

## Ballyfore Sráid Plan

### Settlement Description

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**Settlement Context:** Ballyfore is a small rural settlement, located at a crossroads linking two roads, namely the R402 (Tullamore to Edenderry) and the L-05006. This settlement is located approximately 4.5km southwest of the town of Edenderry and approximately 13.6km northeast of the town of Daingean. The settlement at Ballyfore is very traditional in origin, given its location at a crossroads in the road network. The existing development is predominantly linear in nature with a number of detached houses on large sites, with a small number of farmsteads also sited within this area.



**Services and Facilities:** Ballyfore GAA grounds are located 1.5km to the southwest.

**Waste Water Treatment:** Individual effluent treatment systems.

**Water Supply:** Private Group Water Scheme.

**Broadband:** High speed broadband is available.

### Settlement Objectives

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#### General Objectives

##### Infrastructure and Public Realm

- GO1 Improvement of the existing road network and provision of public lighting and footpaths.
- GO2 Preserve links to backlands for possible future development.
- GO3 A planting scheme should be devised for the Sráid to introduce amenity to the area.
- GO4 Create a natural buffer between the Sráid and the R402, along the Sráid's western boundary i.e. soft landscaping/planting.

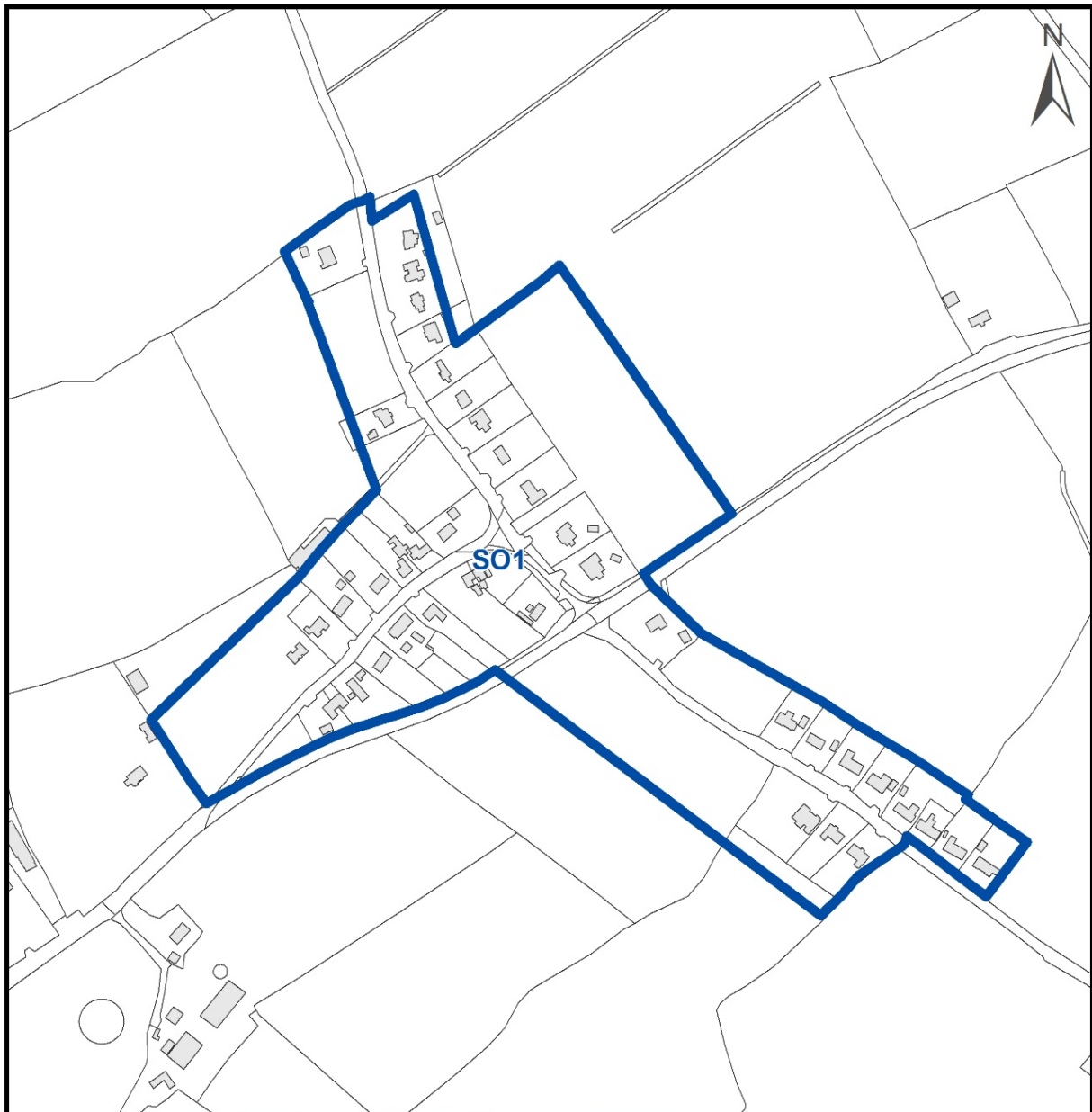
##### Development and Design

- GO5 Promotion of very low-density development within the development boundary.
- GO6 Any new development should be based upon a considered understanding of the area's character and shall be designed and located in a way that sympathetically reflects and respects the rural character of the area.

##### Specific Objectives (refer to map)

- SO1 Develop the green triangular area as a focal point for the settlement.

# BALLYFORE SRÁID PLAN



 Development Boundary  
**SO** Specific Objectives

