

DRAFT BALLYBAY PUBLIC REALM & ECONOMIC PLAN



WELCOME !

Welcome to the public consultation process for the Draft Ballybay Public Realm and Economic Plan. These presentation panels explain the findings of the process and a series of Draft Projects that are currently proposed. We now warmly invite you to have your say and help us shape the Ballybay Public Realm and Economic Plan further so that it accurately reflects the needs of the town.

Ballybay Public Realm and Economic Plan was commissioned by Monaghan County Council to develop a plan for the most effective presentation, management and development of Ballybay's Public Realm and economic assets and opportunities. This plan has been prepared by The Paul Hogarth Company (Urban Designers, Landscape Architects, Architects, Planners) and Sean O'Riordan (Economic / Policy Consultant). This Draft Plan has been developed through collaboration with the community and council, and we now invite you to review the Draft Plan boards, and please give us your feedback on the draft plan and draft projects for Ballybay.

INCEPTION MEETING APRIL
 DESKTOP REVIEW/ HEALTHCHECK ANALYSIS APRIL
 EARLY CONSULTATION APRIL
 STAKEHOLDERS ENGAGEMENT & SCHOOL WORKSHOPS MAY
 ANALYSIS REVIEW & WORKSHOP MAY
 CONCEPT & DRAFT PROJECTS JULY
 COMMUNITY CONSULTATION SEPTEMBER
 IMPLEMENTATION PLAN & DRAFT REPORT SEPTEMBER
 FINAL REPORT SEPTEMBER

YOUR BALLYBAY!... YOUR SAY!

To help shape this plan we would like to hear your thoughts about Ballybay, your feedback on the Draft Plan and Projects and your creative ideas for the town.

The Draft Ballybay Public Realm and Economic Plan is open for public consultation from Saturday 1st September until Saturday 22nd September 2018.

There are several ways to view the boards and give your feedback during this time:

Saturday 1st September, Ballybay Town Park Public Consultation Day : View the boards and leave your feedback form in feedback box

During consultation period : View the boards at: Mart Entrance, the Square, Ballybay Post your feedback to: Ballybay Civic Centre, Main Street Upper, Ballybay or Online : View the boards, feedback form and complete the online survey at www.monaghan.ie/family-fun-day-and-consultation-event

Like
 • Park
 • Docks ect
 • Pitch
 • Welllands
 • (Crack) school variety
 • places for children



SCENIC PLACE

Ballybay, set in the low lying pastoral landscapes and drumlins of County Monaghan, has historically evolved around numerous loughs, rivers and small watercourses. Flowing east to west link many of these loughs, giving Ballybay its characteristic beauty in water and landscape. Known by locals, this amenity requires nurturing, enriching and celebrating.



SUCCESSFUL PLACE

Ballybay has long been the home of some very successful businesses. Ranging from agri-foods, engineering and retail, there is potential to drive future investment in and around the town. The sporting pride and facilities of the town, both in the GAA pitches and Ballybay Community School is something that should be celebrated and encouraged to grow.



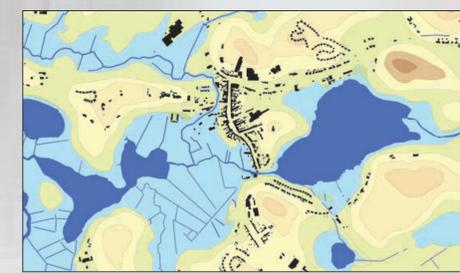
POSITIVE PLACE

Community pride in the town is evident, not just through the sporting achievements and acknowledgements, but also the community events which are a driving force for positivity in Ballybay. Strong ties have endured with the twin town of Gergweis, Osterhofen in Germany, while community groups and schools continue to work together through sporting and town clean up events and initiatives.



HISTORIC PLACE

The heritage of the town ranges from the Leslie estate and Ballybay House, as well as remnants of its industrial past, which includes the dismantled railway line, which extends across the landscape from Cootehill to Dundalk via Ballybay and Castleblayney, with its associated buildings. The town's history has had a notable influence on the natural, built and social fabric of the town. From its linen heritage, Market House, town-houses and stores. The influence of the estate, in spite of Ballybay house destroyed in 1921, still remains through several buildings and planted landscape giving the town its characteristic setting.



DEFINED PLACE

Thought to have established from the Corrybrannan Bridge to the south of the town, now the site of the Riverdale Hotel. The town, with low lying grounds and substantial floodplains surrounding the loughs and riverways, has, over time, dictated the natural development pattern of build form. Future development potential has and is therefore contained to the topography of the town and surrounding areas.



PLACE OF POTENTIAL

There are several prominent vacant or derelict sites and building in the town. These can have an impact on those who live and visit Ballybay, however instead of being a negative element of the town, they should be considered as a variety of spaces and buildings of great development potential. They range from historic buildings relating to the railway and town's heritage, as well as more recent developments such as Ballybay Wetland Centre.

DRAFT PLAN AND PROJECTS

The Draft Ballybay Public Relam and Economic Plan consists of 10 projects and associated sub-actions. These range in scale and complexity, and many consist of a number of stages, with the combined aim of improving Ballybay not just for a place to invest, but a place to live, work and visit.

Once agreed and funds are secured a series of consultations will follow, especially with stakeholders, community and landowners.

We invite you to review each of these Draft Projects and let us know what you think. Are they right for Ballybay?



- A TOWN CONNECTIONS
- B GREENWAY
- C LANDMARKS PROJECT
- D OPPORTUNITY SITES
- W E WETLAND CENTRE & PARK
- F DIGITAL BALLYBAY*
- G COMMUNITY HUB*
- H ACTIVE TRAVEL & PARKING
- I STREETSCAPES
- J EDIBLE BALLYBAY*

*Not shown on plan

DRAFT PLAN



TOWN CONNECTIONS A

The physical connectivity and legibility of the town is very important to Ballybay. Improving these existing connections to key spaces such as the Town Park, the Mart, loughs and schools, has the ability to reduce the overall dependency on cars in the town centre. Improving the connectivity of the town, with safe, high quality connections will encourage those who live, work and go to school in Ballybay to opt for a sustainable and healthier form of travel, relieving the dependency on cars for travelling around the town and its surrounds. A well connected town also has the potential to encourage those visiting more easily explore the wider extents of the town, increasing their stay and spend in the area.

The phased delivery of a path and boardwalk network would be an important step in the Town Connections project. This would include improving the Coachmans walk to complete an accessible route around Lough Major, as well as the introduction of Thematic Trails such as Fairy Walks and adventure trails. Associated path infrastructure such as lighting, signage, artwork and interpretation and seating. Within the town itself there is opportunity to improve linkages from the town centre, to the Town Park through various development sites.

Desirable wider network links would include a series of path and boardwalk networks to the GAA pitches and the Wetland Centre, helping to establish these spaces as part of the town centre.

- A1. Phased delivery of path network
- A2. Associated path infrastructure (e.g. lighting and signage)
- A3. Thematic trails (e.g. Fairy Walk)
- A4. Wildlife viewing stations
- A5. Seating and Viewing locations / platforms
- A6. Artwork and interpretation



Fishing pier at Lough Major



Ballybay Railway Water Tower



Ballybay Railway Bridge



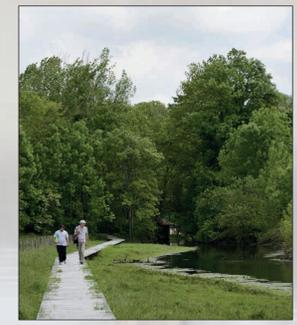
Ballybay Signal Box



Lough Erne Boardwalk



Natural riverside boardwalk at wet meadow River Norges, France



GREENWAY B

The old railway line from Clones to Dundalk forms an integral part of Ballybay's industrial heritage. Substantial remnants of physical features and infrastructure still exist, whilst others have vanished from the town entirely. Those remaining range in condition and renovation required, include the Water Tower, Railway Bridge, Signal Box and Station House.

The opportunity comes, to improve Ballybay's connectivity and to put it on the destination map for County Monaghan. Greenways have been proven to not only drive tourism but improve mental and physical health of those who have access to them.

The phased project would begin with a feasibility plan to explore connections to the Wetland centre, with future phases extending county and region wide. Sympathetic restoration of buildings could include the Water Tower, Signal Box and Platform. Historic interpretation would be important for locals and residents to learn of the historical importance the railway had for Ballybay.

- B1. Town greenway feasibility plan (to Wetlands Centre)
- B2. Phase 1 Greenway project (to include access from town, Water Tower, Railway bridge)
- B3. Regional Greenway plan
- B4. Restoration of signal box and platform
- B5. Restoration of Water tower (see project D1.)



Glaslough Signal House renovation



Tuying Wetland Park, China



Example of boardwalk with wildlife platforms / pausing points River Wandle in Morden, South London, Morden Hall Park



Waterford Greenway



LANDMARKS PROJECT

C

The townscape and architecture of Ballybay, emphasised by its dramatic typography, offers iconic and striking views of landmark buildings in the town. Such buildings include the towns churches - St. Patrick's Church, Christ Church, and Presbyterian Church, all holding prominent locations on the hill lines. Historic buildings along Main Street, such as the Market House, have the potential if lit during the evening to dramatically enhance the aesthetic of the town and leave a memorable impression

Proposals for these views should be considered sensitively, such as appropriate cutting back of overgrown trees to improve views and access. Landmark buildings can be highlighted by lighting, as done in the town with Christ Church below, to enhance and celebrate these iconic rural landscape features of Ballybay.

C1. Town views improvements

C2. Floodlighting of landmark buildings



Overgrown tree example at south of Ballybay



St. Patrick's Church, Ballybay



Christ Church floodlit, Ballybay



Ancey, Palais de l'Isle, France



Example of rural feature lighting, Francles Church, France



Event lighting at Mount Stewart, Festival of Light

OPPORTUNITY SITES

D

Dereliction and vacancy in the town is of a considerable scale and prominence. Rather than considering this as a negative issue, these sites can be seen as important and exciting regeneration opportunities for Ballybay.

The condition of each of the buildings and sites needs to be understood, to appreciate and inform the future of these spaces in the short and long term. A register of dereliction and vacancy would help inform an investment proposition for the town, which should include a variety of uses appropriate for the town. Such examples include town centre living, retail, co-working spaces and hospitality spaces.

Means of showcasing future uses should be a priority in demonstrating viability of a variety of uses. Pop up initiatives and open door events are great ways of showcasing future uses of buildings in the short term.



Town sites which offer potential for short and long term development opportunities



D1. Register of dereliction and vacancy

D2. Investment proposition (for retail/residential/hospitality)

D3. Pop up initiative and open door event

D4. Showcase refurbishment project



Co-working studio space, Uberlin, Germany



Example of small cafe maximising outdoor space



Social enterprise project - 'The Cycle Hub', Newcastle upon Tyne.



Ballybay Wetland Centre floating pontoon and Centre



E

The Ballybay Wetland Centre has the potential to become an outstanding resource and attraction for the community and visitors. By improving connections to the Wetland Centre and proposed Park from the town, the journey to this revived amenity becomes as much of a draw for the town, as the destination of the Wetland Centre and Park itself.

A business case for the Wetland Centre is needed to revive this resource, which should explore potential partnering to ensure survival of its future use.

A bold and exciting vision for the site should include development of a Wetland Park, with stronger visual and physical connections to the town. Opportunities the Wetland Centre and Park should explore would be a greater use of the waterscape, which could include wildlife interpretation, educational workshops and excursions, lake fishing, wildlife viewing platforms and towers.

WETLAND CENTRE AND PARK

E1. Wetland Centre business case (1-3 years)

E2. Wetland Park feasibility study (3+ years)



Wetland Centre opportunities could include guided excursions and water activities, improved foot and cycle connections from the town, improved and enhanced wildlife interpretation and education and lake fishing.



Tralle Bay Wetlands Centre with viewing tower



Town Events - Ballybay Triathlon in the Town Park



DIGITAL BALLYBAY

F

The town is well served by a developing digital infrastructure. Ballybay.ie website is a good resource for outsiders to the town, however further investment in it, alongside social media sites such as Facebook ('Ballybay and its people') and Twitter, are means to explore as an improved community resource as well as a promotional tool.

Digital Ballybay has the opportunity to add to the existing town events calendar, and showcase town events, such as sporting and community events and fairs, as well one off events such as pop up markets and shows.

Improving the digital connectivity of the town can provide the environment for remote working spaces, enterprise zones and small business start ups, co-working spaces, as well as encouraging the agricultural community to utilise digital technologies to improve their businesses, farming production and supply chains.



'Ballybay Remembers' event at the Market House

F1. Lobby for better broadband and mobile coverage in rural hinterland

F2. Invest in town website and promote digital connectivity

F3. Invest in social media networks

F4. Festival and events calendar



Co-working space



Small business remote working opportunities



Ballybay.ie town website



Agricultural community opportunities with digital technologies.



Expanding town events calendar - one off event showcasing online

G

COMMUNITY HUB

There are limited indoor and outdoor meeting spaces for the community in the town. Understanding the community's needs and requirements for these spaces, dictates site and building opportunities and constraints that are present.

A review of existing spaces and facilities will demonstrate potential opportunities of shared resourcing and amenities. Some examples exist in the town of vacant buildings that offer a range of spaces which could provide for community training classes, fitness and well-being, counselling, workshop and studio spaces, meeting spaces as well as a space for younger members of the community.

Some buildings below have been suggested as possible locations for a community hub in the town.

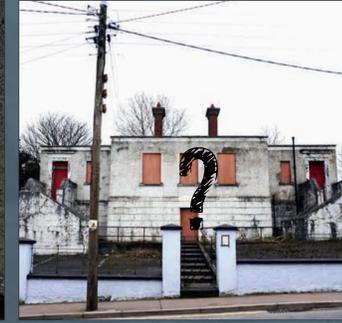
G1. Review of existing spaces and facilities use in town

G2. Multi-functional meeting spaces (site options and feasibility)

G3. Incorporation of skills development programme



Potential building locations in the town



A potential community hub has the opportunity to provide a variety of uses such as art classes, and fitness classes, counselling space and one to ones spaces, workshop and training facilities, cafe and meeting space, and a space for younger group events.

ACTIVE TRAVEL & PARKING



Existing parking the town

Parking has been emphasised as a concern by the community, at key locations throughout the week, but also the duration of stay of vehicles in the town centre itself.

There is a need to work together towards more sustainable and active travel. In addition, opportunity exists to examine further off street parking for the town.

Local businesses, where possible should encourage staff to park in off street parking locations, or alternatively, utilise public transport or active travel.

Improved pedestrian and cycle connections is important for Ballybay, encouraging a modal shift from car dependency to foot and cycle. Signage throughout the town, as well as high quality cycle parking, and interpretation are all means of increasing active travel around the town.



H1. Sustainable travel promotion and awareness campaign

H2. Business led parking strategy

H3. Temporary parking opportunities (explore town sites)



Examples of improved parking and directional signage, range of bicycle parking, service station and interpretation

STREETSCAPES

The continuous streetscapes of Ballybay, with assorted building heights, frontages, materials and colours all define the distinctive historic town. However the nature of the undulating town has led to difficulty with accessing many town centre buildings which needs addressed.

It is important that the streetscape has a uniformity across the town, but also the beautiful intact shop fronts remain protected, restored and enjoyed. Universal access to all buildings is needed, as well as the continuation of high quality streetscape from Main Street to Lower Main Street. This should include integrated seating, lighting and planting where appropriate, as well as a de-cluttering of footpaths to allow for spill out spaces from cafes. A shopfront improvement scheme would also help improve the aesthetic appeal and consistency of the town.



Existing streetscape conditions, Main Street, Ballybay

I1. Accessibility audit and intervention measures

I2. Phase 2 streetscape and public realm

I3. Shopfronts improvement scheme



Example high quality streetscape materials with integrated seating and planting



Small street space used as an event space, Belfast, Festival of Fools



Ballybay Mart



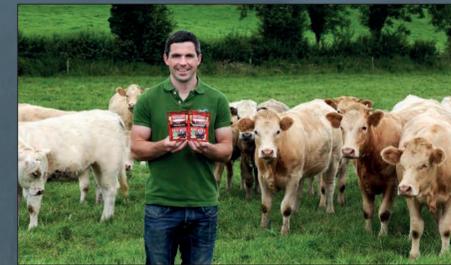
EDIBLE BALLYBAY



Agri food production and food manufacture has long had a substantial role in Ballybay, yet, other than the Mart, has little visible presence in the town. There is potential to examine the creation of a focal point within the town as a space for retail opportunities for those in the development centre.

A short term example could be the trial of a monthly farmers market showcasing local food and produce. The Mart site offers exploration of diversifying during days while not in use as a market space, as well the Town Park as a location for a pop up cafe / coffee spot during weekends or peak times.

In the longer term, a local farm shop should be considered in the town centre to promote Edible Ballybay, celebrating the rural farming community in the town itself.



'Rucksacks' - Example of successful business working from Ballybay Enterprise Park

J1. Feasibility of town centre retail space for showcasing local food

J2. Mart exploration of uses (e.g. meanwhile uses, parking and access)

J3. Wider agri-food industry role in town



Variety of ways for Ballybay to establish a town centre presence in town, such as farm shop, pop up cafe/coffee van or weekly or monthly farmers market.

