

// County Cavan Town and Village Revitalisation Plans

REVITALISATION PLANS

Prepared for County Cavan
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FINAL

BALLYHAISE





CLIENT

Cavan County Council

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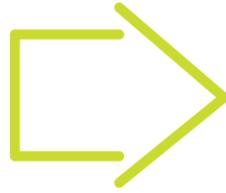
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PROJECT OVERVIEW



Cavan County Council has taken the lead in developing Town and Village Revitalisation Plans for 20 Towns and Villages across the County.

These plans have been developed in recognition of the importance of supporting and developing the physical and social fabric of these towns. The objective is to enhance our Towns and Villages as more attractive places to live and to work.

The plans are ambitious and will act as blueprints for the development and enhancement of our Towns and Villages over the next ten to fifteen years.

An integral part of the success of these plans will be the role that communities within the towns and villages take in leading out in their implementation in conjunction with Cavan County Council and other relevant bodies. Identification of a broad range of projects within the plans will enable communities to easily prioritise and develop project applications.

1. The Context for County Cavan Towns and Villages

Towns and villages play a key role in terms of serving the economic, social, cultural and community needs of the people and their hinterland. However, many towns and villages throughout Ireland are experiencing huge changes in terms of their commercial, aesthetic and cultural landscape. Provincial towns and especially provincial villages are under serious threat from the polarising effect of the larger city economies.

County Cavan is no exception to these changes. But while it shares the generic planning challenges that most provincial towns face such as out-of-town retail and residential development leading to dereliction of established town centres, Cavan County has also some very specific characteristics and needs. In particular South East Cavan due its proximity to the Greater Dublin Area has seen significant rise in population resulting in significant commuter numbers in some of the towns. In contrast parts of West Cavan, nested within pristine landscapes but in remote locations are suffering from population decline. County Cavan also faces challenges on account of its proximity to the border with Northern Ireland.

Within this context, as both the towns and villages experience huge changes across County Cavan, there is a greater importance placed on developing places that will be resilient and sustainable in the years and decades to come. In this context, County Cavan Council aim to harness local community and entrepreneurial spirit, in order to develop Revitalisation Plans for the towns and villages of Cavan.

2. Project Purpose and Outcomes

In September 2017, Tyréns UK and GCAL were commissioned by County Cavan Council to undertake the Town and Villages Revitalisation Plans project. The project will complement studies already undertaken by County Cavan and local Councils aimed at securing the long-term future of Cavan's towns.

The project encompasses the revitalisation of the following 20 towns and villages:

- Cavan Town
- Virginia
- Bailieborough
- Ballyjamesduff
- Cootehill
- Kingscourt
- Belturbet
- Mullagh
- Ballyconnell
- Ballinagh
- Ballyhaise
- Shercock
- Killeshandra
- Arva
- Kilnaleck
- Swanlinbar
- Butlersbridge
- Blacklion
- Lough Gowra
- Dowra

The purpose of this study is to prepare plans showcasing how improvements can enhance the town as an attractive place in which to live, play, work, and visit. The Revitalisation Plans will seek to enhance and improve town and village functions both on a day to day basis, while also seeking to improve the long term socio economic, cultural and environmental benefits for residents, businesses, communities and visitors.

The outcomes of the Revitalisation Plans are three-fold - to deliver successful strategies across spatial development, economic development and community development. The project will seek to ensure that the design of these town and village plans recognises the diversity that exists in the County of Cavan and will tailor each plan for the site specifics of each settlement.

3. Project Structure

The project has been structured as follows:

STAGE 1 - BASELINE

- Review of background material, reports, studies and strategies
- 'What makes Cavan - Cavan' engagement campaign
- County wide analysis
- Review of consultation findings

STAGE 2 - REVITALISATION PLANS

- Individual Town and Village Revitalisation Plans
- Consultation workshops

4. Objectives and Role of this Report

This report is one of a sequence of twenty reports providing a final summary of the proposals and proposals prepared as part of the County Cavan Towns and Villages Revitalisation project. This report is the final revitalisation report for Ballyhaise (town 11 of 20).

The report sets out a series of proposals focusing on spatial, economic and community development, establishing recommendations for implementation timescales. The proposals are action-based and spatially focused and provide an urban design and public realm framework to inform local planning policy and future development and/or regeneration proposals, covering place-making, open space, transport, parking, heritage, iconic features and vistas, natural environment etc.

The report also compiles findings from the community engagement. The current design for Ballyhaise is the result of a collaborative process with County Cavan Council, citizens, stakeholders and neighbours groups.

5. Project Deliverables

The following reports have been or will be delivered as part of County Cavan Town and Village Revitalisation Plans project documentation:

STAGE 1 - BASELINE

- Draft and Final Baseline Report - Site Analysis including SWOT analysis of each town and village and a County Wide analysis

STAGE 2 - REVITALISATION PLANS

- Draft and Final Individual Town and Village Revitalisation Plans

6. Project Programme

The early stages of the project - October 2017 to January 2018 - were dedicated to understanding the towns and villages context. During this period community engagement events were carried out as part of the 'What makes Cavan - Cavan' campaign.

Following this stage, from January to early February 2018, a County Wide Strategy has been prepared establishing a shared vision for County Cavan's towns and villages, identifying unique selling points, focus areas and themes for the Revitalisation Plans.

From February to May 2018, Revitalisation Plans have been prepared for each individual town. These plans have been supported by a series of workshops with the community.

7. The Tyréns and Gaffney & Cullivan Architects Approach

The GCAL and Tyréns team bring global thinking and local knowledge to the project. GCAL as Lead Architect bring expertise, extensive experience and considerable local knowledge of County Cavan. The practice specialises in built heritage which leads to proactive conservation architecture and renewal. Tyréns is a European multidisciplinary masterplanning, urban development and sustainable infrastructure consulting firm specialised in community and regional planning. The combination of Tyréns international experience coupled with GCAL's wealth of more local knowledge brings a unique perspective to the project.

Disciplines inputting to the project include urban design and planning, landscape architecture, transport and community capacity building. Working with the council's team, Tyréns and GCAL approach centre around people, their needs, their habits and their vision to inform the design of urban space. Tyréns and GCAL's goal is to activate factors that allow towns and villages to flourish as attractive places in which to live, work and socialise in.

INTRODUCTION



This report details the proposals aimed at revitalising Ballyhaise. It is structured in the following way:

Section A - County Wide and Town Specific Proposals

Section A of the report identifies and describes proposals that are recommended to be implemented both county wide and on a town-by-town specific basis.

The section begins by presenting County Wide Proposals (referenced as CWP) that are recommended to be rolled out in each town across County Cavan. The report continues to outline a series of potential Town Specific Proposals (referenced as SP) that are recommended to be implemented in specific towns and villages across County Cavan only. The town specific proposals will be relevant to only some of the towns, and will be explored with further clarity in each report.

Each proposal is also associated with a suggested priority rating and predicted cost. This assumption is based on findings from consultations and feedback from members of the public. Both ratings are represented alongside each proposal with the following icons:

Priority rating:

-  High
-  Medium
-  Low

Cost rating:

-  Standard Upgrade €0 - €25,000
-  Standard Plus Upgrade €25,000 - €100,000
-  Premium Upgrade €100,000 +

Section B - Ballyhaise Proposals

Following from this, the report outlines the proposals identified for Ballyhaise. Firstly, a map is used to illustrate the location of both the County Wide Proposals (CWP) and Ballyhaise Specific Proposals (BSP). On the map, each proposal encompasses a series of physical elements such as waste bins, lighting and seating etc. These items are identified by icons. These items are colour coded in reference to the key themes used in the Stage 1 framework to illustrate the challenges and opportunities affecting County Cavan's towns and villages. The themes are as follows;

1. Accessibility
2. Streetscape
3. Amenities and Services
4. Builtform
5. Initiatives and Events

Proposed themes and their associated icons are as follows;

ACCESSIBILITY

-  Signage
-  Maps
-  Information Panel
-  Bus Shelter
-  Crossing Point
-  Footpath
-  Cycle Path
-  Traffic Calming
-  Car Parking
-  Pedestrianisation

STREETSCAPE

-  Planters
-  Trees
-  Tree surrounds
-  Public Art
-  Fountains
-  Approach to town

AMENITIES

-  Seating
-  Outdoor Gym
-  Playground
-  River Amenity Space

BUILTFORM

-  Street Façade / Building
-  Road Surface
-  Pavement Surface
-  Kerb Finish
-  Flexible Pavilion

SERVICES

-  Waste Bin
-  Drinking Fountain
-  Charging & Wifi Station
-  Lighting

Following the summary map, each proposal for Ballyhaise is detailed with supporting text, existing and proposed imagery or graphics.

Section C - Summary

In Section B, a table summarises all the proposals for Cavan and presents estimated costs and phasing.

Section D - Consultation Findings

A first draft of the proposals presented in this report has been subject to a public consultation which led to the revised and final suggestions of this final report. A summary of the process and findings of the public consultation can be found in Section D.



Lee's



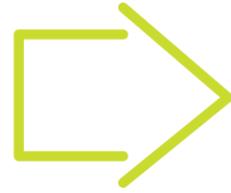
STAR COURT
Chinese Restaurant & Take Away
Tel: 049 4351995





SECTION A - COUNTY WIDE AND TOWN SPECIFIC PROPOSALS

COUNTY WIDE PROPOSALS



This section outlines recommended proposals to roll out in all 20 towns and villages across County Cavan. Proposals have been categorised into 'Standard', 'Standard Plus' and 'Premium' upgrades.

Many of the proposals suggested within these reports are recommended to be implemented in all of the 20 towns and villages involved in this study. It is important to consider these County Wide proposals at the scale of the county in order to create an integrated and seamless strategy, whereby items such as street furniture and wayfinding are uniform across multiple locations. Not only is this a cost and implementation benefit, but it will also strengthen the visual identity of Cavan as a County, to residents and visitors alike.

Proposals have been categorised as 'Standard', 'Standard Plus' and 'Premium' upgrades based on cost, together with an indicative priority rating for their implementation.

County Wide (CWP) 'Standard Upgrades' have been identified as:

- CWP1 Public Seating
- CWP2 Waste and Recycle Bins
- CWP3 Planting
- CWP4 Information Signs with Wifi/Charging Point
- CWP5 Paving

County Wide (CWP) 'Standard Plus Upgrades' have been identified as:

- CWP6 Approach Signage
- CWP7 Murals and Public Art
- CWP8 Electric Vehicle Charging Point
- CWP9 Walking Routes

County Wide (CWP) 'Premium Upgrades' have been identified as:

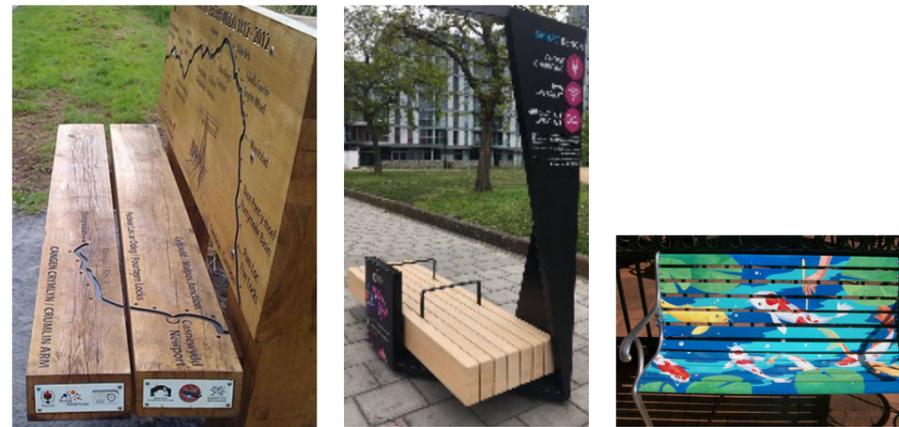
- CWP10 Façade Painting

Standard Upgrades €

CWP1 Public Seating

The first County Wide proposal is to provide upgraded and additional public seating throughout the towns. The design could incorporate the town's local history or natural assets by integrating the seat with an art installation, or simply repainting any existing public seating with vibrant imagery. The benches should be of a natural aesthetic (e.g. wood) and of a relatively traditional appearance in order to fit the local character of the area.

Seating could include benches and chairs that would allow people to rest and enjoy the public spaces. The seating should ideally be sourced from a local (County Cavan) carpenter(s) or furniture manufacturer(s) and therefore hopefully made from locally (and/or nationally) sourced materials. This will give the dual benefit for generating local employment/boosting the local economy and having a lower carbon footprint than importing from overseas. As a longer term option, introduce smart seating to key central spaces with integrated wifi, charging and information points.



TL: Sensitive and informative design, Brecon Beacons
 TM: Smart bench with charging, data collection and wifi hot spot
 B and TR: Benches painted by the local community

CWP2 Waste and Recycle Bins

Waste bins should also be sourced and fabricated locally. They should be made of natural materials where possible, and should aesthetically fit the local character of the area.

The bins should be secure to prevent theft and should have small openings to prevent people from using them to put their household waste in. Recycling bins should be implemented where possible without proposing bulky and invasive bins.



T: Modern waste bins
 B: Underground recycling bins

CWP3 Planting

In order to enhance the visual experience for both residents and visitors, a planting strategy should be implemented across all towns. Planting in the towns and villages could be landscaped using locally sourced stone to create a natural and local character. This character would also reference the topographical landscape of County Cavan. Planters could also be sourced and made locally using timber. They could also include built in planting elements, which could feature a diverse range of seasonal plants that can be enjoyed all year round.

Trees should be added throughout the town/village centres as they provide innumerable benefits to both the environment and residents. A good diversity of tree species should be used in order to create lush vegetation with a healthy flora environment. The introduction of tree surrounds double up as seating, and can be an easy way to create attractive landscaping to the urban environment. Permeable paving can also be used to allow the trees to capture run-off through the design of SUDS.



TL: Trees and seating create event and interaction spaces, Tullamore
 TR: Property owners encouraged to use hanging baskets, Cornwall
 BL: Trees along the street
 BR: Tree surrounds, also acting as seating

CWP4 Information Signs with Wifi/Charging Point

A well conceived signage strategy featuring a combination of signs, maps and information panels is important to effectively inform both residents and visitors, and will create a legible and identifiable town centre. In addition to this basic wayfinding function, good signage will enhance the character of the town, reinforce the hierarchy of spaces and contribute to the streetscape aesthetics.

Design standards should be established and replicated across all signs to ensure they are consistent and complementary. Use materials that fit the character of the town, for example locally sourced timber, which is high in quality, durable and easy to maintain.

All towns across Cavan should feature a principal map with text indicating current location, landmarks, features, routes and other amenities. This principal map should be located on the main public square or similar high pedestrian traffic areas.

Public information panels provide users with more detailed information about their surroundings by explaining the significance of a specific feature or space. Information panels could be interactive or tactile to add interest and encourage use. The information signs could be integrated with wifi and/or charging points for mobile phones. Lighting poles, bus shelters, kiosks and benches can also be used to offer digital services and should be solar powered where possible.



TL and BR: Information Map
 TM: Information Panel at a key landmark
 TR: Information sign at a key location
 BL: Interactive Information Panel

CWP5 Paving

Footpaths are a fundamental and necessary investment for all towns across the county. Often the main streets support high levels of vehicular traffic, and therefore pedestrian access and safety should be a priority. Well designed and maintained pavements encourage walking by making it safer and more attractive, but also support socialising and generate active streetscapes. Pavements should be provided on all urban streets, be accessible to all users and be uncluttered of unnecessary furniture. Pavement surfaces and kerbs should make use of locally sourced natural stone where possible.

Good quality footpaths should feature in the following zones:

- Buffer Zone (A) - should be of appropriate scale and delineated by vertical or horizontal separation - trees, kerb extension etc. - from traffic to foster a sense of safety for pedestrians.
- Street Furniture Zone (B) - sits adjacent to the buffer zone and is where street furniture and amenities should be located and aligned.
- Clear Path (C) - is the primary, dedicated and accessible pathway that runs parallel to the street. It should be at least 1.8-2.4 m wide to ensure that two people using wheelchairs can pass each other. It must be free of fixed objects and deformities that would make it inaccessible.
- Frontage Zone (D) - is at the edge between the clear path and buildings and should focus on how to make both attractive.



L: Pavement of the main street of a small town, with a landscaped buffer zone
 R: Location and width of footpath zones as described above.

Standard Plus Upgrades €€

CWP6 Approach Signage

The various approaches to towns are critical to creating a strong and welcoming sense of arrival. Furthermore, as all towns and villages within County Cavan are located in rural areas with scenic views of the countryside, the approaches are sensitive spaces that can either support or be detrimental to the integration of the town into its surroundings. These approaches also signify a threshold, whereby the streets become less car oriented, more pedestrian and cycle focused in the town centre.

Bespoke signage should be introduced at the approach to the county itself and to each town and village. Signs should illustrate the location within the county, and could provide additional information such as population and an interesting unique fact. Towns should encourage the design of colourful planting and landscaping to the surrounds of the new signs to further enhance the arrival experience. An effort should be made to limit billboards.

CWP7 Murals and Public Art

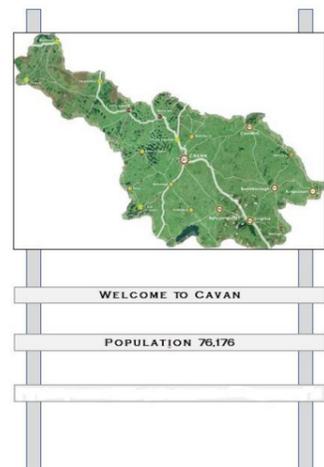
Public art is the most effective way to promote a town or village's individual character. Tourism will be encouraged furthermore through the marketing of local culture and art through social media platforms and the internet.

Various types of public art should be considered as part of an overarching strategy for each town and village. Ideas include; creative structures and pavilions, sculptures and street art, which should be designed for key public spaces.

There is existing public art in the form of street art and mural paintings across many of the towns and villages including Ballinagh, Swanlinbar and Kilnaleck.

CWP8 Electric Vehicle Charging Point

To encourage behavioural changes towards using more sustainable transport solutions, additional electric car charging stations should be provided across the county. These should be located at convenient and central locations to strengthen the benefits of having an electric car. Stations could be incorporated into lighting poles to avoid cluttering the streetscape with additional items.



TL: Proposed design of approach signage for County Cavan towns

TR and B: Welcome sign enhanced with colourful planting

T and BL: Example of murals referencing the local heritage of the town and created by the local community

BR: Existing street art in Ballinagh

E-car charging station



CWP9 Walking Routes

Each town should have a variety of walking trails in order to encourage residents and visitors to explore the built, natural and tourism assets as part of well signed routes. Trails could also include information panels at specific points of interest along the way.



Variety of sign design along countryside walks

Premium Upgrades €€€

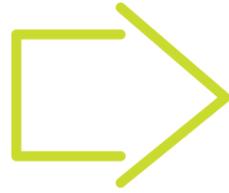
CWP10 Façade Painting

Well maintained and aesthetically pleasant street façades account for creating a welcoming and vibrant atmosphere in towns, and can also add to the character of the streetscape. This can be achieved through the implementation of a façade painting scheme, improvements to shopfronts and building frontages, or the commissioning of artwork murals, lighting schemes etc. Special treatment should be given to historic buildings that provide a special architectural, cultural or heritage value to the townscape. Landmark buildings that strengthen the identity of a town should also be well maintained and presented within the streetscape. Derelict sites should also be addressed, as they are often key spaces which could add to the character and experience of a town. Such schemes can be phased, by prioritising proposals at key locations, at entrances to town, at key nodes, and at areas around public spaces. Acting as a catalyst for future improvements, the upgrading of key sites and buildings will create maximum impact and encourage incremental changes across other parts of town.



Recent painting scheme in Mullagh

TOWN SPECIFIC PROPOSALS



This section outlines some possible proposals that will be specific to the towns across County Cavan. As within the County Wide section, proposals have been categorised into 'Standard', 'Standard Plus' and 'Premium' upgrades.

N.B: these proposals hold no priority rating as they are location specific. Priority ratings are summarise on page 32.

Standard Plus Upgrades €€

SP1 Street Redesign

Given that many of the 20 towns and villages are located along regional and local roads, through-traffic and parking are major issues experienced throughout County Cavan. These towns suffer from huge volumes of cars and industrial sized vehicles traveling along the main street. This makes for an unfriendly and dangerous pedestrian and cycle environment, that is often worsened by a lack of crossing points, narrow and damaged pavements.

Key street sections should be redesigned to create 'complete streets' that are safe and to be enjoyed by all users. Proposals could include new crossing points and refuge islands, cycle paths and associated facilities, high quality intersection surface treatment, contemporary lighting and street furniture that reflects the character of the area, shared surfaces where appropriate, traffic calming features and parking control measures. Road surfaces should be renewed when necessary to make streets both safer and more aesthetically pleasant. In particular, the use of different materials could reduce the reliance on road markings.



TL: Use of differentiated paving to strengthen the visibility of the crossing
 TM: Cycle physically separated from traffic on the main street
 BL: Shared surface
 R: Example of context sensitive lighting solution

SP2 Car Parking

Generally there is a good provision of parking across most towns and villages in Cavan. However many car parks and on-street parking could benefit from a redesign and/or realignment, enhanced with the introduction of landscaping, lighting and furniture.

Designated parking spaces for car users with disabilities should also be provided in every town and village across the County. These should be located next to key amenities with dropped kerbs to allow easy wheelchair access. Poorly designed disabled parking should be avoided: bays should not be fitted into leftover space but should instead be purposely designed from the start as part of a holistic strategy.



TL: Successful town centre car parking integrated with a landscaping scheme
 TR: The use of multiple surface materials to add texture and visual interest.
 BL: Disabled parking bay and sign, Ireland
 BR: Efficient car park layout with clear pedestrian routes and furniture.

Premium Upgrades €€€

SP3 Public Space

Improvements to existing the creation of new public spaces can activate and bring key amenities to previously lifeless towns. Plazas, squares and urban parks should be transformed into multi-use destinations, supporting a variety of civic and community uses including markets, events, seasonal programming etc. Public spaces are also spaces to rest, meet, interact and play, and should therefore incorporate seating, informal play items, canopies, landscaping and water features. The creation of new public spaces in the existing urban fabric can take advantage of building setbacks or wide roads. Community involvement in the co-creation of public spaces should be encouraged, as a way to foster a community's sense of pride and shared ownership of the town.

Public spaces could integrate flexible pavilions, which could trigger various uses and activities including pop up food stalls, amphitheatres for mini-concerts, performances, meetings, spaces to host yoga, cooking or meditation courses, offer of local services etc. Pavilions could also be made bookable by the local community in order to organise and host their own events. The design of pop up and transportable structures would also enable usage across multiple locations.



TL: Temporary activation of the public space
 TR: Pavilion dedicated to the discovery of urban gardening in Aarhus, Denmark
 B: Leyteire urban garden



SP4 Pedestrianisation

In the larger towns of the county, such as Cavan Town or Bailieborough, the pedestrianisation of some streets could be explored. Pedestrianisation can activate streets for new uses, foster interaction and encourage pedestrian movement. Overall, it makes the street more active, safer and healthier. It can also boost the local economy by generating higher footfall levels in retail areas.

In order for the concept of a shared or pedestrianised street to be well received locally, the proposal could be phased over time through small incremental measures. This could begin with pavement extensions, the creation of a shared street, the reduction of carriageways to single lane, the licensing of outdoor seating for cafés and pubs. Similarly, a short section of the road can be re-designed with space for a cycle track, large planters, trees, seating spaces and terraces. The community can also be encouraged to reinvent the public realm through the flexible and temporary programming of streets, such as events, street parties, markets, play streets, open streets, pedestrianisation one day a week etc.

These proposals will demonstrate the diverse ways in which a street may be utilised and may lead over time to more permanent transformations of the right-of-way.



T: A Parklet event - temporary pavement extension for amenity on parking spaces - and temporary street pedestrianisation, Hammersmith, London
B: Pedestrian Street in Boulder

SP5 Outdoor Gym and Playground

Playgrounds and outdoor gyms can inspire people to engage in healthy, active and outdoor lifestyles. They also serve as spaces to meet and socialise. To ensure high levels of use, they should be located near residential areas and be easily accessible by both pedestrian and cycle routes.

Playgrounds should be specifically designed for the space and context they sit in, and also make use of the available natural materials and planting. They should feature disabled friendly items and sensory rich equipment, encourage both ordered and informal play activities and support an assortment of games to appeal to different user groups. Such playgrounds should foster a sense of freedom, inspire creativity and boost the physical abilities of children.

Outdoor gyms provide public accessible places to train alone or in groups with numerous structures. Each gym should have its own character with an attractive design solution. The design should be versatile to allow users to develop their own exercises and for people of all fitness abilities to use and enjoy. In more rural areas, fitness trails could be a more appropriate solution.



T: Playgrounds in Oberhausen, Germany and New-York, USA
B: Outdoor gym in Brisbane and trim trail in Tom Ruana Park, Mayo, Ireland

SP6 River and Lakeside Amenity Space

Those towns and villages located near a river or a lake should aim to create amenity areas by the water for leisure, sport and recreation. These would positively contribute towards quality of life by providing an opportunity for all residents and visitors to access good quality open space facilities year round.

The range of activities offered could include: horse riding, cycling, picnicking, competitions, festivals, bird watching, nature trails, photography, orienteering, climbing, camping, swimming, boating, canoeing etc. Light structures such as a shelter or pavilion can facilitate the provision of a food and beverage offer and could facilitate scheduling events such as concerts and competitions. Legible pedestrian links from the amenity space to the town centre should be developed in parallel.

The promotion of the amenity value of rivers and lakes should be coupled with a strong focus on ecology by ensuring that developments do not disproportionately impact on the landscape and natural areas. The appropriate location, siting and design of proposed spaces will ensure that the natural resources which form the basis for recreation are protected and effectively managed.



T: Amenity space for walking, resting, fishing and sport in Lünen, Germany and Annecy, France
B: River dedicated to swimming in Rostock, Germany

LOUNGE

BAR



Donohoes Foodmarket

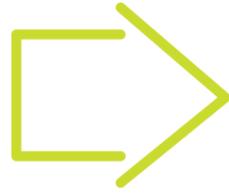
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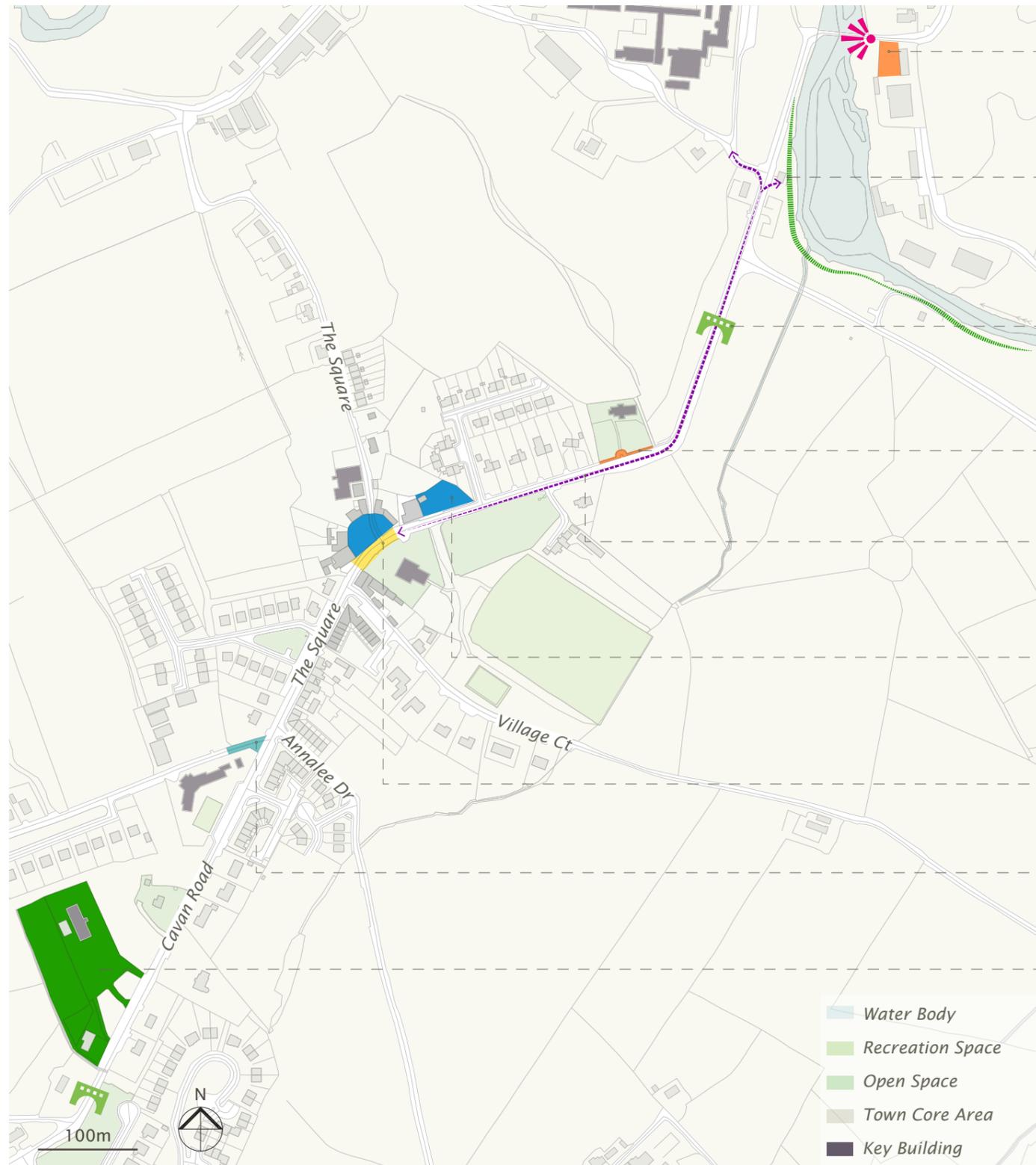
SECTION B - BALLYHAISE PROPOSALS

PROPOSAL MAPS



This section outlines proposals recommended for Ballyhaise.

* Please note:
 BSP - Ballyhaise Specific Proposal
 CWP - County Wide Proposal



BSP7 Views to Ballyhaise House

BSP1 (SP6) Improve Riverside Park

CWP6 Approach Signage

BSP3 (SP2) Church on-street Parking

CWP5 Paving - Footpath to town centre

BSP2 (SP2) Car Parking Distribution
 CW8 Electric Vehicle Charging Point

BSP5 (SP1) Shared Surface

BSP4 (SP1) Redesign of Road Junction

BSP6 (SP3) Improve Cathedral Setting

N.B
 CW1 Public Seating and CW2 Waste and Recycling Bins are to be located along key routes and at public spaces within the Town Core Area.
 Proposals relating to traffic, transport and parking alterations will be subject to a traffic audit and a detailed engineering design exercise.



County Wide Proposals



CWP1 Public Seating



Ballyhaise currently features only two picnic tables, which are located by the community centre and the river. No other public seating is available along key routes or in open spaces.

In keeping with the county wide proposals, introduce new public seating items in Ballyhaise and to upgrade or replace existing picnic tables as necessary. Additional provision would encourage pedestrian use and create a more active centre.

As illustrated opposite, the bench design should be durable, and resistant to long term weathering. The seating should be securely fixed to the paving, and be made of local and traditional materials if possible. Benches should be minimal in design, and allow for multiple views by the user by not having a structural back. New seating should be introduced as a priority along main roads and at key open spaces within the Town Core Area as shown on the proposals map.



Ballyhaise - existing: the picnic table by the community centre is one of the only public seating available in Ballyhaise.



Proposed: above: durable public benches to be specified in multiple locations. Below: curved seating to be implemented in parks and open spaces.



CWP2 Waste and Recycle Bins

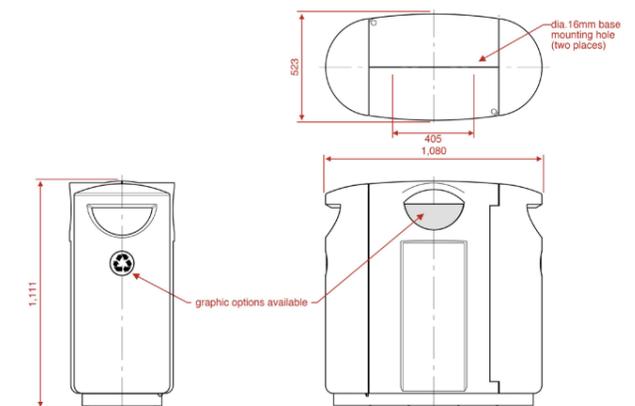


A waste bin is provided in Ballyhaise by the river picnic area, however no bins are available elsewhere in town.

In conjunction with the county wide proposals discussed previously in this report, new combined recycling and waste bins will be positioned within Ballyhaise and across other towns in Cavan. New bins should be introduced as a priority along main roads and at key open spaces within the Town Core Area as shown on the proposals map. Designed with small openings, this will discourage misuse of the bins.



Ballyhaise - existing: the town centre does not feature any public waste bin.



Proposed: Cast Ductile Iron litter bin with 3 compartments; litter and recycling.

€ ●
CWP3 Planting

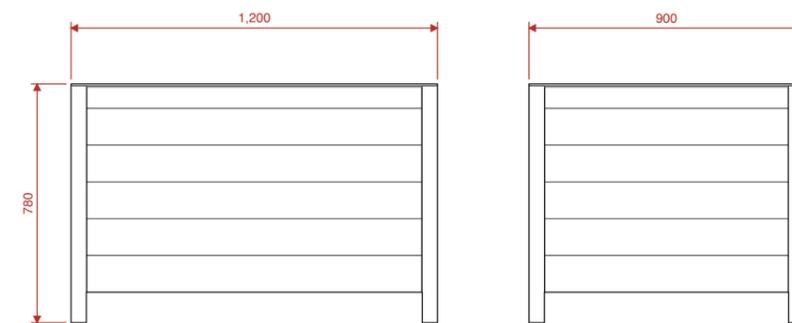


The streetscape in Ballyhaise is under provisioned in terms of trees and planting. This is currently proving detrimental to the creation of a warm and welcoming sense of place. Introduce native trees, planters and colourful planting along key routes and open spaces in town. This would enhance the aesthetics of the public realm, soften building edges and improve local biodiversity levels.

Trees and planting should be located as per indicated in the proposals map.



Ballyhaise - existing: a lack of trees and planting in the public space



Proposed: durable wooden planters

€ ●
CWP4 Information Signs with Wifi/Charging Point

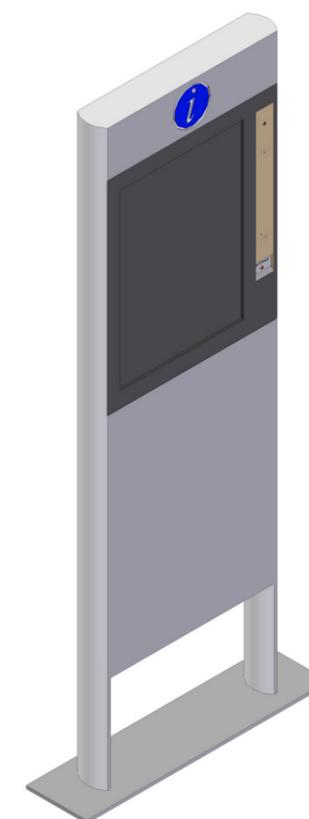


As per the county wide guidance, run down or missing signage within Ballyhaise should be replaced with newly installed information signs for all users including pedestrians, cyclists and vehicle drivers.

The format, layout, colours, fonts and over all design should be in conjunction with signage found in all other towns within County Cavan. This should also include upgraded information panels which are clearly legible and provide information on the local area and events.



Ballyhaise - existing: information signs in poor condition and of out dated design.



Proposed: Interactive information panel

€ ●
CWP5 Paving



As part of the proposed urban walking routes, make enhancements to the footpath between the town centre, Riverside Park and Ballyhaise House. At present, the footpath is narrow, located on one-side of the street only, and is not well buffered from traffic. To address these issues, consider the widening of the footpath and introducing planting, seating, lighting and signage. This will give a natural buffer between pedestrians and vehicular traffic, as well as enhancing safety and the overall streetscape.

Within the town centre, consider the opportunity to repurpose unused or unsightly spaces by Oakwood Crescent and The Square to widen footpaths, introduce seating, renewed pavement and planting. This would improve the town's streetscape and enhance amenity levels for pedestrians.



Ballyhaise - existing: narrow pavement lacking buffering from adjacent traffic lanes.



Proposed: use of local materials to create aesthetically pleasant and well designed pathways. Consider application of cobbles/textured grain to edges and thresholds.

€ € ●
CWP6 Approach Signage

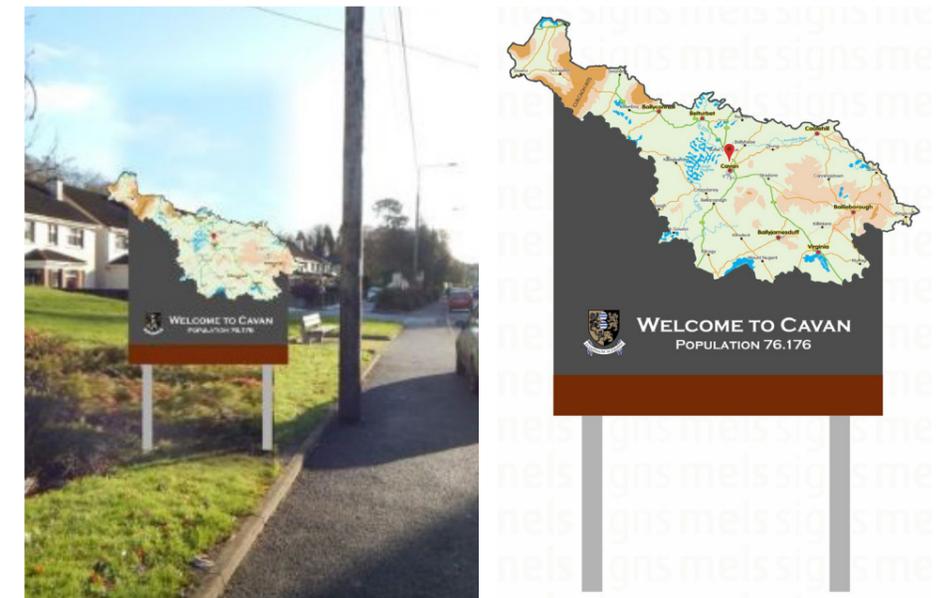


The integration of welcoming signage and colourful planting along Cavan Road at key entry points into the town would help create a sense of place and arrival. It represents an opportunity to advertise key attractions within Ballyhaise, such as the river amenity space or the Cathedral.

Currently there is existing signage to Ballyhaise such as wood carvings and planting on Cavan Town and Clones side of the Village. This should be complimented by additional signage which could highlight key attractions within Ballyhaise.



Ballyhaise - existing: attractive signage provides a warm approach to village and could be augmented with further signage promoting points of interest.



Proposed: use of county wide signage with local information and fact. (N.B information will be town specific in detailed design).



CWP7 Murals and Public Art



Consider the introduction of colourful murals by local artists, panels to enliven the junction at the approach to the village. Investigate other central locations for sculpture or art installations.



Ballyhaise - existing: consider ways to enliven this junction.



Proposed: introduce a sculpture representing the historic and character of the town.



CWP8 Electric Vehicle Charging Point



With increasing numbers of electrical vehicles being used, towns should ensure that there is sufficient provision of electrical charging points. These should be located with close proximity to the town's retail street or close to key attractions. As per the proposals map, additional charging points should be located within the redesigned post office car park.



Ballyhaise - existing: no provision of e-car space within the town centre.



Proposed: provide additional e-car charging points with designated parking spaces.



CWP9 Walking Routes

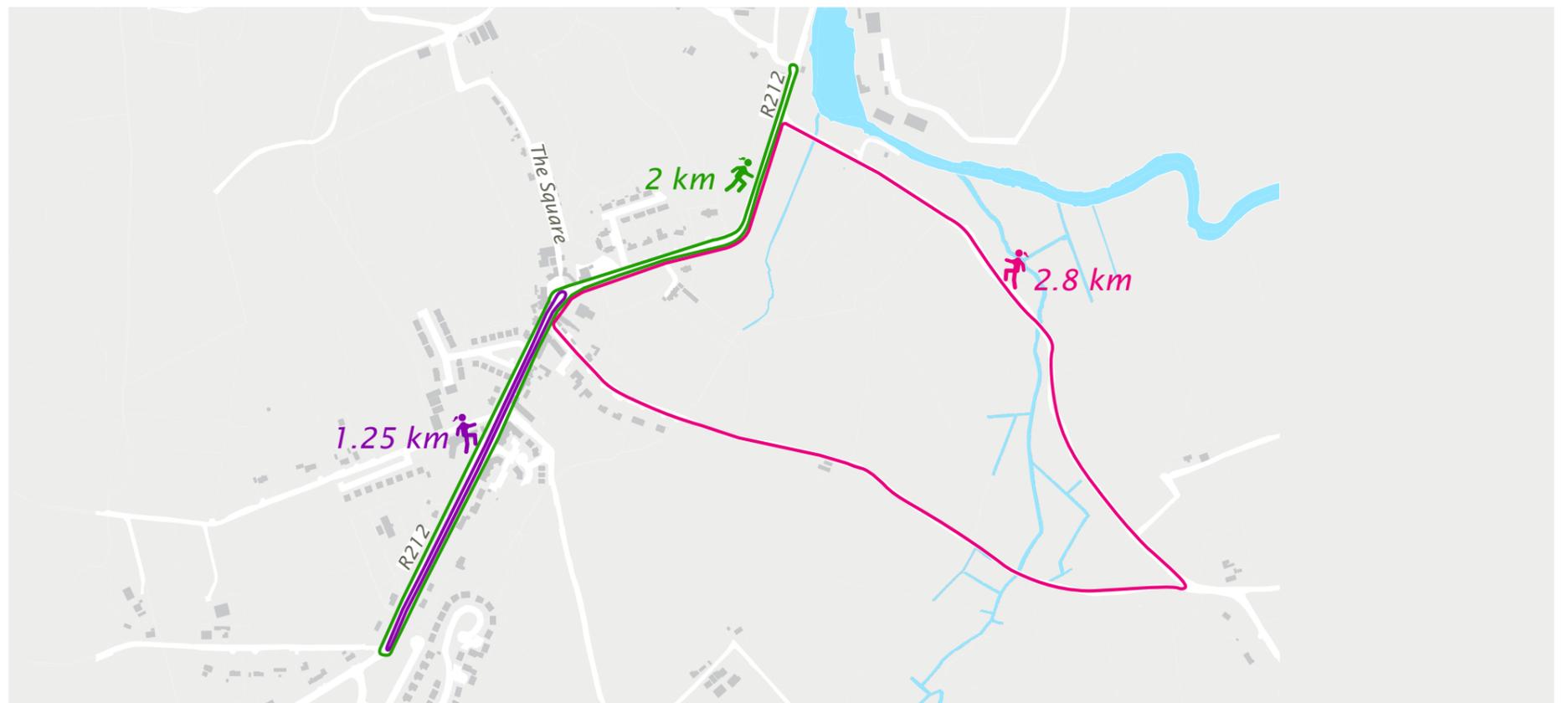
Promote the creation of three walking routes of different lengths - 1.25 km, 2 km and 2.8 km throughout Ballyhaise. The routes will allow visitors to discover the key landmarks, the town centre, key views and natural assets of Ballyhaise, such as the river and Ballyhaise House. It is recommended that these walks feature interpretative and interactive signage materials.



Ballyhaise - existing: the river amenity space is not linked to a walking route.



Proposed: markers along the walking routes



Proposed: Ballyhaise urban walking routes



CWP10 Façade Painting



Encourage the redecoration of exhausted façades in order to create a colourful and aesthetically pleasant town, protect the architectural character of the town centre and enhance the positioning of landmark buildings within townscape.



Ballyhaise - existing: key façades in need of refreshment.



Proposed: encourage property owners to paint their façades with a set colour palette to create a bright and uplifted town centre.

Ballyhaise Specific Proposals (BSP)



BSP1 Improve Riverside Park



Ballyhaise has a pleasant amenity park by the river. The park features a craft shop, several picnic tables, a footpath and waste bins. Landscaping of local shrubs could help screen the clothes' banks and add valuable amenity space to further benefit the area for residents and visitors.

Introduce new leisure activities such as canoeing or a fitness trail. Consider also additional provision of high quality seating, maps and historical panels. Interpretation panels should relate to the local area, Ballyhaise College and ecology.

A refreshment kiosk within the existing craft shop could be provided. It would encourage visitors to spend a longer time in the park and provide recreation opportunities suited to different age groups.

Provide screening to recycling facility to enhance area.



Ballyhaise - existing: bin and clothes' banks area by the river.



Proposed: uplift the river amenity space to introduce new activities related to water and provide passive and active recreation opportunities for all.



BSP2 Car Parking Distribution



At present, the central square is used as a car park, whereas it has the potential to be a highly valuable civic, social and community space in town.

To free up the square for these uses, consider the partial relocation of the existing parking to the area outside the post office. Both sites require a more efficient car parking layout to make optimum use of space available, whilst freeing space for pedestrians and public realm. Planting and permeable paving could be introduced as part of the redesign of the car parks to reduce surface run off and create an attractive well-planned space.



Ballyhaise - existing: car parking on a valuable town centre public space.



Proposed: design of a car park within the town centre with planting and varying materials in order to make the area more attractive.



BSP3 Church on-street Parking



At present, visitors of the church are dangerously parking to one side of the road, which is not designed or surfaced for such uses.

Create safe parking bays in front of the Church, together with the introduction of signage, information panels, planting and a crossing point. This would allow the Church to be positioned as a possible tourist attraction on a newly created County Wide route.



Ballyhaise - existing: no delineated and safe car parking space by the church.



Proposed: creation of dedicated parking spaces with planting and lighting.



BSP4 Redesign of Road Junction



The road junction close to Hyland Hardware lacks delineation and is dangerous for pedestrians. The vehicular space is oversized compared to pedestrian space which means vehicles can speed up at the junction.

Consider the reconfiguration of this road junction to a correct T junction geometry and use the residual space for landscaping and pedestrian amenities. For example, a sculpture could be introduced at this location to enliven the approach road to town.



Ballyhaise - existing: poorly delineated road junction.



Proposed: redesign of the junction with clear and segregated spaces for cars and pedestrians.



BSP5 Shared Surface



At present, the road section between the Square and the green space to the Community Hall is dangerous. The pavement is not physically separated from the carriageway, there is no crossing point and cars are not encouraged to reduce their speed. This prevents both the square and the green space becoming prominent community meeting places within Ballyhaise.

Consider the conversion of this road section into a pedestrian priority area featuring a shared pavement surface, integrated with traffic calming measures. Such a measure will enable and ensure the success of the regeneration of the Square and Community Hall's green space for local uses.



Ballyhaise - existing: lack of delineated pavement and crossing point between two prominent public spaces in town.



Proposed: creation of a shared street with specific paving surface and no kerb between the road and the pavement.



BSP6 Improve Cathedral Setting



The former Cathedral relocated from Cavan holds a significant architectural, social and technical interest. However the site and setting fail to fully support and demonstrate this.

With consent, consider improvements to the site and setting of the former cathedral with landscaping, seating and interpretation panels to fully promote it. The site could attract tourists as part as a wider County wide trail and act as a small public park.



Ballyhaise - existing: the former Cathedral is a valuable historic asset in Ballyhaise that lacks interpretation and promotion.



Proposed: Hard and soft landscape improvements to the setting of the Cathedral, together with the introduction of interpretation panels.



BSP7 Views to Ballyhaise House



On the northern approach to town, the vacant and overgrown plot sited adjacent to the bridge detracts from the view to Ballyhaise House. Improve the space through the provision of an information panel about the building and amenities available in the village. Seating, planting and a formalised parking area could also be introduced to encourage visitors to stop by.



Ballyhaise - existing: an abandoned plot on the left hand side of the road before the bridge detracts from the views to Ballyhaise House and could be better utilised.



Proposed: introduction of seating, information panel and dedicated parking spaces to encourage visitors to stop by and enjoy views to Ballyhaise House.



BSP8 Reactivate Square



The town's main square is currently used as both a car park and through road, which is dominated by overhead cables, and lacks the provision of trees and seating. Such uses of a valuable and central place are detrimental to the vibrancy and activity offer of the town.

Partially relocate existing parking elsewhere to redevelop the space as a village square with seating, new pavement surface, rerouting of overhead cables, planting and lighting. This space would support of variety of uses such as markets, events or daily interaction and recreation activities.



Ballyhaise - existing: The Square is dominated by vehicular uses that do not benefit the local community.



Proposed: create a vibrant central square that maximise use of town centre for community events, street fairs, markets and festivals.



BSP9 Pocket and Town Parks

Ballyhaise currently lacks a good provision of urban and residential amenity spaces. Such small parks could be created at a minimum cost at the Woodlands triangle grass area and in front of the Community Hall.

Make improvements to the green area in front of the Community Hall to create an urban park with seating, landscaping and pathways connecting to the Square opposite. This space would complement the Square as a space for leisure, play, events and festivals.

On the Woodlands triangle grass, introduce soft landscaping, planting and seating to provide a new local amenity space for residents.



Ballyhaise - existing: under-used amenity space in a central location.



Proposed: creation of a small urban park offering daily recreation opportunities for local residents.



BSP10 Provision of Crossing Points

In conjunction with the aforementioned public realm improvements, introduce new crossing point between the square and the community centre. This would ease pedestrian flow, improve safety levels and calm vehicular traffic.



Ballyhaise - existing: lack of pedestrian crossing points in town centre impeding pedestrian flows.



Proposed: creation of safe and adequately signed pedestrian crossing points at key locations throughout town.





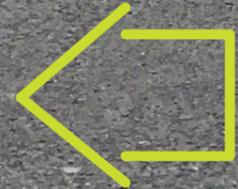
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STOP



SECTION C - SUMMARY



SUMMARY



This table summarises the proposals for Ballyhaise and associated implementation timescales and costs.

PROPOSAL		NOTES	PRIORITY RATING	COST RATING
<i>County Wide Proposals</i>				
CWP1	Public Seating		Medium Priority	Standard Upgrade
CWP2	Waste and Recycle Bins		Medium Priority	Standard Upgrade
CWP3	Planting		Medium Priority	Standard Upgrade
CWP4	Information Signs with Wifi/Charging Point		High Priority	Standard Upgrade
CWP5	Paving		High Priority	Standard Upgrade
CWP6	Approach Signage		High Priority	Standard Plus Upgrade
CWP7	Murals and Public Art		Low Priority	Standard Plus Upgrade
CWP8	Electric Vehicle Charging Point		Low Priority	Standard Plus Upgrade
CWP9	Walking Routes		High Priority	Standard Plus Upgrade
CWP10	Façade Painting		High Priority	Premium Upgrade
<i>Ballyhaise Specific Proposals</i>				
BSP1	Improve Riverside Park		High Priority	Premium Upgrade
BSP2	Car Parking Distribution		High Priority	Standard Plus Upgrade



PROPOSAL		NOTES	PRIORITY RATING	COST RATING
BSP3	Church on-street Parking		Medium Priority	Standard Plus Upgrade
BSP4	Redesign of Road Junction		Low Priority	Standard Plus Upgrade
BSP5	Shared Surface		High Priority	Standard Plus Upgrade
BSP6	Improve Cathedral Setting		Medium Priority	Premium Upgrade
BSP7	Views to Ballyhaise House		Low Priority	Standard Plus Upgrade
BSP8	Reactivate Square		High Priority	Premium Upgrade
BSP9	Pocket and Town Parks		Medium Priority	Premium Upgrade
BSP10	Provision of Crossing Points		Medium Priority	Standard Upgrade

Cost rating:

Standard Upgrade: €0 - €25,000

Standard Plus Upgrade: €25,000 - €100,000

Premium Upgrade: €100,000 +





SECTION D - CONSULTATION FINDINGS

CONSULTATION FINDINGS

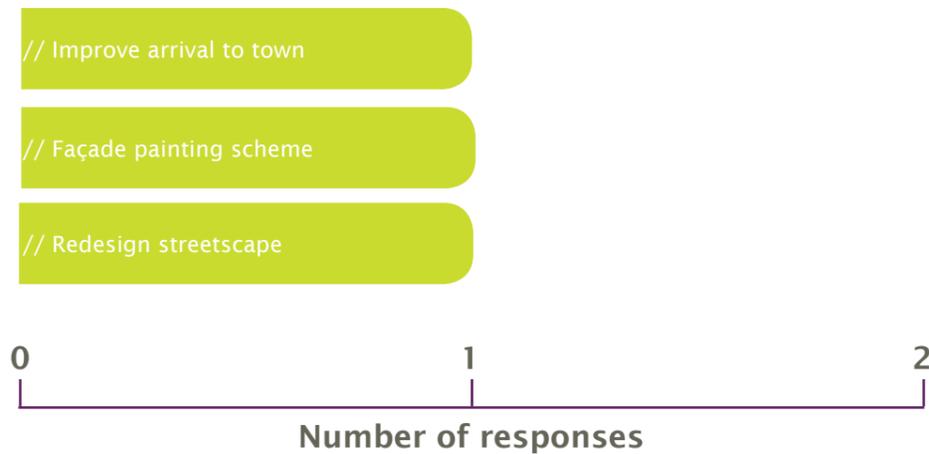


This section presents the summary of the findings of the public consultation.

A draft of the proposals presented in this report has been subject to a public consultation which led to the revised and final suggestions of the present report. The proposals were presented and members of the public were invited to provide feedback as to which proposal they thought would be most likely to improve Ballyhaise, and which they thought were least likely to improve the town.

The findings are illustrated opposite, with the improved arrival to town, the façade painting scheme and the redesigned streetscape were considered to be the most effective.

On the following page, additional suggestions provided by the public are illustrated on the map. These suggestions will be considered and incorporated as part of any formal proposals going forward.



PROPOSALS MOST LIKELY TO IMPROVE BALLYHAISE

Introduce CCTV to combat anti-social behaviour

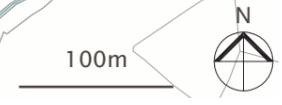
Introduce lighting around and under the bridge to highlight approach to town



Option to change junction at school



- Water Body
- Recreation Space
- Open Space
- Town Core Area
- Key Building



SUGGESTIONS FOR IMPROVEMENTS

Courthouse
Farnham Street
Cavan
Ireland

T 049 437 8300
info@cavancoco.ie

White Collar Factory
1 Old Street Yard
London
EC1Y 8AF

T +44 (0) 20 7250 7666
hello@tyrens-uk.com

www.tyrens-uk.com
www.tyrens.se/en

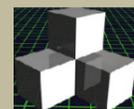


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