

District 4 Strategic Opportunity Site

Pasparakis Friel



Historically the juncture between Stranorlar and Ballybofey would have been a celebrated civic space due to its fine collection of rail, ecclesiastical, and educational buildings. Today it is somewhat undefined. The Bus Eireann depot is something of a leftover space which occupies a large and key town centre site.

This site presents an opportunity to host a landmark building in a central location which in itself could have a destination quality. Its content could celebrate the towns' heritage whilst becoming an immersive experience destination for locals and tourists alike. The area behind the landmark building is indicated as an innovation park; a collection of buildings which supporting business innovation. The plan arrangement of the buildings in the innovation park follows that of the historic configuration of the railway station buildings and railway lines that once occupied the site.

Two separate sites on opposite sides of Railway Road are currently used for roads department laydown space and mart activities. These are identified within this plan as future opportunity sites for high density, high quality, residential development opportunities. Developing these sites in this manner lends to improving the character and appearance of the town centre, creates town centre living opportunities and complements the compact growth initiatives outlined within other parts of the plan. Achieving this aspiration is contingent upon alternative sites being identified on the periphery of the town to which the existing roads and mart uses can be relocated.

