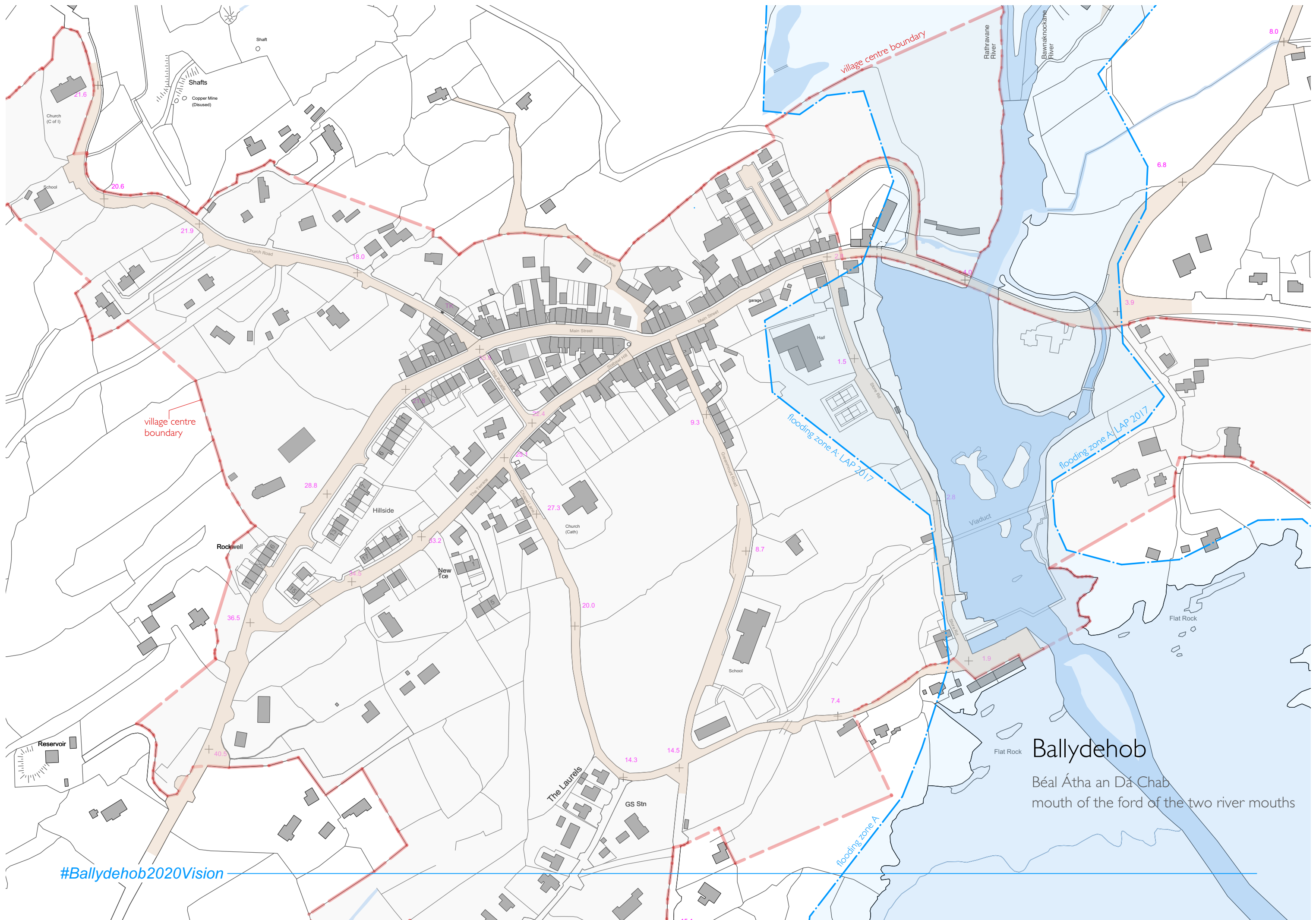


Ballydehob 2020 Vision Report

February 2020





#Ballydehob2020Vision

Ballydehob
Béal Átha an Dá Chab
mouth of the ford of the two river mouths

Introduction

Scope of Report

Ballydehob as a place to live and to visit is great. The village has a strong community base, a memorable sense of place, many of the elements that create a healthy and desirable lifestyle are already in place and the positive image it conveys attracts visitors and holiday makers from around the world.

In common with much of rural Ireland however it faces an uncertain future. The changing nature of the high street and depopulation, particularly by the younger generation, is damaging competitiveness and future prospects. The enormous changes brought by the digital age are changing the way of life of everybody. Ballydehob must look forwards and plan for increased employment opportunities, address sustainability and climate change and take advantage of funding opportunities that will update the built environment and improve the lives and wellbeing of all its residents and visitors.

With this in mind, the various groups and committees at work in the town generated ideas and initiatives that address these issues and in 2016 produced an interim study called "Ballydehob: A Destination Village". This successfully achieved support from Cork County Council and the planning department who have included many of the key ideas in the Local Area Plan as official planning policy for the village. Ballydehob's community now want to progress these ideas by attracting the grant funding necessary to see these plans realised.

The purpose of this report is to draw together these many and varied ideas into a coordinated document that can, - initially - be used as a consultation document to present these ideas to the Ballydehob community so they can be debated and a common consensus reached on future direction and initiatives. The report will then be available to the community to support grant applications and planning applications going forward.

The report has been prepared by Angela Brady and Robin Mallalieu, architects and urban designers who split their time between London and Ballydehob where they have a house in Gurteenakilla.

They see their role in the first instance as taking a broad brush view of the the village and the potential projects and to look at the proposals independently of local issues such as politics, rivalries - and to an extent - ownership. We are able to look at the issues with a unbiased eye and offer draft proposals for discussion and agreement by the key stakeholders in the village and local area.



Quality of Life

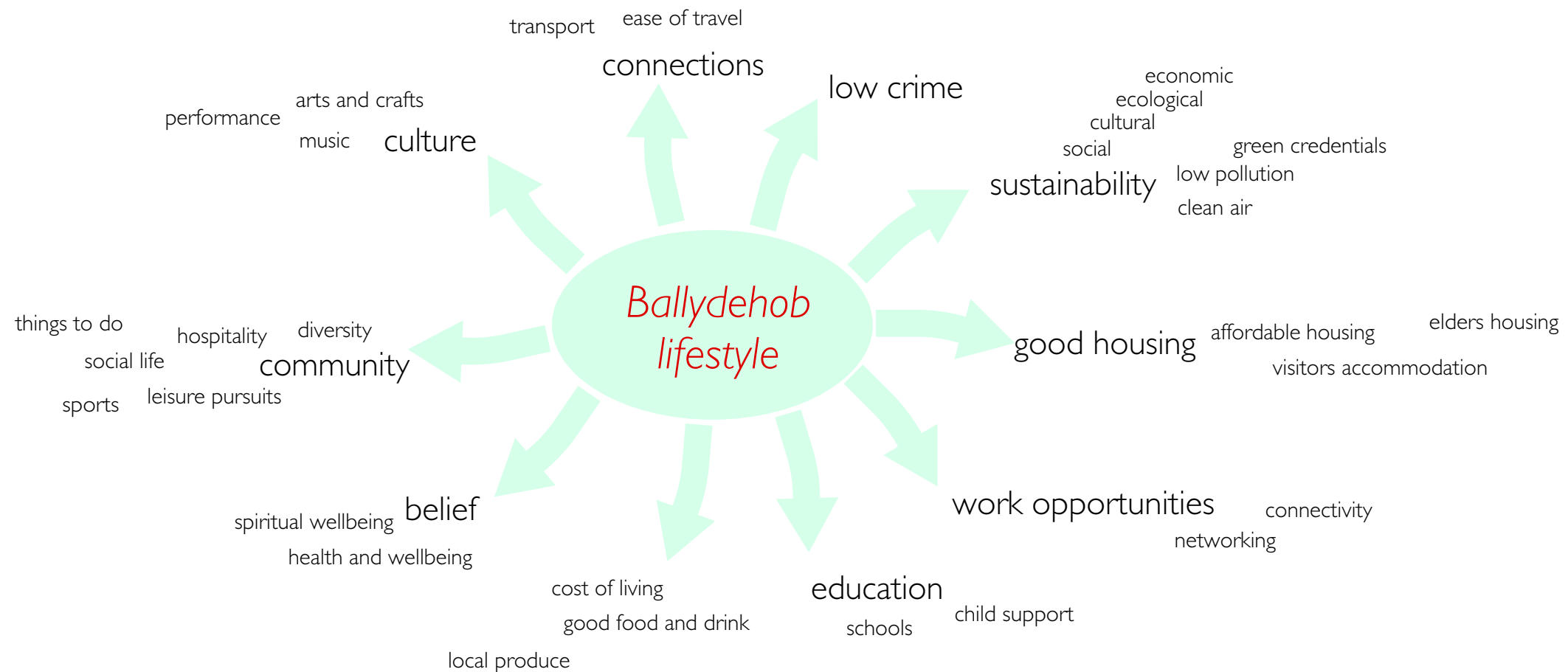
Quality of Life Measures World Health Organisation

1. Material wellbeing
2. Health
3. Political stability and security
4. Family life
5. Community life
6. Climate and geography
7. Job security
8. Political freedom
9. Gender equality

The initiatives and improvements under debate in this report are all fundamentally about improving the quality of life of the residents and visitors. The appeal of the area to potential newcomers and new businesses is the appeal of the quality of life the area can offer. The provision of enhanced facilities and activities in the village is to improve everyone's quality of life. The attraction of the area to holidaymakers and tourists is the quality of life their holiday will deliver.

The World Health Organisation (WHO) publish international criteria for measuring the quality of life, many of which are applicable to Ballydehob. In 2005 - at the height of the Celtic Tiger - Ireland as a country was considered to have the best quality of life in the world. At present it normally comes in at around 12 - 15th in the list. The first criteria on the WHO list is material wellbeing, the foundation on which all the other aspects of life largely depend.

Lifestyle is another way of saying Quality of Life and the lifestyle on offer in West Cork is a major selling point. Lifestyle is made up of diverse factors, which vary between individuals. This report is about looking at the different aspects of the village affecting lifestyle, how they are catered for at present and how they can be improved and expanded in the future.



A Village Plan

The community of Ballydehob must begin to face up to the unprecedented challenges of the 21st Century world. The digital age has changed the landscape of life, work, leisure, relationships and finances for ever. The Climate Emergency is bringing equally far reaching and unfamiliar changes to old lifestyles and to old certainties. The traditional way of life of the village is changing to be replaced by an uncertain and undetermined future.

For Ballydehob right now, this means the closing down of some of the economic opportunities in the traditional employment areas such as agriculture, fishing and retail. The high street is also shrinking and these changes are causing people to leave the area - particularly the young mobile and well educated - and seek opportunities elsewhere. This in turn reduces the local market size, business activity and economic possibilities, leading to a downward spiral of economic decline.

Ballydehob's principle objective must be to increase economic opportunities in the area to create worthwhile jobs to persuade the younger generation to remain and to attract new residents and new businesses to settle in the village and the Mizen area. To do this the village must develop the 'offer' it makes to the world - to attract and retain people - by the high quality of life and lifestyle available .

So what has Ballydehob got to offer and what can it do to raise it's game? This Ballydehob 2020 Vision document seeks to examine that proposal and to consider business and lifestyle opportunities that could be developed.

Business Opportunities - potential areas for commercial growth

A Toursim - A Destination Village

Tourism is a key industry in Ballydehob. Currently Ballydehob plays it's part in the Mizen holiday offer which is popular with holidaymakers throughout the year. Its location on the successful Wild Atlantic Way is attracting more people to the area. It has a vibrant festival programme, more so than any other villages in the area, however it is perceived as a 'drive through' village and needs new initiatives to encourage tourists to stop and stay as a destination village, that attracts coach tours and facilitates the caravans and dormobiles and has more accommodation for people following the WAW. The concept of Eco- tourism may be an area of future potential well suited to Ballydehob and this is examined in more detail within.

The development of Ballydehob as a destination village will require more holiday and visitor accommodation becoming available in the village. This is crucial to many of the initiatives discussed in this report.

B Internet Access - A business hub

The internet allows many businesses to carry out their trade from any location - they no longer need to be in an office in towns and cities close to their customer base. What they do require when working remotely is a high speed internet connection. The success of the Ludgate Hub in Skibbereen shows the potential that such a connection can offer in encouraging economic activity and attracting new business and job opportunities. A business hub along similar lines would be a major benefit to the village. This will need suitable premises for co working and flexible working. The concept of the 'digital village' is explored in more detail in this report.

C Arts Crafts and Culture

In line with Ballydehob's Unique Selling Point (USP see below about Craft since 1960's) there is a thriving cultural life in Ballydehob and the Mizen area. This has the potential to provide additional employment, attract visitors to the area, enrich the lifestyle offer and reinforce the positive image and identity of the village.

D Hospitality

Ballydehob is becoming well known for the quality of the food, drink and welcome. The Chestnut Tree Restaurant is now a Michelin starred establishment and there are other top quality restaurants and cafes. The festivals, of which there are now ten, attract crowds for both the events and the 'craic' on offer. West Cork and the Mizen are becoming known as a great food destination with organic food producers and outlets specialising in local produce as promoted by the 'A Taste of West Cork' local initiative and the 'Slow Food' movement.

The success of the Ceramicx business in Gortnagrough is a great example of how hi- tech businesses can thrive in West Cork. They are world leaders and experts in their field of infrared heating, exporting around the world and exploring new manufacturing processes, including robotics, from rural premises proving the point that proximity to large towns and cities is not an essential business requirement.

Lifestyle Opportunities - attracting newcomers and fighting depopulation

A Ecological Responsibility

Ballydehob and the Mizen have been at the forefront of Irish alternative living for generations. Many of the growing international trends for organic food, 'craft' produce, ecological concerns, low energy housing and so on have been part of the Ballydehob lifestyle for a long time. It is a safe bet that the oldest solar panel in Ireland is somewhere on the Mizen peninsula! This makes the area attractive to people looking to live more sustainably, cut their carbon footprint and heed the message of the Extinction Rebellion and environmental campaigners.

B Pollution

From a pollution point of view, Ballydehob is one of the cleanest areas of Europe due its remoteness from any industrial centres. Air quality is increasingly a major concern of city dwellers especially for families with young children and West Cork offers some of the cleanest air in Europe. There is no room for complacency (vis a vis the pollution from fish farms in Roaring Water Bay or the threatened plastics factory proposal) but the potential of the area to attract disaffected city dwellers is enormous so long as the work and housing opportunities exist for them.

C Property/ Housing

The cost of property in the area compared to most cities is low which is a positive asset for people considering relocating. Houses also have more land associated with them which attracts families with children. There needs to be more choice of property available in the area and particularly within the village. In the Local Area Plan 2017, Cork Co Co has designated Ballydehob as capable of providing a further 39 new dwellings in the next few years. This provision should include affordable housing for people priced out of the private market.

D Leisure

The area has a good range of leisure possibilities, sports, outdoor pursuits, historic walking tours and cultural possibilities. These are a major attraction for tourism. The village also has a growing football team who need proper facilities within the village. The whole of the waterfront and waterfront leisure activities can be improved to become an outdoor pursuits centre for the village.



Community Groups in Ballydehob

BALLYDEHOB AND AREA COMMUNITY COUNCIL BACC

Chair	William Swanton
assistant chair	Patrick Healy
Secretary	Sarah Canty
assistant sec	Billy O' Regan
Events manager	Deborah Beale
assistant PRO	Pat Mantel
Treasurer	Liam Twomey
assistant treasurer	Joanne Cassidy
	Jason Lee
	Nora MacSweeney
	Kitty O' Mahoney
	Cathy O' Regan

COMMUNITY HALL COMMITTEE

TIDY TOWNS

John Forde
Ann Redmond
Eugene MacSweeney



BANK HOUSE COMMITTEE

CHARITY SHOP

AN SANCTOIR

COMMUNITY WATCH

WOMEN'S GROUPS

BALLYDEHOB ARTS MUSEUM TOURIST OFFICE

Brian Lalor

ICA - Ballydehob Schull Guild

SPORTS GROUPS

GAA FOOTBALL GROUP TENNIS GROUP BASKETBALL	Ger Coughlan
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LOCAL BUSINESS

Ralph Fergusson / Siubhan Fergusson	
Noel Camier	Rosies Pub
Joe O' Leary	Levis Corner House
O' Sullivan Coaches	
Geoff Caird	Hudsons
Ivan Camier	Gala
Barry O' Brien	The Irish Whip
Bridie Roycroft	Post Office
Martin Swanton	Swanton Properties

CHILDREN GROUPS

PLAY GROUP UNDER 12s GROUP SCHOOLS	Hannah Vaughan
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FESTIVALS

Jazz Traditional music Country and Western Summer Fest / Wooden Boats St Patricks Day Folk Yoga Threshing Christmas Theatre
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CHURCHES

ST BRIGID'S ROMAN CATHOLIC ST MATTHIAS CHURCH OF IRELAND

Stakeholders in Ballydehob

CORK COUNTY COUNCIL
CEO Tim Lucy



COUNCILLORS

Danny Collins
Patrick Murphy
Katie Murphy

ENGINEERS

Niall Chamberlain
MacDara O' h-Ici

HERITAGE

Conor Nelligan

COASTAL MANAGEMENT COMMITTEE

Senator Tim Lombard

ARTS

Ian McDonagh

PROPERTY

Richard Keating
Kevin Curran / Justin England

CAPITAL PROGRAMMES IMPLEMENTATION UNIT

Giulia Vallone architect

HOUSING

Helen O' Donovan

WEST CORK COMMUNITY INITIATIVES

A TASTE OF WEST CORK
THE LUDGATE HUB

Helen Collins
Lord Puttnam

BALLYDEHOB CONNECTIONS

Poll O' Colmain poet
Kevin Brophy Durrus
Wella Trust Foilnamuck

CENTRAL GOVERNMENT

Cork South West Constituency

Michael Collins TD Independent
Holly Cairns TD Social Democrats
Christopher O' Sullivan TD Fianna Fail

TOURISM IRELAND

WILD ATLANTIC WAY

History of Ballydehob Village

Ballydehob - Béal Átha an Dá Chab - "mouth of the ford of the two river mouths"

It is thought that a settlement has existed on the site of Ballydehob since the 14th century, developing around a ford over the river estuary that has given the village its name. The West of Ireland, never having been under Roman influence, didn't develop an urban culture of any note with most settlements outside of Cork City having a rural culture with nucleated or linear villages and towns as we now recognise not developing until the 18th and 19th centuries.

A skirmish is recorded as being fought in 1642 on Staball Hill and the adjoining Chapel Hill between rival local families suggesting that this street at least existed at that date, possibly being the road to Schull passing through the town. Early maps of West Cork from 1750 - 1800 do not show or name Ballydehob as a place and while a settlement is shown on the 1837 map it is named as Kilcoe.

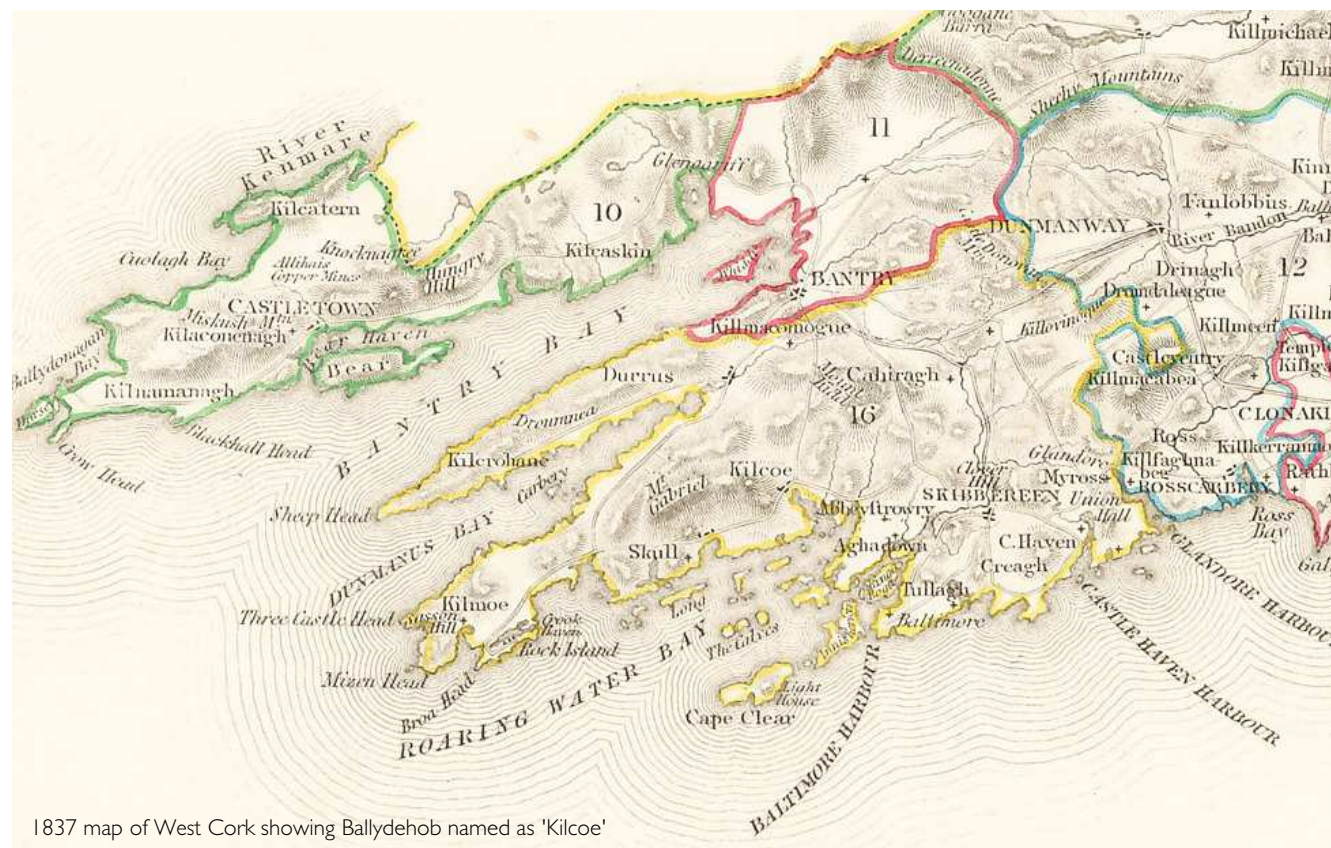
In the 17th century the area began to attract immigrants, often protestant, from Britain and France, many of whom were of Huguenot decent escaping persecution in France. The town may have been founded by the Swanton family, protestants of English decent from East Anglia, or more likely - as the most influential family in the area - they were responsible for the expansion and rebuilding of the original settlement in the 18th and 19th centuries. The town was known as Swantons Town for a period, a name that fell out of use in the 1820s. It is said that the 'battle' on Staball Hill was between the forces of one 'Black hearted Bob' Swanton and Pierre Camier of Huguenot decent. Both families remain prominent in the village to this day.

In 1837 Ballydehob was described as having a population of 601 with 100 houses, some of which were "large and well built", and being constructed along the "new" road from Skibbereen to Rock Island. The heyday of the town was in the first half of the 19th century, on the back of the copper mining industry when the population supposedly reached nearly 20,000 people. This period ended with the Great Famine 1841 - 51 during which West Cork was particularly cruelly affected, halving the population of the town which was further reduced over subsequent years by emigration due to poor economic conditions both post famine and for much of the 20th century. The village now has a population of around 300.

The fabric of the town is likely to have been rudimentary until the advent of copper mining in the 1820's and most of the buildings will have been built after this date - both churches for instance date from 1829 - and maybe not until after the end of the Famine in the 1850s. This includes the principle historic features of the town, the former warehouses at the quay and the railway viaduct of 1886.

The character of the village centre is greatly influenced by its topography with steep hilly streets and frequent rock outcrops interspersed among the buildings. The town developed due to the location of the ford over the river and the safe and convenient access to the sea via Ballydehob Bay for the local copper mines. The bay however has always suffered from silting up, which has limited it's usefulness, with large ships having to remain off shore. This prevented the town developing as a port of any significance or a fishing industry.

The village has a distinctive layout along Main Street with commercial buildings facing the street, with residential accommodation on upper floors, and long narrow plots to the rear, often with long narrow warehouses and other storage buildings connected by a network of services lanes, a layout strikingly similar to the plot layouts in medieval towns. The low lying areas around the river estuary are prone to flooding leading the centre of town developing on higher ground to the west of the 3 arch bridge. The road from Skibbereen to Schull passes through the town with the Bantry road branching off north on the east side of the bridge. The railway arrived in 1886 along with Ballydehob's iconic viaduct, running until 1947.

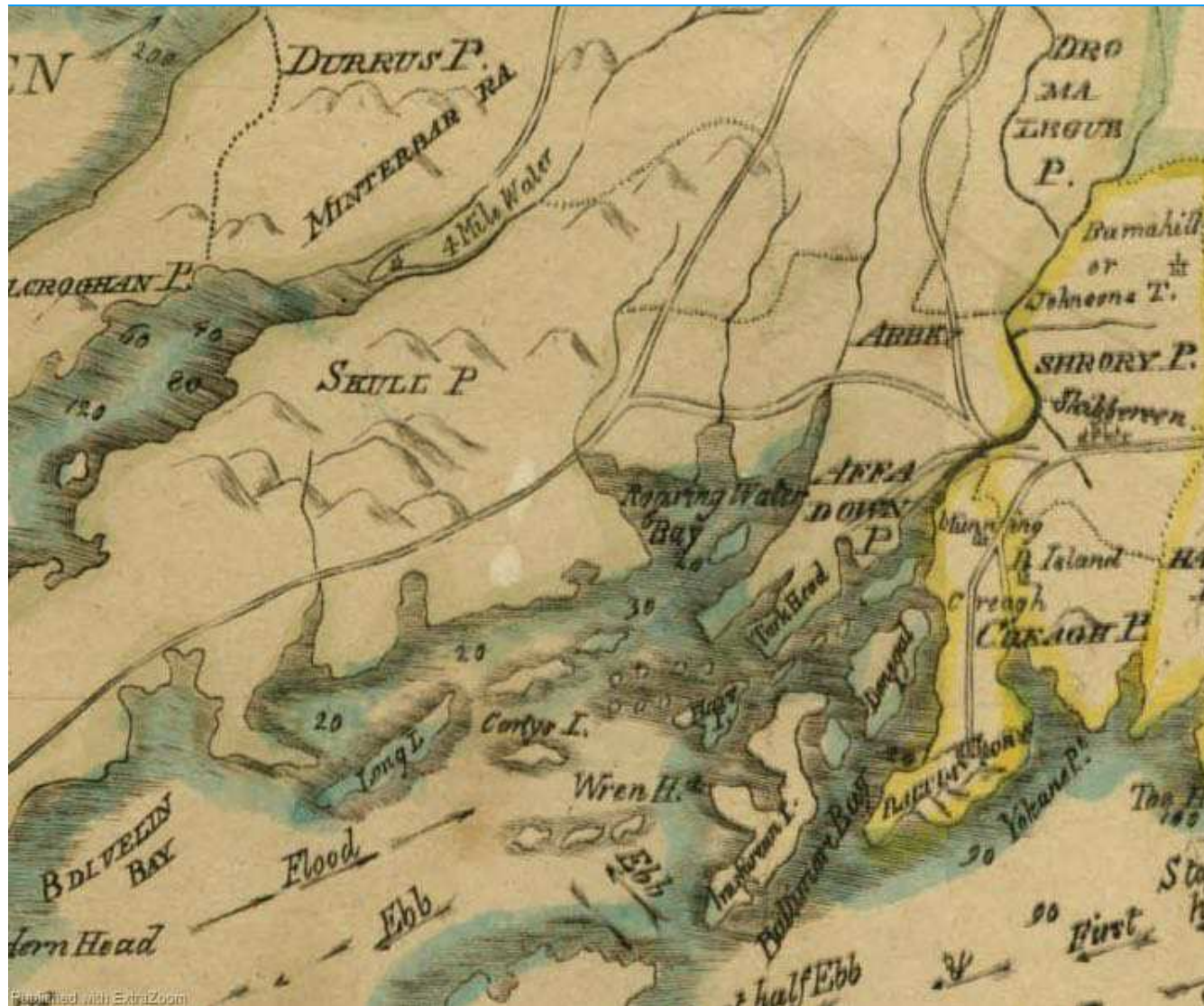


1837 map of West Cork showing Ballydehob named as 'Kilcoe'

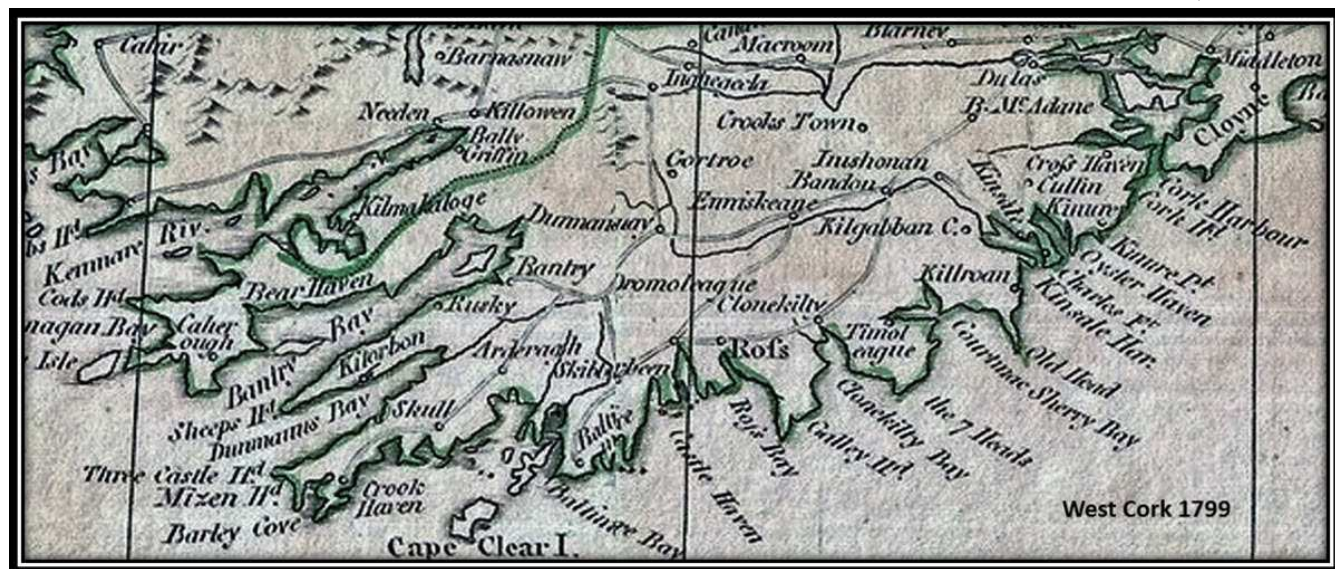
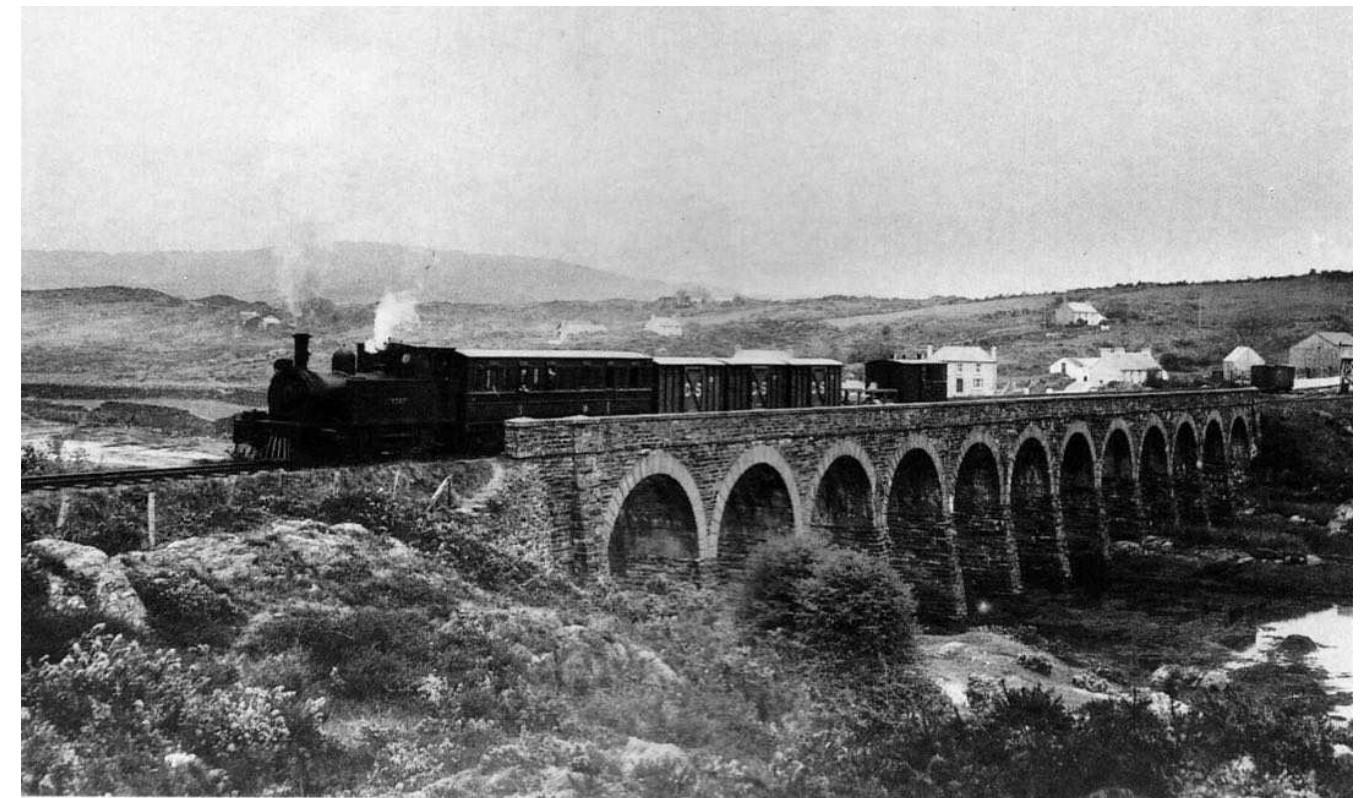


Historic view of Ballydehob Quay

History of Ballydehob Village



1750 map of West Cork



1799 map of West Cork

The Existing Village

Plans for the regeneration of Ballydehob start with an understanding of the place as it is currently exists. The plans in this section of the report record the existing facilities of the village in the following areas

Commercial Uses

Community Assets

Cultural Assets

Heritage Assets

Routes and village circulation systems

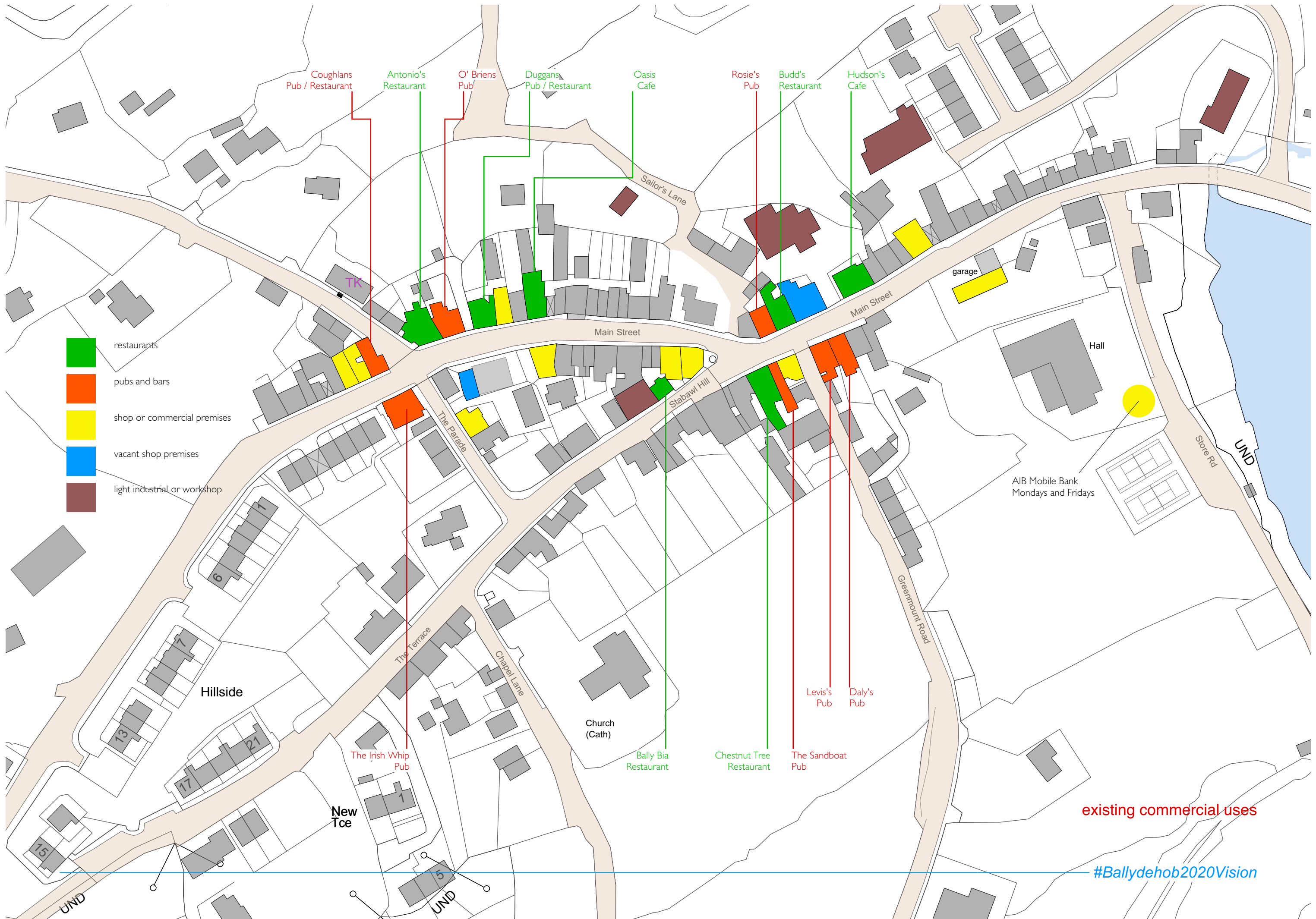
Land owned by Cork County Council



Entering the village from the west

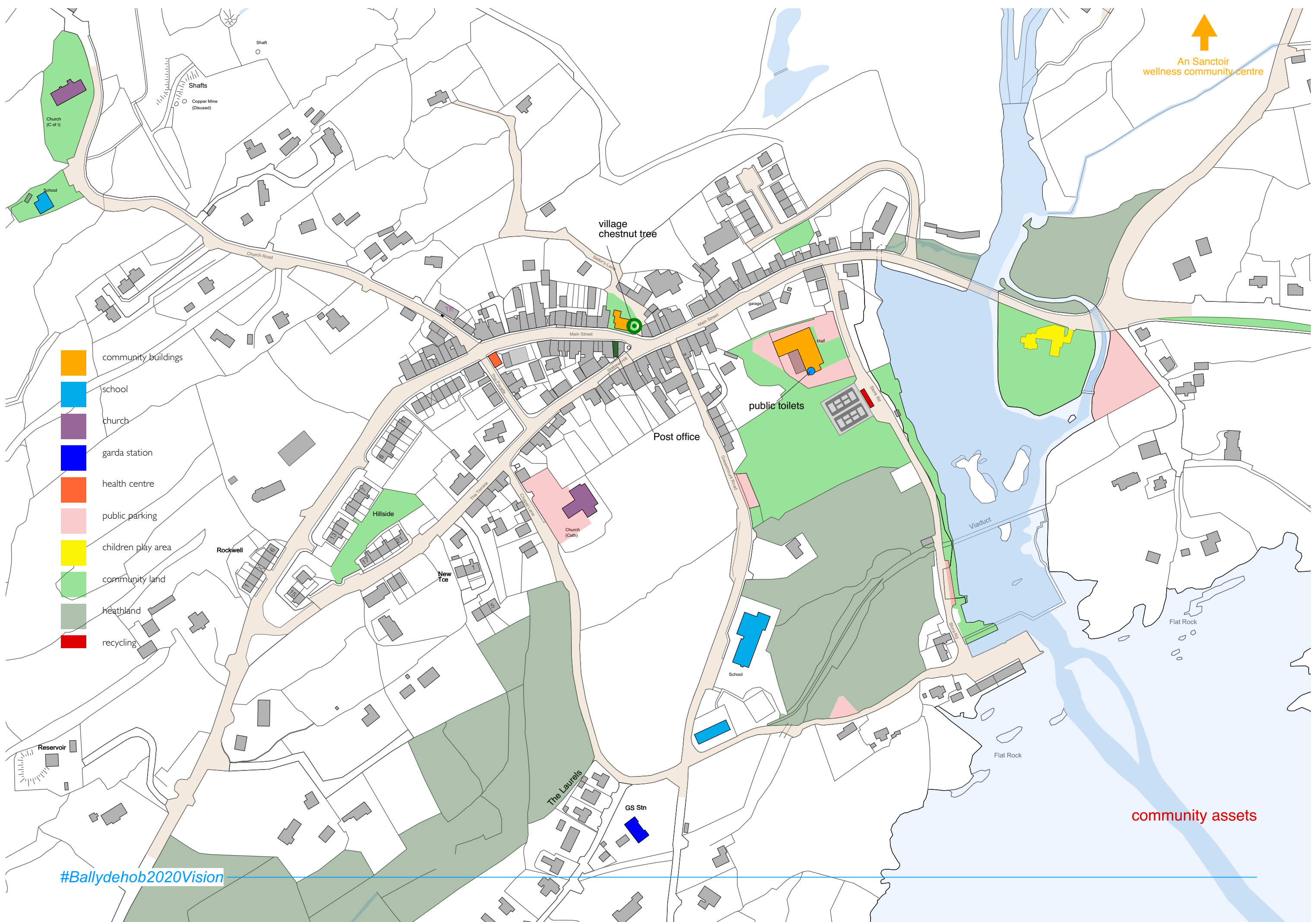


Historic Levis Corner House Bar



- restaurants
- pubs and bars
- shop or commercial premises
- vacant shop premises
- light industrial or workshop

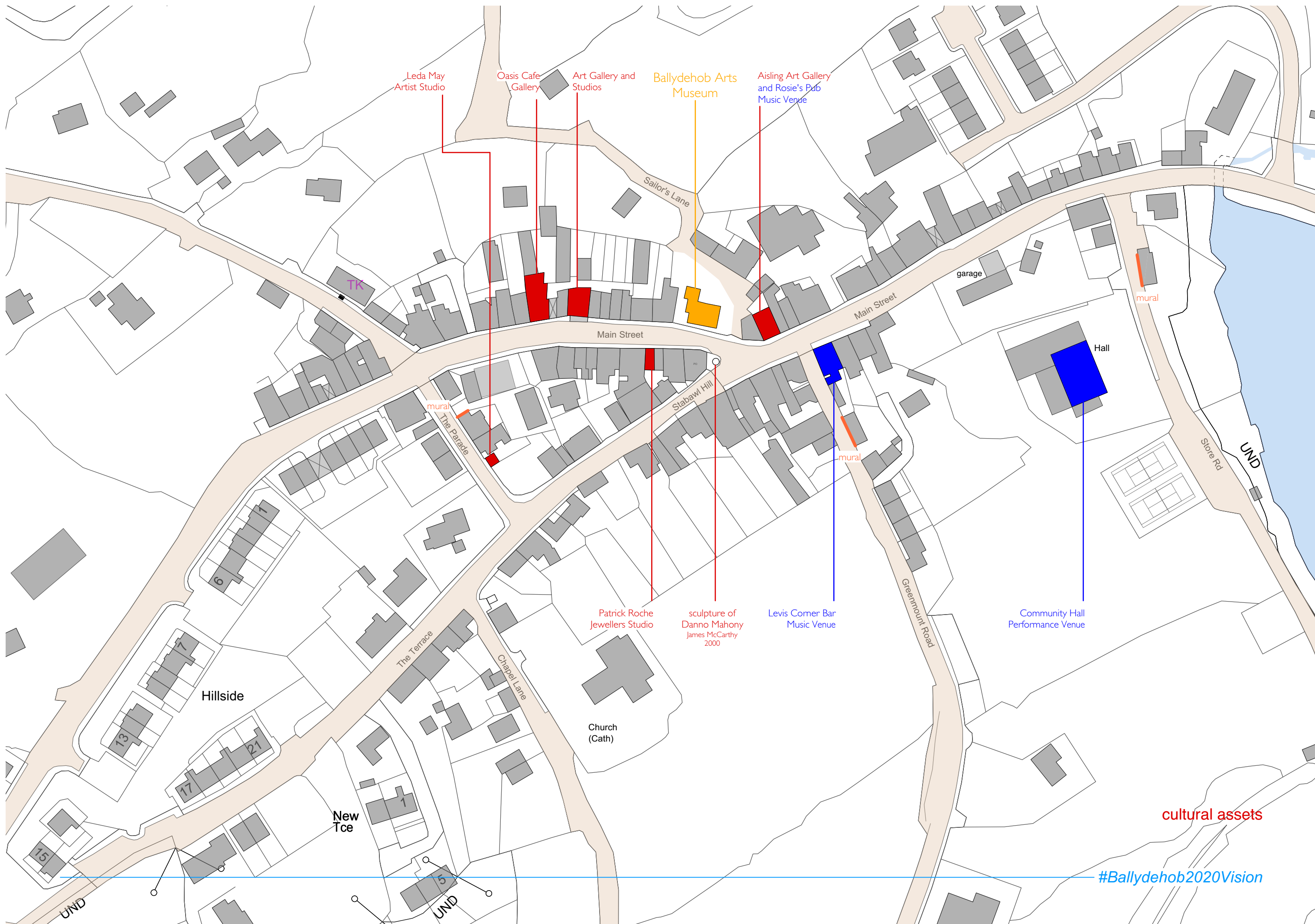
existing commercial uses



↑
An Sanctoir
wellness community centre

- community buildings
- school
- church
- garda station
- health centre
- public parking
- children play area
- community land
- heathland
- recycling

community assets



Leda May Artist Studio

Oasis Cafe Gallery

Art Gallery and Studios

Ballydehob Arts Museum

Aisling Art Gallery and Rosie's Pub Music Venue

mural

mural

mural

Patrick Roche Jewellers Studio

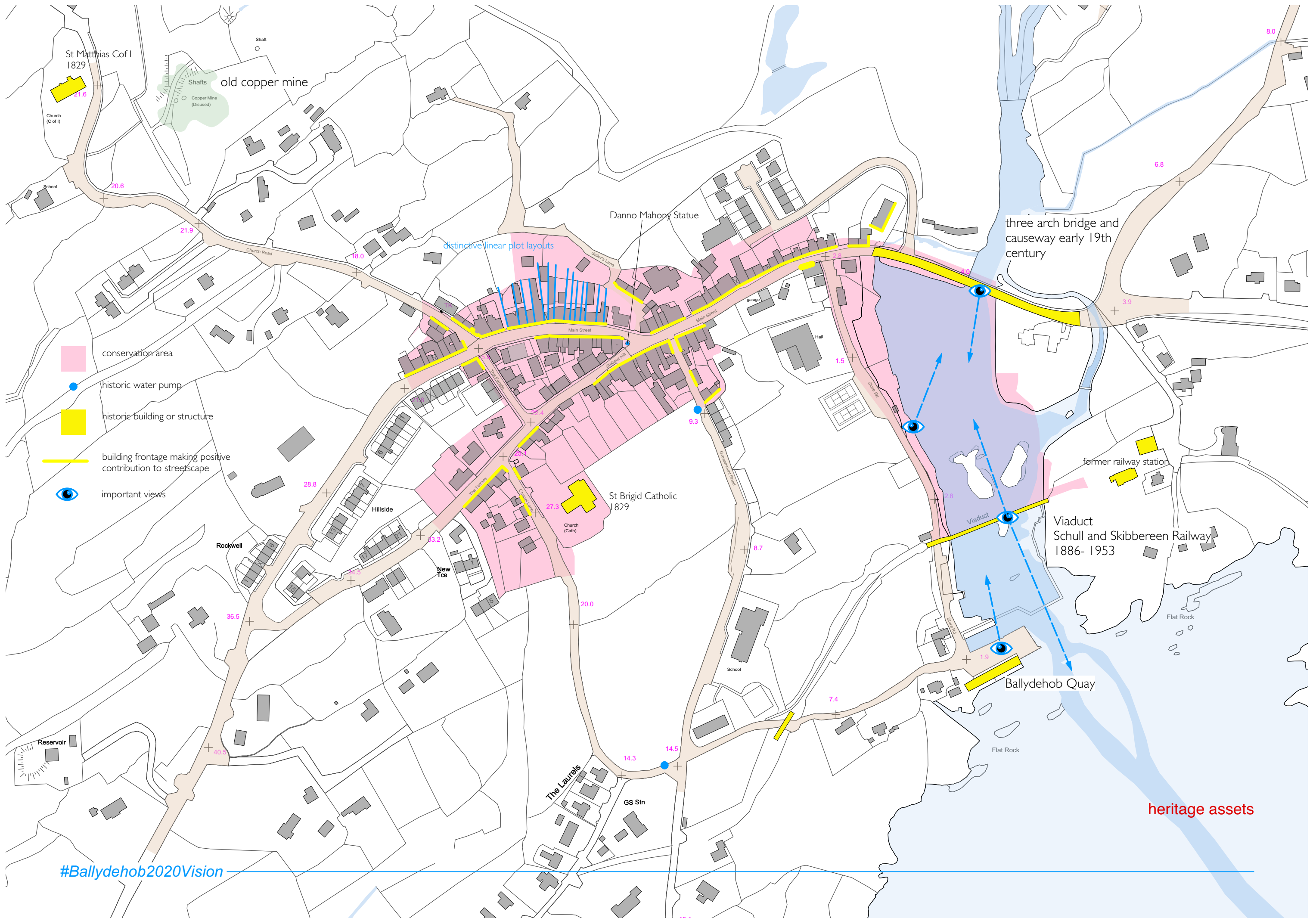
sculpture of Danno Mahony James McCarthy 2000

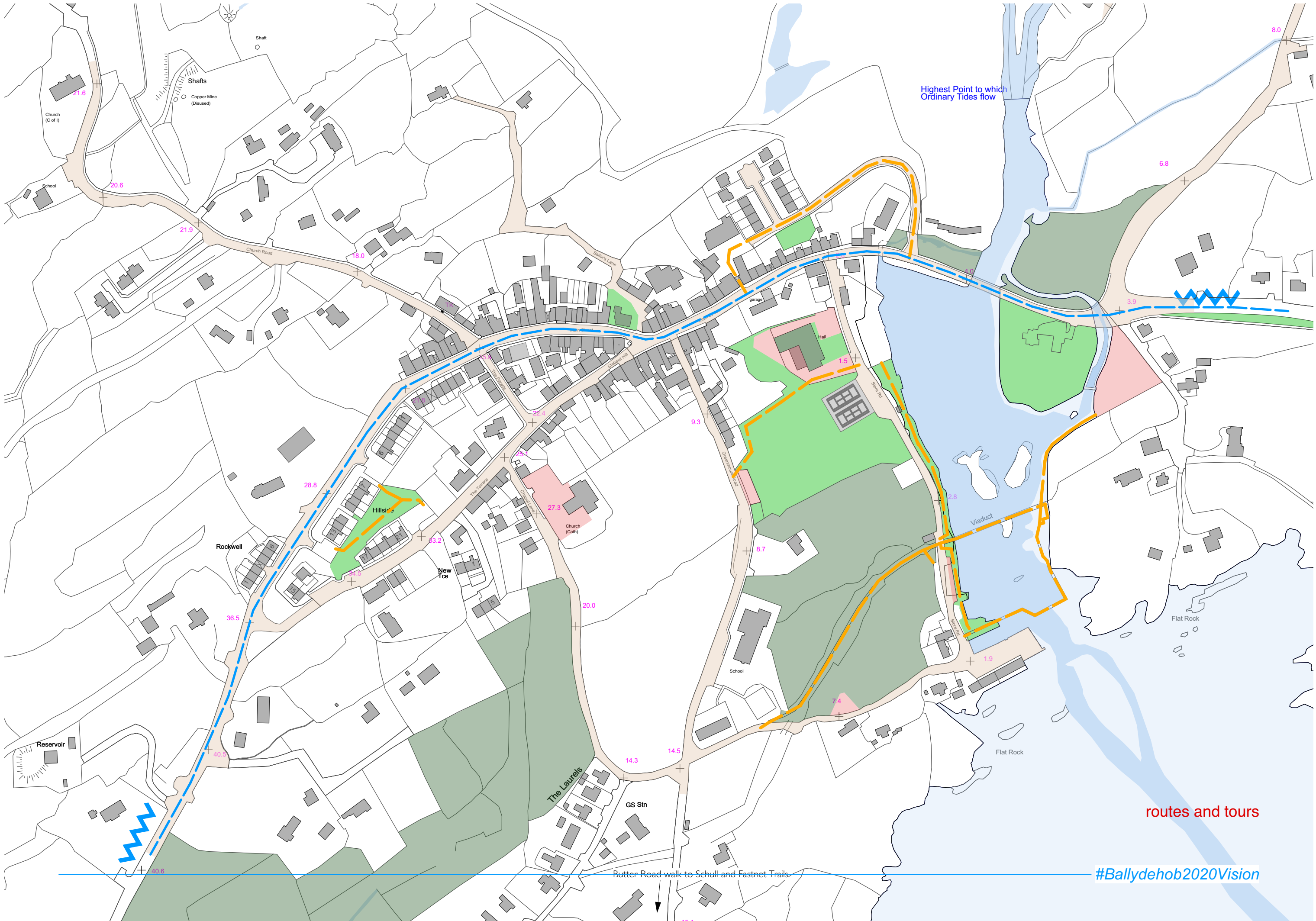
Levis Corner Bar Music Venue

Community Hall Performance Venue

cultural assets

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routes and tours

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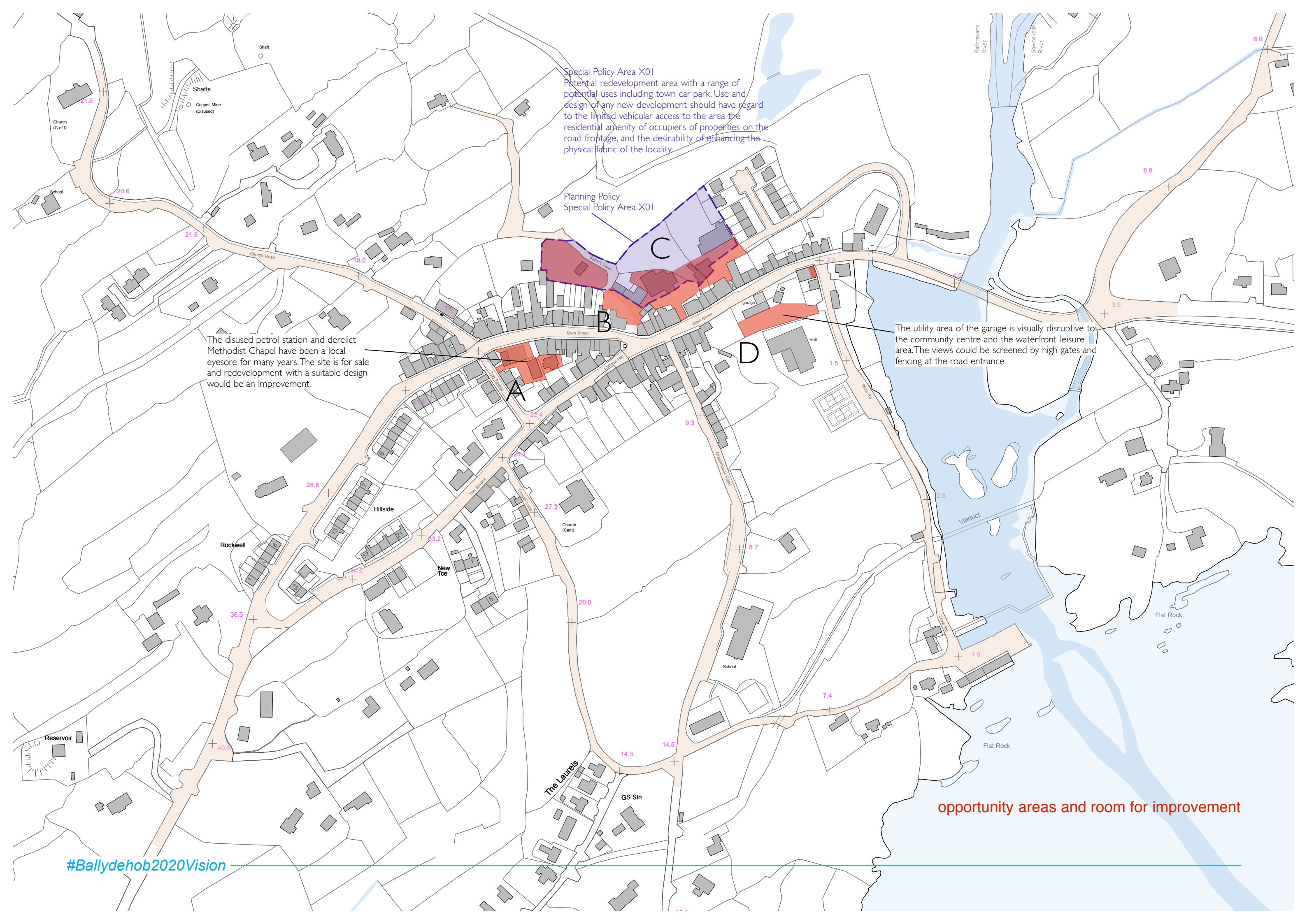
Special Policy Area X01
Potential redevelopment area with a range of potential uses including town car park. Use and design of any new development should have regard to the limited vehicular access to the area the residential amenity of occupiers of properties on the road frontage, and the desirability of enhancing the physical fabric of the locality.

Planning Policy
Special Policy Area X01

The disused petrol station and derelict Methodist Chapel have been a local eyesore for many years. The site is for sale and redevelopment with a suitable design would be an improvement.

The utility area of the garage is visually disruptive to the community centre and the waterfront leisure area. The views could be screened by high gates and fencing at the road entrance

opportunity areas and room for improvement



Opportunities and Room for Improvement

There are a number of areas within Ballydehob village where the streetscape and general environmental quality is lower than ideal and where future projects can work to improve the look of the village.

A The old petrol station and derelict Methodist Chapel in Main Street have been an eyesore in the village for many years. The site has been for sale for several years and a previous planning permission was granted for flats and a shop at street level - which has now lapsed. The minimum work required would be the removal of the steel canopy which may have enough scrap value for the work to be cost neutral. There are petrol storage tanks below the ground surface which could be a danger of explosion or pollution depending on their condition. Ideally they would be emptied and removed but should at least be monitored to check for any build up of gas or leaks into the ground water. It is likely that they will not be removed until the site is redeveloped, unless they are designated a dangerous structure and removal is enforced.

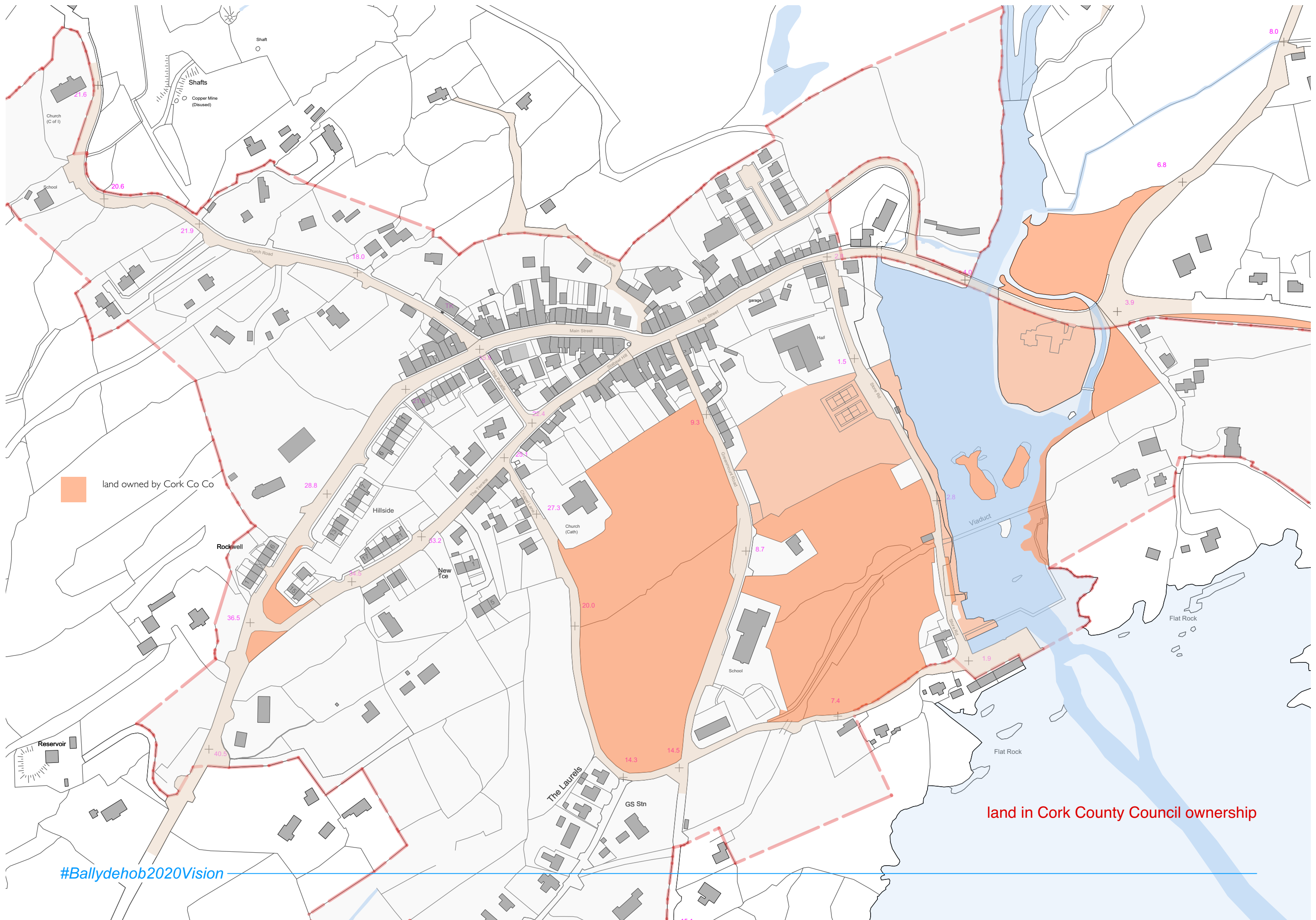
B Bank House is now a community building for Ballydehob and a great local resource. The main facades have been painted and made presentable but the rear elevation and the open spaces around it are currently in poor condition. O' Sullivan coaches require access across the exterior space to their depot and Sailors Lane traffic also crosses the space. There is a main stormwater drain also below ground in this area.

This report proposes that the space becomes a new Village Square and the rear elevation of Bank House is upgraded to act as an important facade to the new square. If this happens there would need to be some upgrading to the entrance to O' Sullivan's depot, maybe new gates and a more solid fence to screen the views of the yard. The same could be applied to the entrance to the car mechanics yard. The rear of Rosie's pub could also be improved with a covered area for beer kegs and possibly the old blacksmith building brought back into use to serve events in the village square..

C The area of light industrial buildings and open space to the north of Sailors Lane has been picked out in the Cork Co Co Local Area Plan as a "Special Policy Area X01" area of opportunity which recognises that while there is a need for employment in the village and the garages provide a useful service, the centre of the village should not have a semi-derelict and run down environment which 'redevelopment' could improve.

D The main focus of tourist activity in the village is the waterfront area, which to a limited degree is impacted visually by the service yard of the garage adjacent to the community hall. A solid fence and gates would shield this sensitive area from view.





land owned by Cork Co Co

land in Cork County Council ownership





Potential Initiatives: Eco - Tourism



Cappaghglass Copper & Lead Mine site, Ballydehob. Looking south to Audley Cove and Roaring Water Bay.
J.I.C. Boyd



There is a growing world wide movement towards what is known as Eco- Tourism and the identified USP of Ballydehob suggests a potential future as an eco- tourism centre. Eco- tourism, also called sustainable tourism or responsible tourism, is a form of niche tourism, a low impact small scale tourism suited to fragile environments. It seeks to minimise the negative effects of conventional tourism and keep the revenue generated in the local community by keeping small scale with slow growth and with local control.

It has been summed up as:

"the practice of low-impact, educational, ecologically and culturally sensitive travel that benefits local communities and host countries"

The reputation of Ballydehob and the Mizen area for alternative lifestyles and sustainable living added to the low pollution levels and surviving bio diversity makes it ideal as a "green destination" for the promotion of environmental and social responsibility attracting tourists with holidays based around ecological awareness through experience based activities. This would offer tourists an insight into the impact of human beings on the environment and foster a greater appreciation of our natural habitats.

Initiatives such as the proposed 'glamping' centre on the former golf course could fit very well with this type of concept and could promote recycling water conservation, waste management and energy efficiency based on a leave no trace policy.

Eco tourist activities may include:

- creativity - arts and crafts based events and courses
- yoga - spirituality - self awareness - An Sanctoir
- the local flora and fauna - bio diversity
- the Islands of Roaringwater Bay - pristine environments
- cultural heritage - An Ghaeltacht
- mining history and heritage - walking tours
- whale and dolphin watching
- water sports - sea kayaking - canoeing - scuba diving
- hill walking - rock climbing - mountain biking - guided themed walking tours
- music and performance
- local food - organic producers - craft industries

It is good practice to provide a centre away from the more fragile and sensitive areas as a place where tourists learn about the site or attraction while reducing their impact on it. Bank House would be a good place to develop an information centre at the heart of the village.



Potential Initiatives: Sustainability and the Digital Village

“ Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.”

If Ballydehob is assessed by the criteria used in the UK to gauge the 'sustainability' of a rural community in the sense of its resilience and ability to survive and prosper in the 21st century, it scores well. It currently has around 75% of the services required for full 'village health'. This may be shortlived. In the UK it would now be very rare to find a village of some 300 people (+ hinterland) with anything like the range of services currently in the village. If it is considered that Ireland is currently following the trends of the UK, and indeed elsewhere in much of Europe, but a few years behind then it is highly likely over the next few years that the village will be to see these services gradually whittled away as the changes wrought by the digital age take effect. How long will the post office remain? or the doctors surgery? How many of the current shops are run by elderly proprietors without a younger generation ready to take them over?

The decline of the village however is not inevitable. While the digital age is changing our way of life it is also offering unprecedented opportunities. This is a quote from Doug Gurr of Amazon:

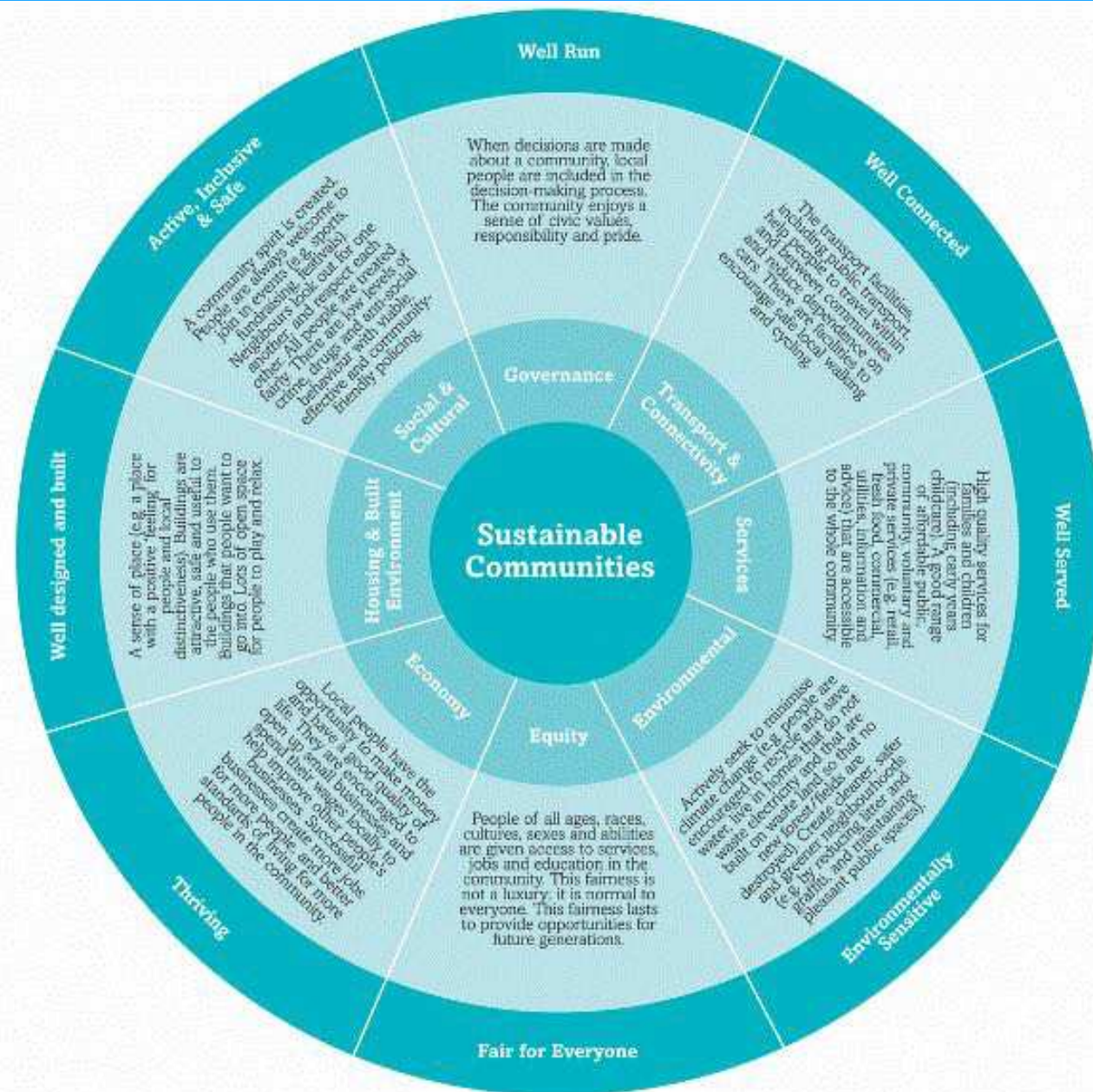
“Digital is creating opportunities to transform the rural economy, in contrast to the previous technological revolution. Every previous industrial revolution has tended to bring labour from the countryside to the towns. The current revolution could be the first one to start reversing that process.”

The Digital Village movement or initiative is in its infancy but growing in Germany, Scotland and other parts of Europe and the wider world. The success of the Ludgate Hub in Skibbereen is based on the idea that the rural economy can be boosted by a good broadband connection which the Ludgate Hub has achieved via private investment and charitable donations. The digital village could be a means to move Ballydehob towards economic sustainability. The village could choose to base its future development around an holistic, sustainable agenda which would dovetail with an eco-tourism and a digital village initiative. Such an agenda for the village should involve and support four aspects of the village life:

A	Social Sustainability	quality of life diversity equity and inclusiveness governance	
B	Cultural sustainability	heritage belief systems wellbeing arts and crafts	church, spiritual well being
C	Ecological sustainability	recycling ecological responsibility low energy, low carbon, low environmental impact lifestyles bio diversity	circular metabolism
D	Economic sustainability	local solutions digital village resilience	produce and market connectivity

Ballydehob has two essential projects that have an ecological dimension, the dredging of the estuary and the installation of updated wastewater treatment for the village. These projects should be carried out in the most ecologically responsible way as a model of ecological sustainability.

a sustainable village definition:
“ human-scale, full-featured settlement in which human activities are harmlessly integrated into the natural world in a way that is supportive of healthy human development, and can be successfully continued into the indefinite future.”



sustainable village criteria (Country Land and Business Association Guidelines UK)

Post Office	yes	Employment	yes
Primary school	yes	Sports facilities	yes
Food shop	yes	Banks	no
GP	yes	Café / Restaurant / Takeaway	yes
Meeting place / Village hall	yes	Petrol station	yes
Pub	yes	Pharmacy	no
Bus service	yes	Pre-school	yes
Library	no	Garage	yes
Secondary school	no	Population	yes
Recreation space	yes	Broadband	partial
Other shops	yes	Specialist care facilities	no
		Telephone box	no

Unique Selling Point

arts and crafts



Ballydehob in the 1960s

Whats Special about Ballydehob ?

An important feature of the contemporary world, in particular the digital world of social media, is the need for towns and villages to stand out from the crowd. Most of the funding streams available to communities for necessary projects are awarded on a competitive basis. Ballydehob will need to compete with other similar communities for the funds to realise the initiatives described in this report. Presenting a clear identity and a clear message to funders is essential in a world fighting for scarce resources.

Ballydehob is called the 'Gateway to the Mizen' and is the heart of an arts culture which has the potential to attract investment, jobs, holidaymakers and new residents to the area. To the wider public, Ballydehob is known primarily as a centre of arts and crafts. Starting in the 1960's Ballydehob began to attract artists and craftspeople to the area, a story recorded by, amongst others, Alison Ospina's book *West Cork Inspires*, Brian Lalor's *West of West* and celebrated in the new Ballydehob Arts Museum. The artists were enthusiasts of the 1960's counter culture and looking for a place beyond the rat race where they could "turn on, tune in and drop out". Many of the interests and preoccupations of the incomers remain relevant today such as spiritual wellbeing, organic produce, ecology and sustainable lifestyles. In particular they started a vibrant arts scene that thrives to this day throughout the Mizen, of which Ballydehob is the spiritual home. Many of the pioneer artists are still living in the area and many of their values are now reflected in the way of life of the village. For many people, both local residents and visitors, the identity of Ballydehob is that of a creative centre of arts and crafts and alternative lifestyles. This is it's USP.

Ballydehob has many other valuable strands and layers to it's culture from the farming life, the copper mining heritage, seafaring traditions and traditional music, but these also share a common culture with much of the western seaboard and while important constituent parts of the overall spirit of place, do not set Ballydehob apart in the distinctive way the Craft culture achieves.

The idea behind many of the proposals in this report is the concept of Ballydehob and the Mizen as a recognised centre of the arts and crafts, that celebrates the history and traditions started with the flower power age and the living breathing contemporary arts scene it generated, which continue to be relevant today.



Ballydehob Arts Museum

Unique Selling Point

sustainable lifestyles

An Sanctoir- The Sanctuary

The identity of 21st century West Cork to the wider public and Ballydehob in particular, to a large extent reflects the lifestyle of the influx of artists, craftspeople and others in the creative community who settled in the area in the 1960s and 70s. They brought with them the ideas and values of the sixties counter culture - anti establishment, self sufficiency, sustainability, the value of community and creativity, women's rights, diversity and inclusion. Their political views were influenced by the campaign for nuclear disarmament, women's liberation and Greenpeace. They found in West Cork an acceptance, a tolerance and welcome for incomers from the local population, which remains a strength of the village to this day.

The community centre most closely aligned to this tradition is An Sanctoir Holistic Community Centre where the alternative lifestyle has its beating heart.

Their mission statement is;-

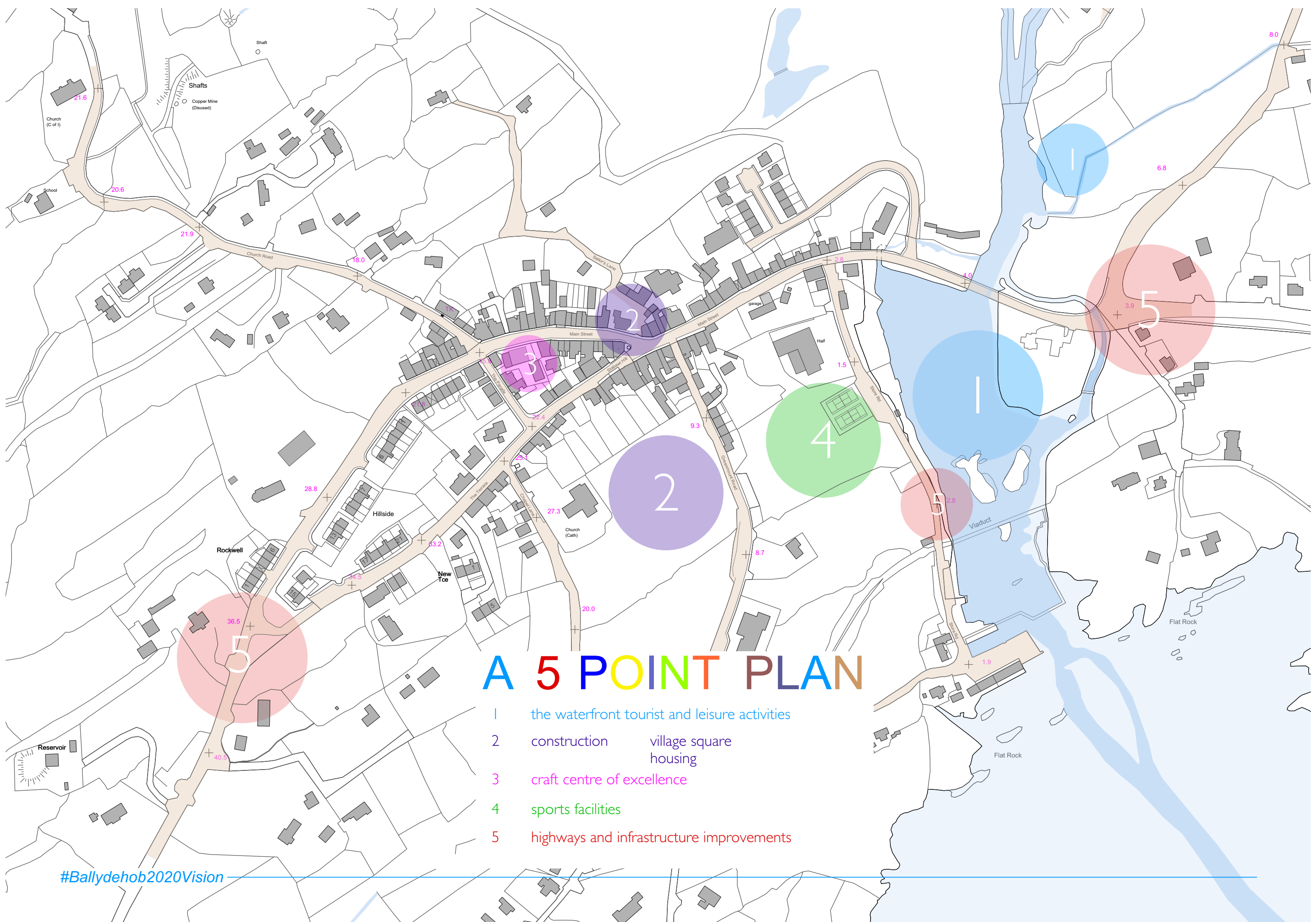
"A multicultural community sanctuary to promote holistic activities and methods, encourage self-awareness and nourish the human spirit, the land and the environment. A place where people of all ages, races, cultures and abilities are welcome for learning, healing, connecting, exploring their creativity, re-establishing their links with the natural world, and celebrating the joys and challenges of living".

The main building has a large octagonal events space set in 25 acres of landscaped grounds with a labarynth.

The ideas fomented in the sixties and seventies are now becoming mainstream and of interest and value to many people disillusioned with capitalism and the urban dystopia as well as concern over climate change and the desire to live a life less impactful on the world and its finite resources. These ideas can play a major part in the lifestyle 'offer' of the village.

There is a good opportunity to make a new riverwalk pathway links from the village to An Sanctoir. which will also link the GAA pitch and facilities along a safer pedestrian route.





A 5 POINT PLAN

- 1 the waterfront tourist and leisure activities
- 2 construction village square housing
- 3 craft centre of excellence
- 4 sports facilities
- 5 highways and infrastructure improvements

Ballydehob Five Point Plan

Five Point Plan for #Ballydehob2020vision.

Cork Co Co Local Area Plan

In 2016 Cork Co Co had an open call for ideas for the revised Local Area Plan (LAP). After discussions with the local community a plan called "Ballydehob - A Destination Village" was prepared and put forward to Cork Co Co. The Five Point Plan proposed here expands and develops those original ideas from the 2016 document for the purpose of discussing the ideas with the Ballydehob community and other stakeholders to gauge the popularity of these ideas, their priority and to capture any new ideas that may come forward for consideration.

Then the Five Point Plan will be revised to reflect the village consensus and be available for the community - working with one voice - to use it as a document to help gain funding from Central and Local government.

This report proposes developing a Five Point Plan, to set achievable goals for community projects in Ballydehob, to be completed over the next 2-5 years as funding becomes available.

This is the #Ballydehob2020vision. The Points to be considered - in no particular order are:

Point One: The Waterfront Tourist and Leisure Activities

Dredging, flooding, boating activities, pedestrian bridges and boardwalks, tourist trails, river walk,

Point Two: Construction Projects

A new Village Square and Housing provision in village

Point Three: Craft Centre of Excellence

USP, Craft history and future potential, workshops, accommodation, tourist attraction, educational, exhibitions

Point Four: Sports facilities with multipurpose uses

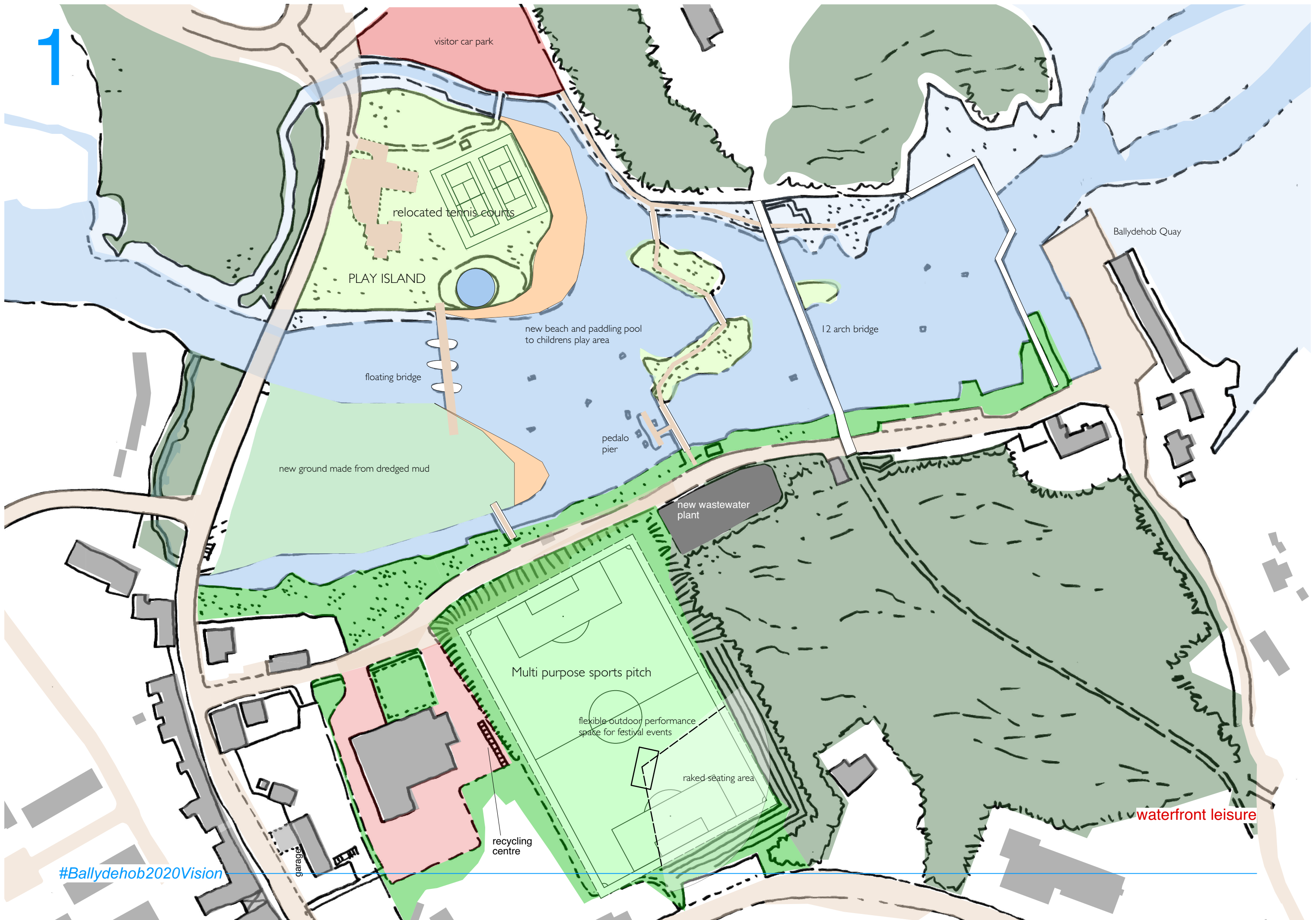
Football pitch, tennis courts, basketball and multipurpose uses for fairs, concerts, festivals

Point Five: Highways Waterways and Infrastructure Improvements

Traffic calming, shared surfaces, parking, one way system, wastewater improvements, recycling

These Five Points are explored in more detail on the next pages

1



Waterfront Proposals



flooding at high tide

The estuary of the River Bawnaknockane is central to the identity of Ballydehob. The iconic views are of the twelve arch bridge as seen on entering the village across the three arch bridge. Looking back on this bridge from the viaduct with the hills in background is equally memorable to residents and visitors alike. The river however has always had issues with silting up and needs regular dredging to keep it useable. The river borne silt has also resulted in Ballydehob Bay becoming mostly mudflats with only a dredged deeper water channel allowing boats of any draft into the quay. The popular Wooden Boats Festival each summer must time their activities around high tide just to allow the boats up to the quay. Flooding at high tides is a recurring and increasing problem exacerbated by rising sea levels and stronger winter storms.

The estuary used to be regularly dredged by Cork Co Co. but this ceased about 12 years ago and the water is now choked with silt to the point that even pedelos cannot be used. The first priority therefore for the waterside regeneration is to dredge the estuary. It may be possible to use the silt to create some new made ground for village uses. The land of the children's play area, or Play Island, was created in this way a few years ago. New ground on the west side of the three arch bridge could be landscaped as garden and park amenity and linked with the play park and possible visitors car park beyond via an elegant floating pedestrian bridge, making a safer and more interesting route into the village rather than over the three arch bridge.

Deeper water would allow the pedelo business to restart and encourage other water based activities - canoes, kayaks and other small boats. Further simple bridges could connect the islands to make varied and interesting tourist trails around the area to add to the ones already in existence over the viaduct and the weir. A network of boardwalks could also add interest and variety to the routes.

Proposals to make a sandy beach connected to the Play Island with a new paddling pool for kids have been suggested.

This location would become the activities centre of tourism for the village. Waterfront and other outdoor activities can be better facilitated here such as boat hire, cycling and cycle hire, hill walking etc with equipment and boat storage linked to the community centre. Increased and more varied and attractive areas for camping and picnics will attract tourists. Situated on the coast, Ballydehob has the potential to link with the Blue Waterways initiative and forge sea links with Skibbereen, Schull and Baltimore along the Wild Atlantic Way.

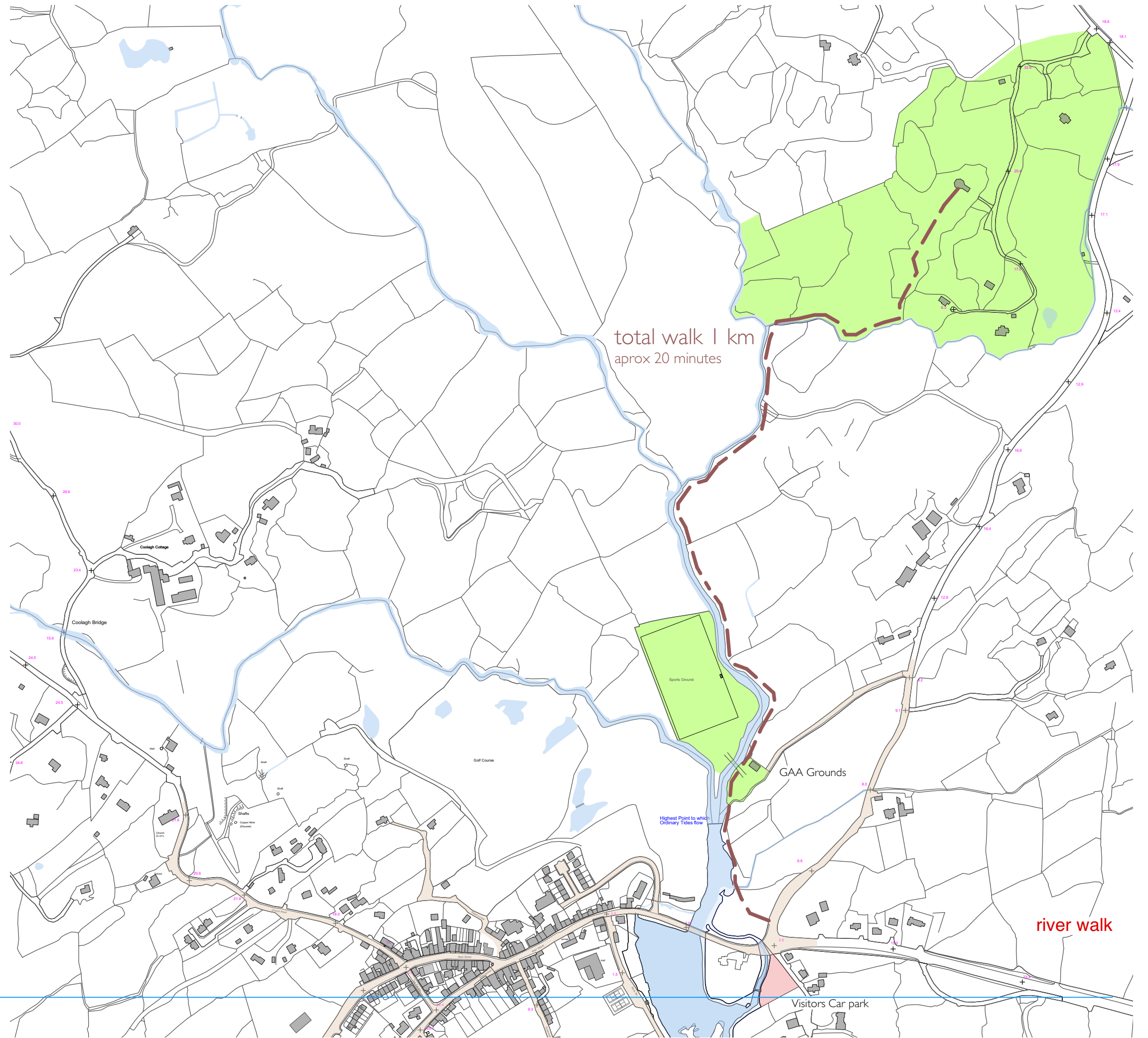
A new flood risk survey/study needs to be commissioned. The pier could be extended for boats and water edges protected. An environmental impact study could be timely to incorporate flood protection at the rivers edge and further up river. Boardwalk links around the waterways and walking and cycle routes could link across the 12 arch bridge. All the pathways and waterfront edges need to be improved to resist flooding at high tide.

The result could be a hive of activity on the waterfront. It can also connect into the network of local walks such as the Fastnet Trails and the new river walk to An Sanctoir with a safer route up to the GAA pitch.



wooden boats festival photographed by the Roaring Water Journal





River Walk



the start - 3 arch bridge



the end - An Sanctoir

The potential exists for a river walk from the village to An Sanctoir. This would achieve a number of things

- A Create an attractive walk as a leisure resource for the village increasing recreational opportunities. With increased footfall a destination use such as a cafe or shop may develop at An Sanctoir.
- B Make a better connection between An Sanctoir, an important community asset and essential component of the Ballydehob story, and the village.
- C Make a safer route to the GAA facilities from the village avoiding the walk along the N71 road where there is no pavement.
- D Make an additional tourist attraction as an extension of the trails around the estuary and the Fastnet Trails further afield. It could be part of Historical or Flora and Fauna trails in the area.

The river walk would start at the visitor car park if this were to be placed adjacent to the play area.

Clearly there are landowner issues and safety issues to resolve but such a walk would be a great asset for the village.

2



new housing

Housing

New housing is required in the village for the following reasons:-

- 1 Increased population within the village will help support the shops, businesses and facilities.
- 2 For Ballydehob to be an attractive place for families and businesses to relocate to, there have to be places for people to live.
- 3 Affordable housing is required as property values continue to increase making home ownership difficult for lower income families and young people.
- 4 There is a housing shortage in Ireland generally and the government have instructed the Irish counties to each provide a proportion of the required dwellings. Cork Co Co have determined in the Local Area Plan 2017 that Ballydehob should provide 39 new dwellings within the next few years across all tenure types of homes.

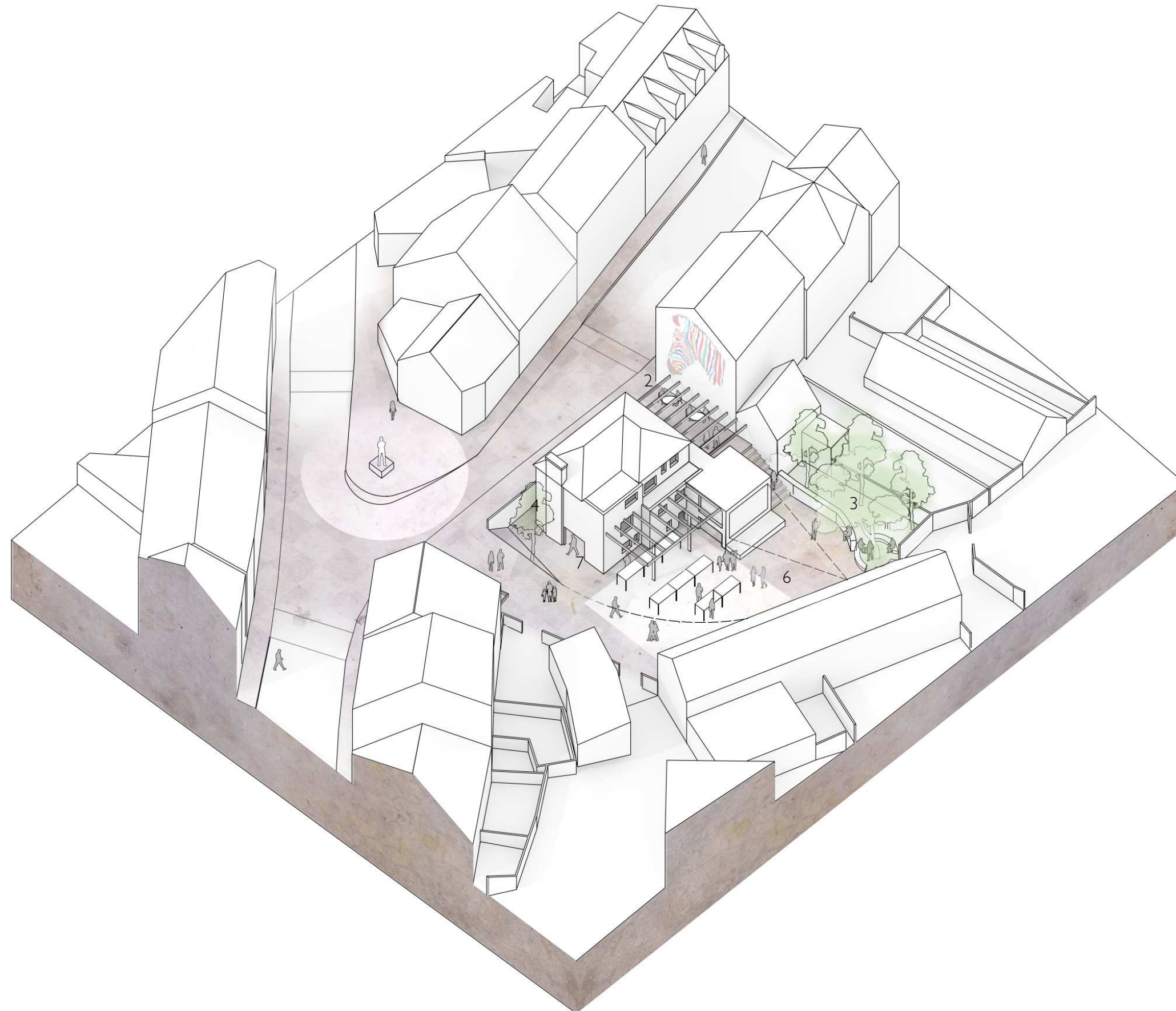
The principle potential housing site is owned by the Cork Co Co and is bounded by Greenmount Road, Chapel Lane and the rear of properties facing Staball Hill (Site A). It is a rocky site with higher ground at the village end and lower land to the south adjacent to the Garda barracks. The more obvious land for housing may seem to be the southern section, but the northern section particularly behind St Brigid's Church is closer to the village centre and has an east facing slope with good views towards the estuary. There is access onto reasonably level ground from Chapel Lane and the potential for a convenient pedestrian link through to Staball Hill and the main village. Any housing layout would have to work with the rocky ground. A lower piece of land faces Greenmount Road at the level of the road with potential for 6 to 7 houses, which would be more suited for residents with accessibility issues or sheltered shared homes.

The Southern section of the site could also provide more houses, maybe 10 - 15 in number should the local market be able to support further development.

Staball Hill also has two infill sites that can provide around 6 to 7 further houses. (Sites B and C)



Proposed Village Square



A community needs a focus - a rallying place. At present Ballydehob is a 'drive through' village. Potential visitors tend not to stop and explore, but pass through on their way to the Mizen or Bantry or Killamey. One reason for this is that the village has a linear layout, with no centre or natural gathering place.

This proposal is to create a **New Village Square** in the area behind Bank House, to create a natural gathering focal point and centre for village life. Festival events and markets can happen in the square and it will become a tourist destination point linked directly to Bank House and its events. The community notice board will have a prominent location and there is potential for a small village garden providing a soft edge along one side of the square and a new route from the square up to Main Street

The northern edge of the new square is defined by a stone warehouse building. Although currently in private ownership, the building offers the potential for commercial use, either as shops, cafe or other public use which would bring activity and interest to the new square. The new public use would also encourage the surrounding owners to tidy up the backs of their building. For instance the old blacksmith building connected to Rosie's pub could come back into use and serve outdoor refreshments from there. The village chestnut tree has been replanted close to its original location and this will again become an identifying feature of the centre of the village.

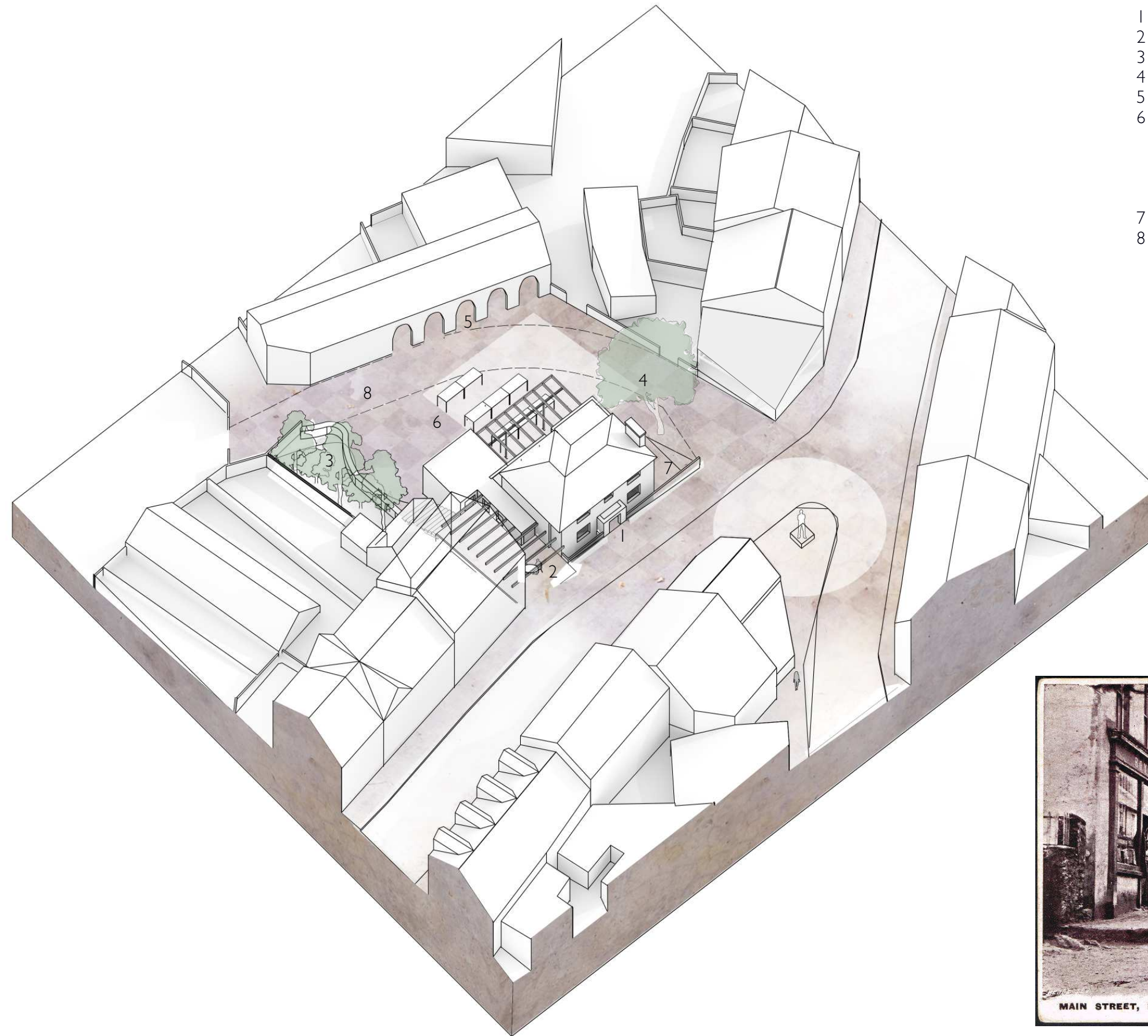
The village square layout will continue to allow access for O' Sullivan coaches to access their yard. A new fence and gate to their yard would improve the look at this end of the square. Likewise Sailors Lane traffic can continue as normal via a shared road surface.

The square will give new purpose and accessibility to the lower floor of Bank House which could be opened up for public use for the community shop, the tourist office or an extended museum area to cover other topics such as mining heritage. It would be advantageous to improve the look of Bank House from this side which at present is very much the rear of the building. It would become the main face in the new village square and as such would need upgrading, possibly with a covered area or loggia and rearranged, bigger windows and doors.

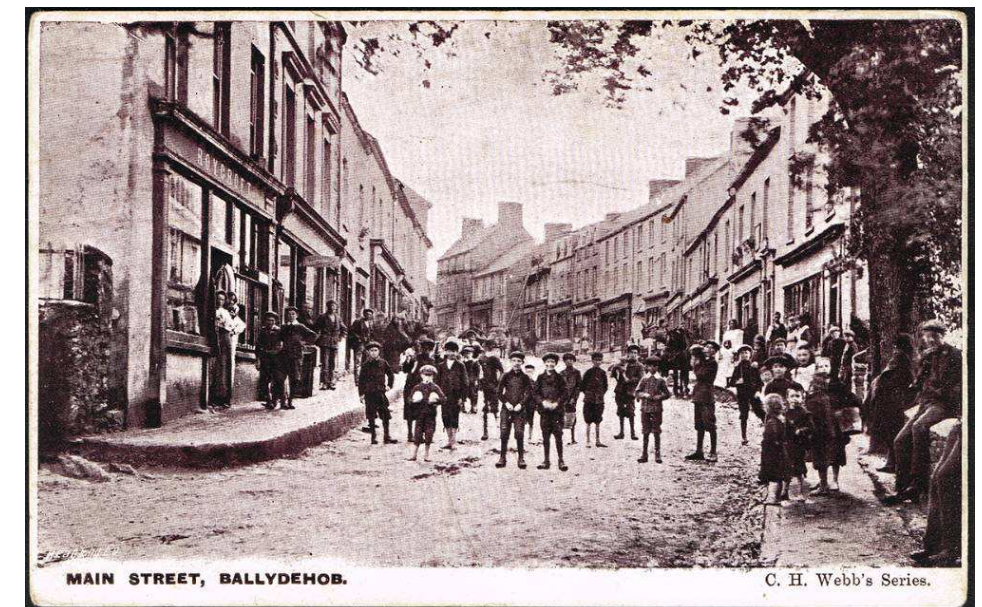
A mobile stage and tent structure could be erected in the square for special weekends and festivals.

The village square will be the market place to support local businesses.

Proposed Village Square



- 1 Main entrance to centre
- 2 Cafe terrace on to street
- 3 Village garden
- 4 Village Chestnut Tree
- 5 Possible craft workshops to old warehouse
- 6 New village square for Ballydehob. Used for
 - Markets: craft, food, local produce
 - Music events, safe place for festivals
 - Film nights, kid's events etc.
 - Other uses? Ideas welcome
- 7 community shop
- 8 Route for coach access and Sailors Lane traffic



Ballydehob Craft Centre of Excellence

Centre of Excellence for Craft 2020

History of West Cork Crafts

West Cork has been attracting artists and craftspeople to the south-western tip of Ireland since the 19th century and is well known for the varied and lively arts scene as well as the warmth of the welcome and the quality of the food and way of life.

The current vibrant craft tradition started in the 1960's when the remoteness of the area began to attract young people influenced by the swinging sixties looking to 'turn on, tune in and drop out'. They discovered the beauty of the landscape, the traditional way of life that still existed and found affordable homes and lifestyle. German potter Christa Reichel and her partner the batik artist Nora Golden arrived in Gurteenakilla in the early sixties, to be followed by pioneering artists and craftspeople who have become well known mastercraftspeople, many of whom still live and work in the area such as Brian Lalor, Pat Connor and Leda May. Their story combines with the formation of the original Cork Craftsman's Guild organised to sell their art through shops in Cork City and Dublin.

The full history of this artistic movement is told in Alison Ospina's book *West Cork Inspires*. Alison is herself one of the generation of craftspeople that followed the pioneers to West Cork and is well known for her greenwood chairs and helped set up the West Cork Design and Crafts Guild.

The movement is also documented in the new Ballydehob Arts Museum, housed with a growing permanent collection of art pieces, in Bank House.

The Living Tradition: West Cork Crafts today

This first wave of artists have been joined by a steadily growing community of likeminded people over the years and it now sometimes seems that everyone you meet here is an artist or craftspeople, writer, poet or dancer. The next generation is continuing and expanding the traditions and skills of their mentors - artists such as Johanna Connor, Aylet Lalor and many more.

Something of the variety and quality of the current scene has been captured in the short film made by Angela Brady curator of *10 Hands Crafts* available on www.10handscrafts.com on front web page.

The 10 Hands Crafts group has recently exhibited at the London Craft Week 2019, at the China Craft Week in Hangzhou Nov 2018 where Ireland was the focus country. Mastercraftspeople such as Kieran Higgins, Paddy McCormack, Alison Ospina, Brian Lalor and Angela Brady took part.

The West Cork Craft Guild, a not for profit company supports and advises artists and continues the work started by the Cork Craftsman Guild. A major exhibition of work is organised every year at the Skibbereen Arts Festival where 40 local artists and craftspeople exhibit under the *West Cork Creates* banner. Artists also exhibit in a range of local commercial art galleries and shops including The Blue House Gallery Schull, Kane's Craft Shop Bantry, The Aisling Gallery Ballydehob and many more outlets in West Cork.

Existing Craft Network and Community Initiatives

The community of artists and craftspeople practice within a network of organisations and groups mainly focussed on exhibiting and sales.



Ballydehob Craft Centre of Excellence

Centre of Excellence 2020

This proposal for a **Centre of Excellence for Craft** focuses on the unique skills that exist within the West Cork Area. This idea for a Centre of Excellence is to provide a permanent destination centre that grows out of the need for craftspeople to come together to celebrate, champion teach and exhibit the many hand crafts which have been practiced in the area for decades.

The craftspeople need a **Centre of Excellence** so they can demonstrate their skills on a national and international platform and invite international collaboration via educational courses, to encourage exchanges of ideas, skills and cultures. Workshops, classes and weekend activities with accommodation provided will enliven Ballydehob and support local businesses.

Most crafts people work in isolation in their own studios. They have a lot to offer in terms of passing on their skills with demonstrations, workshops and educational talks and exhibitions. Craft is an important Irish Art that has been hugely under valued in Ireland and is now becoming more recognised as part of our history culture and identity. This Centre will bring forth contemporary collaboration.

There is a new and increasing appreciation for hand crafted artworks both nationally and internationally - but there is no Centre for people to congregate, collaborate, innovate or pass on their immense skills and talent. The main craft centre in Ireland is in Kilkenny run by the Design and Crafts Council Ireland at their HQ.

The new Craft Centre of Excellence will be busy most of the year catering for groups who want to attend craft courses or visit as part of a cultural trail, so providing accommodation is part of this business plan to provide an income stream to the centre, making it financially self supporting once built, as it will be a not for profit centre. There will be 34 local craftspeople who will "adopt a week" each for their educational courses, craft demonstration and exhibitions.

Scar at the Heart of the Village: Potential site:

Currently there is a derelict empty petrol station site for sale with a Methodist chapel to the rear in the middle of the village, which would be ideal for this proposal. It has lain derelict for over 10 years and while the church is in need of repair and there is work to be done to remove the metal canopy structure and make safe the underground petrol tanks, the redevelopment of the site could heal this scar at the centre of the village.

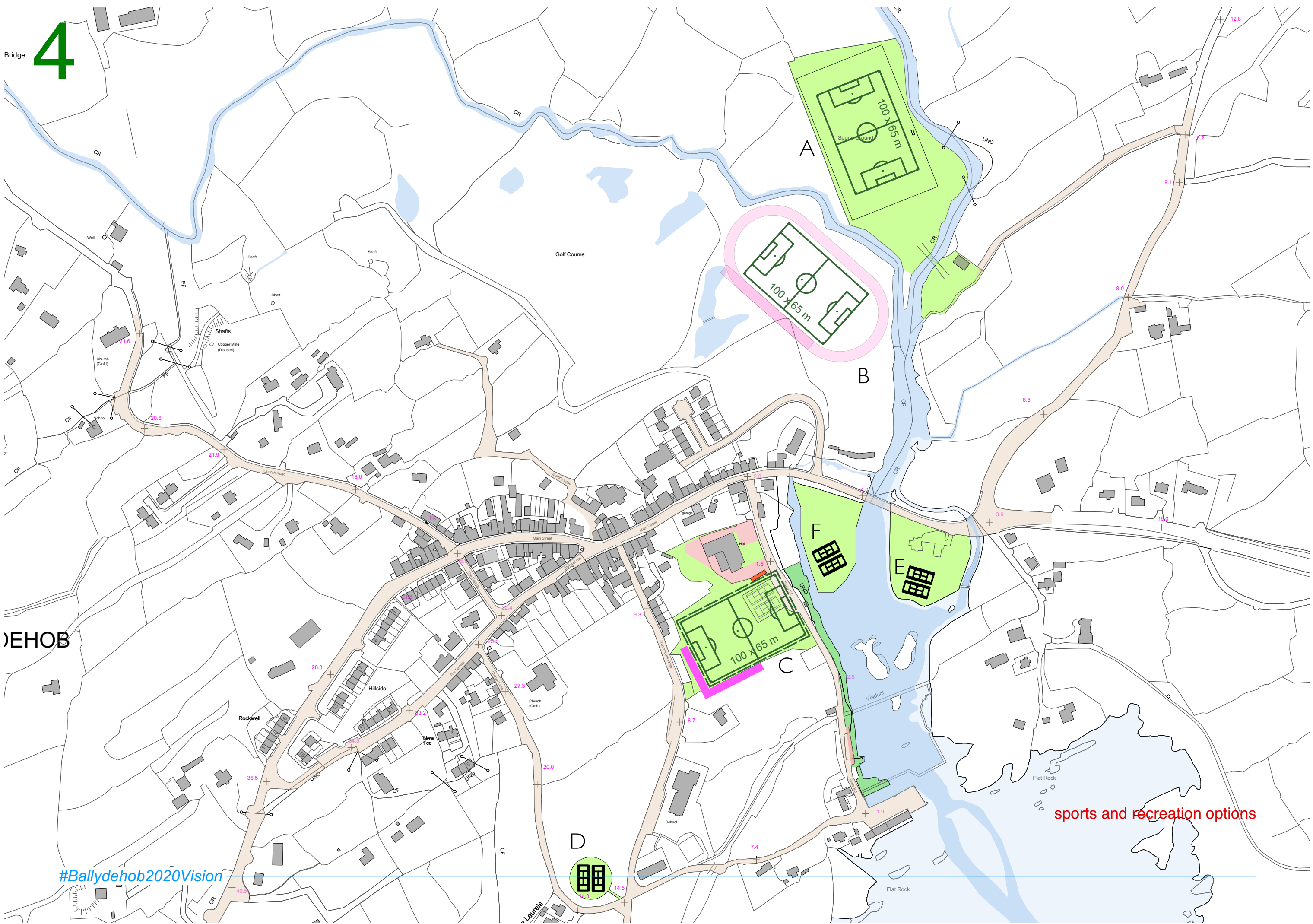
Proposed Accommodation: See outline plans and sketches

The proposed site has two sections with the petrol station frontage onto the Main Street of approx 22m wide x 12 m deep. The rear church site has a ground level approx 4 metres higher with 18m x 18m site area with the church entrance from The Parade side street as well as steps up from main street.

The proposal is for a number of small Craft Workshops, a large shared craft work and education area, exhibition and commercial space, plus budget accommodation for people doing courses, with a live in manager. The accommodation would also be available to visitors and is also aimed at catering for cyclists following the Wild Atlantic Way. The centre will also provide accommodation in general for Ballydehob's extra B & B bed spaces for festivals, talks, arts gatherings and music sessions in the the local pubs.



Bridge 4



sports and recreation options

Sports



Ballydehob currently has the following sports facilities within the village area;-

- 1 A GAA pitch north of the village on land between the rivers. A new changing pavilion is currently under construction. The facility is accessed off the N71 Bantry road with no safe pavement from the village to the entrance gate making the pedestrian journey hazardous.
- 2 Two tennis courts adjacent to the Community Hall. These have a tarmac playing surface and are in poor condition.
- 3 The tennis courts can also be used for baseball practice if one of the nets is taken down. The basketball hoop structures are in poor condition.
- 4 The Community Hall has facilities for some indoor sports, basketball, badminton etc.
- 5 There are rudimentary goalposts set up on the open land adjacent to the tennis courts but these are suitable for informal kick arounds only.

There is a football club but no football pitch facilities within the village. The teams must travel to Skibbereen for training and to play where they pay for the use of a farmers field. The question has been asked whether a new football pitch could be created within Ballydehob village, as part of a multi use sports area. The recommended FIFA pitch is 100m x 65m with an additional zone around the edges. Obviously the pitch also needs to be flat. Due to the rocky topography of the village, there are limited opportunities available and all relate to the flood plains around the river, as this is the flattest land. If the issues of land ownership and permission are put on one side and the basic issue of where would a pitch fit is addressed - then in our view there are three potential sites.

- A The GAA pitch already exists. It may be possible to arrange some sort of sharing of this facility for both soccer and GAA. (Historically this has been discussed).
- B Across the river from GAA there is room for a new pitch on the former golf driving range. The space available here would also allow for a running track around the perimeter of the pitch. This location could potentially share changing room facilities with the GAA - if that were agreed, but would need a pedestrian bridge link. This site is in private ownership.
- C The existing recreation field adjacent to the Community Hall is suitable, but the tennis courts would need to be relocated. The pitch would also need part of the current road area to fit at the correct size. This could be achieved as part of a reordering and landscaping of this area following dredging, construction of a new wastewater treatment plant and the introduction of a one way road system. An additional advantage of this site is that steep slopes surround the land to the west and south making natural raked seating areas for viewing matches. The location could also be used for other outdoor spectator events, such as music festivals which would provide a significant additional attraction for the village. The land is not very flat and the land would require some raising to achieve a flat playing surface.

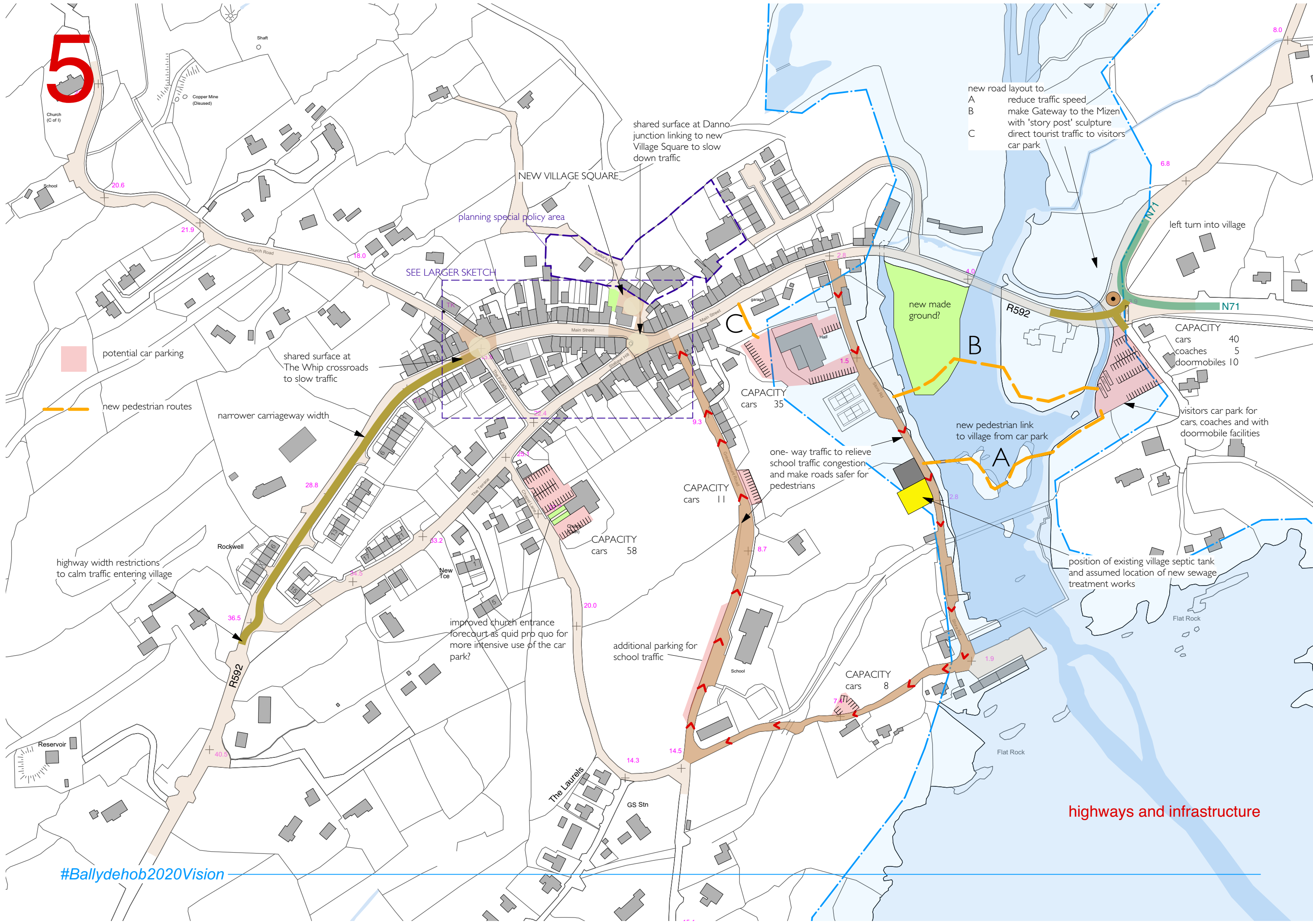
There are three options to relocated tennis courts:- Potentially they could be rebuilt on Cork Co Co owned land adjacent to the Garda barracks and school (site D). This is a site earmarked for housing but it is large and the housing may be better served being located closer to the village. Tennis courts and netball in this location could be useful for the schools which are close by.

The children's play area is on reclaimed land adjacent to the N71 junction. There is space on this plot for the relocated courts.(site E)

There is potential for further reclaimed land to be created in the estuary when further dredging is done. This potentially could also provide a new location for the tennis courts.(site F)



5



new road layout to
A reduce traffic speed
B make Gateway to the Mizen with 'story post' sculpture
C direct tourist traffic to visitors car park

CAPACITY	
cars	40
coaches	5
doormobiles	10

CAPACITY cars 35

CAPACITY cars 11

CAPACITY cars 58

CAPACITY cars 8

highways and infrastructure

“Story posts” for Ballydehob’s history, culture and identity



A story post is a chimney like structure with contemporary inscriptions that could be commissioned to tell the story of Ballydehob’s rich past in Copper Mining Sand Boat building and Art and Crafts. This could also be linked to of a Museum of Treasures or the Arts Museum and be on a walking trail around the town with Tourist Information Points along the way and at entrance to the Village.

Example of tall carved story posts which could tell the story of the history culture and identity of the Ballydehob. There are many crafts people in the area that could make these in metal, wood or clay.

The negative impact of traffic on Ballydehob village is considerable. The principle issues identified so far are:

1 Traffic entering the village from both ends is often travelling too fast causing a danger to pedestrians. The N71 from Skibbereen comes down hill towards the village and although the N71 turns right to Bantry, the through road continues into the village becoming the R592. This allows traffic to head into the village over the 3 arch bridge without having to slow or negotiate a junction. It also creates an odd situation where you are travelling on the major trunk road N71 then have to turn right at a junction back onto the N71.

2 Traffic from the other direction on the R592 from Schull has to negotiate a sharp left hand bend just before entering the village after which the road runs down hill into the village centre. The carriageway of this road is wide which, combined with the downward slope, encourages traffic to speed faster than is safe.

3 Traffic within the village can be heavy at times and make crossing the roads, Main Street in particular, hazardous and time consuming. It is also damaging to the environment and sense of community to have fast moving traffic with the consequent air quality issues thundering through the centre of the village. This also affects the commercial opportunities for cafes and restaurants which are improved by a safe, active and attractive street environment.

4 Greenmount Road and Store Road are used by parents dropping off and collecting their children from the schools. The roads are narrow and currently allow traffic in both directions leading to bottlenecks, logjams and consequential delays at peak times.

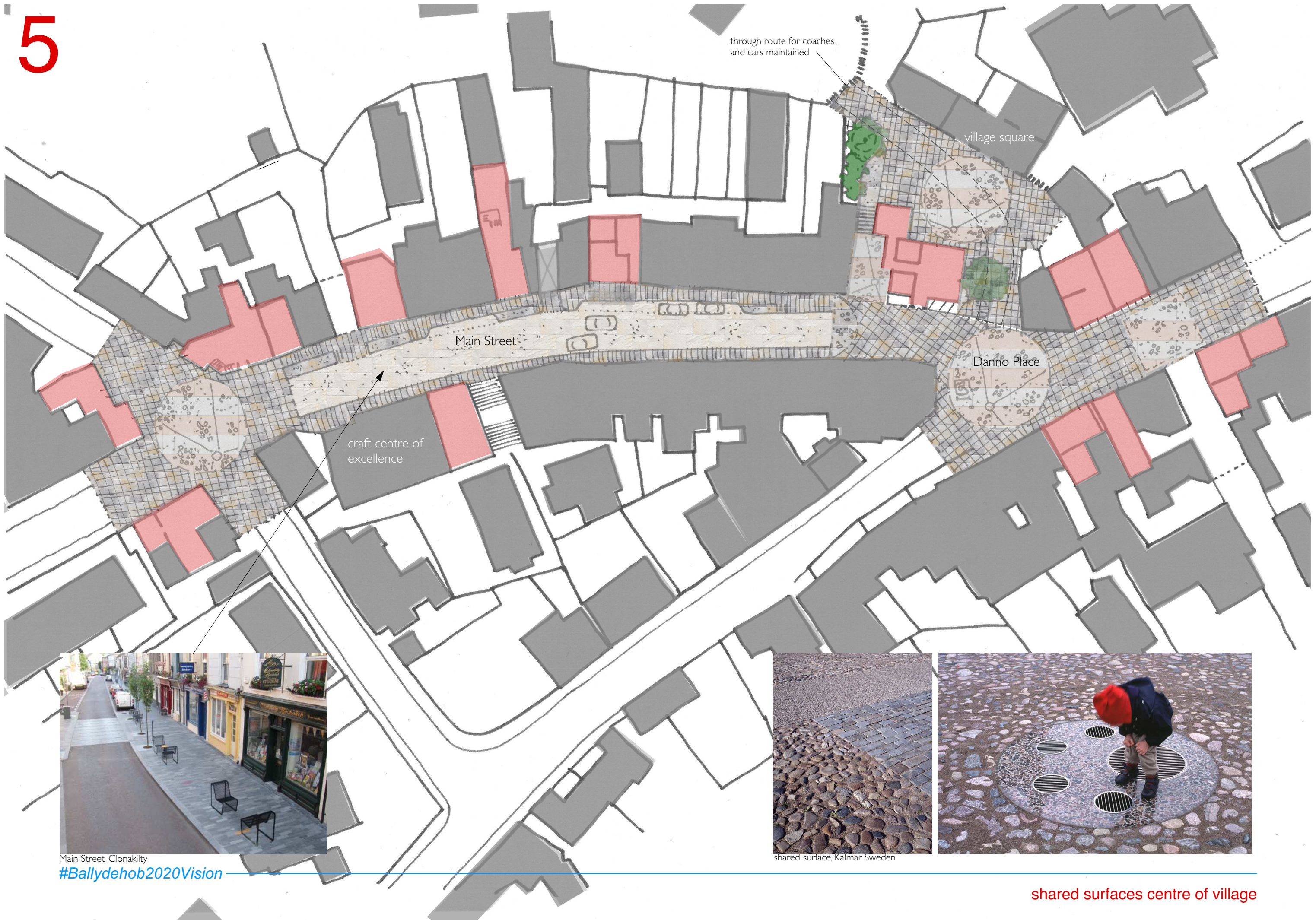
5 Car parking within the village is fragmented, limited and often difficult. On street parking also causes traffic hold ups and unsafe conditions especially for children. This is also an issue when trying to attract tourists and visitors who often will drive through rather than stop and use village facilities because there is no obvious place to park. If more tourists are to be encouraged, then convenient coach parking will be needed - there currently isn't any - and facilities for caravans and dormobiles following the Wild Atlantic Way is becoming increasingly necessary.

The solutions to these issues are many and varied, and all will need to be approved by the Cork Co Co engineer for the area. Some possible solutions could be:-

1 As a matter of principle the paraphernalia of traffic control, signage, speed bumps, electronic screens, traffic lights, bollards, cameras, and road markings are inherently ugly and damage the visual amenity of the village. These should be as limited in use as is safe and practical.

2 Reconsider the N71 junction when entering the village from Skibbereen. Ballydehob is known as 'The gateway to the Mizen' but at present there is no particular sense of threshold or arrival or entry into a different territory. It may suit the sense of place and identity to reinforce that sense of arrival in some way. It also seems odd that the N71 is not an uninterrupted road given that it is the main trunk road in the area. Thirdly traffic would be naturally slowed on entering the village if drivers had to negotiate a junction at this point. One proposal therefore would be to reconfigure the N71 junction, so the trunk road was continuous and access to Ballydehob would be via a left turn. The deployment at this junction of a marker - maybe a 'story post' obelisk - that acts as a gatepost to entry into Mizen territory would be appropriate here to strengthen identity and the feeling of arrival.

3 The village when arriving from the Schull side could be said to begin where the Staball Hill / The Terrace road connects to the main road. The width of the road and junction here encourages drivers to speed. Narrowing the carriageway width at this point and increasing the footpath width with possible parking spaces and landscaping would help with this problem. The road layout could also include a chicane layout to further calm traffic and to emphasise the sense of arrival in the village.



Main Street, Clonakilty
[#Ballydehob2020Vision](#)



shared surface, Kalmar Sweden



Highways and Infrastructure

Infrastructure

The biggest infrastructure issue facing the village is the drainage system. The Cork Co Co LAP states:

“Wastewater currently receives only primary treatment (septic tank) which has a design capacity of 700 and is currently overloaded. The provision of new wastewater treatment plant is required and upgrading of sewer network prior to any further development taking place in Ballydehob. Due to the presence of ‘shellfish designated areas’ in the bay it is likely that tertiary treatment will be required”.

A number of the proposed initiatives in this report are therefore precluded - unless the drainage system is upgraded. This is already holding up an innovative proposal for camping and tourist facilities on the old golf range land due to inadequate sewage works.

Drainage and waste water treatment is the most important factor holding back development in the village at this time.



4 The use of shared surfaces to slow traffic in the centre of towns and villages is becoming more popular. This has been used successfully in Clonakilty recently for instance in Astna and Emmett Squares. By blurring the edges of pavements and roads it not only slows traffic but also emphasises the pedestrian realm and the sense of place. The roadway in front of Danno's statue may be a suitable place for a shared surface. It is the de facto centre of the village, it is closely linked to Bank House and to the proposed new village square and is bordered by a grouping of pubs and restaurants which would benefit from improved street life. The second obvious location would be at the crossroads of Main Street, The Parade and the road towards Durrus where a similar grouping of pubs and restaurants would benefit. Shared surfaces at these points and improved carriageway and pavements along Main Street between them, along the lines of the work recently done in Main Street Skibbereen and Clonakilty, would both slow traffic and improve the environment, safety and identity of the village.

5 A one way traffic system to and from the school along Store Road and back along Greenmount Road would help resolve the traffic issues of school pick up and drop off, without particularly affecting traffic circulation elsewhere in the village. It would also improve safety at the junction between Store Road and Main Street, where pulling out into Main Street is made hazardous by poor sight lines in both directions and the speed of traffic approaching from the 3 arch bridge.

6 The opportunities for a new village car park of useful size is very limited within the village. There is however an existing large car park by the children's play area at the N71 junction. This gets little use because it is a distance from the village centre, but it does have a number of advantages as a visitor car park:

- a It is very convenient for access off the N71, would encourage tourist parking and restrict that traffic from entering the village proper. It would also fit well into the proposals to reconfigure the N71 junction where visitors turning left to enter the Mizen would have immediate access to this car park.
- b It is large enough to take cars and coaches + caravans and dormobiles if the other facilities they need (showers, toilets etc) were provided.
- c It is adjacent to the main tourist attractions of the village, the estuary, the viaduct and quay, and the scenic pathways.
- d It is sufficiently visually shielded not to intrude on the views of the estuary and viaduct which are the jewels in Ballydehob's crown.

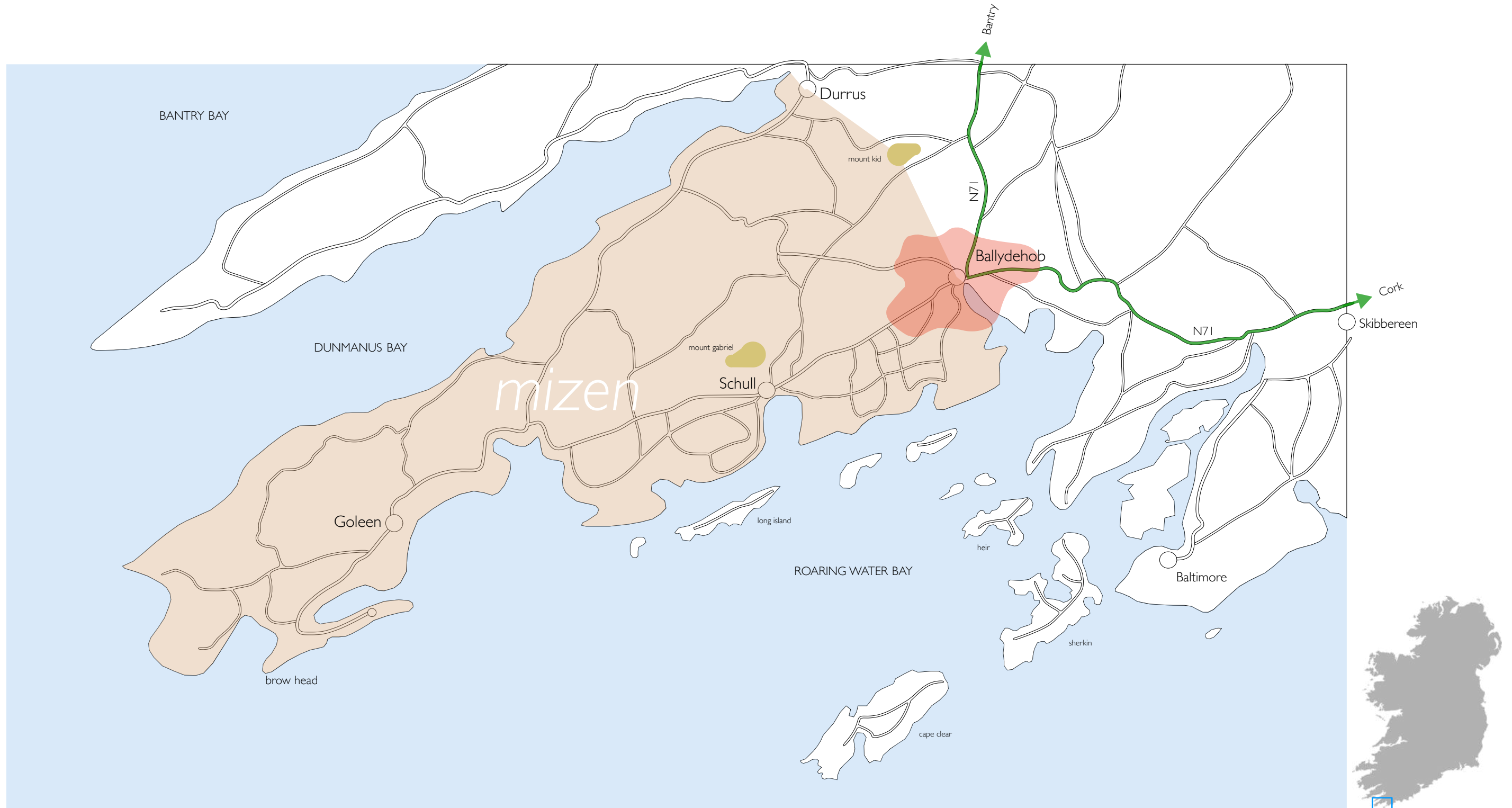
The principle draw back is the route into the village - the way across the 3 arch bridge and causeway - is compromised by the speeding traffic. If however a new route was created into the village across the estuary as part of the dredging work, possibly a series of pedestrian bridges between islands (Route A) or a floating bridge across to the reclaimed land created from dredged earth (Route B), then an interesting and attractive way could be provided to encourage visitors into the village.

7 Other observations on parking are:

- a The church car park is under utilised. In Schull the church car park is one of the main parking locations for the village. The one in Ballydehob is slightly less convenient but with better signage, people could be encouraged to use it. A landscaping scheme that makes a better entrance for the church itself could provide benefit for the church - should they agree to the idea.
- b The tarmac areas around the Community Hall are not well marked out and could provide quite a lot of additional parking in a convenient location. If a new pedestrian route could be created from there into the heart of the village, this would increase its usage. Property ownership issues aside, there is potential for a pedestrian link at the back of the garage retaining wall (Route C). This would also be a safer route into town as the junction of Store Road and Main Street is compromised by poor sightlines and the lack of a pavement.
- c The Cork Co Co Local Area Plan proposes a car park on the land defined as "Special Policy Area X-01". This needs to be accessed either by Sailors Lane where the volume of traffic created would clash with the village square proposal or via the access road to The Arches housing scheme where residents may object to the increased traffic flow. It would also require the removal of a number of light industrial buildings which provide employment and services to the village. It would however be a convenient location for local traffic.

the bigger picture

This report is focused on Ballydehob and its immediate hinterland. It must also be born in mind that Ballydehob is part of West Cork and part of the Mizen peninsula. It is part of a network of neighbouring towns and villages facing similar issues and offering additional and contrasting qualities. Regional planning and many funding bodies like to see strategic thinking and combined initiatives that recognise the interconnectedness of a mobile population and to avoid the possibility of negative competition for the same funds. Why provide a service or facility if the next village already has a bigger and better provision? It is our view that Ballydehob will improve its chances of funding for the Five Point Plan if it widens its vision and works with Schull, Durrus, Goleen and the rest of the Mizen to think collaboratively about a regional offer. The image of the Mizen is strong and a major asset to this Plan and those of the other Mizen villages.



Next Steps: February 2020

Community Participation and Feedback

immediate feedback from core group on current ideas	selection of key priorities additional ideas and initiatives
organise public collaboration drop in event	Easter ? survey monkey?
widen the conversation to village schools	competition for waterfront ideas?
widen the conversation to other Mizen groups	Schull, Goleen, Durrus

Essential Works

Wastewater Treatment Plant	find out how Schull achieved this
Dredging the estuary	assess recent reports. Establish costs in advance of a funding application discuss with CorkCoCo about plans already in place

Community Initiatives

creation of more tourist bed spaces	vacancy survey identification of suitable properties and hosts mentoring to assist interested local hosts in starting up B+B, AirB&B
Ballydehob Development Group	form an action committee with representation from all community groups in the village and key stakeholders ONEVOICE
village feedback and information loop	keep everybody informed website? social media?

Strategic Objectives

timescales	determine timescale of objectives and proposals
quick wins	some highway improvements one way system? multi purpose pitch
medium term projects	village square other highway improvements reconfigured N71 junction?
longer term projects	craft centre of excellence

Funding Sources

identify possible funding sources	European CorkCoCo, Creative Ireland, Faulte Ireland, DCCI, form links with potential European and international partners
form links with CoCoCo for joint funding applications	
start discussions with CoCoCo	
start discussion with Carbery Housing Association	