



# BALLYMORE BOARDWALK

Proposed footpath & cycle way at Ballymore Bridge and the rezoning of previously zoned lands at Ballymore Eustace West

## PROPOSED PEDESTRIAN & CYCLE CONNECTIVITY FOR BALLYMORE EUSTACE

Ballymore Bridge is an essential link for residents living both north and south of the bridge. Residents south of the Liffey must cross the bridge to access essential amenities such as the Post Office, the pharmacy, the newsagents, and Scoil Mhuire Primary School; while residents living north of the Liffey must cross the bridge to access the recycling centre, sports facilities, the kitchen shop, and the graveyard.

Despite this, there is currently no continuous, safe pedestrian or bicycle route across the Liffey at Ballymore Eustace.

Furthermore, the provision of a pedestrian & cycle bridge addresses the sole reason for the refusal of planning permission for residential development on lands to the south (outlined in yellow on the image to the right).



*Catholic Church of the Immaculate Conception*



*Kitchen Showrooms  
(formerly the Primary School)*



*Scoil Mhuire Primary School*



*Forgarty's Post Office & Convenience Store*



*Blakes Pharmacy*



*Handball Alley with adjacent Karate Club  
and Recycling Centre*

## ZONING AND PLANNING HISTORY

### PLANNING HISTORY

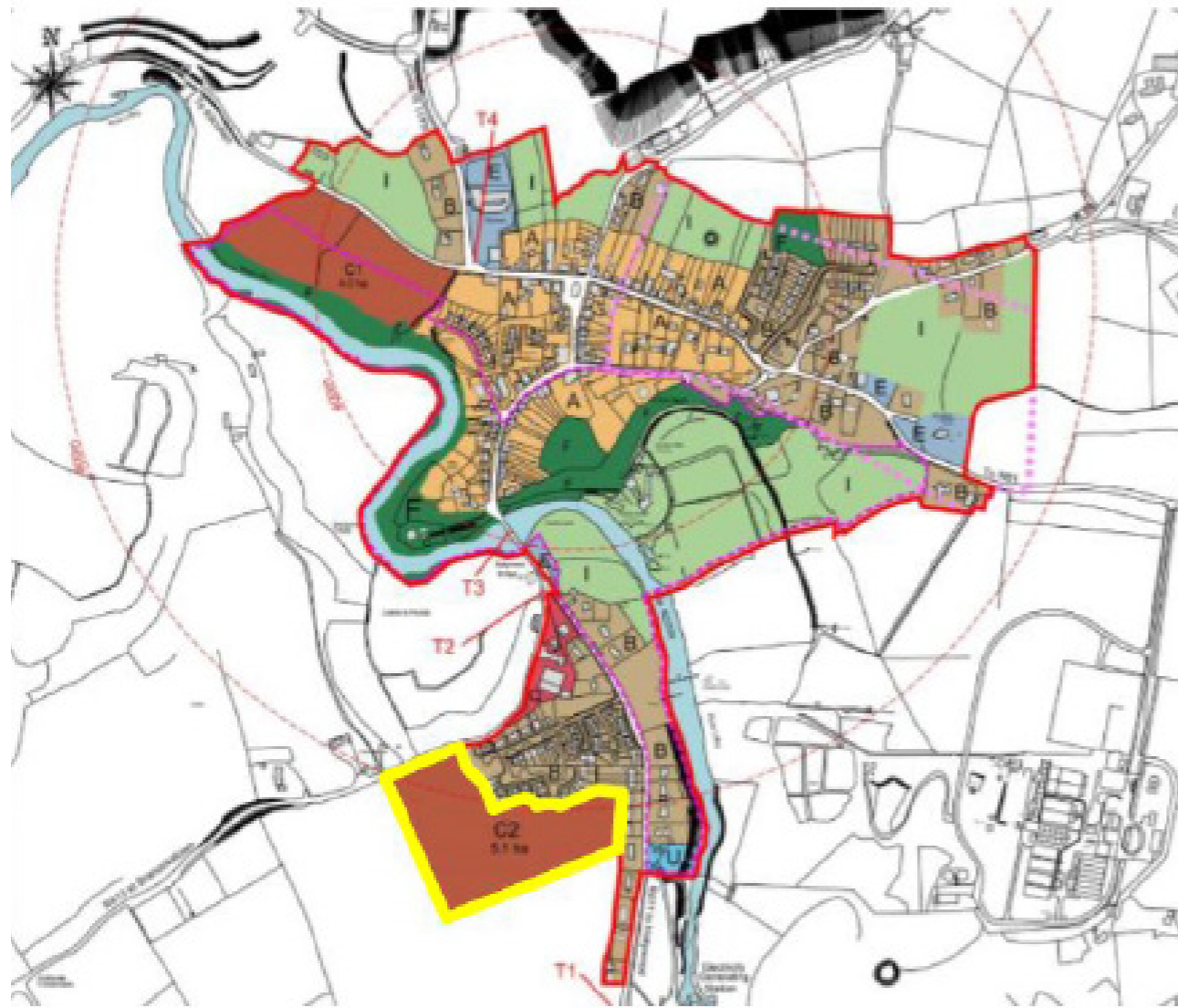
KCC Reference Number: 17204

In 2017 Planning Permission for the construction of 79 no. semi-detached and detached dwellings was refused An Bord Pleanála. There was only one reason for refusal:

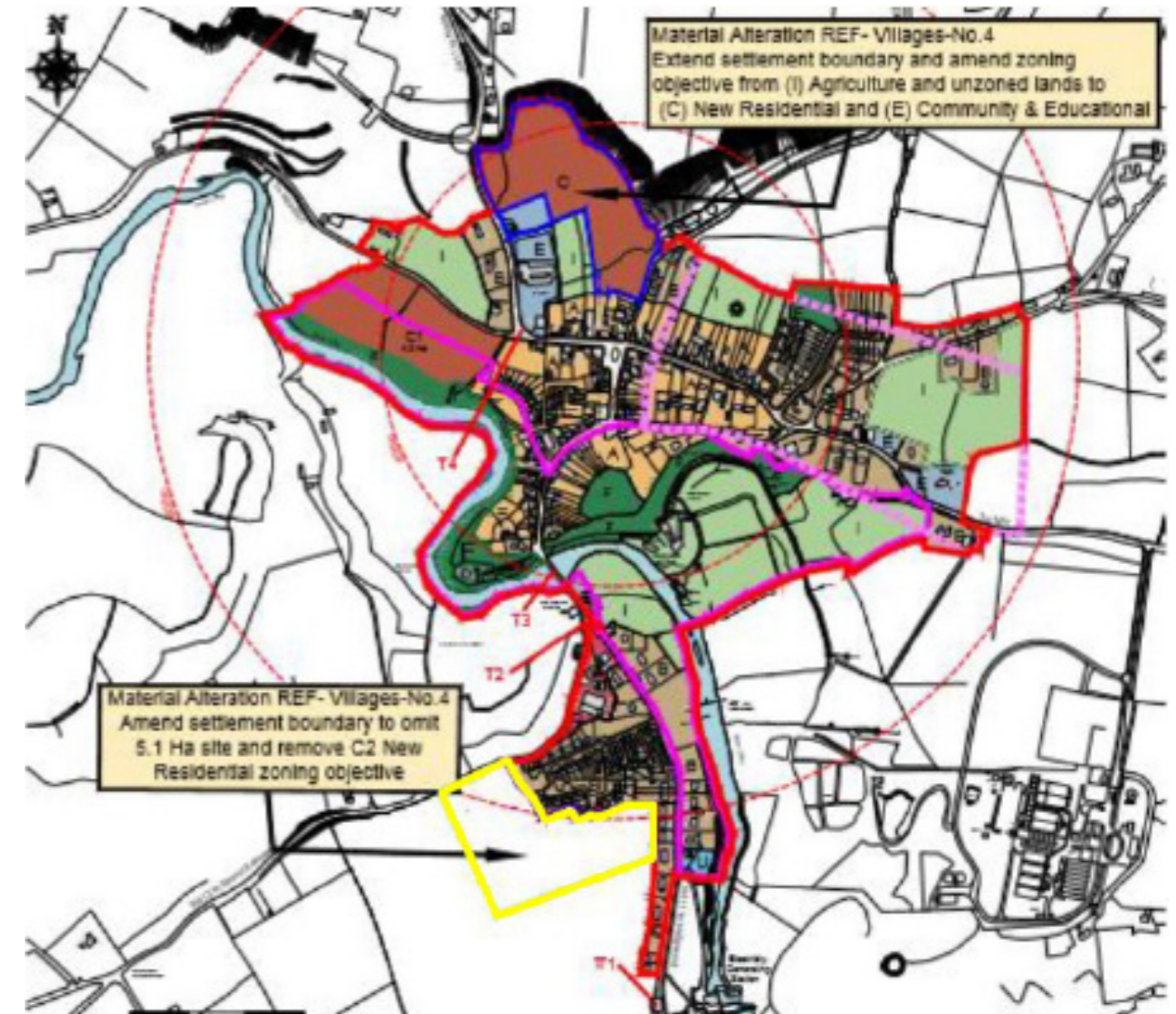
The provision for pedestrians and cyclists from the junction of the R411 Hollywood Road and R413 Brannockstown Road across Ballymore Bridge to the village was considered substandard and represents a traffic hazard for road users and thus any application would be premature pending the provision of improved safe pedestrian and cycling facilities over the Liffey, connecting to the footpath and road system of the village.

**It should be noted that all other planning and design issues had been resolved.**

### ZONING HISTORY



*'New Residential' Zoning on the site was retained in the Draft Kildare County Development Plan 2017-2023 (Subject lands highlighted in yellow)*



*Final Development Plan included a Material Alteration to "Dezone" the subject site and to zone lands to the north. (Subject lands highlighted in yellow)*

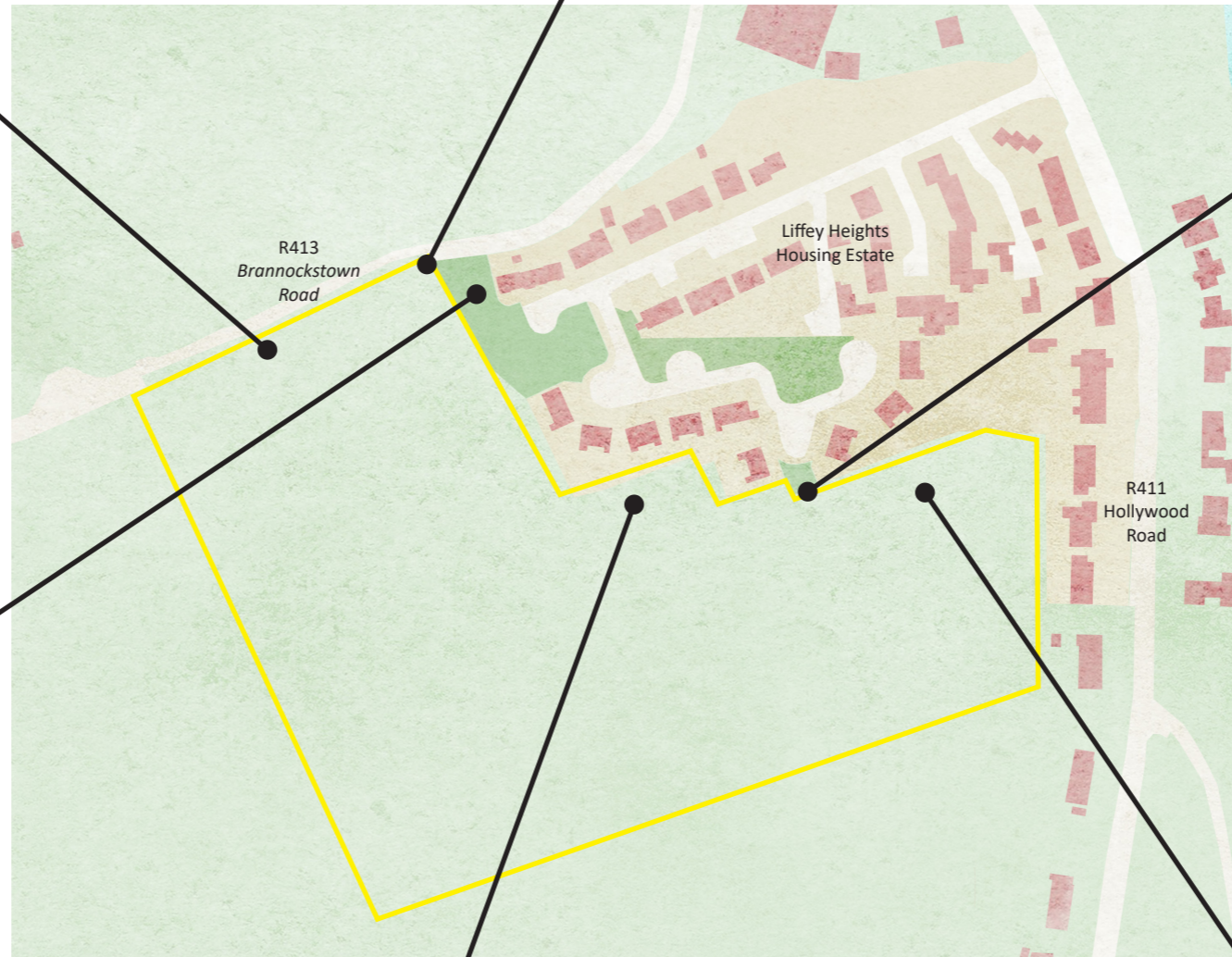
SITE ANALYSIS



*Line of mature oak trees along the northern side of the site which bounds the R413*



*It is evident that pedestrians have been accessing and egressing the site at this location, climbing down onto the R413 Brannockstown Road where no footpath currently exists, and into the path of oncoming traffic. This is a serious safety concern.*



*Part of the boundary wall with the adjoining development has been removed at this location to facilitate access to the site. This is a potential future link with the proposed development.*



*An ad hoc pedestrian path has been mowed through the site leading from the neighbouring Liffey Heights Residential Development to the R413*



*Evidence of recreational use of the site and the need for passive surveillance.*



*Evidence of illegal dumping on the site and the need for overlooking*

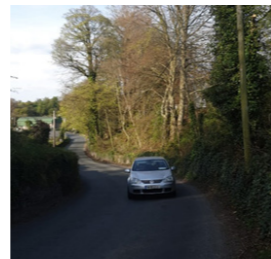
## PROPOSED NEW LINKS

The development would have continuous pedestrian and cycling access to the centre of Ballymore Eustace via the proposed new footpaths and cycle route at Ballymore Bridge and existing pedestrian routes. Furthermore, there is an opportunity to provide a safe pedestrian route in the direction of the graveyard where no footpath currently exists.



Existing Pedestrian Links in Liffey Height Residential Development

Proposed / Formalised Pedestrian & Cycle Links



*A portion of the boundary concrete fence with Liffey Heights has been removed to allow access to the site. This could become a permanent link. An existing ad-hoc route through the site towards R413 Brannockstown Road would become a permanent and safe pedestrian route and providing a safe pedestrian alternative to the R413.*

## PUBLIC OPEN SPACES

Views from existing public open spaces are maintained. Existing public open space in the neighbouring development would be extended and two new public green spaces would be introduced.



Existing Views are maintained

Existing Public Open Space extended

New Public Open Spaces



*Existing views to the west and south from neighbouring residential estate, Liffey Heights, to be maintained*

## THE BUILT EDGE

A clear built edge, with units fronting onto the boundary, will significantly add to the amenity and definition of Ballymore Eustace, and give greater clarity to the extent and edge of the built environment.



— Messy edge condition  
 → Units facing this direction  
 Existing edge condition  
 No passive surveillance



— Clear defined Edge  
 → Units facing this direction  
 Proposed edge condition  
 Excellent engagement & passive surveillance



*Rear-garden walls of Liffey Heights Residential Development back onto the site creating an unsafe, poorly defined edge to Ballymore Eustace.*



## AN EXTENSION OF THE VILLAGE

The proposed development has been designed as an extension of Ballymore Eustace Village and thus it has a design and a density to reflect this.












*The development is defined by its built edge and dwellings address the boundary at all sides of the site.*



*Most dwellings address a Public Open Space.*

# PROPOSED SITE LAYOUT

SITE INFORMATION		
GROSS SITE AREA:	5.1 Ha.	
Total numbers of dwellings:	125	
Density:	25.5 units per Ha.	
Open Space Provided	20%	
21 No. Four Bed	16%	
37 No. Three Bed	29%	
72 No. Two Bed	55%	
24 No. Apartments	18%	
106 No. Houses	82%	
	A1: 12 No.	2-Bed Apartment
	A2: 12 No.	3-Bed Duplex
	B: 60 No.	2 Storey 2 Bed
	C: 21 No.	2 Storey 3 Bed
	D: 21 No.	2 Storey 4 Bed
	E: 2 No.	2 Storey 3 Bed
	F: 2 No.	2 Storey 3 Bed
<b>TOTAL</b>	130 No. Units	
	WAYLEAVE FOR 700MM WATER MAIN	
	SUBJECT SITE OUTLINED IN RED	





*View of Proposed Pedestrian & Cycle Bridge from Footpath North of the River Liffey.*





*View of Proposed Pedestrian & Cycle Bridge from North Bank of the Liffey*