

## Chapter 13 Ballybay Town Development Plan 2013-2019

### 13.1 Introduction

The Ballybay Town Development Plan 2013-2019 is the successor document to the Ballybay Town Development Plan 2007-2013 and any previous plans. The Town Plan relates to the area outlined on Map BBDP1. This Plan should be read in conjunction with the Monaghan County Development Plan 2013-2019.

This Town Development Plan has been prepared concurrently with the Plans for County Monaghan and the 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.

Ballybay Town Council is not a planning authority and as such the land use zoning map contains zoned lands within the environs of the town, which are located within the functional area of the County Council.

It should be noted that many objectives and policies contained within the Monaghan County Development Plan will also be applicable to the Ballybay Town Development Plan. In order to avoid repetition, common objectives and 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, objectives and 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 Town Development Plan, unless otherwise stated. Similarly, objectives and policies contained within the Ballybay Town 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 2013-2019 unless otherwise stated.

The Ballybay Town Development Plan 2013-2019 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 roads 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 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 twenty kilometres from all the main towns within the county. The town has become much 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 suffered a loss of trade that 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, characterised by rolling hills separated 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 Derrynalobinagh, 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.

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 was 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 it 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 eighteenth 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 pork, 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.

## Strategy and Vision

### 13.2 Strategy and Vision

Strategic Objectives for the Town of Ballybay are contained within Chapter 8 of the Monaghan County Development Plan 2013-2019. 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 aims to address the future sustainable development of the town through:-

- Establishment of a viable and growing population, sufficient to support a wide variety of employment and services.
- Development of infrastructure where necessary to accommodate growth within the town.
- Improved transport links both within the county and to destinations outside it.
- Encouragement of re-development of back lands and derelict sites throughout the town.
- Provision of sufficient parking within the town centre.
- Facilitation of the 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 Planning

The Ballybay Town Development Plan is fundamentally concerned with promoting growth and development while protecting the natural and built environment of the town. The primary tool to implement this strategy is through land use zoning. The land use zoning relating to Ballybay Town is detailed on Map 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, to 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 2013-2019. Details of specific land use zonings are contained within Chapter 8 of the Monaghan County Development Plan 2013-2019. The land uses applicable to Ballybay are as follows:-

- Town Centre.
- Existing Residential.
- Proposed Residential.
- Strategic Residential Reserve.
- Industry, Enterprise and Employment.
- Existing Commercial.
- Community Services/Facilities.
- Recreation and Amenity.
- Landscape Protection/Conservation.

## Natural and Built Heritage

### 13.4 Natural and Built Heritage

#### 13.4.1 Natural Heritage

Lough Major and the Dromore River System are designated 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 by individuals for more passive recreation.

#### 13.4.2 Built Heritage

Ballybay is characterised 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. In 2010, a Historic Landscape Characterisation Plan (HLCP) was produced to document the built heritage of the town. Any development proposals will have regard to the Ballybay HLC Plan. 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, which 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 Lower Main Street has been refurbished, while Riverdale House, once the residence of the Gray family, is now a hotel.

##### **Church Street.**

Church Street is off Main Street and contains 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.

##### **Hall Street**

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 Hall Street include, the convent of Our Lady, St Joseph's Nursing Home, St Anne's Convalescing Home and the Parochial House.

### **St. Patrick Street**

St. Patrick's Catholic Church is located on an 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', Barrack Street includes a mixture of two/three storey dwellings. The old Great Northern Railway passenger station was located off this street. The street was so named because of the presence of the Royal Irish Constabulary station. In 1921, it became the local Garda station. Pearse Place is a nice terrace of nine dwellings, in 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 boys' 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 from 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 Street, were demolished and a new road and bridge were erected to connect with the Clones Road at the original entrance to Meeting House Lane, 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 Presbyterian Church. The stone built bridge on 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.

### **13.4.3 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.
- Drumguillew - there is a court tomb.

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

Objectives and policies for the protection of Built Heritage in Ballybay are provided in Chapters 4, 8 and 15 of the Monaghan County Development Plan 2013-2019. Specific objectives for the protection of Ballybay's Natural and Built Heritage are as follows;

<b>Objectives for the Protection of Natural and Built Heritage</b>	
<b>BBO 1</b>	Ensure that all plans and projects relating to natural and built heritage within Ballybay Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
<b>BBO 2</b>	Protect and conserve the streetscape character, and heritage of the town with particular emphasis on the Square and Main Street.
<b>BBO 3</b>	Encourage the restoration of Ballybay Courthouse during the Plan period 2013-2019.
<b>BBO 4</b>	Protect Lough Major and the Dromore River System and their 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.

**Town Centre**

**13.5 Town Centre**

**13.5.1 Urban Renewal and 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 Section 13.4.2, 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.

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 four major landowners. A private consultant was employed and created a report titled ‘Main Street Ballybay – Proposed Urban Framework Plan’. Whilst a number of permissions were granted for development in this area, only some of the developments have commenced and none have been completed to date.

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 was responsible for the development of Ballybay Wetlands Centre which is located at Derryvalley, Ballybay.

New development in Ballybay Town Centre will be subject to the objectives and policies contained in Chapters 3, 4, 5, 6, 8 and 15 of the Monaghan County Development Plan 2013-2019. Specific objectives for the development of Ballybay Town Centre is as follows:-

<b>Objectives for Town Centre</b>	
<b>BBO 5</b>	Ensure that all plans and projects relating to town centre development within Ballybay Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
<b>BBO 6</b>	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.

## Retailing

### 13.6 Retailing in Ballybay

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 Centra Store located on Barrack Street. The type of retailing available in the town includes clothing and footwear, newsagents, pharmacists and a florist.

With the decline in population and increasing mobility, Ballybay 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 services in Cavan and Monaghan.

The Planning Authority will continue to encourage the location of town centre retail and service businesses within the town centre area and will through development management, 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.

The Retail Development Strategy for County Monaghan, October 2003, indicates that there is 1163 sq.m of net retail floor space in the town. A Retail Development Strategy for County Monaghan for the period 2013-2019 is currently being drafted.

Objectives and policies for Retailing in Ballybay are contained in Chapters 5, 8 and 15 of the Monaghan County Development Plan 2013-2019, and the Retail Development Strategy for County Monaghan, October 2003.

## Population and Housing

### 13.7 Population and Housing

#### 13.7.1 Population

The preliminary figures from 2011 Census shows that the population of Ballybay urban area declined in the period 2006-2011 by 25.9% from 401 to 297 persons. However, the town and environs population rose from 1217 to 1461 between 2006 and 2011. Ballybay's rural area experienced a population increase during the same period with a 10.4% rise from 1,379 to 1,523 persons.

As stated in Chapter 3 of the County Development Plan 2013-2019, 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 Planning and Development (Amendment) Act 2010 introduced the requirement to include a core strategy within all development plans. The core strategy must show that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and Regional Planning Guidelines. As a consequence, the quantum of residential land use zonings must be commensurate with population growth targets set out within Chapter 3, Settlement/Core Strategy. In this settlement strategy Ballybay is 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.

### **13.7.2 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 in terms of tenure are provided for. Monaghan Local Authorities adopted a Housing Strategy in 2007. A review of this strategy has been undertaken and is presented as Chapter 16 of the Monaghan County Development Plan 2013-2019.

The Planning Authority shall, in accordance with the requirements of Part V of the Planning and Development Act 2000 and the policies identified in the Housing Strategy, continue to require developers of all private housing developments on zoned housing land in the five towns to provide 20% of units for social and affordable housing needs.

### **13.7.3 Residential Developments**

All new residential housing in Ballybay shall be required to comply with the objectives and policies contained within Chapters 3, 4, 6, 8 and 15 of the Monaghan County Development Plan 2013–2019.

## Industry, Enterprise and Employment

### 13.8 Industry, Enterprise and Employment

Classified by socio-economic group, the predominant employment sectors in Ballybay in 2006 were 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.L. Metals. Over recent years, the structure of the workforce has changed considerably, 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, and Murtex 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 25 hectares of land have been zoned for industrial, enterprise and employment 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. All new industrial, enterprise and employment development within Ballybay shall be required to comply with the objectives and policies contained within Chapters 4, 5, 8 and 15 of the Monaghan County Development Plan 2013–2019.

## Infrastructure and Services

### 13.9 Infrastructure and Services

#### 13.9.1 Roads and 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 (R183) to the Monaghan Road (R198), is seeking to open up development land for housing and industry and improve traffic linkages by developing a relief road around the town. It is proposed to investigate and design the proposed route, during the life of this Plan.

This potential link is identified by an indicative line on Map BBDP1. As this new potential link will be subject to detailed design and will be taken through the relevant consent procedures, this indicative line represents the centre line of a 100 metre wide preliminary corridor.

#### 13.9.2 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 in need of regularisation to make the most efficient use of space. There is also potential for additional parking facilities provided with backland development. This parking 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 15 of the Monaghan County Development Plan 2013-2019.

Policies and objectives for road development within Ballybay shall be required to comply with the objectives and policies contained within Chapters 4, 5, 6 and 8 of the Monaghan County Development Plan 2013–2019.

#### 13.9.3 Water Services

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

#### 13.9.4 Water Supply

Water supply to the town is provided from the Kilkitt Water Reservoir.

### 13.9.5 Waste Water Collection and Treatment

The capacity of the waste water treatment works in Ballybay is shown in table 13.1 below.

**Table 13.1 Capacity of Waste Water Treatment Works in Ballybay**

Town/Village	Existing Design P.E.	Current Loading P.E.	Treatment Type	Proposals
Ballybay	7,283	3,135	Secondary	Improvement works to meet EPA pending Discharge Licence (DL)

Objectives and policies in relation to Water Services are contained within Chapters 4 and 6 of the Monaghan County Development Plan 2013-2019.

### 13.9.6 Power and Telecommunications

Monaghan County Council will continue to co-operate with statutory and regulated bodies in the provision of power and communication facilities throughout the town. Chapters 6 and 15 of this Plan contain the relevant objectives and policies for telecommunications throughout County Monaghan.

Broadband has been introduced to the town through the community broadband scheme due to a joint venture between BDA and Monaghan County Council.

### 13.9.7 Education

Ballybay has two National Schools – Scoil Eanna and the Ballybay Central School, both of which are located on the Castleblayney Road. In addition, Ballybay Community College, is located on the Carrickmacross Road. A Community Crèche is located adjacent to the town park opposite the National Schools.

**Table 13.2 Numbers Attending Schools in Ballybay**

Name of School	Enrolement 2011
Scoil Eanna	218
Ballybay Central National School	17
Ballybay Community College	272

Objectives and policies in relation to development for education purposes are contained in Chapter 7 of the Monaghan County Development Plan, 2013-2019.

**Recreation and Amenity**

**13.10 Recreation and Amenity**

There are approximately thirty voluntary and community groups in Ballybay. Community meeting rooms and facilities are available at Birch Court (BDA managed), the Church of Ireland Hall, and the Presbyterian Hall. All of these facilities are heavily subscribed. In addition, the library has been recently refurbished.

Other Recreation Facilities in the town include the following:

- Pearse Brothers GFC which is located to the east of the town and recently underwent an expansion. A school playing field is also located on the Cootehill Road
- Ballybay Scouts camping area along Lough Major
- Ballybay/Deryvalley Outdoor Bowls Club all weather bowling green, opened in August 2006, with lights erected in 2008
- The Town Park at Lough Major, which includes walkways, a play ground, a juvenile playing pitch and angling facilities
- Ballybay Wetlands Centre, which is situated on the Dromore River to the west of Ballybay Town, a wetland site recognised as being a regionally important site for wintering migratory birdlife including whooper swan and siberian widgeon

Many of the above projects are linked by the Dromore Waterway.

**13.10.1 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, between Lough Major and the Castleblayney Road provides an excellent area of open space for passive recreation and active recreation for young children.

Objectives and policies in relation to development for recreation and amenity are contained in Chapters 7, 8 and 15 of the Monaghan County Development Plan, 2013-2019. The specific objectives for recreation and amenity in Ballybay are as follows:-

<b>Objectives for Recreation and Amenity</b>	
<b>BBO 7</b>	Ensure that all plans and projects relating to recreation, amenity and open space within Ballybay Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
<b>BBO 8</b>	Support the development of social, recreational, sporting and community facilities in Ballybay in appropriate locations.
<b>BBO 9</b>	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.
<b>BBO 10</b>	Develop and enhance the town park in Ballybay during the plan period.

**Tourism**

**13.11 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 built 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.

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.

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. Objectives and policies in relation to tourism development are contained within Chapters 5, 8 and 15 of the Monaghan County Development Plan 2013-2019. Specific objectives with regard to tourism development for Ballybay are as follows:-

<b>Objectives for Tourism</b>	
<b>BBO 11</b>	Ensure that all plans and projects relating to tourism within Ballybay Town are subject to policies AAP1-AAP5 contained within Chapter 4, Environment and Heritage, of the Monaghan County Development Plan 2013-2019.
<b>BBO 12</b>	Promote Lough Major and the Dromore River System as the premier tourist attractions in the area.
<b>BBO 13</b>	Accommodate sustainable tourism related projects in and around Lough Major and the Dromore River System which are compatible with objectives and policies for the protection of natural heritage set out in Chapter 4, Environment and Heritage of the Monaghan County Development Plan 2013-2019.
<b>BBO 14</b>	Upgrade and develop angling facilities in Ballybay in co-operation with Inland Fisheries Ireland and all other relevant water bodies.
<b>BBO 15</b>	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.