

## Ballytegan: Neighbourhood Framework Plan

### Area Description

The Ballytegan NFP area includes a combination of developed and undeveloped lands immediately north of the town centre. The area stretches from the Ramsfortpark Forest Road to the west, to the margin of the railway adjacent to the R772 (Arklow Road) to the east. Notable existing residential developments include Woodlands Manor and Drive, Baile Eoghain and The Garden City. There are no commercial uses of scale in the area. There is extensive undeveloped land in the eastern half of the NFP area (see Figure 14).

### Area Analysis

The topography of the area is gently undulating, with minor hillocks. The Banoge River and its eastern tributary run from north to south through the centre of the NFP area. The railway provides a significant barrier to connections. Potential locations where permeability can be improved are shown in Figure 15. The majority of the area comprises undeveloped/agricultural lands, through which the existing Inner Relief Road will be extended as a new avenue to meet the R722 Arklow Road. The avenue will provide a strategic orbital connection for the town.

There are limited local services such as childcare, GP, pharmacy or local shop in the built up areas, although it should be noted that the town centre mixed use area adjoins the southern extent of the NFP area. The landscape in the undeveloped areas remains rural in character, comprising small paddocks, many of which have mature hedgerow and tree stands. There are also attractive landscape settings around farms complexes and country houses such as at St. Walerans. Ballytegan Road is a radial country road that bisects the area, providing access to the surrounding countryside to the north.

### Development Approach

The NFP is based around three concepts; 'place concept', 'route concept', and 'landscape concept' (see figures 14, 15 & 16). Key Objectives and Key Components are identified in Table 9 and Table 10 on page 17 in order to assist in the delivery of a sustainable neighbourhood. Key development parcels and infrastructure required for the successful delivery of each area are outlined in Table 11 and Figure 17 on page 18. The NFP should be read in conjunction with Section 3 Urban Design Strategy and Section 4 Access and Movement Strategy.

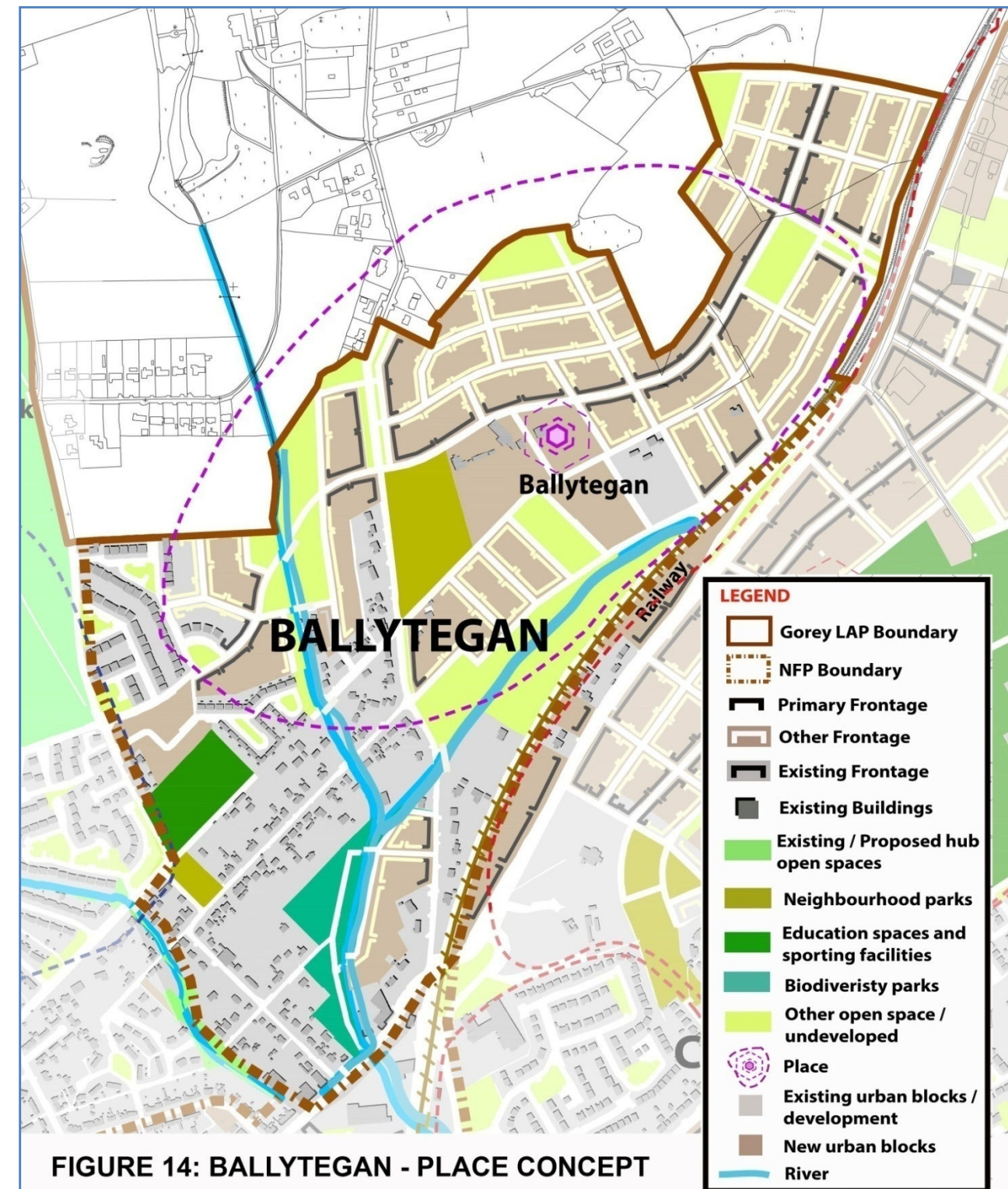


FIGURE 14: BALLYTEGAN - PLACE CONCEPT

\*'Place' on legend synonymous with Local Community Space



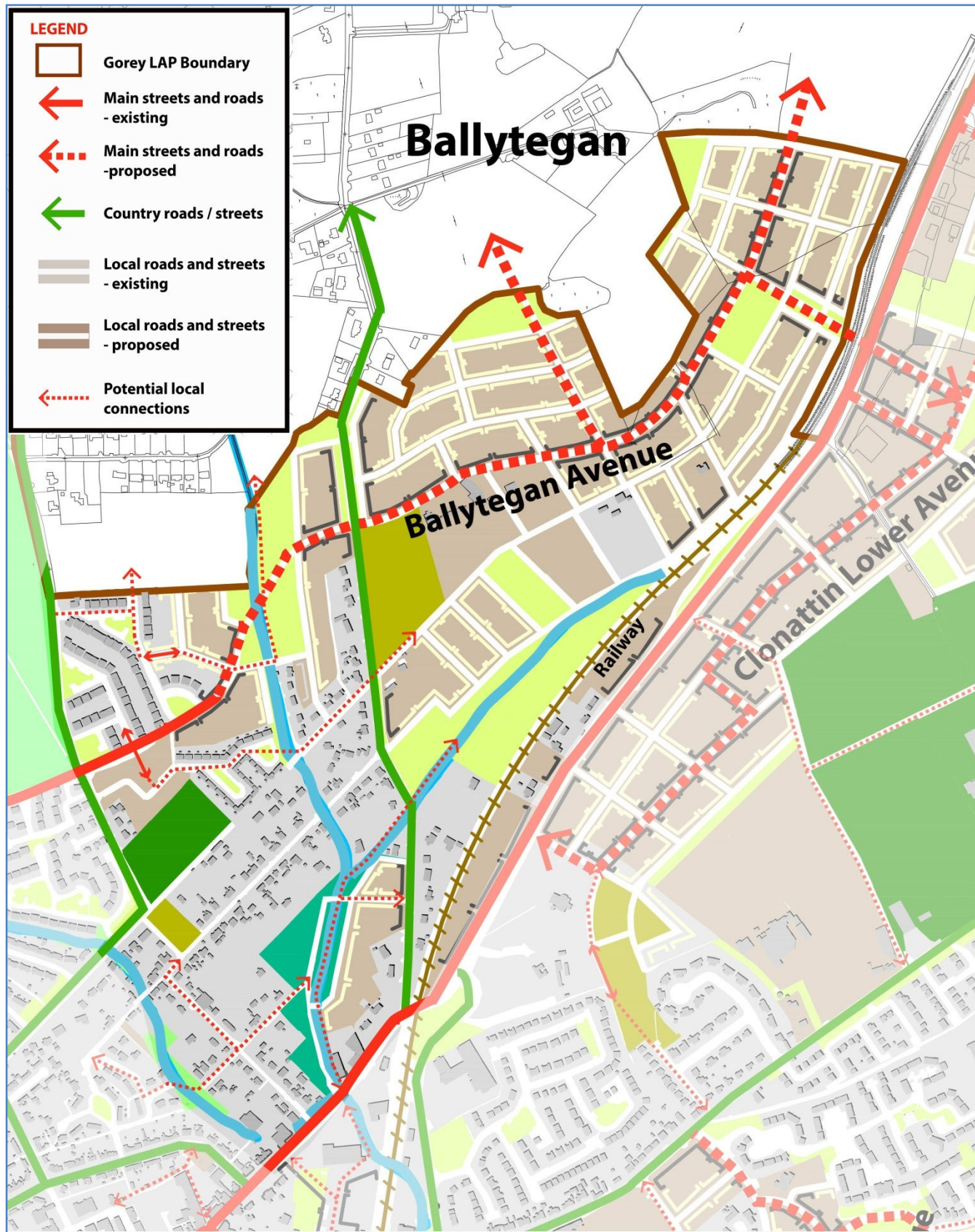


FIGURE 15: BALLYTEGAN - ROUTE CONCEPT

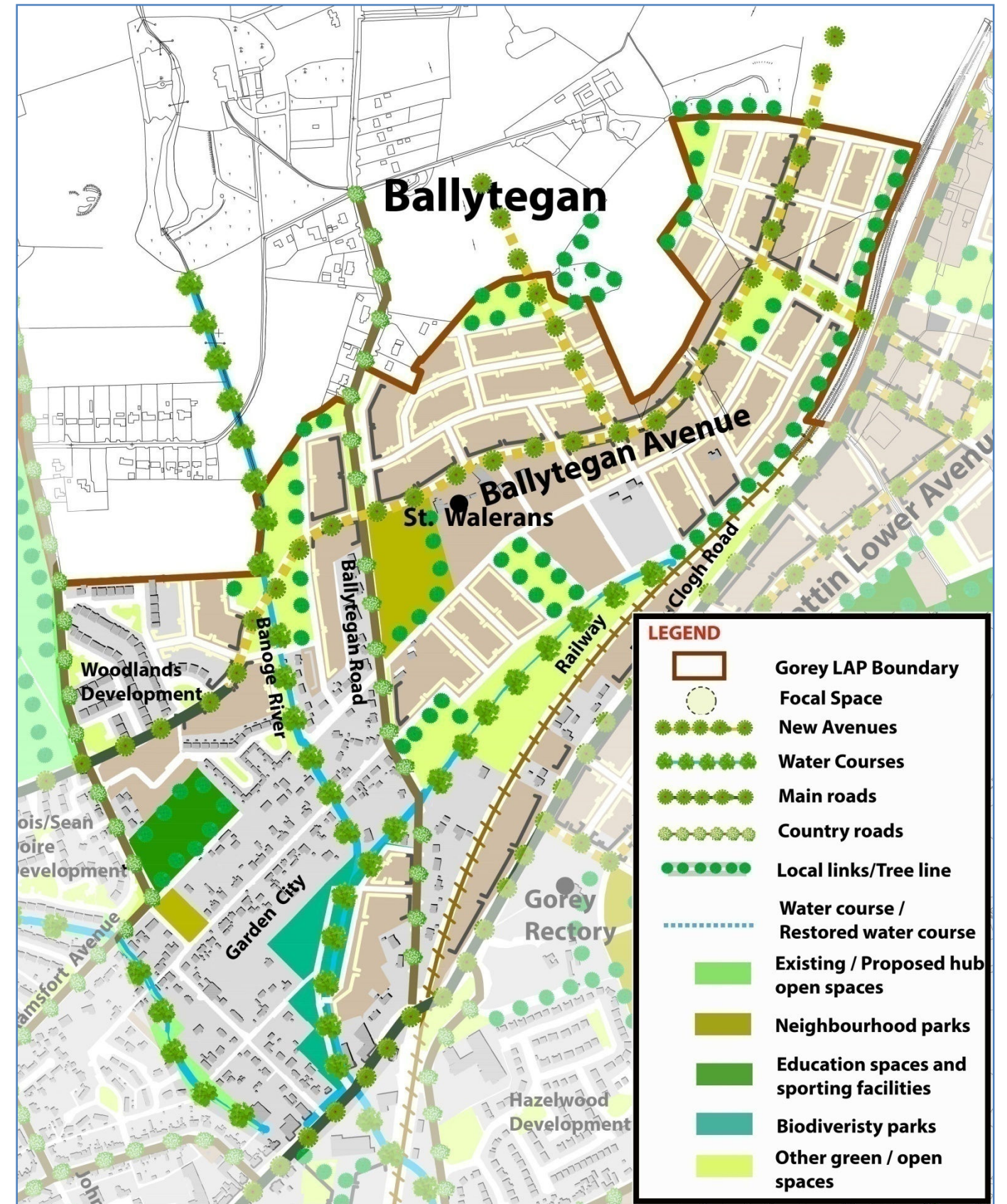


FIGURE 16: BALLYTEGAN - LANDSCAPE CONCEPT



Table 9 - Key Objectives	
1. To provide a new local community space at St Walerans for the NFP area.	2. To provide for the completion of the Inner Relief Route as a new high quality avenue (Ballytegan Avenue).
3. To provide new connections between existing and new developments in selected locations in the area.	4. To provide for a crossing of the railway to connect Ballytegan with The Arklow Road and Clonattin supported through the Development Contributions Scheme.
5. To require more attractive, functional and permeable street and space layouts in new development, with careful attention paid to all aspects of street and space design, in accordance with the Design Manual for Urban Roads and Streets (Department of Environment, Community and Local Government, 2013).	6. To provide a new connected green infrastructure of local corridors and hubs, to protect and enhance the Banoge River and tributary corridors, and to provide for improved quality and connectivity of biodiversity, amenity (including a neighbourhood park and play areas), local water management utilising the existing drainage pattern.
7. To enhance the role of Ballytegan Road as a green route, by retaining established landscape features and incorporating new pedestrian and cyclist facilities.	8. To respect and reflect protected structures and important and locally-distinctive landscape features such as tree lines and field boundaries in the new urban structure
9. To provide for small-scale local services and significant community uses centred around the new local community space at St. Walerans and to provide for the expansion of use mix in new development through inclusion of flexible building typologies.	10. To encourage the use of St Walerans for uses including community/education, healthcare or local services. This is subject to the open space to the west of the site being retained as a neighbourhood park in accordance with the Open Space Strategy.
11. To maximise the potential for diversity and land use mix by providing a robust urban block structure, with a presumption in favour of a perimeter block typology	12. To encourage a variety of building types and densities which reflect the function and hierarchy of routes and spaces in the area and promote legibility. Ballytegan Avenue and focal spaces will provide for greater continuity and scale of building form and the secondary streets and spaces will provide for lower scale and density.

Table 10 - Key Components	
1. A new connecting avenue (Ballytegan Avenue – the extension of the Inner Relief Route) for the area, forming a main spine through the heart of the area and connecting all new focal spaces and existing country roads.	2. To make provision for a new pedestrian, cycle and road bridge over the railway north of Gorey, linking the Ballytegan and Clonattin areas, as part of the future completion of Ballytegan Avenue (This will be subject to more detailed planning and design).
3. New green routes along Ballytegan Road and Ramsfortpark Forest Road including new pedestrian and cycle facilities. The Development of the Banoge River and tributary corridor as green infrastructure corridors (see Figure 16).	4. A new local community space at Ballytegan centred on St Walerans and its immediate, surrounding grounds. This will comprise new open space ideally fronted by mixed residential typologies including townhouses and apartments, significant community facilities and including local services and local community facilities (e.g. childcare/local health facilities/GP/pharmacy, local shop and live-work) or potentially a hotel or country home.

### Capacity and Delivery

The NFP area comprises approximately 95 hectares (including the longer-term strategic reserve areas). There are a number of key development parcels in Ballytegan ranging between 4 and 26 hectares in size and totalling approximately 48 hectares (see Figure 17). These sites will be developed mainly for residential and community uses in line with the plan zoning. These may be the subject of more detailed site briefs.

The framework plan makes provision for Key Infrastructure such as the new avenue, main roads and streets and new local community spaces (this typically lies within the range of 15 and 25% of the total parcel area). Key Infrastructure is identified in Table 11 and Figure 17 on page 18 and shall be delivered in tandem with development. All Local Area Plan and County Development Plan development management standards around layout, open space, car parking and local infrastructure and services will need to be satisfied in new proposals.

**Table 11 - Key Infrastructure**

Area	Parcel	Item	Item No.	Description	Dimensions
Ballytegan	B1	New avenue	B1.1	New tree-lined avenue, incorporating SUDS.	240m
		River corridor	B1.2	Multi-functional river corridor.	0.3ha
		River Bridge	B1/2.1	Vehicular, cyclist and pedestrian bridge.	15m
		Pedestrian/ Cyclist bridge	B1/2.2	Cyclist and pedestrian bridge.	10m
	B2	New avenue	B2.1	New tree-lined avenue, incorporating SUDS.	200m
		River corridors	B2.2	Multi-functional river corridor.	0.9ha
		River corridors	B2.3	Multi-functional river corridor	0.6ha
B3	B3	New avenue	B3.1	New tree-lined avenue, incorporating SUDS.	485m
		Local community space and community centre	B3.2	New local open space, landscaped with range of play and recreational facilities, incorporating SUDS. Multi-purpose local community civic centre including recreational, health, education, and local enterprise, incorporating SUDS.	3.7ha
		Open space	B3.3	Local open space incorporating SUDS.	1ha
		Open space	B3.4	Open space incorporating SUDS.	0.2ha
		River corridors	B3.5	Multi-functional river corridor.	1.4ha
		River corridors	B3.6	Multi-functional river corridor.	2.1ha
B4	B4	New avenue	B4.1	New tree-lined avenue, incorporating SUDS.	700m
		Open space	B4.2	Local open space incorporating SUDS.	0.7ha
		Open space	B4.3	Open space incorporating SUDS.	0.4ha
		Bridge	B4.4	Vehicular, cyclist and pedestrian spanning railway and Arklow Road.	Subject to design

