

Chapter 13



BALLYBAY TOWN
DEVELOPMENT PLAN
2007-2013



Introduction

13.1 Introduction

The Ballybay Development Plan 2007 - 2013 relates to the administrative area of Ballybay Town Council as identified on the attached map BBDP1. Ballybay Town Council is not a planning authority. This plan should be read in conjunction with the Monaghan County Development Plan 2007 – 2013.

This Development Plan has been prepared concurrently with the Plans for County Monaghan and four other towns of Monaghan, Carrickmacross, Clones, and Castleblayney, in an attempt to provide a more comprehensive and cohesive blue print for the development of the county as a whole.

As such the land use zoning map contains zoned lands within the environs of the towns that are located within the functional area of the County Council. For the sake of clarity and to avoid repetition, these maps have not been reproduced elsewhere. They will however, in so far as they relate to lands zoned for a particular land use within the functional area of the County Council, form part of the County Development Plan 2007 – 2013.

It should be noted that many policies contained within the Monaghan County Development Plan will also be applicable to the Ballybay Development Plan. In order to avoid repetition, common policies have not been repeated in each plan, but have in many cases, been highlighted and cross referenced by paragraph numbers and policy references. In all cases however, policies contained within the Monaghan County Development Plan that relate to urban development shall apply and shall be considered to form part of the Ballybay Development Plan, unless otherwise stated. Similarly, policies contained within the Ballybay Development Plan will be applicable to all zoned lands identified on the attached map BBDP1 and shall form part of the Monaghan County Development Plan 2007- 2013 unless otherwise stated.

The Ballybay Development Plan 2007 – 2013 sets out the Council's vision for the development of Ballybay and contains objectives which it seeks to implement over the period of the plan. These objectives relate to a range of topics including road and traffic, provision of services, preservation and conservation of buildings and protection of sites of scientific, historic or cultural importance. The plan will also address current and future plans for the development of

Ballybay town through the provision by means of zoning of appropriate areas of land for residential, commercial and retail, industrial, open space and recreational areas.

13.1.1 Location and Context

Ballybay is strategically located in the centre of County Monaghan, being less than 20 km from all the main towns within the county. The town will become more accessible with the improvement of transport links through the opening of the Castleblayney by-pass.

The town traditionally acted as a market town which served a large rural hinterland. In the 1800s the linen industry was the main form of employment in the area based on the abundance of flax grown locally. Subsequently the town developed an increasing dependence on the agricultural sector with the mart being the central focal feature which brought farmers and rural dwellers to the town. Following the downturn in the agricultural sector, Ballybay has suffered a loss of trade that has affected all sectors in the town. The town has been in decline for approximately 30 years, a fact clearly reflected in the number of derelict properties sited along the Main Street.

The town is dominated by Lough Major located to the east of the town centre. The Dromore River also forms an important part of the town's physical structure and it is these water features and local drumlins that have helped to dictate how the town has developed and evolved over the years.

13.1.2 Geology

The Ballybay area is a typical drumlin landscape, characterized by rolling hills broken up by rivers and lakes. This landscape is linked to the Midlandian Cold Stage (75,000 to 100,000 years ago) of the last Ice Age. The high ground drumlins were formed during glaciations as ice moulded deposits of till to create the classic "basket of eggs" topography. In the lowlands, the till is rich in clay and was deposited under heavy pressures of ice. This made the till very dense and consequently water cannot percolate through, making the land wet and difficult to drain. Consequently the landscape is littered with lakes.

Geologists classify the parish as forming part of the Longford-Down inlier, comprising Palaeozoic rock base and related to the era marked by the appearance of marine and terrestrial plants and animals, particularly invertebrates. The rock formations in this area are a series of Ordovician and Silurian age sandstone, representing the second and third stages of the Palaeozoic era respectively. There is an abundance of sandstone, micro conglomerates, black shale and minor fine-grained volcanic rock, siltstone, mudstone and greywacke in the area.

13.1.3 Historical Context

It would appear that Ballybay (meaning, "The Mouth of, or Approach to, the Ford of the Birch Trees") may have developed due to its location at the ford over the Dromore River at Corrybrannan where the outflow from the adjoining Lough Major narrows and makes its way down stream, through a clump of Birch Trees, to the lake lands of Derrynalooabinagh, Annaneese and Derryvally. It flows westwards, forming the Dromore River which connects to the Erne at Butlersbridge, Co.Cavan. Historically this ford may have been the nearest and most convenient crossing point on the Dromore River for all types of traffic.

The road from Carrickmacross to Monaghan and the road from Clones to Castleblayney intersect at this point. The town developed into a connecting junction or rest point for travellers. Of necessity, this meant that these travellers required food, drink and rest. Very often, their horses, mules and donkeys, their carriages and carts or wagons would require much needed maintenance. This promoted the establishment of the wayside inn or hostelry. Tradesmen such as blacksmiths, saddlers and carpenters were the occupations of its first inhabitants. Very soon, this area, known as Ballybea and later to be spelled 'Ballybay', was to become the natural centre for markets, fairs, public meetings, conventions, parades and processions for all types of organisation and societies.

The economic state of the locality changed utterly with the introduction of the linen trade. After the Battle of the Boyne in 1690, a family named Breakey settled in Balladian and Lisgillen. They were compensated for their services to William of Orange by a grant of lands in those areas. They were French Huguenots who were expelled from Southern France where they had been engaged in the linen industry. It was they who introduced Flax Culture to Co. Monaghan.

The area around Ballybay had many physical attractions for

the foundation of a thriving linen business. The soil was well suited for the cultivation of flax, the climate favoured weaving and bleaching, bog and woodland provided abundant supplies of fuel and every townland had gravel pits and quarries, providing material for building the mills. But, over and above all these resources, there was an abundant supply of free waterpower to drive the mills. On the little stream, which flowed from the lakes at Carrickatee and Creeve, there sprang up fourteen linen processing mills.



Monaghan Road, Ballybay

Hugh Jackson built the first Market House in the Square c1775, which he used as a purchasing depot. It was a two-storey timber structure. It was used as a schoolhouse and was available to local organisations for meetings, free of charge, and Ballybay's first Town Hall.

In the 1820's the Leslie family took up permanent residence on the Ballybay Estate and erected a house large enough to accommodate the extended family and built to a design consistent with their status as local landlords and members of the ascendancy. The demesne was developed with 30 acres of woodland, part of which was overlooking Lough Major. The main mansion consisted of a large entrance hall with marble pillars and a grand staircase, drawing rooms, library and billiard room, twenty-one bedrooms, servants' quarters and ancillary accommodation such as kitchens, pantries, larders, bathrooms, etc. The family did not restrict the enjoyment of the Demesne to a select few.

Emily Leslie French died in 1884 and her son, Robert Charles succeeded to the estate. He died suddenly in London in 1904. He was succeeded by his only surviving son, Henry Edward John Leslie (1890-1966). The eldest son, Theodore Norman had been killed in action in the Boer War. Henry was a member of the British diplomatic corps, stationed in Rome and later in the United States. He was involved in the difficult and lengthy negotiations with tenants for the revision of rents and later with the Land Commission on the sale of the land. After the death of his parents and when his duties permitted, he had always spent his vacations at Ballybay House and he had indicated that he intended to reside here after his retirement. He never married and so was the last of the Leslies at Ballybay House.

In June 1921, the Castle was destroyed by fire. It was believed that a contingent of Crown Forces was likely to be billeted there. There was also the suspicion that the burning was a warning to intending purchasers or maybe as part of the retaliatory campaign ordered by the I.R.A. in reprisal for the burning of creameries and other public utilities by the British.

The Leslie family issued long leases to enterprising folk for private and commercial building. The family built the present Market House in 1848 to help promote local trade and business and gave every assistance to any enterprise likely to be of benefit to the inhabitants.

In the second half of the 18th. century, the various religious congregations built new churches and schools. In 1850, the population of the town was approximately 1500. At that time it did not have its own water supply, town drainage, disposal services, street lighting or proper footpaths. This changed with the construction of the railway line from Dundalk to Enniskillen via Ballybay and Clones in 1854. The conveyance of livestock, timber, coal, merchandise and passengers promoted trade and industry.

The institution of the Ballybay Town Commissioners held its first meeting in 1871 with the membership consisting of bank representatives, business people and others who had an interest in progressing the town's commercial and economic well-being. In a short time, plans were formulated to provide a town water supply, street lighting and waste disposal. A town rate was struck to partially finance the running of the authority. Thomas McSherry was elected as Town Commissioner.

Favourable economic conditions at the time benefited the farming community and Ballybay's hinterland prospered to such a degree that the Town Commissioners set up a special committee to establish and regulate markets and fairs in the town. Market and fair days were calendared for such items as, flax, grass seed, corn, live and dead port, cattle, horses and farm produce.

As Ireland thrived in a relatively buoyant economy throughout the 1990's, Ballybay failed to attract new inward investment. Despite low interest rates and the opportunities available under Tax Renewal Schemes, the town failed to prosper. The increasing demand for one-off housing in the environs of the town, helped to accelerate the decline in the urban population. The advancement in recent times of a number of residential and commercial developments in the town may however herald a new more prosperous future.

Strategy & Vision

13.2 Strategy and Vision

The Ballybay Town Development Plan 2007-2013 seeks to:

1. Create a clear strategic framework for the sustainable development of the town and its hinterland.
2. Give spatial expression to the economic, cultural and social aims of the town.
3. Provide a basis for significant public and private sector investment in infrastructure, services and development, offering clear guidance to both sectors in framing development proposals, in partnership with the community
4. Establish a framework for more detailed specific local plans and projects within the town
5. Protect and enhance the unique heritage and social amenities of the town.
6. Renew and regenerate the town as the economic driver for the area
7. To enhance and promote the town's image



Ballybay Town Centre

Ballybay, by virtue of its strategic location within the county has failed to sustain its previous role as a vibrant market town. Increasing mobility, declining population levels and failure to attract new industrial investment has hindered the town's development. Monaghan County Council aim to address the future sustainable development of the town through the:-

- Establishment of a viable and growing population, sufficient to support a wide variety of employment and services.
- Development of infrastructure to accommodate growth within the town
- Improved transport links both within the county and destinations outside it.
- Re-development of back lands and derelict sites throughout the town
- Provision of sufficient parking within the town centre
- Development of Lough Major and the Dromore River System as tourist assets

Ballybay is a town which has been in decline for a number of years. It is the aim of this plan to assist and direct development in the town over the plan period with an emphasis on developing the town's main assets which are its strategic location in the County and its potential for tourism based on recreation in and around water bodies. It should be noted however that this is a spatial plan and is confined to directing development through land use zoning.

Land Use Planning

13.3 Land Use Zoning

The Ballybay development plan is fundamentally concerned with promoting growth and development while protecting its natural and built environment. The primary tool to implement this strategy in the town is through land use zoning. The land-use planning map relating to Ballybay Town is at the back of this plan (BBDP1).

Land use zonings indicate the purpose for which particular areas of land may be used and outline policy with regard to the approximate location and distribution of uses and activities. The purpose of such zonings is to allow for the rational use of land, protect the amenity of the town and to allow adequate space for current and future developments. Ballybay Town has been zoned with a variety of land uses, enclosed within a development limit, which should provide compatible land uses and sufficient lands for the sustainable development of the town over the plan period 2007 - 2013. The land uses are as follows:-

- **Town Centre.**

Areas zoned as Town Centre can include mixed uses including commercial retail, offices, light industrial and residential uses.

- **Industry and employment**
- **Commercial**
- **Community/ Civic / Educational**
- **Recreation / Open Space.**

These areas have been zoned to allow for the provision of recreational facilities and open space that allow for active sporting and passive uses. These areas are vital for the social well being of the residential population and also to provide a facility for the public in general.

- **Local Landscape Policy Areas (LLPAs).**

These areas are important landscape features and elevated lands within the settlement that have been identified so as to ensure that developments do not detrimentally impact on the amenity of the landscape nor on the natural setting of the town. Development in these areas will be severely restricted.

- **Low and Higher Density Housing**

The Planning Authority acknowledges that there is an increasing demand for the provision of larger detached dwellings on substantial plots within the planned limits of settlements. To accommodate this need the Planning Authority has zoned areas of low density housing where densities in excess of 6 residential units to the acre (15 dwellings per hectare) will be prohibited.

In accordance with the provisions of the Residential Density Guidelines for Planning Authorities, the Planning Authority

shall encourage higher residential densities in appropriate locations, subject to appropriate qualitative safeguards, which ensure that the highest quality of residential environment is achieved. Higher density residential developments will be encouraged within and close to the town centre, where the higher densities reflect the character of the area; the design is of high quality; and the development is on lands that can be serviced. There are 58 ha and 34 ha zoned for low and higher density housing respectively in this development plan for Ballybay.

Areas zoned for housing may where necessary accommodate some retail or community development, where the provision of these is directly related to the residential use.

- **Local Area Action Plan (LAAP)**

This area includes portions of vacant lands and derelict buildings to the rear of Main Street. This area offers significant development potential but is likely to remain undeveloped in the absence of the Planning Authority taking a pro active role in their redevelopment, under the aegis of a comprehensive, detailed, high-quality plan. The Planning Authority proposes preparing an Action Plan for this area, during the life of this plan, to help stimulate and direct development in a sustainable manner.

Applications for development, which would not inhibit the primary zoning use will be considered on their merits and permission may be granted where the planning authority consider that the proposed use or development would not be detrimental to the primary use objective for that area.

Within the land use plan is an area that has been identified and outlined in brown within the town centre for a LAAP. The purpose of this LAAP is to create a local plan that will incorporate local people's vision and ambitions for their area with the ultimate aim of regenerating and improving the urban fabric of the town of Ballybay. Work on LAAP's will begin following formal adoption of the County and Town Development Plans 2007 - 2013.

Applications for development which would not inhibit the zoned use will be considered on its merits, and permission may be granted where the planning authority considers that the proposed use or development would not be detrimental to the primary use objective for that area.

Heritage in Ballybay

13.4 Archaeology

While there are few features of archaeological interest within Ballybay there are a number within close proximity of the town. These include sites at;

- Dunmaurice - where there is a Megalithic Tomb, locally known as 'the Giant's Grave'. It is a court tomb chamber dating to 3000 BC.
- Lennan - where a Dolmen is sited, dated to 4000/5000 BC.
- Drumguillev - there is a court tomb.

Many remains of old Crannogs or Lake Dwellings and Ring Forts are visible in many areas near the town.

Policies for the protection of Archaeological Heritage in Ballybay are provided in Chapter 4, of the Monaghan County Development Plan 2007 - 2013.

13.4.1 Built Heritage

Ballybay's is characterized by attractive and continuous building frontages with a pleasant mix of building heights, materials and colours. The scale of buildings in the town are in the main, typical of eighteenth and nineteenth century Irish market towns; three storey commercial/residential

premises line the street on both sides, with single and two-storey returns behind. The agricultural and livestock mart's wide span shed structure is by far the largest building in the town centre. The main streets in Ballybay are as follows:

Main Street.

Main Street is a mix of two and three storey buildings of different styles. The Square contains some elegant buildings such as the offices of the Department of Agriculture. This was formerly the Bank of Ireland, built in 1880 by James Harvey & Co., Enniskillen. Ardmore Guest House was formerly a branch of the Royal Bank of Ireland and originally a Jackson property. The 'Tavern' was destroyed by fire in 1910 and was subsequently completely restored. The old boys' and girl's national school, just off Lr. Main St., has been refurbished, while Riverdale House, once the residence of the Gray family became a guest house and hotel. A recent fire in the premises now calls for the refurbishment of the building.

Church Street.

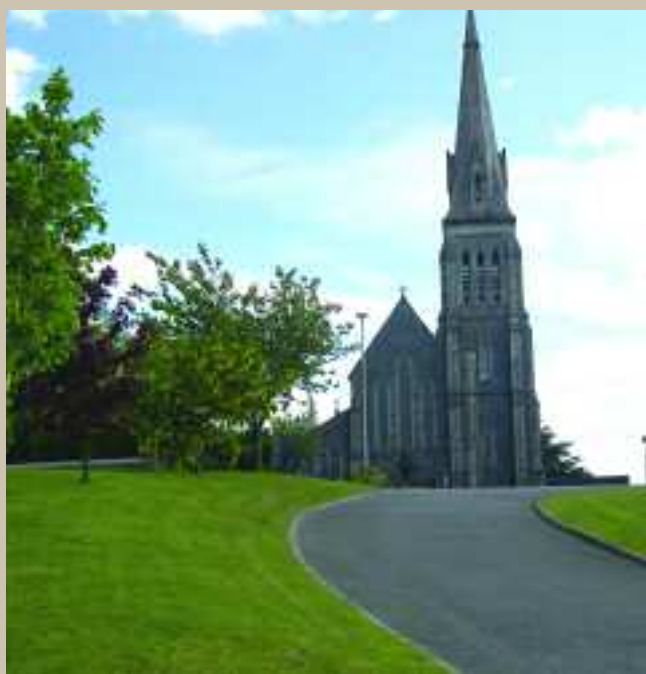
This is off the Main Street containing a selection of two and three storey dwellings, some of recent construction. The entrance to the Court House is here. Church Street was once the location of the flax and dead pork markets. On the summit of the hill on this street is Christ Church, built in 1798 by Henry Leslie DD. The Church of Ireland national school located adjacent, endowed by the Leslie family is now a community centre. The Methodist church or Evangelical Hall was another notable building in this street. It was opened for worship in 1876.



Church of Ireland with Lough Major in the foreground

Hall Street

Contains a variety of two and three storey buildings and was previously the location of the cattle fair. The Fair Green occupied the grassy area on which now stands the Garda Barracks. The Temperance Hall and National School were located close to Second Ballybay Presbyterian Meeting House. The church was founded in 1834 and the school in 1885. Buildings of note along the Clones road are, the Convent of Our Lady, St Joseph's Nursing Home, St Anne's Convalescing Home and the Parochial House.



Catholic Church, Ballybay

St. Patrick Street

St. Patrick's Catholic Church is located on elevated site originally occupied by the original town chapel. It was dedicated in 1865 during the pastorate of Rev. Fr. Andrew Carney PP. That site also contained the residence of the parish priest and his curates. St. Patrick's was designed by William Hague of Cavan and the supervisor of construction was George Burnett. The design is early Gothic.

Patrick Street was formerly known as 'Albert Street' and was the location of the Horse Fair. The dwellings are a mix of two/three storeys. The Irish National Foresters built St Patrick's Hall in 1936.

The main railway line from Ballybay to Clones passed over a metal bridge at the junction of St. Patrick Street and the Main Street. It was demolished some years after the railway closed in 1957.

Barrack Street

Also known as 'Castleblayney Road', has a mix of two/three storey dwellings. The old GNR passenger station was located off this street. The street was so named because of the presence of the RIC station. In 1921, it became the local Garda station. Pearse Place is a nice terrace of nine dwelling, three lots of three. They were built in the early 1930's. Beyond is the entrance to the Town Park, which has its original entrance and gatekeeper's residence. The local boy's and girls' national schools are located here.

The Meeting House Lane

This was once a densely populated area. There were 35 two-storey houses of two up/two down style, lining both sides of this narrow roadway. It was originally the main entrance to the Main Street and the Clones Road. The steep incline on it made it impossible for carts and carriages to negotiate it and the present entrance to the Main Street from Hall Street was made when two derelict houses on the Main St., were demolished and a new road and bridge were erected to connect with the Clones road at the original entrance to Meeting House Lane. This took place in the early 1800's.

The Ballybay Gas Company had its works in this area. The stand for the old gasometer was evident until recently. The manager's residence was on the Clones road, opposite Second Ballybay. The stone built bridge on the Meeting House Lane was erected c.1785.

Lake View Terrace

This scheme of ten terraced dwelling was designed and built in 1936. It was designed to provide housing for those living in poor conditions in Meeting House Lane. The site overlooks Lough Major and consists of two storey houses with garden attached.

Policies for the protection of Heritage in Ballybay are provided in Chapter 4 of the Monaghan County Development Plan 2007 – 2013. Specific objectives for the protection of Ballybay's Heritage are as follows;

Policies for Protection of Heritage

BB 1.	Protect and preserve the Protected Monuments and Structures located in Ballybay, as identified in Appendices 5 and 6 of the County Development Plan 2007 - 2013
BB 2.	Designate an Architectural Conservation Area (ACA) in Ballybay town centre in accordance with DOEHLG 'Architectural Heritage Protection' during the plan period 2007 - 2013
BB 3.	Protect and conserve the streetscape character, and heritage of the town with particular emphasis on the Square and Main Street.
BB 4.	Encourage new developments to refurbish existing buildings and back lands to eliminate dereliction and reinforce the town centre, where possible.
BB 5.	Ensure that new development will enhance, respect and compliment the form and scale of the existing town streetscape and architecture.
BB 6.	Preserve features which contribute to the townscape and character of the town - Archways, facades, stonework, iron railings, etc
BB 7.	Ensure the design of shopfronts, signs and advertisements match the overall form and structure of the buildings to which they pertain
BB 8.	Maintain and Restore Ballybay Courthouse during the Plan period 2007 - 2013

13.4.2 Natural Heritage

Lough Major and the Dromore River System are Proposed Natural Heritage Areas and Areas of Secondary Amenity. They are an important natural resource that have helped shape the development of Ballybay and should be protected. Lough Major is the venue for International Course Angling competitions and is well used by visiting German and English anglers. It is also utilised by the Scout

Association of Ireland for canoeing and sailing, during camp sessions, as well as individuals for more passive recreation.

Policies for the protection of Areas of Secondary Amenity and of Proposed Natural Heritage Areas in Ballybay are contained in Chapter 4 of the Monaghan County Development Plan 2007 – 2013. Specific objectives for the protection of Ballybay's Heritage are as follows;

Policies for the Protection of Natural Heritage

BB 9.	Protect Lough Major and the Dromore River System and its environs by prohibiting development within their environs, unless in exceptional circumstances, where it has been proven to the satisfaction of the Planning Authority that the integrity of the Lough and System, and its surrounding landscape will not be threatened.
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Town Centre

13.5 Urban Renewal & Dereliction

Despite being included in the Town Renewal Scheme, (launched by the Department of the Environment, Heritage and Local Government in 1999), which sought to regenerate the town centre by facilitating the renewal and refurbishment of residential and commercial development, the town centre has failed to experience significant regeneration and a significant number of premises remain vacant.

As outlined in 4.2 above, Ballybay's Main Street is attractive, with continuous building frontages and a pleasant mix of building heights, materials and colours which define the character of the town. The town offers considerable potential for regeneration by developing imaginative projects which are sensitive to the character of the town.

Land values in Ballybay tend to be lower than the average in County Monaghan. As a result there has been some interest in development in Ballybay of late and this renewed interest has seen the construction of a number of new housing developments.

Many of backlands in Ballybay are all in a derelict state and quite unsightly from the approach roads to the town. In 2004/2005 a report on backlands development was undertaken by Monaghan County Council in conjunction with 4 major landowners. A private consultant was employed and created a report titled 'Main Street Ballybay - Proposed Urban Framework Plan'. The lands included within the master plan have been the subject of a number of planning applications and it is expected that some works will commence in 2006.

Other backlands, particularly to the west of Main Street remain undeveloped. There are a number of derelict properties and portions of vacant lands likely to remain undeveloped in the absence of the Planning Authority taking a proactive role in their redevelopment. Consequently, the Planning Authority proposes preparing a Local Area Action Plan for this area to help stimulate and direct development in a sustainable manner.

Despite its lack of growth, Ballybay still maintains a strong community network with a large number of community groups. Ballybay Development Association (BDA) is one of the most active groups and have in place a flagship project for town renewal and a tourism project.



Ballybay Town Centre

New development in Ballybay Town Centre will be subject to the policies contained in Chapter 8 of the Monaghan

County Development Plan 2007 – 2013. Specific objectives for the development of Ballybay Town Centre are as follows:-

Policies for Town Centre

BB 10.	Regenerate the town centre as a residential, retail and services centre and encourage the refurbishment, renewal and re-use of existing buildings and derelict sites.
BB 11.	Continue to encourage and accommodate the regeneration of backlands in the town, including the construction of new urban streets to provide access to inaccessible lands
BB 12.	Prepare and implement a Local Area Action Plan (LAAP) for the lands identified on map BBDP1
BB 13.	Promote the vitality and viability of the town centre by prohibiting, except in exceptional circumstances, the location of town centre uses such as financial institutions, offices, etc outside the designated town centre, as defined on map BBDP 1
BB 14.	Encourage the principle of 'living over the shop' within the town centre
BB 15.	Use statutory legislative powers to discourage and prevent dereliction and encourage regeneration and development in the town
BB 16.	Ensure that sufficient parking is available for town centre uses
BB 17.	Provide public investment directly and in partnership with the voluntary or private sector, to support the vibrancy of the town.

Retail & Services

13.6 Retailing

The level of retail activity in Ballybay has declined significantly over the past decade. Main Street is the traditional commercial centre of the town, however many of the retail units based on the street are small and dated. The largest retail outlet is the Super Value Store located on the Main Street. The type of retailing available in the town includes clothing and footwear, newsagent, pharmacists and a florist. The Retail Development Strategy for County Monaghan, October 2003, indicated that there was 1163 sqm of net retail floor space in the town. There are also approximately 14 No. public houses in the town.

With the decline in population and increasing mobility, Ballybay town is unable to sustain a vibrant comparison goods sector. The variety and range of shops and offices needs to be broadened and expanded. The viability of local businesses however depends on a sustainable population and catchment area. Increasingly the service sector, such as professional services and non-retail businesses are facing uncertain futures in the town, competing with vibrant economies in Cavan and Monaghan.

Ballybay Town Council will continue to encourage the location of town centre retail and service businesses within the town centre area and will through development control, restrict town centre uses from locating outside the town centre. The Town Council will in collaboration with the business sector and local traders, improve and develop the town centre shopping facilities as resources become available.

Policies for Retailing in Ballybay are contained in Chapter 5 of the Monaghan County Development Plan 2007 – 2013, and the Retail Development Strategy for County

Monaghan, October 2003. Specific objectives for retailing in Ballybay are as follows;

Policies for Retailing	
BB 18.	Encourage development that would maintain and consolidate the retail core (as defined by the town centre boundary) of the town, in order to protect its vitality and viability as the principal shopping area for Ballybay and its environs.
BB 19.	Prohibit the location of retail development outside the town centre unless where it is compliant with the policies as laid out in The Retail Development Strategy for County Monaghan, October 2003
BB 20.	Encourage and provide for a wider range and size of retail shops in the town centre

Population & Settlement Housing

13.7 Population

The 2006 Census shows that the population of Ballybay urban area declined in the period 2002 – 2006 by –8.2% from 437 to 401 persons. The environs of Ballybay experienced a significant population increase during the same period with a 30.1% rise from 627 to 816 persons. Ballybay rural area also experienced a population increase over the same period of 16.8% from 1,181 to 1,379. The trend of a declining urban population and an increasing rural population is apparent in a number of towns in County Monaghan but is significant in Clones and Ballybay.

As stated in the County Development Plan, population trends are central to the planning process. Changes in population, household patterns and spatial distribution form the basis on which decisions on land use, service provision, housing, employment retail community and recreational needs are determined. The decline in the numbers residing in the town is exacerbated by a settlement pattern of dispersed population dependant upon road transport, resulting in a further weakening of the urban structure and a loss of investment in the town's retail and service sector.

In recent years, housing and apartment development in town centres, throughout Ireland, has strengthened urban settlements as economic and service centres. This pattern of development has not however been reflected in Ballybay where the principle challenge remains to halt the net out migration from the urban area to sustain the services that remain in the town. The current settlement trend and population loss is unsustainable and is having a detrimental effect on the viability of the town

The National Spatial Strategy, the Regional Planning Guidelines and the Sustainable Rural Housing Guidelines provide a basis for planning authorities to formulate a settlement strategy for the county, as outlined in chapter 3 of the County Development Plan 2007 -2013. In that settlement strategy Ballybay was identified as a Tier 3 town which provides a range of retail and educational services. In accordance with this strategy it is proposed that Ballybay be developed as a residential centre and a service and local retail centre for the surrounding hinterland

Ballybay is centrally located within County Monaghan and is therefore ideally located to benefit from business and employment in other parts of the county. The town must increase its population base and develop its weak urban structure, to sustain its role as a service and employment centre. The development of the town as a residential centre is critical to its future. The town has a weak employment base which must be strengthened to encourage population growth. The tourism sector may provide a vehicle for regeneration in the town.

13.7.1 Housing Strategy

Section 95(1) of the Planning and Development Act 2000 requires that a development plan shall set out a strategy for the purposes of ensuring that the housing needs of the existing and future population of the area are provided for.

Monaghan Local Authorities adopted a Housing Strategy in 2001. A revised Housing Strategy 2007 - 2013 was adopted on 5 June 2007.

13.7.2 Social Housing

Monaghan County Council has provided 190 houses in Ballybay, of which 85 remain in rented stock, with the remainder either on tenant purchase or purchased outright.

New social housing schemes were completed by Monaghan County Council over the period 2000 to 2004 in Ballybay and are as follows;

- 11 houses for the elderly at Fairgreen, Ballybay, completed in 2000
- 34 houses at Corrybrennan Park of which 17 were sold as affordable houses
- Two houses specially adapted for disabled needs are due for completion in June 2006.

Ballybay Town Council constructed a total of 33 houses in Ballybay - only 1 of which remains in rented stock, with the remainder either on tenant purchase or purchased outright.

Social Housing provided by Voluntary Housing Associations

Camphill Community has completed 2 group homes for the accommodation of persons with intellectual disability at Corraskea, Ballybay. The first group home was completed in 1999 and contains 15 units of accommodation and the second group home was completed in 2004 and provides accommodation for 12 persons.

Cuan Mhuire Teoranta is a charitable Trust formed by Sr. Consilio Fitzgerald in 1965 as a multi-denominational movement providing treatment and on-going rehabilitation for a range of addictions such as, but not limited to alcohol, drugs and gambling. The Trust has purchased a house in Ballybay and is currently renovating the property. The development will in the main provide a step down accommodation facility and on site counselling services, family support services and education in addiction awareness for schools, youth groups is also planned.

The voluntary sector has been very active in the county over recent years and is a welcome participant in the provision of social housing. Many of the tenants require continuous support and the housing associations are in a position to provide this through the support of the Health Service Executive where necessary. Monaghan County Council will continue to explore opportunities for further provision by the voluntary sector.

Waiting list for social housing

There are currently thirty six applicants, who declared preference for social housing in Ballybay requiring accommodation are shown in the table below.

Table 13.1. Waiting List for Social Housing

Category Requiring Accommodation	Type of Accommodation Required
10 single persons over 55 years of age	(1 or 2 bed units)
19 single persons under 55 years of age	(1 or 2 bed units)
5 families	(2 Bed units)
1 family	(3 Bed unit)
1 family	(4 Bed unit)

Acquisition of land for present and future needs

Monaghan County Council is seeking land in Ballybay to enable direct provision of housing by the local authority to meet present and future needs. These lands will be available within the zoned residential area indicated on map BBDP1.

13.7.3 Private Housing

Ballybay has experienced a recent increase in the demand and provision of new private housing. A number of housing developments are currently under construction in the town. The competitive house price advantage of Ballybay over Monaghan and Castleblayney, combine with its strategic location identifies Ballybay as a potential housing destination, particularly attractive to first-time buyers.

In accordance with the requirements of Part V of the Planning and Development Act 2000, and in order to meet

on-going social and affordable housing needs, the Planning Authority shall require 20% of units from all private housing developments on zoned housing land in Ballybay.

13.7.4 Affordable Housing

Monaghan County Council sold 17 houses under the 1999 Affordable Housing Scheme at Corrybrennan, Ballybay in 2004. The houses were part of an overall development of 34 units of which 17 were let to social housing applicants. The Council aims to develop further affordable units in the town as part of the Social and Affordable Housing Programme.

Proposals for all new residential development within Ballybay will be subject to policies contained within chapter 8 of the County Development Plan 2007 - 2013 and the Residential Density Guidelines for Planning Authorities, DOEHLG. Specific policies relating to residential development in Ballybay are outlined as follows:-

Policies for Housing	
BB 21.	To promote Ballybay as a residential centre and encourage the development of new residential accommodation on zoned housing lands.
BB 22.	To provide sufficient zoned, serviceable land to meet the future housing needs of the town
BB 23.	To provide directly or in partnership with the voluntary or private sector sufficient social and affordable housing to meet the needs of the area
BB 24.	To encourage social integration and a mixture of tenures in all housing developments
BB 25.	To encourage the refurbishment and reuse of derelict buildings and development on derelict lands and infill sites in the town
BB 26.	Comply with the aims, objectives and policies of the Monaghan County Council Housing Strategy

Industry & Employment

13.8 Industry and Employment

Classified by socio-economic group the predominant employment sectors in Ballybay are manufacturing and electrical (39 people or 22.8%), commerce (33 people or 19.3%), and finally other work (32 people or 18.7%). Of note is the lack of professionally employed people in the town (17 people or 9.9%) and the lack of public service employees (11 people or 6.4%).

Ballybay town has a small number of core industries, which have provided consistent employment, largely in the unskilled sector and notably in the food processing and engineering/ steel industries. The major employers are Silver Crest Foods, located on the Monaghan Road, Leonard Engineering Ballybay and M.I. Metals. The structure of the workforce has changed considerably over the past five years, with many foreign nationals employed in low-skilled jobs. The Ballybay Business Centre developed by the Monaghan Community Enterprise Forum has a number of small employers providing local jobs for the town.

Ballybay has suffered heavily from factory closures over the years and these jobs have never been replaced. The loss of Irish Plastic Binding, North Eastern Technical Support, Murtex and more recently the Riverdale Hotel have left a deficit in the local jobs market. Manufacturing, food processing, retailing, entertainment and agriculture were the main forms of employment during the 1960s and 1970s with angling being the main tourism product. Today, only the food processing and manufacturing sectors offer reasonable levels of employment with the other sectors now greatly diminished

In addressing the problems encountered in this sector it is imperative that the infrastructure of Ballybay is improved if jobs are to be created in the town. Services need to be

upgraded and the work of the BDA needs to be supported. The introduction of broadband to the town will help local businesses but more investment in technology-based industries is required. Young people who have left to attend third level establishments and who have obtained various qualifications have been unable to return to their town since there are no jobs available locally which match their skill requirements.



Approximately 23 hectares of land have been zoned for new industrial development in Ballybay, as indicated on the attached map BBDP 1. This is considered sufficient to accommodate the anticipated level of industrial development in the town during the life of the plan. The majority of this land is adjacent to Silver Crest Foods located to the north west of the town. The rationale in zoning the majority of this land in one parcel is to avoid potential noise, nuisances and conflict with adjoining land uses. The objectives for industry in Ballybay are as follows.

Policies for Industry

BB 27.

Ensure that sufficient and suitable land is reserved for new industrial development at appropriate locations, where there are existing infrastructural facilities, services, good communications, or where these can be provided at a reasonable cost.

BB 28.

Encourage and promote the development of Industry in Ballybay over the plan period

Infrastructure & Services

13.9 Roads & Traffic Management

Monaghan County Council is responsible for the upkeep and maintenance of roads in the town and will continue to maintain and improve road surfaces, footpaths and street furniture throughout the town.

The Planning Authority, recognising the need for a link road from the Clones Road to the Monaghan Road, is seeking to open up development land for housing and industry and improve traffic linkages by developing a relief road around the town. A likely route for this road is indicated by the wide band as shown on map BBDP 1. It is proposed to investigate the proposed route, design and development of this road during the life of this plan.

The Planning Authority also proposes investigating the potential development of a number of new urban roads. These proposals would open up extensive lands for future town centre development and improve traffic movement in and around the town and are shown on map BBDP1. These are as follows:-

- Backlands link road to the west of Main Street with access points off the Clones and Cootehill Roads being

indicated by the arrows. The exact route of this road will be investigated in detail in the preparation of a LAAP

- The three arrows indicate access points off Main Street and the Castleblayney Road into back lands to the east of Main Street. The precise line of this road is not known but will be determined through further consultation with landowners and new development proposals during the plan period.

13.9.1 Parking

Monaghan County Council currently maintains one car-park in addition to the on-street parking facilities along Main Street and the Square. Parking regulations are implemented by the Council. A number of private car-parks are maintained by business, sporting and church groups throughout the town. Parking on the Main Street is need of regularisation to make the most efficient use of space. There is also potential for improved parking facilities with backland development which should be easily accessible and compliment the parking along Main Street.

In addition to the above parking any new development within Ballybay Town Centre shall comply with car parking standards as laid out in chapter 8 of the Monaghan County Development Plan 2007 – 2013



Main Street , Ballybay

Policies for Roads in Ballybay

BB 29.	Construct new roads and improve the existing road network in around and through the town, to open up development lands and improve traffic safety, as required and in accordance with the proposals identified on map BBDP 1
BB 30.	Reduce traffic congestion and improve access and traffic flow throughout the town.
BB 31.	Construct and maintain pedestrian and traffic safety measures and implement traffic control measures, where required, throughout the town
BB 32.	Regulate and manage car-parking facilities throughout the town in accordance with chapter 8 of Monaghan County Development Plan 2007 – 2013 and ensure that adequate space is provided in all new developments for off-street car parking and servicing.
BB 33.	Strengthen and reconstruct all deficient sections of road pavement and footpath and provide additional pavements and footpaths in residential areas when resources become available.
BB 34.	Co-operate with developers in the provision of access points, roads, footpaths and services and require where it is deemed necessary.

13.9.2 Water and Waste-Water Services

Under section 83 of the Local Government Act 2001 from the 1st January 2004 Monaghan County Council became

the sole Sanitary Authority for County Monaghan. Monaghan County Council is now responsible for the provision of Water Services (Water and Waste Water) throughout the county.

Table 13.2. Waste-water Treatment Works Capacity in Ballybay

Town/Village	Existing Design P.E.	Current Loading P.E.	Treatment Type	Proposals
Ballybay	7,300	4,400	Secondary	Upgrade treatment works and collection network

13.9.3 Power & Telecommunications

Ballybay will continue to co-operate with statutory and regulated bodies in the provision of power and communication facilities throughout the town. Section 6.5 in chapter 6 contains the relevant policy for telecommunications throughout County Monaghan

Broadband has been introduced to the town through the community broadband scheme thanks to a joint venture between BDA and Monaghan County Council. This should be developed further as there are current black spots in the area.

13.9.4 Education

Ballybay has two National Schools - Scoil Eanna and the Central School, both of which are located on the Castleblayney Road. A Community Crèche is planned for an area in the town park opposite the national schools. Ballybay Community College which is due to undergo a major expansion, is located on the Carrickmacross Road.

Policies in relation to development for education purposes are contained in chapter 7 of the Monaghan County Development Plan, 2007 – 2013.

13.9.5 Recreation and Amenity

There are approximately 30 voluntary and community groups in Ballybay. Community meeting rooms and facilities are available at Birch Court (BDA) and Church of Ireland Hall and the Presbyterian Hall. All of these facilities are heavily subscribed. The library is currently undergoing refurbishment which will provide new library accommodation.

Other Recreation Facilities in the Town include the following:

- Pearse Brothers GFC located to the east of the town is currently undergoing a major expansion. The project includes a new sports pavilion comprising changing rooms, toilets, gymnasium/ multi purpose space, foyer, meeting room etc. and an all weather pitch with flood lighting. There is also a school playing field on the Cootehill Road.
- Ballybay scouts have a camping area with plans to develop toilets and shower blocks.
- Ballybay bowling club plan to build an all weather bowling green in the Town park
- Town Park at Lough Major, including walkways, play ground, juvenile playing pitch and angling facilities.
- The BDA wetlands on the Dromore River System has planning permission for an environmental centre, a hostel and 8 chalets.

Many of the above projects are linked by the Dromore Waterway. A feasibility study has been carried out into building an all Ireland Water Sports Area for Canoeing, Kayaking, Rowing, Angling and general use by non motorised sports. Complimentary to this proposal is the development of Lough Egish and the Billy Fox Memorial Park. The purpose of the water sports area is to provide an integrated approach to recreation for Ballybay and its hinterland.

13.9.6 Open Space

Ballybay has a number of important open spaces. The Square in the town centre and Lough Major are the most important public spaces in the town. It is imperative that these areas are preserved and enhanced in an appropriate manner.

The Town Park located to the east of the town, sandwiched between Lough Major and the Castleblaney Road provides an excellent area of open space for passive recreation and active recreation for young children.

Policies in relation to development for recreation and open space are contained in chapter 7 of the Monaghan County Development Plan, 2007 – 2013. The objectives for recreation and open space in Ballybay are provided below:-

Policies for Recreation and Open Space

BB 35.	Prohibit development on zoned recreation lands unless it is clearly demonstrated that it is of compatible amenity value and that there will be no adverse effect on the environment
BB 36.	Provide sufficient open space and amenity areas within the town for its population and prevent the loss of existing or private open space unless alternative facilities are provided in a suitable location elsewhere
BB 37.	Support the development of social, recreational, sporting and community facilities in Ballybay in appropriate locations
BB 38.	Maintain existing rights of way and investigate the creation of additional public rights of way either, by agreement or by use of compulsory powers. To create and enhance walkways around the town with particular emphasis on the lands around Lough Major
BB 39.	Develop and enhance the town park in Ballybay during the plan period

Tourism

13.10 Tourism in Ballybay

Ballybay was recognised in the 1980s and 1990s as a major angling area but due partially to poor investment in infrastructure, the town has experienced a down turn in the number of angling visitors and consequently the angling tourism market.

Ballybay has not yet fully developed its tourism potential. The town's important archaeological and historic sites, together with its natural and heritage features, such as the Dromore River, could be developed as significant tourist attractions, given its pivotal position as a tributary of the Erne System. The enhancement of the facilities on the Dromore system offer significant opportunities to develop tourism facilities throughout the town. Such facilities should integrate with current and proposed developments. With close proximity to the town centre this type of tourism could be a catalyst for regeneration. A feasibility study has been completed with the support of both public and private bodies and of the Irish Canoe Union and the Canoe Association of Northern Ireland. The feasibility study pointed out the potential of becoming a host town to the 2012 Olympics in London.

Another proposal is the linking of a canoe trail from Ballybay to join with the existing Erne Canoe trail. To develop this further, more accommodation and amenities are required in the town. A wetlands centre has recently

been granted planning permission which will include an education centre, hostel and chalets.

Development of the town's tourist sector is one area in which there is potential to regenerate the town. This development plan proposes to develop the tourism in Ballybay and create a special niche market for the town. Ballybay benefits from a number of natural resources unique to the area and it is these which should be utilised, promoted and managed in a sustainable manner as the way forward for the development of the town.



Lough Major

Policies for Tourism

BB 40.	Promote Lough Major and the Dromore River System as the premier tourist attractions in the area
BB 41.	Accommodate sustainable tourism related projects in an around Lough Major and the Dromore River System which are compatible with Policy BB 9 of this plan.
BB 42.	Upgrade and develop angling facilities in Ballybay in co-operation with the Fisheries Board and all other relevant water bodies
BB 43.	Develop a new image for the town through promoting its heritage assets such as Lough Major and the new heritage centre located along the Dromore River

View Map – Ballybay Town Map BBDP 1

Download a detailed copy below:

http://www.monaghan.ie/websitev2/download/pdf/planning/developmentplan2007-2013/FinalPrintedVersion/ballybay_mapReduced.pdf