

# Mayobridge Village Renewal and Development Plans

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Revision Schedule

**Mayobridge – Renewal and Development Plan**  
September 2012

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Table of Contents

<b>1</b>	<b>Introduction .....</b>	<b>1</b>
1.1	How is the Programme administered at a local level? .....	1
1.2	Village Renewal and Development .....	1
1.3	Methodology .....	1
1.4	Policy Context .....	2
<b>2</b>	<b>Overview .....</b>	<b>6</b>
<b>3</b>	<b>Mayobridge Plan .....</b>	<b>7</b>
3.1	Town Profile .....	7
3.2	Housing .....	8
3.3	Transportation .....	8
3.4	Ward Information for Mayobridge ward .....	9
3.5	Listed Buildings .....	11
3.6	Planning history .....	12
3.7	Consultation Process .....	14
3.8	Consultation Findings .....	14
3.9	Draft Proposals .....	16
3.10	Initiatives .....	17
3.11	Action Plan .....	19
3.12	Conclusion .....	21
<b>4</b>	<b>Appendix 1 - Newry Villages Community Questionnaire .....</b>	<b>22</b>

# 1 Introduction

The Northern Ireland Rural Development Programme (NIRDP) 2007-2013 was launched to build capacity within local communities and provide support for community economic development in the most disadvantaged rural areas. The NIRDP is part financed by the European Agricultural Fund for Rural Development (EAFRD) and is managed by the Department of Agriculture and Rural Development. A core principal of the approach to broader rural development in Northern Ireland has been and continues to be that the communities which most closely experience problems should be involved in the design and delivery of projects and programmes to tackle such problems and, thus, improve their quality of life.

The NIRDP contains a number of measures under each axis. These measures are specific areas where support is to be targeted. Each measure was selected from a menu of options provided by the European Union in order to target the aspects of rural life that are most important to Northern Ireland. Measure 3.5 targets Village Renewal and Development with the aim of “creating long term visions for villages and surrounding areas and to support initiatives promoting cross-community development”.

The objective is to enable and encourage residents of villages and surrounding areas to create a vision and an integrated action plan to ensure the full potential of their area is achieved and also to support integrated village initiatives.

## 1.1 How is the Programme administered at a local level?

The Southern Organisation for Action in Rural areas (SOAR) is the Joint Committee and Local Action Group for the Craigavon, Armagh and Newry & Mourne Council areas. They are responsible for the administration of the NIRDP within the rural areas of Craigavon, Armagh and Newry. SOAR local action group is comprised of local Councillors and Social Partner Representatives. Craigavon Borough Council acts as the Lead Council with responsibility for all financial and administrative matters.

## 1.2 Village Renewal and Development

Newry and Mourne District Council secured funding under Measure 3.5 for the preparation of Village Renewal and Development Plans for 13 pre-selected villages and clusters across the Newry and Mourne District Council Area.

URS were commissioned by Newry and Mourne District Council to facilitate the development of these plans. The plans will be prepared between February and June 2012, with potentially a second stage which will involve selected projects being taken forward to the stage of submitting an outline planning application, making a submission for funding or being ready to feed into an economic appraisal.

## 1.3 Methodology

This Village Renewal and Development Plan has been developed by the community for the community. The methodology was strongly consultation based and allowed a range of stakeholders including NMDC, local Councillors, community and voluntary groups and the general public to get involved.



Programme for Government (PfG) and the Investment Strategy for Northern Ireland (ISNI). The Strategy takes account of key driving forces such as population growth and movement, demographic change, the increasing number of households, transportation needs, climate change and the spatial implications of divisions that still exist in our society. The RDS is not operational planning policy which is issued through Planning Policy Statements (PPSs) published by the Department of the Environment (DOE).

The RDS has a statutory basis under the Strategic Planning (Northern Ireland) Order 1999, and the Order requires Departments to “have regard to the regional development strategy”.

The Strategy has four key elements:

- A Spatial Development Strategy which divides the region into 5 components based on functions and geography;
- Guidance at two levels;
  1. Regional level that is to be applied to all parts of the region, and
  2. Specific guidance for each element of the Spatial Framework
- A Regionally Significant Economic Infrastructure section which identifies the need to consider strategic infrastructure projects;
- Implementation.

The aims of the RDS:

- Support strong, sustainable growth for the benefit of all parts of Northern Ireland;
- Strengthen Belfast as the regional economic driver and Londonderry as the principal city of the North West;
- Support our towns, villages and rural communities to maximise their potential;
- Promote development which improves the health and wellbeing of communities;
- Improve connectivity to enhance the movement of people, goods, energy and information between places;
- Protect and enhance the environment for its own sake;
- Take actions to reduce our carbon footprint and facilitate adaption to climate change; and
- Strengthen links between north and south, east and west, with Europe and the rest of the world.

## 1.4 Policy Context

### 1.4.1 Regional Development Strategy 2035 ‘Building a Better Future’

The RDS provides an overarching strategic planning framework to facilitate and guide the public and private sectors. It does not redefine the other departments’ strategies but compliments them with a spatial perspective.

The RDS 2035 revises the original strategy published in 2001 and amended in 2008. The RDS influences various government strategies including the

Chapter 3 of the RDS sets out the strategic guidance for the region focusing on the key principles of the economy, society and the environment. The guidance is also split into Regional Guidance (RG) and Spatial Framework Guidance (SFG).

There is a dedicated section regarding Rural Northern Ireland and the key guidance is set out below:

**SFG13: Sustain rural communities living in smaller settlements and the open countryside**

- Establish the role of multi-functional town centres
- Connect rural and urban areas
- Revitalise small towns and villages
- Facilitate the development of rural industries, businesses and enterprises in appropriate locations
- Encourage sustainable and sensitive development

**SFG14: Improve accessibility for rural communities**

- Improve the overall connectivity of rural communities to services and other parts of the Region by exploring innovative ways of bringing these services to the communities
- Integrate local transport

**1.4.2 Rural White Paper Action Plan (Draft)**

The Rural White Paper Action Plan is an Executive initiative aimed at addressing key issues and challenges facing rural communities. The development of the Action Plan is being led by the Minister of Agriculture and Rural Development.

Public consultation on the draft Action Plan commenced on 13 March 2011 and finished on 13 June 2011, with the final Rural White Paper Action Plan anticipated to be published in early 2012.

The draft Rural White Paper Action Plan has been developed following extensive consultation with the Rural White Paper Stakeholder Advisory Group.

The RWP has been developed to provide a strategic framework for rural policy for the next ten years and will help guide the work of the Executive in this significant and challenging area.

The RWP identifies the Rural Vision:

**Our vision** is of a fair and inclusive rural society where rural dwellers enjoy the same quality of life as all others in the region. We envisage **vibrant, strong rural communities**, resilient and receptive to global trends through **strong inter-linkages with urban areas** and market towns.

**Our vision** is for rural economies adapting to global trends and **improved infrastructure and transport systems** to ensure rural dwellers can avail of employment opportunities and **key services**.

**Our vision** is for rural areas that maintain their distinctive features as places of agricultural production, areas of outstanding beauty, places of social, historic and cultural uniqueness and places with a **strong community infrastructure** which can avail of **economic, social and cultural opportunities**.

**Our vision** is for the continuing development of **linkages between rural and urban** areas so that everyone can enjoy the beauty and uniqueness of rural places and the facilities and services of larger towns and cities.

**Draft Rural White Paper, p5**

In order to achieve the Vision the RWP identifies 5 key themes:

1. Urban / Rural Linkages
  - To support the development of an efficient transport and infrastructure system that facilitates effective rural – urban inter-linkages;
2. Access to Services
  - To promote fair and equitable access to key services for all rural dwellers;
3. Sustainable Rural Communities
  - To promote tolerance, health, well-being and inclusion for rural dwellers;
  - Seek to minimise, where it exists, disadvantage, poverty, social exclusion and inequality amongst those living in rural areas and in particularly amongst vulnerable groups;
  - To maintain a viable economic, social, cultural and physical infrastructure in rural areas and seek to ensure that regional infrastructure disparities are minimised;
  - To preserve the cultural and social uniqueness of rural community life linked to its smaller population settlement;
  - To promote the development of effective and inclusive rural governance structures and sufficient community capacity to engage in these structures;
  - To enhance and refine the Rural Development Programme to ensure the maximum benefit from future Programmes for rural communities;

4. Sustainable Rural Economies

- To provide rural businesses with appropriate support to ensure the development of dynamic and innovative rural economies;
- To seek to maximise employment opportunities for rural dwellers;

5. Sustainable Countryside

- To support the development of a more sustainable agricultural sector, a more competitive agri-food sector and enhanced agri-environmental links;
- To safeguard the beauty and fabric of our rural areas and increase opportunities for all to enjoy the benefits of the countryside.

The RWP does on to set out a detailed Action Plan which is based on the 5 key themes set out above, consisting of some 90 specific actions.

**1.4.3 Tackling Rural Poverty and Social Isolation Framework 2011-2015**

This framework sets out the goals, objectives, priority action areas and outcomes for the Programme for Government commitment to bring forward a package of measures to tackle rural poverty and social isolation.

The framework aims to:

- Build on the work of the Rural Anti-Poverty / Social Inclusion Framework 2008-2011;
- Provide the necessary tools to identify the needs of vulnerable people / groups in rural areas;
- Develop programmes / interventions to help alleviate poverty / social isolation amongst vulnerable people / groups in rural areas;
- Complement and add value to existing government strategies aimed at tackling poverty and social isolation;
- Empower rural communities to help themselves.

Programmes Implemented through the 2008-2011 Framework

1. Childcare Programme
2. Assisted Rural Transport Scheme (ARTS)
3. Maximising Access to Services, Benefits and Grants

4. Rural Challenge Programme

5. Rural Support

6. Rural Fuel Poverty

7. Community Development

**Action Plan 2011-2015**

Project	Budget
Assisted Rural Travel Scheme (ARTS – DRD)	1,800,000
Maximising Access Rural Areas (MARA – DHSSPS / PHA)	2,589,800
Community Development	4,800,000
Health Checks (PHA / Health Trusts)	383,000
Rural Support	351,000
Rural Challenge (Small Grants)	1,000,000
Older Peoples Rural Project 9Health Trusts / DHSSPS)	878,000
Youth Employability Programme (Advantage / DEL)	203,000
Youth Enterprise Scheme – Northern Periphery Programme	181,000
Safe Drinking Water Scheme	33,500
Emerging Issues	2,230,700
Potential Post Office Diversification Scheme	TBA
Vulnerable Groups in Rural Society Research Programme	TBA
<b>Capital projects</b>	
Fuel Poverty	1,871,605
MARA	68,080
Health Checks (PHA / Health Trusts)	60,315
<b>Total</b>	<b>16.45 M</b>

#### **1.4.4 Northern Ireland Rural Development Programme 2007-2013**

The NI Rural Development Programme was approved by the European Commission in July 2007 and has three key elements:

Axis 1 – improving the competitiveness of the agricultural and forestry sectors by supporting restructuring, development and innovation. Key measures include vocational training, adding value to agricultural products and marketing, farm modernisation and improving the supply chain. The upskilling and reskilling opportunities in this axis are a means of targeting farmers income and potential to be more competitive both within farming, or outside if that is more appropriate.

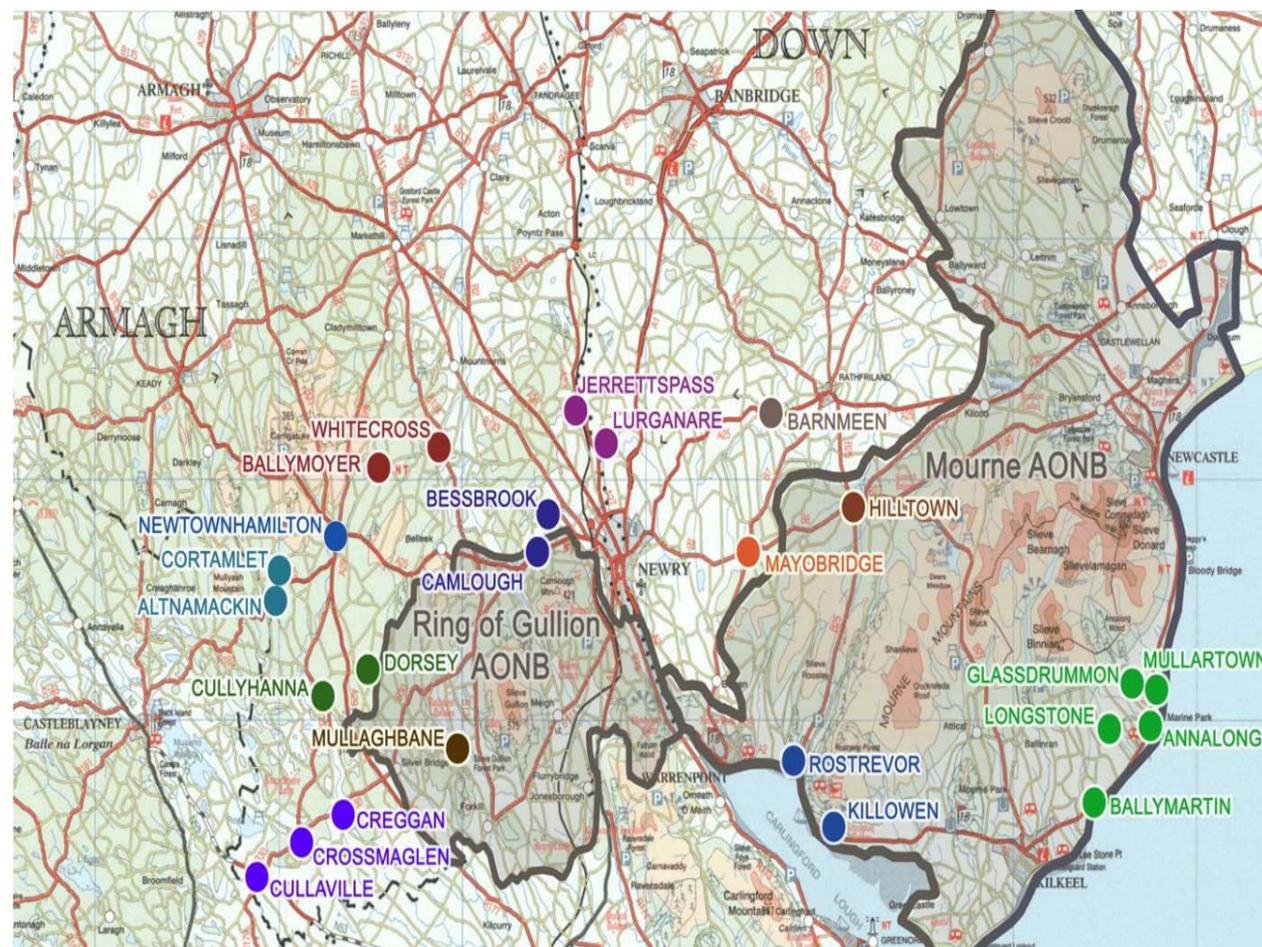
Axis 2 – improving the environment and countryside by supporting land management. Key measures include agri-environment programmes and less favoured area compensation schemes.

Axis 3 – improving the quality of life in rural areas and encouraging the diversification of economic activity. Key measures include business creation, farm diversification, encouragement of tourism activities, support for basic services for the rural economy, village renewal and conservation / upgrading of the rural heritage.

#### **1.4.5 INTERREG IV Programme (Cross Border Rural Development)**

The INTERREG IV Programme focuses on the strategic development of the North and border counties of the South. The funds are targeted towards those disadvantaged rural communities that are most in need of cross border support

## 2 Overview



Although a number of villages have been included in a cluster for the purposes of the Village Renewal programme, Mayobridge has been defined as a single settlement with its own stand alone plan. The Mayobridge plan will identify the issues and current infrastructure within the village and include an action plan which identifies each of the future projects for the future development of the settlement.

### 3 Mayobridge Plan

#### 3.1 Town Profile

##### 3.1.1 Background

Mayobridge comes from the Irish: Droichead Mhaigh Eo meaning "bridge on the plain of yews" It is located within the Newry and Mourne District Council area and had a population of 842 people in the 2001

Mayobridge is classified as a small village, hamlet and open countryside, and is located approximately 9 kilometres east of Newry and 6 kilometres west of Hilltown. It has developed around a crossroads on the main Newry/Hilltown Road.

Most of the existing development is to the south of the settlement stretching from the original crossroad, out along Chapel Hill Road, Ballyvally Road and Hilltown Road with development having taken place more recently along Bavan Road.

There is a range of community facilities within the village. These include St. Patrick's Church and Hall, a primary school, youth club and playing fields. Retail facilities available within the village include a small supermarket, credit union, a pharmacy and a public house.

The settlement development limit is designated to take account of land with extant planning permission for housing and sites that have not yet been approved but which are at a stage in the planning application process where there is a reasonable expectation that planning approval will be granted. The settlement development limit also takes account of the role of the settlement whilst protecting its natural setting.

The designation of a settlement development limit around Mayobridge allows for the rationalisation and consolidation of existing development thus avoiding further urban expansion into the surrounding rural area and ribbon development along the main routes out of the village. The areas of local landscape value in and around the settlement that provide visually significant perimeters are protected.

##### Services

The Settlement Service Classification Report (2006) defined settlements in Bands A - G as Retail, 'Public Administration, Health and Education', Employment and Service Centres. Mayobridge is classified as the following:

- Retail Centre - not applicable
- Public Administration, Health and Education Centre - not applicable
- Employment Centre - not applicable

- Service Centre - not applicable

##### Demography

The population of Mayobridge on Census day (29th April 2001) was 842 people. The demographic characteristics of the people living in Mayobridge were as follows:

- 25.9% were aged under 16 years;
- 11.3% were aged 60 and over;
- the average age was 31.9 years (NI average age 35.8 years);
- 53.9% of the population were male and 46.1% were female;
- 97.5% were from a Catholic Community Background;
- 2.0% were from a 'Protestant and Other Christian (including Christian related)' Community Background;
- 8.6% were born outside Northern Ireland; and
- 0.0% were from an ethnic group other than white.

On Census Day 2001 there were 274 households in Mayobridge. Statistics relating to Mayobridge households include:

- average household size was 3.07 persons per household (NI level 2.65 persons per household);
- 77.6% of households were one family households;
- 7.3% were lone-parent households with dependent children.

##### Housing and Transport

According to the 2001 Census, housing statistics for Mayobridge show:

- there were 283 household spaces in Mayobridge;
- 38.2% of household spaces were either a detached house or bungalow; and
- 23.6% of households were owned outright, 55.3% were owned with a mortgage or loan and 20.0% were rented.

Transport statistics taken from the 2001 Census show:

- 86.2% of households had access to a car or van; and
- there were 351 cars or vans in this area.

The 2001 Census travel-to-work statistics show that of the 326 people aged 16-74 who lived in Mayobridge and were in employment:

- 78.0% usually travelled to work by car; and

- 7.7% usually worked at or from home.

**Education, Employment and Economic Activity**

According to the 2001 Census, education statistics for Mayobridge show:

- 12.5% of the population aged 16-74 had degree level or higher qualifications;
- 40.7% had no qualifications.

Census 2001 employment statistics show that of the 326 people aged 16-74 who lived in Mayobridge and were in employment:

- 38.7% were female;
- 61.3% were male; and
- 18.1% were employed as ‘Managers, Senior Officials or in Professional Occupations’.

Unemployment statistics from the 2001 Census showed that in Mayobridge:

- 5.8% of people aged 16-74 were unemployed.

3.2 Housing

3.2.1 Social Housing

The Housing Needs Assessment has identified a social housing need of 14 dwellings for Mayobridge. The following sites have been identified in whole or in part to meet this social housing need in Mayobridge.

Site Reference	Location	No. of Dwellings
MY 03	North of Hilltown Road/Old Road	6
MY 04	Lisbane Park	8
<b>Total number of social dwellings</b>		<b>14</b>

Details of the social housing allocation and associated methodology are contained in the Population and Housing Technical Supplement.

3.2.2 Housing Zonings

The following sites, including committed sites, are zoned for housing. Policy for the control of development on zoned sites is contained in Policy SMT 2 in Volume 1 of the Plan. Zoned land will be developed in accordance with all prevailing regional planning policy and with any relevant Plan Policies and Proposals including, where specified, key site requirements. The plan does not stipulate key site requirements for committed sites because future development will be subject to the conditions attached to planning permission. However, in the event that such permission may lapse Planning Service may alter existing conditions or attach

new conditions to any subsequent approval to take account of prevailing regional planning policy and the Plan Proposals.

**Zoning MY 02 Housing (Committed) Newry Road**

0.74 hectares of land to the south of Newry Road are zoned for housing as identified on Map No. 3/16 – Mayobridge.

Outline planning permission has been granted for housing development on this site.

**Zoning MY 03 Housing North of Hilltown Road/Old Road**

1.49 hectares of land to the north of Hilltown Road/Old Road are zoned for housing as identified on Map No. 3/16 – Mayobridge.

Key Site Requirements:

- A minimum of 6 dwellings shall be provided for social housing;
- Housing development shall be a minimum gross density of 25 dwellings per hectare and a maximum gross density of 30 dwellings per hectare;
- The development layout shall ensure that dwellings do not back onto Hilltown or Old Road;
- Access to this site shall be achieved from Old Road.

A full planning application has been submitted for housing development on this site.

**Zoning MY 04 Housing Lisbane Park**

0.36 hectares of land at Lisbane Park are zoned for housing as identified on Map No. 3/16 – Mayobridge.

Key Site Requirements:

- A minimum of 8 dwellings shall be provided for social housing;
- Housing development shall be a minimum gross density of 20 dwellings per hectare and a maximum gross density of 25 dwellings per hectare;
- Access to this site shall be achieved via Lisbane Park;
- The development layout shall ensure that dwellings do not back onto Hilltown Road.

3.3 Transportation

3.3.1 Protected Route

The B8 is a Protected Route as indicated on Map No. 3/16 – Mayobridge. Policy for the control of access to this route is contained in Policy AMP 3 of PPS 3 - Access, Movement and Parking.

### 3.3.2 Environment and Conservation

#### Area of Archaeological Potential (AAP)

An AAP is defined in Mayobridge as indicated Map No. 3/16 – Mayobridge. Policy for the protection of archaeological remains is contained in PPS 6 - Planning, Archaeology and the Built Heritage.

#### Local Landscape Policy Areas (LLPAs)

The following areas are designated as LLPAs. Policy for the control of development within LLPAs is contained in Policy CVN 4 in Volume 1 of the Plan.

##### Designation MY 05 Local Landscape Policy Area Chapel Hill Road

A LLPA is designated as identified on Map No. 3/16 – Mayobridge. Those features or combination of features that contribute to the environmental quality, integrity or character of this LLPA are listed below:

- Two raths on raised landforms;
- Listed St. Patrick's RC Church and graveyard;
- St. Clare's Convent, with good views of surrounding area from grounds;
- Significant trees.

##### Designation MY 06 Local Landscape Policy Area River Corridor

A LLPA is designated as identified on Map No. 3/16 - Mayobridge. Those features or combination of features that contribute to the environmental quality, integrity or character of this LLPA are listed below:

- Millrace, side lined with cut stone and associated landforms and vegetation;
- Significant vegetation along millrace;
- Disused mill pond with numerous varieties of wildflower

### 3.4 Ward Information for Mayobridge ward

#### 3.4.1 Geography

Mayobridge ward lies in the following administrative areas:

- Newry & Mourne Local Government District;
- South Down Parliamentary Constituency
- South Down Assembly Area 2011/ Westminster Parliamentary Constituency 2008;
- Southern Health and Social Care Trust; and
- Southern Education and Library Board.

Mayobridge ward is made up of the following Super Output Areas (SOAs):

- Mayobridge 1 SOA
- Mayobridge 2 SOA

Neighbouring ward(s): Spelga, Katesbridge, Mayobridge ward is classified as Rural according to the Inter-Departmental Urban-Rural Definition Group.

The nearest hospital to Mayobridge ward (as the crow flies) is Daisy Hill Hospital.

##### 3.4.1.1 Demography

On Census Day 29th April 2001 the resident population of Mayobridge ward was 2987. Of this population:

- 27.5% were under 16 years old and 12.2% were aged 60 and over;
- 51.1% of the population were male and 48.9% were female;
- 85.5% were from a Catholic community background and 14.2% were from a 'Protestant and Other Christian (including Christian related)' community background;
- 33.0% of persons aged 16 and over were single (never married);
- 32.3 years was the average age of the population; and
- the population density was 0.5 persons per hectare.

Comparisons	WARD	LGD	AA	N.IRELAND
	Mayobridge	Newry & Mourne	South Down	N.I
<b>Census 2001</b>				
<b>Resident population</b>	2987	87058	104658	1685267
<b>Persons under 16 years old (%)</b>	27.5	26.6	25.6	23.6
<b>Persons aged 60 and over (%)</b>	12.2	15.7	16.5	17.6
<b>Males (%)</b>	51.1	49.5	49.8	48.7
<b>Females (%)</b>	48.9	50.5	50.2	51.3
<b>Catholic community background (%)</b>	85.5	80.6	66.3	43.8
<b>Protestant and other Christian community background (%)</b>	14.2	18.5	31.8	53.1
<b>Persons aged 16 and over single (never married) (%)</b>	33.0	33.8	32.6	33.1
<b>Average age of population</b>	32.3	34.0	34.8	35.8
<b>Population density (persons per hectare)</b>	0.5	1.0	0.8	1.2
<b>Migration Data Sources</b>				
<b>Health card registrations from non-UK nationals (per 1,000 resident population) (2010)</b>	3.0	8.0	3.4	6.3

(NISRA Census)

The population for Mayobridge ward in 2010 was estimated at 3989, of which 27.5% were children, 34.8% were young working age adults, 27.1% were older working age adults and 10.6% were older people. Young working age adults are defined as 16-39 year olds, and older working age adults as males 40-64 and females 40-59 years. This represents an increase of 33.1% (991 individuals) from the estimated mid-year ward population in 2001.

Population estimates as at 30th June 2010 are shown below.

Comparisons	WARD	LGD	AA	N.IRELAND
	Mayobridge	Newry & Mourne	South Down	N.I
<b>Population Estimates</b>				

<b>Total population (2010)</b>	3989	99880	118332	1799392
<b>Children (%) (2010)</b>	27.5	23.9	22.7	21.2
<b>Young Working Age Adults (%) (2010)</b>	34.8	34.4	33.2	33.1
<b>Older Working Age Adults (%) (2010)</b>	27.1	27.1	28.3	28.5
<b>Older People (%) (2010)</b>	10.6	14.5	15.8	17.1
<b>Population Change 2001-2010 (%)</b>	<i>an increase of 33.1%</i>	<i>an increase of 14.3%</i>	<i>an increase of 12.6%</i>	<i>an increase of 6.5%</i>

Small Area Population Estimates 2001-2010

In Mayobridge ward there were 65 resident births registered in 2009. Of these, 37 were male births and 28 were female births and 12 (18.5%) births were to unmarried mothers. The median age of mothers of new-born babies in 2009 was 31 and for fathers was 33.

In total 16 deaths were registered in 2009 in Mayobridge ward, of these 9 (56.3%) were under 75 years old. The median age at death was 72.

Comparisons	WARD	LGD	AA	N.IRELAND
	Mayobridge	Newry & Mourne	South Down	N.I
<b>Administrative Data</b>				
<b>Total births (2009)</b>	65	1577	1695	24910
<b>Male births (2009)</b>	37	805	855	12799
<b>Female births (2009)</b>	28	772	840	12111
<b>Births to unmarried mothers (%) (2009)</b>	18.5	31.9	33.2	39.8
<b>Median age of mothers of new-born babies (2009)</b>	31	30	30	29
<b>Median age of fathers of new-born babies (2009)</b>	33	32	32	32
<b>Deaths (2009)</b>	16	632	800	14413
<b>Deaths to those aged under 75 (%) (2009)</b>	56.3	43.2	38.4	38.4
<b>Median age at death (2009)</b>	72	77	79	79

Births 2009, Median Age of Parents 2009, Deaths to Under 75s 2009, Median Age at Death 2009 (NISRA Demography).

### 3.5 Listed Buildings

#### 3.4.1.2 Deprivation - NIMDM 2010

The Northern Ireland Multiple Deprivation Measure 2010 (NIMDM 2010) report was published in May 2010. The report identifies small area concentrations of multiple deprivation across Northern Ireland. The results for Mayobridge ward are shown below.

On the Multiple Deprivation Measure ward level summary Mayobridge ward has an overall rank of 337 out of 582 wards. All wards in Northern Ireland are ranked, 1 being the most deprived (Whiterock in Belfast) and 582 the least deprived (Wallace Park in Lisburn). Wards with ranks of 58 or lower are in the top 10% most deprived wards in Northern Ireland, this means Mayobridge, with a rank of 337, is outside the top 10% most deprived wards. Mayobridge ward's rank of 337 places it in the 50% to 60% band.

Mayobridge ward lies in Newry & Mourne LGD, which has 30 wards with ranks from 36 (Ballybot) to 480 (Burren and Kilbroney).

All information for Mayobridge ward is shown in the table below. On the income domain Mayobridge ward is ranked 335, while on the employment domain it is ranked 357. Looking at proximity to services Mayobridge ward is ranked 88.

Ward Scores and Ranks (NIMDM 2010)	Ward Score	Ward Rank
<b>Multiple Deprivation Measure</b>	-	337
<b>Income Domain</b>	-	335
<b>Employment Domain</b>	-	357
<b>Health Deprivation and Disability Domain</b>	-	259
<b>Education, Skills and Training Domain</b>	-	401
<b>Proximity to Services Domain</b>	-	88
<b>Living Environment Domain</b>	-	524
<b>Crime and Disorder Domain</b>	-	477

[Ward Ranks range from 1 (most deprived) to 582 (least deprived)]

Northern Ireland Multiple Deprivation Measure 2010 Ward (NISRA).



Listed Buildings map, Mayobridge

### 3.6 Planning history

ID	HB Num	Council ID	Ward ID	Construction Date	Type	Address	Transferred	Second Survey	Original
9162	HB16/10/020	16	10	11	Church	St Patricks RC Church Chapel Hill Road Mayobridge Newry Co Down BT34 2EL	True	Record Only	B

Listed building



PLANNING HISTORY – MAYOBRIDGE					
No.	Planning Application Code	Site Location	Proposed Development	Decision	Expiry Date
MB1	P/2005/2202/F	Lands immediately north of junction of Old Road and Hilltown Road, Mayobridge (adjacent to Nos 1-3 Bavan Villas and adjacent and west of Mayobridge GFC Grounds)	Erection of housing development (comprising 40No. dwellings and associated works, with access off Old road	PERMISSION HAS BEEN GRANTED	05/03/2015
MB2	P/2005/2410/O	Junction of Hilltown Road and Bavan Road, Mayobridge	Site for residential development	APPLICATION PRESENTED TO COUNCIL - STATUTORY CONSULTATION	Pending
MB3	P/2006/1842/F	Adjoining and east of Lisbane Park (off the Hilltown Road), Mayobridge	Erection of 8 no. dwellings	PERMISSION HAS BEEN GRANTED	23/10/2012
MB4	P/2007/0017/F	5 Chapel Hill Road, Mayobridge, Newry	Erection of 11 no. apartments to replace existing dwelling	PERMISSION HAS BEEN GRANTED	09/12/2013
MB5	P/2007/0743/O	Front Mayval Court and to the rear of 2 Whinbloom villas, Mayobridge.	Site for dwelling.	PERMISSION HAS BEEN GRANTED	12/03/2013
MB6	P/2007/1434/F	3 Airfreann Court, Mayobridge, Newry.	Erect two-storey dwelling and small domestic store as a change of house type from that approved under P/1997/0380.	PERMISSION HAS BEEN GRANTED	14/05/2013
MB7	P/2007/1465/RM	Adjacent to and east of No. 24 Newry Road, Mayobridge	Erection of housing development	PERMISSION HAS BEEN GRANTED	05/05/2013
MB8	P/2009/1102/F	30m South of 2 Carnany Road, Mayobridge	Erection of new farm dwelling and detached garage	PERMISSION HAS BEEN GRANTED	14/01/2015
MB9	P/2010/0408/F	35 metres north of 12 Old Road, Newry	Erection of new play area	PERMISSION HAS BEEN GRANTED	22/07/2015
MB10	P/2010/1382/F	Adjacent to and south of nos 1 - 6 Mill Lane Mayobridge	Proposed dwelling house and domestic garage	PERMISSION HAS BEEN GRANTED	06/09/2016
MB11	P/2011/0240/O	Adjacent to no. 3 Hilltown Road Mayobridge Newry Co Down	Proposed site for commercial development	NEIGHBOURS HAVE BEEN NOTIFIED	Pending
MB12	P/2011/0501/F	Adjacent to No. 3 Hilltown Road Bavan Mayobridge Newry Co Down	Retention of change of use of lands, for the operation of a carwash & mobile catering, and associated site works.	PRE-DECISION STAGE - RESOLUTION OF OUTSTANDING ISSUES	Pending
MB13	P/2011/1026/O	Immediately South of No.19 Hillcrest Mayo Road Mayobridge	Site for Dwelling on a Farm	CONSULTATIONS HAVE BEEN ISSUED	Pending
MB14	P/2011/0468/F	100m north west of n0.6 Bavan Road Mayobridge Newry	Dwelling & garage	PERMISSION HAS BEEN GRANTED	30/01/2017

### 3.7 Consultation Process

Stage	Consultation Method	Date	Venue	Attendance / Responses
Draft Proposals	Stakeholder Forum meeting	Wednesday 14 <sup>th</sup> March 2012	Cornmill Quay (7.30pm-10pm)	9
	Questionnaires Open display for Councillors	March 2012 20 <sup>th</sup> April 2012	Newry & Mourne District Council	16
Draft Village Renewal and Development Plan Draft proposals	Questionnaires returned	20 <sup>th</sup> April 2012	Newry & Mourne District Council	15
	Draft Plan presented to Action Group			
Draft Village Plan and Action Plan	Annalong Stakeholder forum meeting	24 <sup>th</sup> May 2012	Cornmill Quay (7pm – 10pm)	
	Draft Plan presented to Project Steering Group	Thursday 21 <sup>st</sup> June	Newry & Mourne District Council	

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> <li>• Good community network/ support</li> <li>• There are existing buildings and land available for development</li> <li>• Large number of migrant workers which presents funding opportunities</li> </ul>	<ul style="list-style-type: none"> <li>• Lack of funds available to make the most of facilities and land</li> <li>• Lack of joined up thinking between different community networks</li> <li>• Lack of facilities for 14- 18 year olds</li> <li>• Footpaths are non existent – danger for walkers</li> <li>• No doctor in the village – currently go to Rathriland or Newry</li> <li>• No public transport – rural transport isn't at suitable times</li> <li>• No disabled access to footpaths</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• Local music</li> <li>• Availability of funding</li> <li>• Develop a community forum to manage funding and ideas</li> <li>• Walking track around football fields</li> <li>• Renewable energy facility to run community buildings</li> </ul>	<ul style="list-style-type: none"> <li>• Disagreements on how to move forward</li> <li>• Facilities cost a lot of money to run</li> </ul>

### 3.8 Consultation Findings

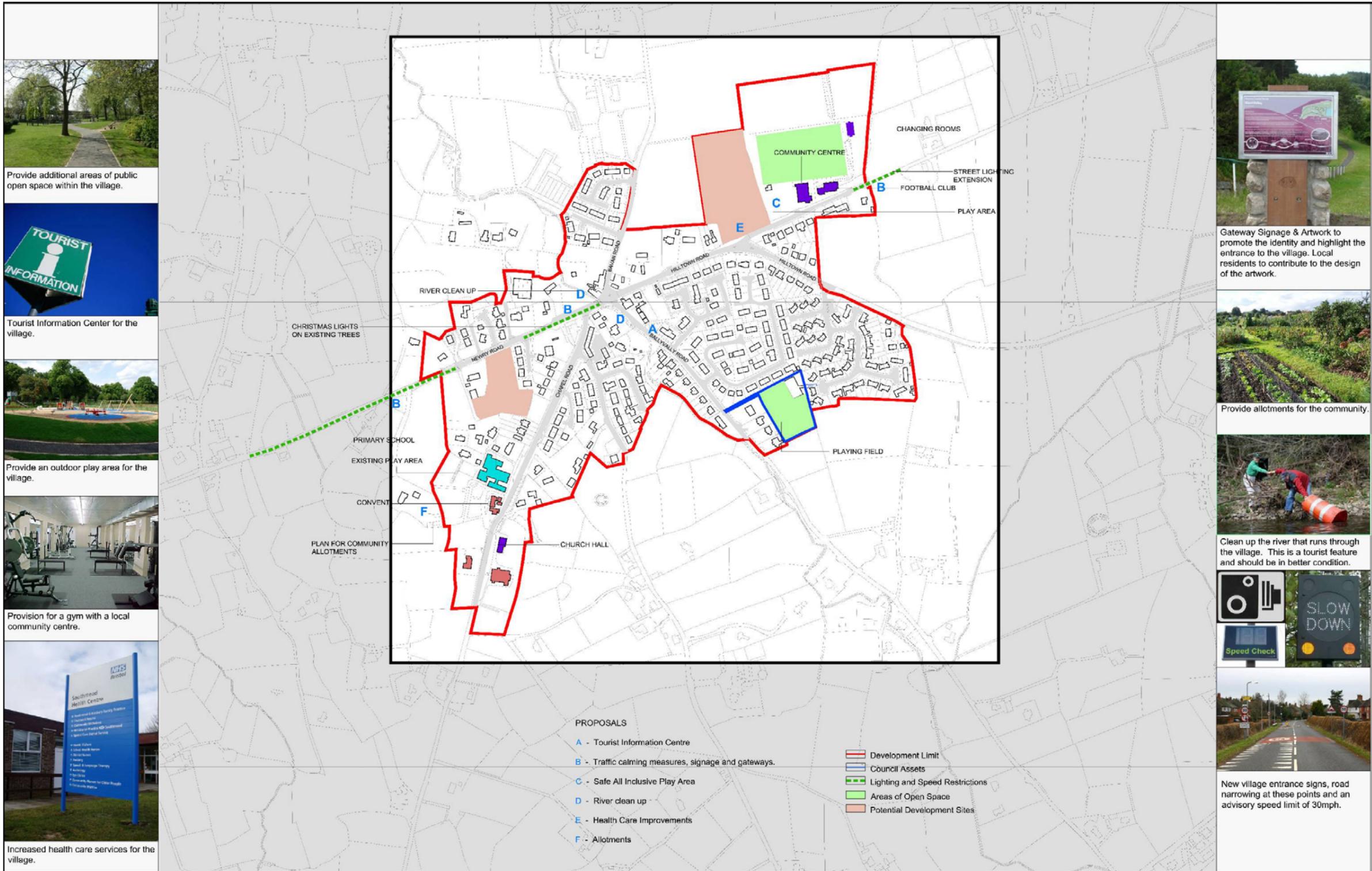
#### 3.8.1 Information Gathering Stage

The SWOT Analysis below is a summary of the information gained during the early information gathering stage. The strengths, weaknesses, opportunities and threats were identified during the initial consultation workshops and the initial questionnaire which was circulated throughout the community. The questionnaire addressed a range of factors, focusing on 3 general themes of Planning and Infrastructure, Essential Services and Economic and Community Development.

An introductory meeting was held on Tuesday 14th March with a range of stakeholders in order to gain an understanding of the main community issues.

#### 3.8.2 Vision

A vibrant, safe and desirable village which is able to provide for its young people; providing them with places to work, live and play.



NEWRY AND MOURNE VILLAGE RENEWAL PLANS

MAYOBRIDGE

### 3.9 Draft Proposals

The draft Mayobridge Village plan was put on public display in Mayobridge Community centre for a two week period from Monday 30<sup>th</sup> April until Friday 11<sup>th</sup> May 2012. In order to gain further feedback from the public a second questionnaire was available asking the community to comment on proposals as well as prioritise them.

In total there were 14 questionnaires returned, from a mixture of members of community groups and members of the public. The response was extremely positive with almost all the recipients 'liking' all the proposals, the only negative feedback relating to the Tourist Information centre proposal and the Wind Turbine project.

The questionnaire also encouraged people to rank the projects and proposals in order of importance to help establish the key priorities. Clearly different members of the community have different opinions on what they feel are priorities for their area, however there are also key issues which people are clearly agreed upon. For example 10 out of 14 respondents identified the creation of a new all inclusive play park as the number one priority for the Village. All projects with the exception of the wind turbine proposal, tourist information centre and new Christmas lights, identified within the plan were noted by at least one respondent as being of the highest priority, traffic calming measures/ signage and gateway improvements, a

new play park, and the cleaning up of the river were the most popular proposals. This section of the report will provide some additional detail on these projects.

3.10 Initiatives

3.10.1 New play park

Planning permission has been granted for a new play park adjacent to Mayobridge community centre. Consultation highlighted strong support and community need for this new facility. The availability of funding could deliver this project within a short timeframe and provide an early win for the Mayobridge community and act as a catalyst for further community driven projects within the village.



Planned Play Park beside existing community centre

3.10.2 River clean up



The river running through the heart of Mayobridge significantly adds to the character of the village. Consultation highlighted community pride in the river as an asset and that further investment should be made into creating a clean and attractive feature within the village. Removal of litter, new or painted railings and new floral displays would all add to the river setting which is a main focal point in the village.

### 3.10.3 Traffic calming, street lighting scheme



High on the list of community concerns is the speed of traffic passing through Mayobridge. Areas of the village were also identified where there are currently no street lights, causing a major health and safety concern to residents. In particular, new street lighting, footpaths, crossing points and traffic calming measures were identified. A new footpath and lighting was suggested linking the village to the new Spar retail unit on the Newry Road as well as the need for street lighting on the stretch of road outside the community centre, where people are often walking to and from in darkness.

3.11 Action Plan

ACTION PLAN						
Initiative	RS, RDP	Priority	Timescale	Potential Funding Opportunities	Actions	Indicative Costs
Tourist information centre	RS	M	M/L	NITB	Consult with NITB on the potential need for this facility	£5000
Traffic calming measures, signage and gateways		H	S/M	RDP, RS	Review of feasibility of traffic calming measures. Consultation with RS, road improvement works. Feasibility study, design work, statutory approvals, installation of gateway signage and artwork.	£40,000 - £70,000
Safe, all inclusive play area	MCG, NMDC	H	S	RDP	Source funding for implementation of existing play park plan.	£50,000 - £100,000
River clean up	MCG, RA	H/M	S	RDP, RS	Consult with RS and NMDC on responsibility for upkeep of river. Potential for community clean up project.	£2500 - £5000 per annum
Health care improvements	SHSCT, MCG	H	S/M	SHSCT	Consult with SHSCT on improvements to existing services	N/A
Allotments	MCG, NMDC	M	S/M	RDP NMDC	Assess suitability of allotment sites and land ownerships. Access potential funding for scheme.	£20,000 - £30,000
Street lighting extension	RS, MCG	H	S/M	RS	Consult with RS on the issues and health and safety concerns.	£15,000 - £20,000
Christmas lighting scheme	MCG, NMDC	M	S	RDP, NMDC	Research appropriate lighting and costs prior to application for funding	£10,000
Village entry signs and speed limit signs	RS, NMDC, MCG	H/M	S/M	RDP, RS	Consult with RS on opportunities to introduce new signage.	£15,000
Community gym	MCG, NMDC	M	M/L	RDP, Priv	Assessment of potential locations. Consult with Gaelic Club on potential to share facilities.	£150,000 - £250,000
Increased health care services	SHSCT	M	M/L	SHSCT	Consult with SHSCT on viability of additional services.	N/A
Wind turbine project	MCG, Priv, NIE	M/L	L	Priv	Likely to be a longer term aspiration. Feasibility work could be undertaken.	£100,000 - £500,000

Priority:

H = High  
M = Medium  
L = Low

Timeframe:

S = Short (1-3yrs)  
M = Medium (3-7 years)  
L = Long (7-15years)

Delivery Agents, Funders an Stakeholders:

AC	Arts Council	NITB	Northern Ireland Tourist Board
MNDC	Newry & Mourne District Council	Priv	Private Sector
DCAL	Department for Culture, Arts and Leisure	PS	Planning Service
Lot	Lottery Funding	PSNI	Police Service of Northern Ireland
RS	Roads Service	SHSCT	Southern Health and Social Care Trust
RDP	Rural Development Programme	SELB	Southern Education and Library Board
NIEA	Northern Ireland Environment Agency	SNI	Sport Northern Ireland
NIHE	Northern Ireland Housing Executive	DOE	Department of Environment
DRD	Department for Regional Development – Street Lighting	RA	Rivers Agency
NIE	Northern Ireland Electricity	MCG	Mayobridge Community Group
GMCG			
Tran	Translink		
NIW	Northern Ireland Water	BT	British Telecom

\* Projects which have been identified by the community as a High Priority are outlined in more detail in the Initiatives section of this report.

### 3.12 Conclusion

The Village Renewal and Development Plan for Mayobridge presents achievable lists of projects and initiatives which will help the Village reach its full potential, building on its existing assets. At the local scale the comprehensive set of projects and proposals will address the needs of the local community. The Plan was strongly consultation led and therefore represent the hopes and aspirations of the community

Creating a village which is safe for pedestrians and which has facilities to cater for children are major targets which can be achieved through the availability of funding and lobbying of Roads Service.

The river is undoubtedly a feature within the village which can be improved upon. Improving the appearance of Mayobridge and encouraging the community to take pride in their village.

## 4 Appendix 1 - Newry Villages Community Questionnaire

Settlement: **Mayobridge**

### Mayobridge

#### Northern Ireland rural development programme 2007 -2013

##### Introduction

The Northern Ireland Rural Development Programme (NIRDP) 2007-2013 was launched to build capacity within local communities and provide support for community economic development in the most disadvantaged rural areas. The NIRDP is part financed by the European Agricultural Fund for Rural Development (EAFRD) and is managed by the Department of Agriculture and Rural Development. A core principal of the approach to broader rural development in Northern Ireland has been and continues to be that the communities which most closely experience problems should be involved in the design and delivery of projects and programmes to tackle such problems and, thus, improve their quality of life.

The NIRDP contains a number of measures under each axis. These measures are specific areas where support is to be targeted. Each measure was selected from a menu of options provided by the European Union in order to target the aspects of rural life that are most important to Northern Ireland. Measure 3.5 targets Village Renewal and Development with the aim of "creating long term visions for villages and surrounding areas and to support initiatives promoting cross-community development".

The objective is enable and encourage residents of villages and surrounding areas to create a vision and an integrated action plan to ensure the full potential of their area is achieved and also to support integrated village initiatives.

##### How is the Programme administered at a local level?

The Southern Organisation for Action in Rural areas (SOAR) is the Joint Committee and Local Action Group for the Craigavon, Armagh and Newry & Mourne Council areas. They are responsible for the administration of the NIRDP within the rural areas of Craigavon, Armagh and Newry. SOAR local action group is comprised of local Councillors and Social Partner Representatives. Craigavon Borough Council acts as the Lead Council with responsibility for all financial and administrative matters.

##### Renewal and Development Plans for NMDC Villages

Newry and Mourne District Council have secured funding under Measure 3.5 for the preparation of Integrated Village Plans for 13 pre-selected villages and clusters across the Newry and Mourne District Council Area.

URS were employed by Newry and Mourne District Council to facilitate the development of these plans. The plans will be prepared between February and June 2012, with potentially a second stage which will involve selected projects being taken forward to the stage of submitting an outline planning application, making a submission for funding or being ready to feed into an economic appraisal.

##### Questionnaire

This questionnaire will help us establish the key strengths and weaknesses of your settlement. Please take a few minutes to fill it in as best you can and please give us as much information as possible.

1.	What is your interest?	Business		Community Group	9	Individual	8
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#### Section 1 – Planning and Infrastructure

2. Please indicate which of the following issues are of concern or interest to your group:

ISSUE	Major Concern	Some Concern	No Concern
Traffic congestion/ Speeding through traffic	10	5	
Parking availability	6	5	3
Pedestrian accessibility	13	1	
Vehicular accessibility	4	4	2
Accessibility for disabled persons	13		
Availability of housing for local people	10	5	
Impact of new housing on your village	4	4	5
Quality of existing road network in the village	6	6	
Sewage and Mains Water supply	6	2	4

If you indicated that you have concerns about any of the above issues please expand on your answers below or on a separate sheet:

Roundabouts too small  
No parking space  
Morgans garage car park?  
Need for Elderly Fold housing  
Parking at school  
Footpaths to shops and within 1 mile of village required  
Cycles lanes  
Parking at Lisbane  
Need dropped curbs for disabled people  
Community gardens/ allotments  
More housing association houses needed  
Traffic going through the village , children, mothers prams and disabled people have to use side roads which have no public footpaths – major safety issues.  
Road at the chemist is very dangerous to get out & very dangerous at front of Lisbane park.  
Street lighting down Newry road

Speeding through village  
Footpath needed in village centre between roundabouts  
Lack of pedestrian crossing at Bavan road/ Hilltown Road/ Ballyvalley Road  
Lack of public transport for disabled people  
Young people have to leave area for housing

3. Are there any development opportunity sites (ie. sites or buildings which are derelict, or underused/vacant land, or something that may be described as an 'eyesore') within the village that you are aware of? If yes, where and what would you like to see developed?

Morgan's garage  
O'Hare's yard  
State of derelict house at O'Hare's supermarket  
Goran's old House and Bungalow – make owners tidy them up – eyesores  
Disused building in main centre is an eyesore. This has potential to provide a central focus.  
Council needs to do something about Morgan's yard. This is an eyesore.  
Need for sheltered accommodation. Need for a housing Fold.  
Disused garage should be demolished and turned into a restaurant.  
Disused garage as Health Village  
A sensory garden  
Play park for children with special needs.  
Play area at car park beside community centre.  
Affordable housing or retail units on derelict site  
Tennis courts, running track, soccer pitch

**Section 2 – Essential Services** (Please expand on answers if possible)

4. Please indicate which of the following issues are of concern or interest to your group:

ISSUE	Major Concern	Some Concern	No Concern
Provision and access to local healthcare facilities	6	7	
Provision and access to educational facilities	1	5	4
Quality of public open space	8	3	
Availability of play areas for children	15	1	
Public transport service in the area	5	7	
Provision of public leisure facilities	8	5	
Quality and provision of retailing/local shops	3	3	7

5. What services are you aware of and are you happy in general with the range of services currently provided?

Local Post Office, Pharmacy and local supermarket are very good for village.  
Need for mini health village  
No proper play park  
No open spaces  
Barber, fast food outlets, credit union, local shops are good.  
The car wash  
Bus service at least every hour- half hour to Newry  
Gym  
Not enough services

6. What other facilities or services do you feel should be provided for the village?

Fold Housing  
Allotments  
Doctor  
Footpaths to shops and to walk within built up housing area 1 mile radius from village centre.  
Health centre  
Dentist  
Recycling – We have amenity site and tyre place – make a greater virtue of these. Look at other business opportunities for recycling.  
Restaurant  
Play area for children  
Chiropodist, dietician, podiatrist in a health village  
Community bus  
Multi sensory room in a public building – Parish ahll or convent for children with special needs.  
Leisure complex eg Lisburn  
Picnic area.  
Disco for teenagers  
More waste bins and cutting grass on approach to village

**Section 3 - Economic and Community Development** – (Please expand on answers if possible)

7. Are there any attractions which you feel could be developed for tourists or for use by local people?

More use of convent i.e. Café  
Hostel  
Recycling.  
Renewable energy- this is a farming community. Can we look at the options for turning the over production of slurry into energy source.

Tourist office  
 Busy bus for senior citizens  
 Bus Timetable  
 Scenery around Lindsay's mountain could be signposted from the village.  
 Pic Nic tables provided & an information map.  
 Sign posts to the shrine which attracts tourists and pilgrims through the year esp on Feast of St Anne.  
 St Annes- gardens  
 Position in foothill of the Mournes – More tourism marketing

8. Are there any features or assets within your village which you feel should be actively conserved?

Trees,  
 Bridge  
 River,  
 Street furniture not cleaned  
 Bridge wall  
 Some trees  
 The convent which is preserved  
 Keeping the bridge at bavan/ Ballyvally/ hilltown Road crossroads in Mayobridge  
 Lisbane Fort is an asset  
 Standing stone in Tamnaharry  
 History trail around surrounding town lands  
 Flowers around village/ flower boxes/ hanging baskets  
 Street furniture/ benches

9. Are there good small business opportunities?

Restaurant, central café open all day  
 No  
 A number of small businesses exist ad seem to have enough business to sustain them.  
 Probably opportunities for others.  
 recycling  
 Yes  
 Could be provision for small business enterprise units within the village

10. Are there sufficient facilities available to local community groups and are they well used?

Yes, I think meeting facilities are in convent, hall, club  
 Yes  
 There are good facilities which seem to be well used. Youth and community centre. GAA sports facility open to membership – New community building – previously convent used for meetings and education classes.  
 All available facilities are well used. Need for a community café and library.  
 Drama group would be benefit for young people (14-19 yrs).

11. Are there regular or well known community events or festivals? If not, what would you like to see?

St Patrick Day festival  
 Harvest thanksgiving  
 Youth festival, pop bands etc  
 Summer festivals  
 None that are very established  
 There are other festivals in the area and we already have under age sporting events.  
 Seasonal events such as Christmas concerts and plays are established.  
 Education for adults – Community education  
 A poetry festival for children.  
 Mayobridge band to take part  
 Like St Patricks day and community sports  
 Are some festivals and events which are well supported.  
 A traditional festival showcasing local talent sans family, Rooney family, Ciaran Goss, Donna Magee,, annual traditional music and dance.  
 Perhaps a revival of the crossroad dance at Biddy Doyles or country ceili.  
 Bingo  
 No Easter festival or May Day festival  
 Currently working on a St Patricks festival

Section 4 - General

Please tick the following statements to indicate your opinion:

Statement	Strongly Agree	Agree	Strongly Disagree
The village is a generally attractive environment	4	11	
The village centre has good places to eat and drink	2	2	12
The village is easy to find	9	6	1
Directions to public facilities are clearly signed	1	6	8
The village has an identifiable centre	3	10	1
The approach to the village is attractive and welcoming	3	2	10
The streets are kept clean of litter	4	6	5
Graffiti and vandalism in the village are a problem	2	6	6
There is a clear vision for the village centre	4	4	7
Street furniture is well maintained		6	5
Pavements are uncluttered and in good repair	2	10	3
There is value for money in local shops	5	7	2
There is a good choice and range in shopping	4	5	6
There are suitable traffic calming measures	1	7	8
The police are involved in initiatives to cut crime	3	7	4
There are distinct and well used car parks		3	9
Building fronts and facades are well looked after	3	4	8
The village has a vibrant atmosphere	2	11	3
There is sufficient street lighting	4	7	5
The village is safe to walk around at all times	3	7	6

If you wish to expand on your answers to any of these statements please do so below or on a separate sheet:

Empty Houses need owners to look after them.  
Repair bad in them  
Police need to be seen more in village  
Street furniture needed.  
A lot of room for development of a distinctive centre. This is lacking in the village. There is a natural space to do this but would involve the purchase or cooperation of the land owner. A youth café has been discussed from time to time. Mayobridge has a high proportion of young people 14-18 age range living in the village and surrounding areas of 2-3 mile radius.  
The development of a youth café to facilitate meeting/ discussion/ debate/ development of civil society/ intergenerational learning and as a place where information can be shared would enhance the life chances of young people and provide a diversion from any real or potential anti social behaviour.  
Parking at school is a major issue that needs addressed before there is a bad accident.  
There is potential to look at unused properties and identify potential alternative use. This will require the good will of the owner, funds to purchase or rent and then repair, agreed plan for any development. Something that will relate to many people and all age groups.  
Health village, nurses practice needed.  
Multi sensory room in one of the public buildings.  
History trail signposting  
Fold Housing  
Focal point for the village – community café, library etc.  
Need better range of shops  
CCTV to reduce house break ins.  
More local signage for community centre, GAA facilities  
Overall appearance of village needs a facelift  
More flowers, picnic benches  
Public toilets would be good in the village centre  
Music training and mentoring for young people who want to form groups  
Establish historic society to record tales from senior citizens  
Erect high hoarding at frnt of Morgan's yard depicting notable events from the past e.g. All Ireland Medal winners, Local St Patricks band, boxers & dancers. Sketch of the village from olden days showing Flax Mill and giving its history  
Establish a farmers market on weekly or monthly basis.  
Boxing club for young people(14-19 yr olds)  
Ped crossing from post office to the chemist  
Floral display at the bridge  
Establish an Arts group