

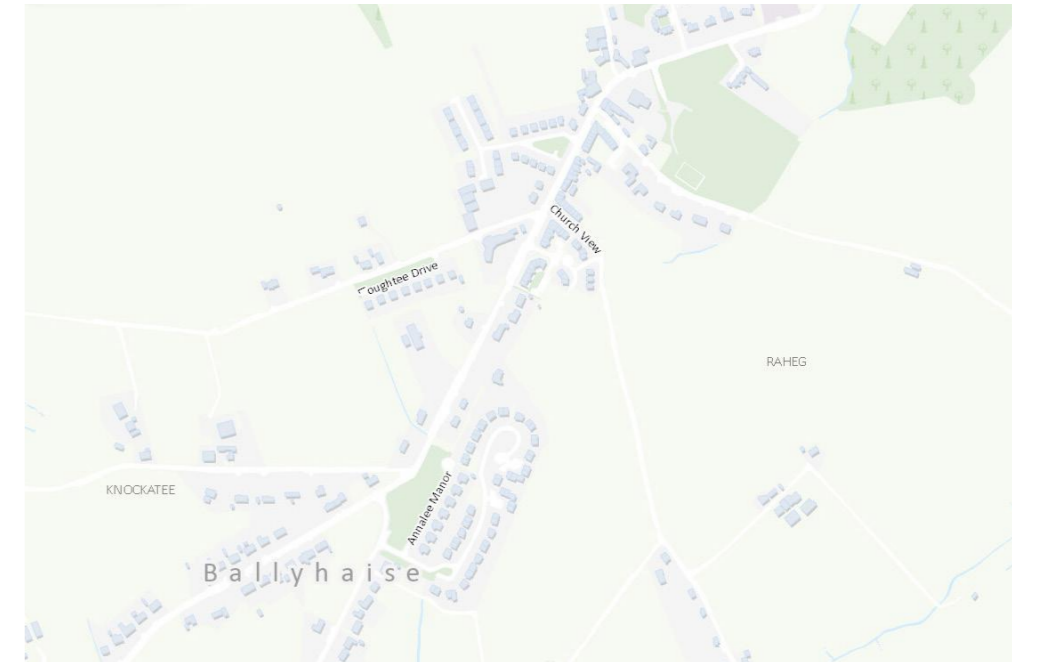
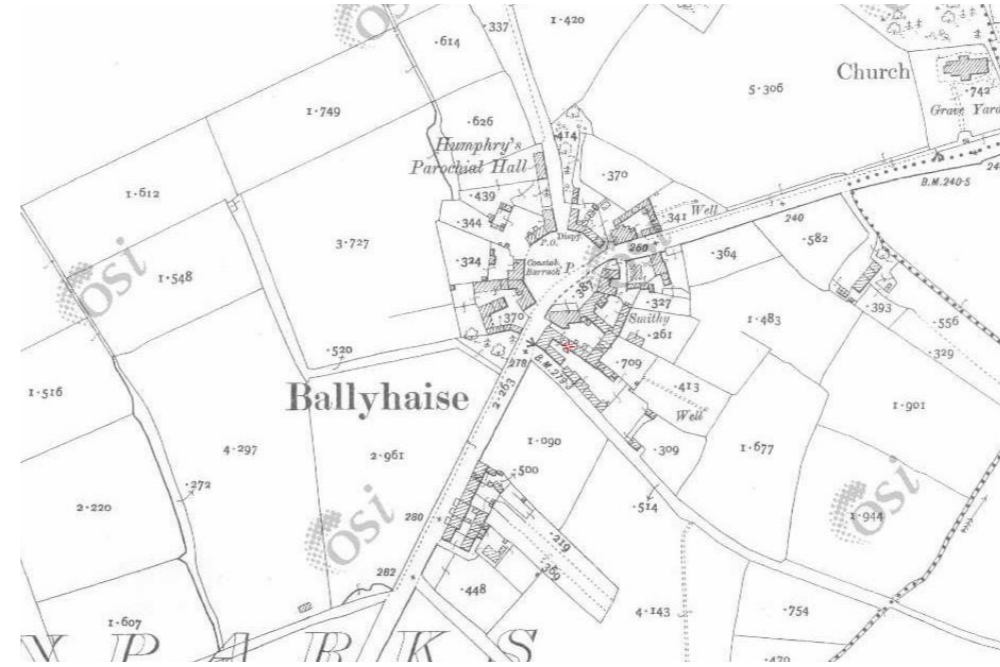
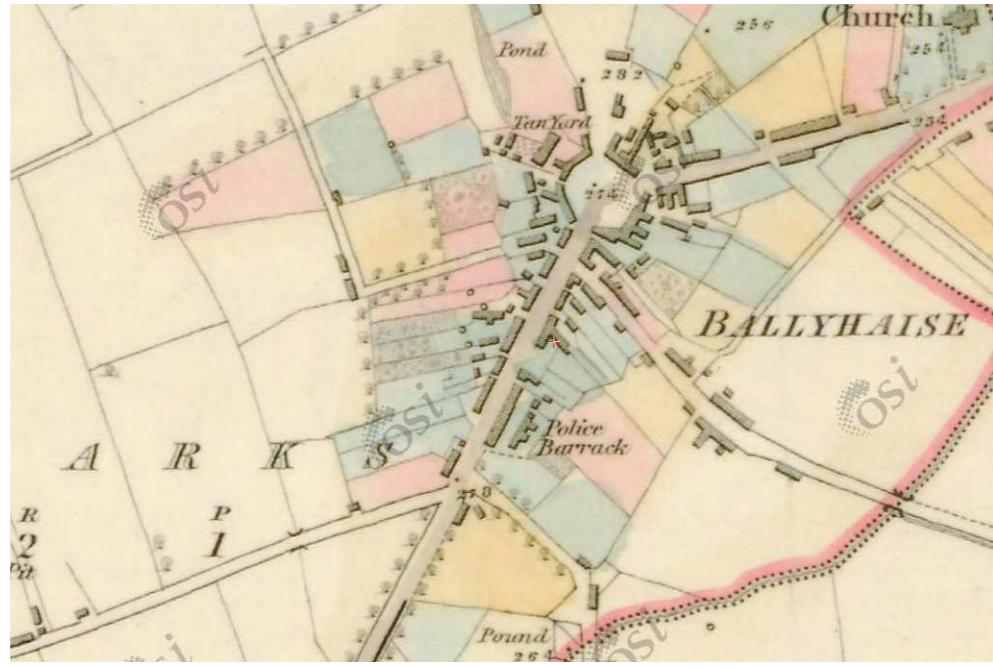
# BALLYHAISE

## Revitalising Cavan's Towns and Villages



### History

Ballyhaise House was built for the Newburghs, a local landowning family, in the 1730s. It is said to contain the earliest surviving oval room in Ireland and Britain. The building was traditionally credited to Richard Cassels, a German architect living in Dublin. It is more recently thought that Ballyhaise house is actually by the architect of the Irish Houses of Parliament in Dublin, Sir Edward Lovett Pearce.



Maps from 1800, 1900 and 2017



### Precedents



Pedestrianised high street



Public seating



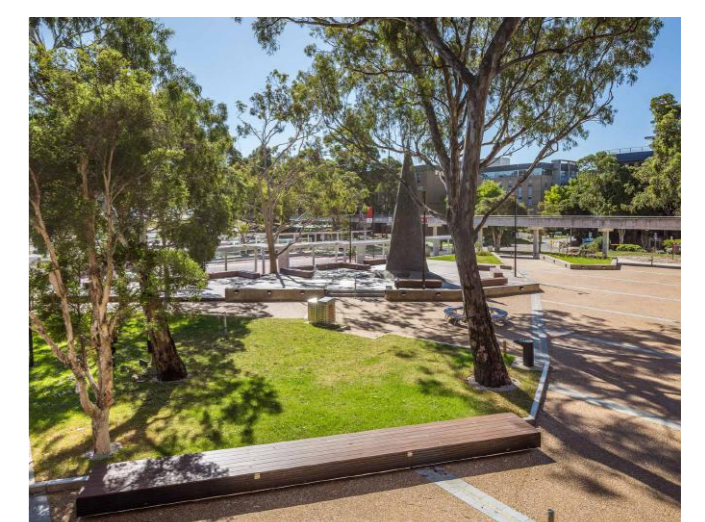
Public realm improvements



Parks



Stone paving to replace concrete



Trees



## Constraints

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### Weaknesses

- 4 // A lack of retail might be causing unnecessary travel by road.
- 1 // The public realm is dated and needs investment. It is also an unfriendly environment for pedestrians with very narrow pavements and wide empty roads.
- // Being a dormitory town, it lacks community cohesion.

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### Threats / Challenges

- 2 // Being only 15 minutes drive from Cavan, Ballyhaise could further become a dormitory town to Cavan Town in the future which could generate road traffic and would not contribute to enhancing the local community.
- 3 // The quarry being for sale presents a threat to the local people and the environment as excavation could increase and could bring disruption to residents and businesses on the main road through traffic, noise and dust.
- // Abandoned buildings suggest a weak property market.



Unfriendly pedestrian environment / dated



Killyvanny (rock) Quarry



Abandoned building



Limited retail

## Opportunities

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### Strengths

- // Close proximity to Cavan Town.
- // A growing population.
- // Scenic beauty throughout.
- // Close proximity to the border with Northern Ireland.
- 1 // The agricultural college could be intensified and could seek to develop and enhance local agriculture to self-sustain the local community.
- 3 // Having the largest sports pitch in County Cavan, Annalee Park, the home ground of Ballyhaise GFC.
- 4 // Ballyhaise Community Centre.

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### Opportunities

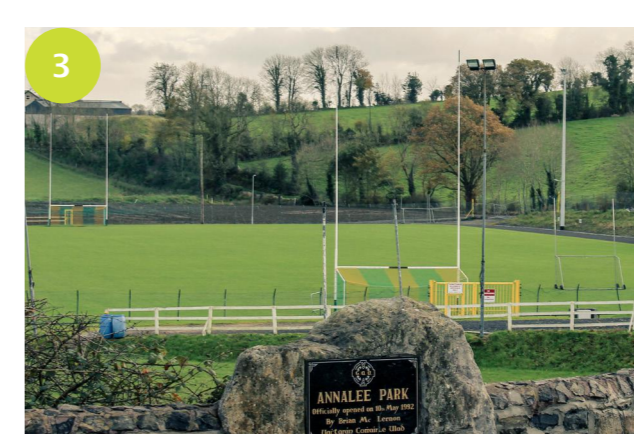
- 2 // The sale of the quarry could also present an opportunity to generate new jobs for local people (e.g. stone paving for CC) or could be redeveloped into a nature reserve.
- // The public realm could be improved through use of high quality stone paving, perhaps sourced from the local quarry.



Ballyhaise Agriculture College



Killyvanny (rock) Quarry



Annalee Park



Community centre