary school.
 - iv. from Cloondara housing estate to the industrial zone, the new cemetery and to St. Brigid's Church at Corhawnagh (junction of N-59 with L-6101).
 - 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. Provide a segregated (where feasible) cycle lane from Sligo Town through Ballysadare village centre, continuing towards Collooney along the R-290. Portions of this route will be required to be provided in conjunction with any development of adjoining lands.

15.3.4 Community facilities

- A. Facilitate a range of community-related uses on lands zoned CF to the south of the village.

15.3.5 Industrial development

- A. Ensure that the operation of the quarry at Abbeytown complies with the following requirements:
 - i. protection of the residential and recreational amenities of the village.
 - ii. conservation and protection of the natural environment, specifically the designated natural heritage sites such as Ballysadare Bay.
 - iii. preservation of protected views of Knocknarea and Ballysadare Bay from the N-59.
 - iv. protection of the water quality in Ballysadare Bay.