

Forward Planning Department,
Mayo County Council,
Áras an Chontae,
The Mall,
Castlebar,
County Mayo.
F23 WF90

Comhairle Chontae Mhuighech
Corporate Affairs

10 MAY 2021

Received

6th May 2021

RE: Ballina Town & Environs Local Area Plan – Pre-Draft Issues Paper

Dear Sir/Madam

Further to advertisement of the consultation for the pre-draft issues paper relating to the Ballina Town & Environs Local Area Plan, Glebe Residents' Association wish to submit the following:

- There should be a clear focus on creating a more accessible, pedestrian and cyclist-friendly town environment, which in turn would help to address other issues arising in the town, such as demand for town centre car parking, traffic congestion. As part of the draft plan preparation stage the Planning Authority should identify how this can be addressed via Quality Audits and permeability considerations sought via the National Transport Authority 'Permeability Best Practice Guide', the Design Manual for Urban Roads and Streets and the National Cycle Manual;
- The overall aesthetics of the riverside frontage should not just be acknowledged and protected, it should also be harnessed. Primarily due to dredging and wall containing works the town has historically not turned its back on the river and it is clear that this amenity should be maintained for all to enjoy. Building lines and development should be set back to address this, as well as the incorporation of low-level landscaping and other features only in order to safeguard views of this feature. This would also serve to mitigate against the potential for flood risk.

We look forward to further engagement on these matters over the course of the plan preparation stages and we trust that you will have regarding to these requests in formulating the draft plan.

Thanking you in advance.


Martin Creaven
Chairperson

