

BALLYMACARBRY**Context**

Ballymacarbry is located in the northwest of the County and is identified in the County Development Plan as a District Service Centre.

Infrastructure

Water supply: Ballymacarbry has a public water supply with limited spare capacity.











Wastewater: The wastewater treatment facility is at capacity. Any substantial development would necessitate a new treatment plant.

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 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.
- DO₃ It is an objective of the Council to protect and promote the amenity of and pedestrian access to the river bank and encourage the development of public walkways, riverside parks and routes, 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.
- DO₄ The flood plain of the River Nire shall be protected as part of any development.
- DO₅ It is an objective of the Council to provide a roundabout on the R-671-599 Road adjacent to the community centre and also traffic calming measures, footpath improvements, cycle-paths and public lighting through the village as the opportunity arises.
- DO₆ Development proposals shall ensure that new development is set back to allow for the provision of new paving/footpath.
- DO₇ As opportunities arise, the Council shall facilitate the redevelopment of this site for village centre/community use.
- DO₈ It is an objective of the Council to retain the existing trees on approach roads to village.
- DO₉ It is an objective of the Council to facilitate the extension of the existing industrial use at Pinewood Laboratories onto this site.
- DO₁₀ The Council shall facilitate the development of medium density housing on this site. The developer 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. Development shall provide a strong building line to the public road.
- DO₁₁ 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. Intersite boundaries shall be densely landscaped, to provide a semi-rural nature to the development. Due regard shall be afforded to the residential amenity of existing adjacent householders.

- DO₁₂ This site has the potential to accommodate low density residential development subject to satisfactory layout and access. The developer 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. The development of the lands shall be subject of a Masterplan to include layout, landscaping, servicing, phasing etc.
- DO₁₃ This site shall be reserved for open space purposes.
- DO₁₄ 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 and water pumps as identified on the NIAH survey.
- DO₁₅ 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 LEGEND**Zoning and Principle Objectives**

-  R1 – Protect amenity of existing residential development and provide new residential development – medium density
-  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
-  Light Industry
-  Development Objectives
-  Streetscape of Distinctive Character
-  Protected Structure