

INTRODUCTION

Project Ireland 2040 is the overarching policy and planning framework for the social, economic and cultural development of Ireland. It includes both the 20-year National Planning Framework (NPF) and a detailed capital investment plan for the period 2018 to 2027 called the National Development Plan (NDP) 2018-2027. The NPF outlines the broader policy principles and priorities to plan, in a more strategic, sustainable and coordinated manner, for future population and economic growth over the next 20 years.

The Rural Regeneration and Development Fund (RRDF) has been established to support more compact and sustainable development, through the regeneration and rejuvenation of Ireland's towns, villages and other areas, in line with the objectives of the National Planning Framework and National Development Plan. This is to enable a greater proportion of housing and commercial development to be delivered within the existing built-up footprints of our towns and villages and to ensure that more parts of our urban areas can become attractive and vibrant places in which people choose to live and work, as well as to invest and to visit.

The proposed Ballaghaderreen Town Public Realm Enhancement Project has been tailored to ensure areas within the urban footprint, namely Main Street, Market Square, Cathedral Street, Chapel Street, Barrack Street and Pound Street become highly connected people friendly spaces. Through design solutions, the project can create or reinforce natural desire lines to key points of interest, parking cells and public spaces. Through this method it is intended that the community and visitors will benefit from a revitalised amenity infrastructure within the town centre which will bring with it the benefits of an enhanced public realm and an increase in town centre footfall.

DESIGN STATEMENT

The Ballaghaderreen Town Public Realm Enhancement Project has been developed with the overriding aim of realising the potential of the town centre to become a more central part of community life within the town by increasing the volume and quality of interactions with the town spaces and developing a new town centre based pedestrian culture.

Ballaghaderreen Town Public Realm Enhancement Project has been developed to include:

- The introduction of shared spaces and amenity areas, and a more pedestrian friendly environment at Market Square.
- Provision of redesigned paved areas along Main Street, Barrack Street and Pound Street to improve pedestrian infrastructure along with new surfaces, lighting, hard and soft landscaping and street furniture in these town centre areas.
- Provision of one way traffic system at Cathedral Street and Chapel Street with improved pedestrian pavement network infrastructure and the introduction of hard and soft landscaped spaces.

Scope of Works Proposed

Market Square

- Create an attractive and vibrant focal point within the town with high-quality paving, landscaping, tree planting and public seating.
- Reimagined space which delivers the concept of shared surfaces and a more pedestrian friendly environment.
- Provision for the use of the square as an artisan/country market, with space allocated for temporary market stalls.
- Enhancement of street lighting and street furniture.
- Widening of pavements and introduction of formalised parking spaces to serve visitors, residents and commercial premises.
- Integrate services and underground infrastructure to facilitate temporary staged events and markets.

Main Street, Barrack Street and Pound Street

- Provision of new surface arrangements with redesigned formal street parking areas, which recognise the need for safer vehicular and pedestrian movements along the full extent of the street networks.
- Improvement of pedestrian pavement network infrastructure; hard and soft landscaping.
- Upgrading of the street lighting infrastructure and the introduction of street furniture.
- Reimagined space to the east side of Main Street near the Courthouse which delivers a more pedestrian friendly environment with high-quality paving, landscaping, tree planting, and public seating.

Cathedral Street and Chapel Street

- Provision of one way traffic flow, with the carriageway width reduced. This will allow for much more generous footpaths, with insert parallel parking bays.
- Improvement of pedestrian pavement network infrastructure; hard and soft landscaping
- Upgrading of the street lighting infrastructure.
- Reimagined space at the entrance to St. Nathy's Cathedral which delivers a more pedestrian friendly environment with paving, landscaping, tree planting, and public seating.

PROJECT VISION

It is widely recognised that what makes a quality town centre are its attractiveness, accessibility and amenities. Ballaghaderreen is an architecturally attractive and highly accessible destination, however the town centre requires a positive injection in terms of its amenity offer. This is where action is needed to help unlock the abundant potential that lies within this town.

The vision for this project is to provide new and revitalised town centre spaces which provides greater level of pedestrian engagement and introduces a greater degree of formality and safety to the existing vehicular and parking areas within the urban footprint.

In securing the delivery of this project, it will create a significant transformation in the heart of Ballaghaderreen through reimagined, active and attractive spaces within the heart of the town. The works will provide a functionally diverse urban centre, focused on shared, safe spaces, serving both the pedestrian and vehicle. The proposed development will have a positive impact upon the economic, social and physical environment of Ballaghaderreen and will encourage a greater level of investment to be steered towards the town centre. This will help to sustain and enhance both the business and resident population within the town and secure a path towards the vision of a resilient and vibrant Ballaghaderreen community.

This project should serve to deliver an uplift in the quality of the public realm within Ballaghaderreen Town centre. Tourists and residents alike are drawn to vibrant towns with high quality spaces and streetscapes. These attributes are essential to entice people to visit, enjoy and indeed reside within the town. The development of a public realm enhancement scheme within the central urban environs of Ballaghaderreen will enhance the visitor experience to the area and serve to increase investor confidence to provide new services and functions within the town.