

2.31 Development Area 6

This area is behind the service station and sheltered from the Main Street by a large hedgerow of mature trees. The layout is informal, with winding roads slowing speed of vehicles. The scheme will benefit from proximity to the retail elements along the Main Street. A cluster of vernacular agricultural buildings is located on the south part of the site.



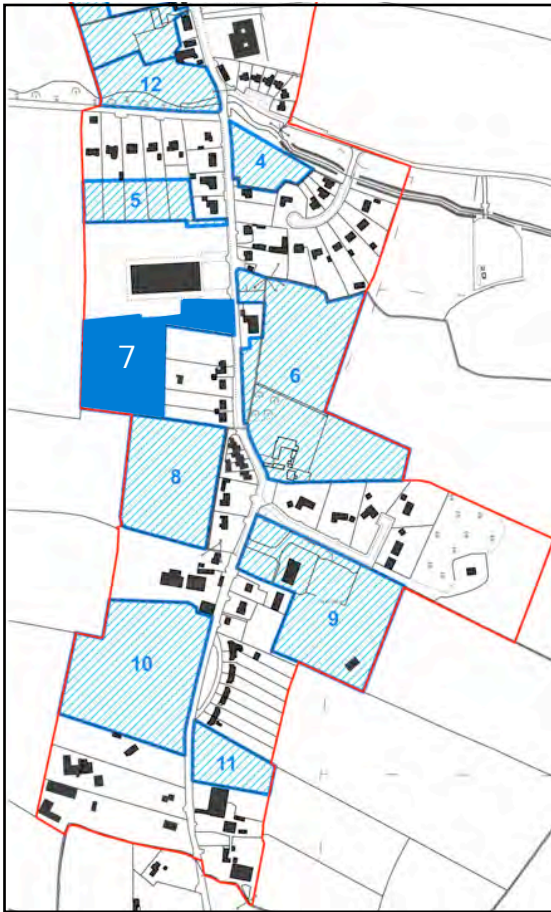
Area 6: (3.80 Ha) Potential density: 9.2 units/ Ha

- potential yield of 30 residential units
- potential yield of 5 homes suitable for the elderly
- retail / commercial



2.32 Development Area 7

The unfinished development at “The Grange” is located on this site. Located adjoining Keelings to the south, two large houses have been built out of a total of 18 permitted dwellings. This area has a nicely presented entrance with just two houses built. The proposal shows minor change from the approved plan for the site, intended to offer some diversity in provision with small retail uses fronting the street.



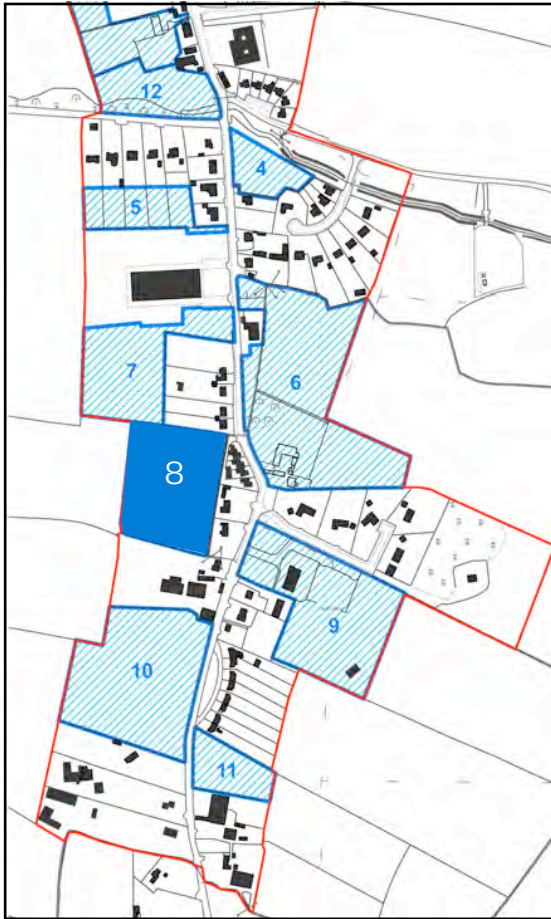
Area 7: (1.7 Ha) Potential density: 11.7 units/ Ha

- potential yield of 18 new residential units
- retail / commercial



2.33 Development Area 8

This area is located on the lands to the south of “The Grange” and to the west of existing houses fronting onto Main Street. This area is another cul-de-sac scheme which creates an attractive central greenway through the site.

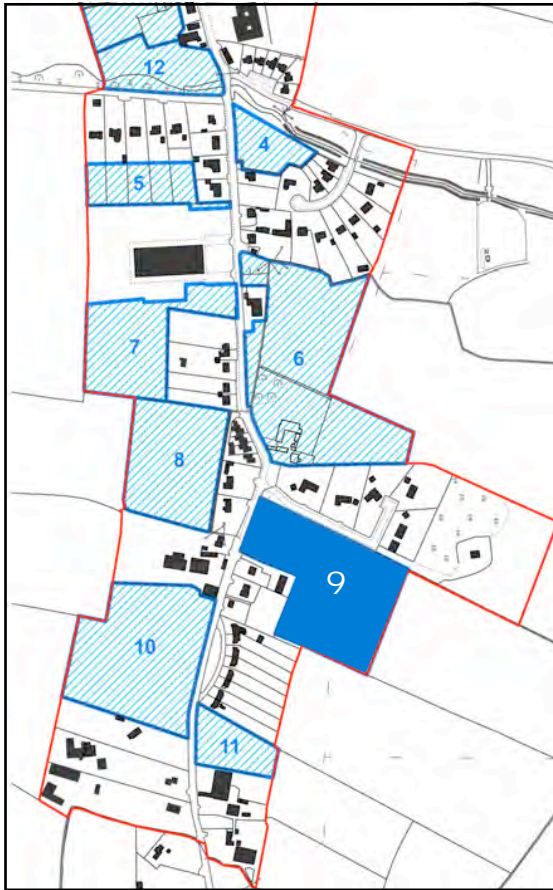


Area 8: (1.9 Ha) Potential density: 9.4 units/ Ha
- potential yield of 18 residential units



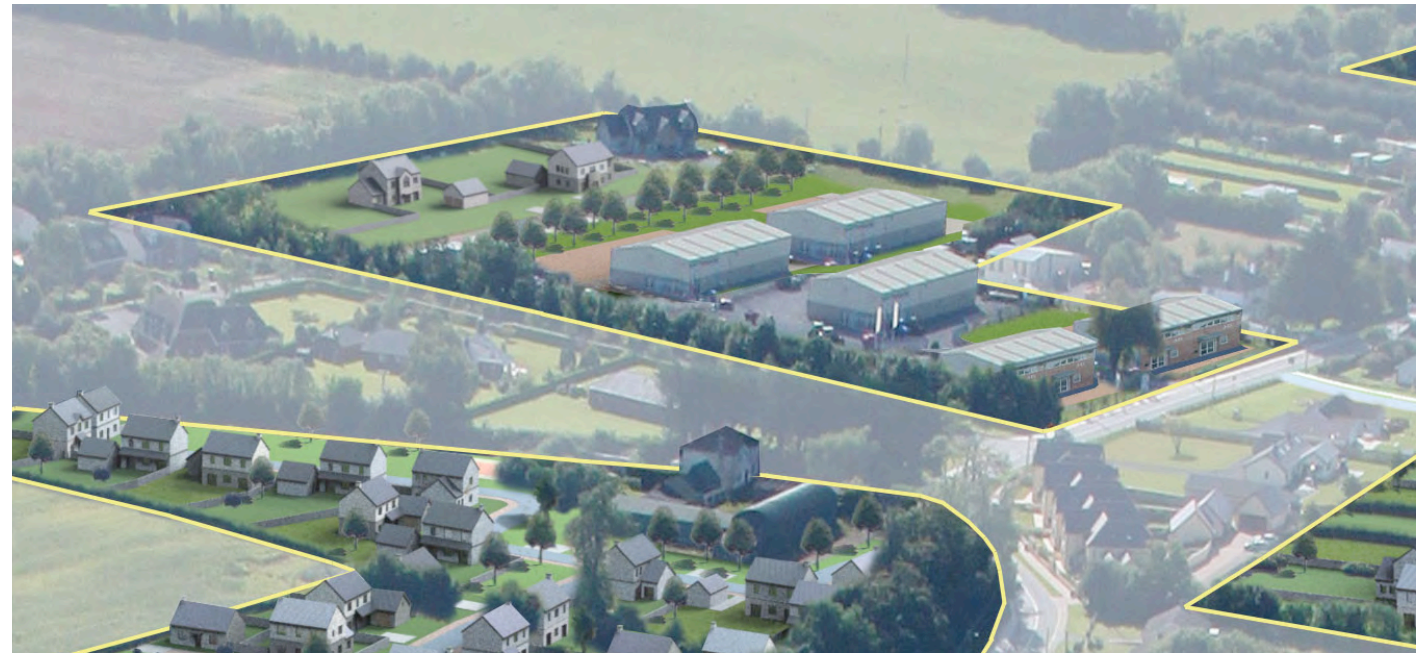
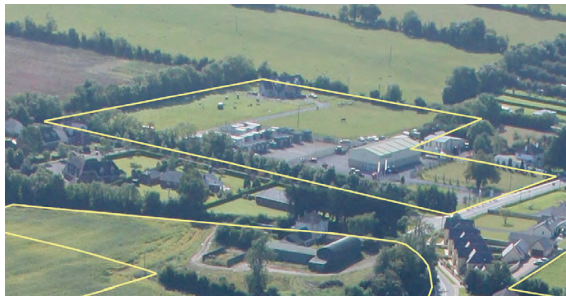
2.34 Development Area 9

The area follows the earlier placing of an industrial building with additional grouped buildings for business activity. The remote site of an existing house is joined by two new proposed houses. Schematic landscaping is set out to ensure that buffer planting should protect and separate business uses from residential.



Area 9: (2.70 Ha) Potential density: 5.8 units/ Ha

- potential yield of 2 serviced sites
- business / employment





2.35 Development Area 10

This area fronts the Main Street inside the southern entrance to the village. The proposal is for residential development to form a crescent around a public open space, mirroring the existing development opposite. The development of this site in time will improve the streetscape in the village and help define the southern entrance to Ballyboghil.



Area 10: (2.9 Ha) Potential density: 5.8 units/ Ha

- potential yield of 10 residential units
- potential yield of 2 homes suitable for the elderly
- potential yield of 5 serviced sites





Area 11: (0.6 Ha) Potential density: 5 units/ Ha
 - potential yield of 3 serviced sites


























2.36 Development Area 11

This is a residual site, close to the edge of the village, with room for three houses and related open space. The three houses are set back to allow a shared open space to the front. The layout is cluster formation with a strong sense of spatial enclosure.





LEGEND

-  Indicative extension to community centre
-  Proposed Open Space
-  Proposed Allotments
-  Proposed Private Space
-  Hedgerows and trees to be retained
-  Proposed "Village Character Protection Zone"
-  Proposed Civic Space (4no.)
-  Proposed Paths
-  Proposed Car park areas
-  Proposed shared space
-  Proposed Street
-  Proposed Pedestrian Crossing
-  Existing Buildings
-  Permitted residential units
-  Proposed single storey dwellings suitable for the elderly
-  Proposed Two Storey Dwellings
-  Existing vernacular farm buildings to be retained
-  Proposed business units
-  Proposed retail / commercial units
-  Proposed residential or retail / commercial units
-  Proposed serviced sites
-  1 in 100 years flood risk area
-  1 in 1000 years flood risk area

2.4 Village Development Framework Plan

Note: The Plans in this Section are not to scale. A larger scaled map is available which includes the information on each of the Development Areas. The orientation of this plan has been rotated to allow for a larger Plan on the page.



Village Development Framework Plan, showing proposals for the **central** areas of Ballyboghil

Original Oblique Aerial Photograph taken 11 September 2009



Village Development Framework Plan, showing proposals for the **southern** areas of Ballyboghil

Original Oblique Aerial Photograph taken 11 September 2009