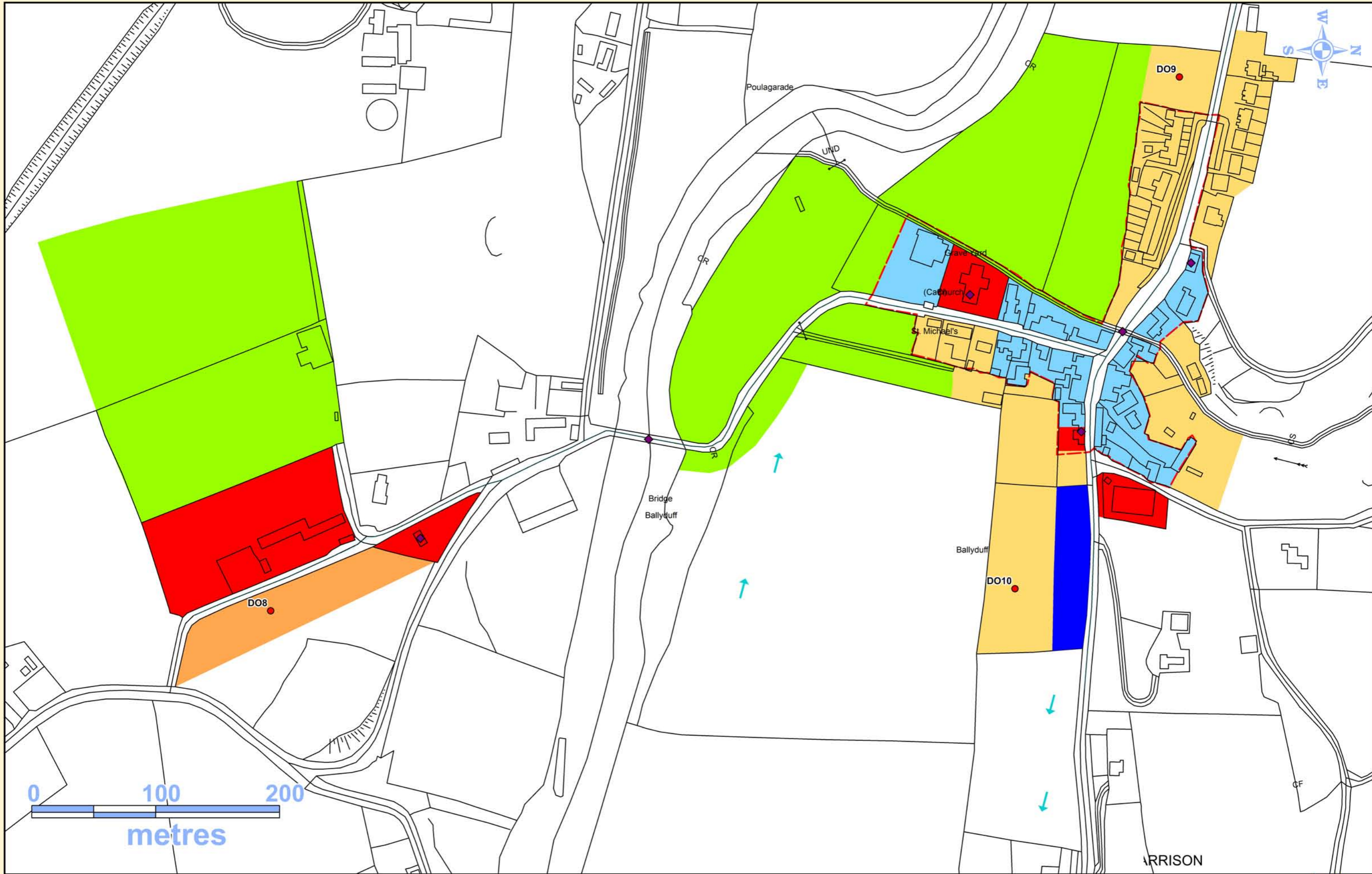


Ballyduff (West of County)



BALLYDUFF (WEST)**Context**

Ballyduff West is located in the northwest of the County and is identified in the County Development Plan as a Local Service Centre.

Historic Character

This village is located on the River Blackwater. The streetscape comprises of modest single and two storey 19th Century terraced houses. The main public buildings are the Church (1850), Carnegie Free Library (1910), now a community centre, and the Scottish Baronial style Constabulary Barracks (1869). The vista is enhanced by the iron trestle bridge spanning the River Blackwater.

Infrastructure

Water supply: Ballyduff has a public water supply with limited spare capacity. It is anticipated that the water supply will be upgraded under the Water Services Investment Programme.

Wastewater: The existing municipal wastewater treatment system is at capacity. Applications for development will be assessed on merit.












Development Objectives

- DO₁ It is an objective of the Council to strengthen the village core by promoting the redevelopment of underused village centre sites.
- DO₂ It is an objective of the Council to protect and promote the amenity of the River Blackwater and enhance existing access to the riverbank subject to compliance with Articles 6 and 10 of the Habitats Directive and ensuring no negative impact on the integrity of the River Blackwater SAC.
- DO₃ The flood plain of the River Blackwater shall be preserved free from development.
- DO₄ Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath.
- DO₅ As opportunities arise, the Council shall provide a new footpath/cyclepath from the Upper Village to the Lower Village.
- DO₆ It is an objective of the Council to retain the existing trees located opposite the school.
- DO₇ This site has the potential to be redeveloped for village centre uses.
- DO₈ This site has the potential to accommodate low density residential development. Developers shall be required to have regard to the topography of the site, and proposed developments shall have an appropriate/sympathetic approach to design which utilises the existing contours.
- DO₉ This site has the potential to accommodate low density housing. Development shall have an appropriate/sympathetic approach to design which utilises the existing contours and shall provide a strong building line to the public road.
- DO₁₀ This site has the potential to accommodate low density housing. Houses shall be set in large plots (circa 0.3-0.5 acres) and shall be set out in a clustered style layout.
- DO₁₁ It is an objective of the Council to ensure that development is phased to protect the village from inappropriately scaled residential development which would be out of character with the rural

nature of the settlement. Development shall comply with the recommendations set out in the Sustainable Residential Housing in Urban Areas Guidelines.

- DO₁₂ It is an objective of the Council to facilitate the provision of a multi-use community building.
- DO₁₃ It is an objective of the Council to protect the vistas and settings of protected structures and the streetscape by the retention of vernacular houses, rubblestone walls, water pumps, post boxes as identified on the NIAH survey.
- DO₁₄ Any development which is proposed in a Streetscape of Distinctive Character shall have regard to the planning guidance set out in Section 10.46 of the Development Standards Chapter.

MAP LEGENDZoning and Principle Objectives

-  R2 – Protect amenity of existing residential development and provide new residential development – low density (clustered housing, serviced sites, large plot size).
-  R3 – Reserved for future sustainable residential development 2017- 2023
-  Village Centre
-  Open Space and Amenity
-  Institutional, Educational & Community Development
-  Development Objectives
-  Streetscape of Distinctive Character
-  Protected Structure
-  Scenic view
-  Scenic Route
-  Proposed Road Reservation (for indicative purposes only and may be subject to change)