

BALLYDUFF

CONTEXT

Location

Ballyduff is one of the largest villages in North Kerry. It is located on the R551 regional route 10 km from Ballybunion, 15km east of Listowel and 21km north of Tralee.

Functions

Ballyduff is primarily a service center for its agricultural hinterland and provides employment in a number of small retail and commercial enterprises.



Facilities

The village has a relatively good range of social facilities including a primary school, a community centre, health centre, G.A.A pitch, credit union and a church. There are a range of shops and services reflecting its role as a local service centre for its resident population and the surrounding rural areas.

Demographics

The village is located in the Ballyduff Electoral Division. The village experienced a 7.9% decline in population in the intercensal period 1996 – 2002. This decline in the population has been halted with a population increase of 0.9% in the intercensal period 2002-2006. There are no population statistics available for the specific plan area.

Infrastructure

There is an existing waste water treatment plant with a capacity of 880pe. North East Kerry has a limited water supply but this supply should be sufficient to meet the short to medium term needs of the area.

DEVELOPMENT ANALYSIS

Urban Form

The development pattern is linear with little in depth development. The main street stretches for 800m and this coupled with the lack of an identifiable village centre has created an illegible townscape in which it is not clear where the urban centre starts and ends. Land uses also contribute to this lack of legibility with commercial activity distributed in a scattered pattern along the full length of the main street. It is necessary to encourage the development of an identifiable village centre that will contribute to developing the functionality, character and identity of the village as a whole.

The streetscape is characterised by a mixture of architectural styles. Buildings are largely two-storey with the exception of the northern part of Main Street where single storey properties predominate. Traditional terrace houses sit between detached properties and building lines vary along the main street of the village.

New residential developments take the form of housing estates. While these include attractive estate developments they do not contribute to the development of a permeable streetscape necessary to extend the village form. It is important that new development will include the provision of through roads and village streetscape in addition to low density housing estates.

The church is fronted by a large public square used for parking. There is a pedestrian route from the school to the church. The church and school ensure that the square is a focal area for the whole community making it an important space many residents will visit on a regular basis. The square while well kept has little character and does not communicate the public nature of the space. Development bounding the square provides little definition and the architecture lacks interest. The introduction of streetscape fronting on to the square in conjunction with soft and hard landscaping would create a more enclosed and attractive space.

Heritage and Archaeology

There are five structures included in the Record of Protected Structures which are as follows:

RPS. No. 009-002	Semi-Detached House
Reg. No.009-004	Detached House
Reg. No.21300901	Terrace House
Reg. No.21300902	Detached House
Reg. No.21300904	Semi-Detached Outbuilding

In addition to the architectural and social value found in individual buildings certain streetscapes present an attractive traditional aspect which should be preserved. Those elements of the built environment which define the character of the village need to be enhanced and preserved.



Natural Environment

The village is located in proximity to the Cashen River which is part of a candidate Special Area of Conservation. The function of a cSAC is to protect flora and fauna including the habitats necessary to sustain them. It is important that the impact of any development occurring on foot of this plan will not undermine the heritage values which this designation is designed to protect.

Amenity

Visual and recreational open space is an important quality of life factor. Ballyduff lacks such spaces and the development of a village park would contribute to community life and to the quality of the environment. It is important that such a park is sufficient in size to accommodate some recreational activity such as a playground or ball area. It is considered desirable to reserve land for the development of a village park to provide for the recreational needs of the existing and growing population.

Vehicular and Pedestrian Traffic

Road side parking is provided along the length of Main Street and supplemented by the development of car parking within the curtilage of properties. This arrangement provides sufficient parking to cater for demand but has a negative impact on the streetscape. The proliferation of frontage parking contributes to the illusion

of a broad road lacking the enclosure commonly found in successful streetscapes and draws the eye away from the attractive aspects of the street. It is considered that any new development should be serviced by rear parking and co-ordinated environmental improvements such as greening and hard landscaping need to be introduced to ameliorate the impact of existing frontage parking.

There is a lack of pavements on all roads outside Main Street. On the street itself pavements are fragmented where they meet frontage parking and pavement provision is necessary to facilitate pedestrian movement.

Employment

Employment is limited to a small number of commercial enterprises and to agriculture. The current decline in agriculture will, in the long term, reduce the employment opportunities in this sector and create a need for diversification into non-farming related enterprises. In order to promote local employment opportunities it is deemed necessary to zone lands for the development of light industrial/distribution/employment uses. Given the proximity of Ballyduff to Tralee, Ballybunion and Listowel these urban centres will continue to provide employment opportunities.

The range of retail services in Ballyduff is significantly greater than in similar villages reflecting the size of its catchment area. Growth in residential development will support growth in its retail function and provide a limited increase in jobs in the service sector.

Growth and Residential Development

In the absence of detailed population projections the level of housing demand can be loosely calculated using the number of permissions granted in the period preceding the plan. Planning permission has been granted for 56 dwellings in the period 2000-2006. One application accounts for 26 dwellings while a significant number of the remaining applications were for developments of two or more houses. If the current level of demand continues a further 56 dwellings will be required. Demand may also be fuelled if Ballyduff develops the capacity to attract and

absorb future demand for detached dwelling that would otherwise be met through linear roadside development in rural areas.

DEVELOPMENT STRATEGY

The development strategy is to provide for the development of Ballyduff as a medium sized residential village and local service centre on a scale commensurate with its infrastructural capacity. All development will address the need to create a network of streets and will by its nature and design contribute to developing a distinctive local character and sense of place. This will be achieved by ensuring new developments are of an appropriate scale, contribute to improvements in the urban form and which preserve the villages character and heritage.

OVERALL OBJECTIVES

Objective No.	Overall Objective It is an objective of the Council to:
OO-1	Encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites.
OO-2	Consider low density development to cater for detached housing. Such proposals will be required to demonstrate how the development contributes to the creation of an attractive urban structure while integrating with the existing village structure.
OO-3	Facilitate the development of an identifiable village centre that will contribute to developing the functionality, character and identity of the village as a whole.
OO-4	Promote the provision of through roads and village streetscape in addition to low density housing estates.
OO-5	Preserve and enhance the elements of the built environment which define the character of the village.
OO-6	Reserve land for the development of a village park to provide for the recreational needs of the existing and growing population.



OO-7	Ensure that new development is serviced by rear parking and that coordinated environmental improvements such as greening and hard landscaping are introduced to ameliorate the impact of existing frontage parking.
OO-8	Identify areas where pavements are required.
OO-9	Zone lands for the development of light industrial/distribution/employment uses.
OO-10	Preserve the village's architectural heritage and encourage development to adopt existing distinctive local design features.
OO-11	Encourage the provision of a network of streets.
OO-12	Encourage the provision of environmental improvements to ameliorate the impact of the fragmented building line and promote attractive streetscapes and approaches into the village.
OO-13	Protect existing trees and promote additional planting.
OO-14	Ensure that the provision of social and retail facilities shall keep pace with the development of housing to support a growing population and create a viable community.
OO-15	Ensure that Development shall not have a significant detrimental impact on the natural environment.
OO-16	Ensure that future development should be carefully designed to avoid, where possible, and incorporate where appropriate, existing archaeological and historic features

Open Space, Recreation and Amenity

Objective No.	Specific Objective It is an objective of the Council to:
ZNA -1	Reserve lands for the development of a village park as indicated on the Zoning Map.
ZNA -2	Retain lands as indicated on the Zoning Map for recreational use.

Residential

Objective No.	Specific Objective It is an objective of the Council to:
ZH -1	Ensure that development of zoned lands adjacent to the proposed village park will through orientation and siting overlook the park to contribute to public safety.

Objective No	Specific Objective It is an objective of the Council to:
R-1	To require that the development of the land as shown on the zoning map is contingent on the development of the area indicated T-5 as a car park and linear walkway.

Vehicular and Pedestrian Traffic

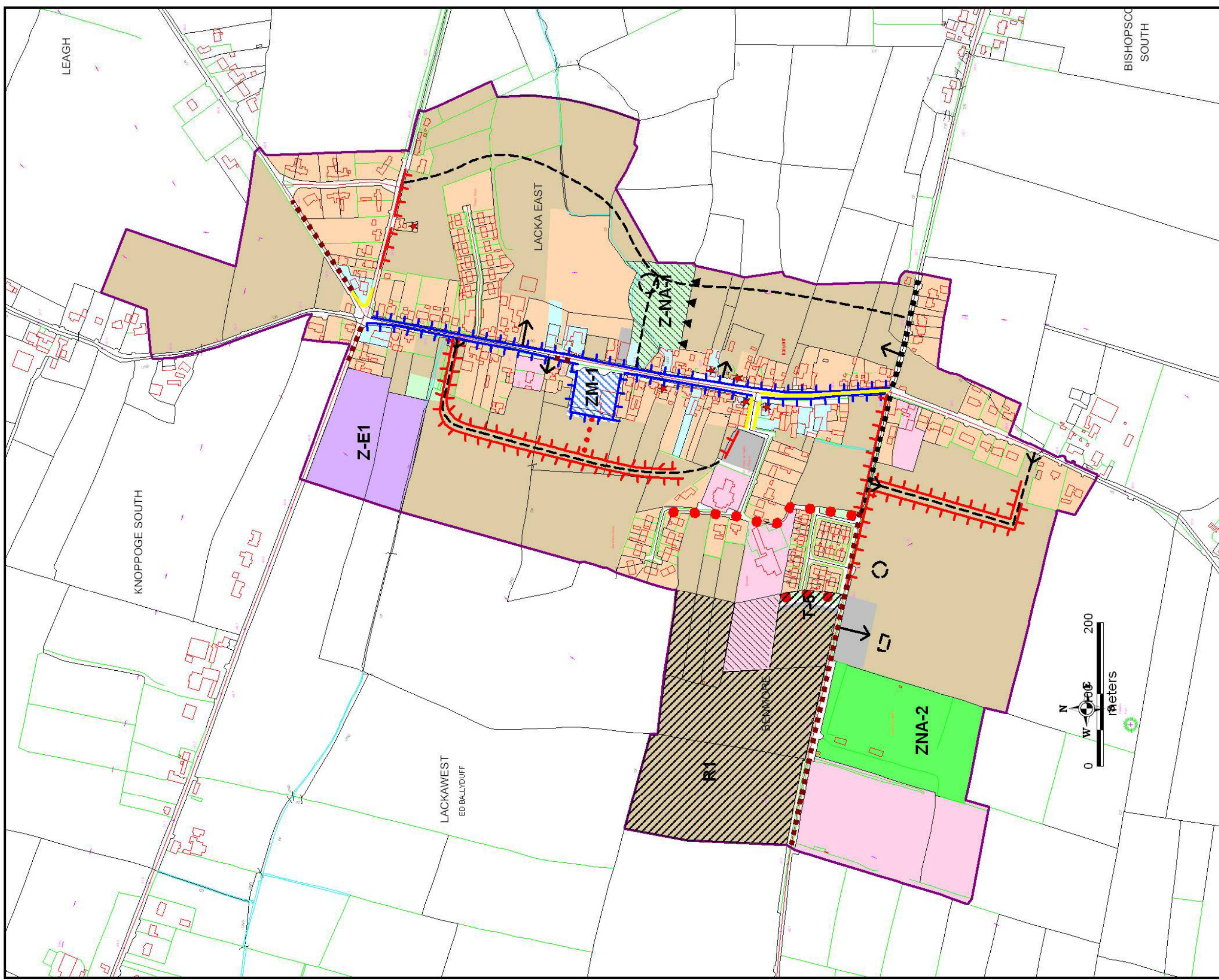
Objective No.	Specific Objective It is an objective of the Council to:
T-1	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.
T-2	Extend the existing footpath network in new development throughout the plan area.
T-3	Seek the provision of footpaths as indicated on the Zoning Map.
T-4	Reserve land for the development of indicative roads to serve zoned lands. The route of the proposed roads is indicative pending a feasibility study.
T-5	Seek to widen the Bishop Court Road from Jones Crossroads to the plan boundary to the east.

Employment

Objective No	Specific Objective It is an objective of the Council to:
Z-E1	Reserve the lands as shown on the Zoning Map for the development of a range of light industrial, wholesale, distribution, storage and non-industrial employment uses.

It is an objective of the Council to: Commercial/Mixed Uses

Objective No.	Specific Objective It is an objective of the Council to:
Z-M1	<p>Reserved lands as indicated on the Zoning Map for mixed use development that takes the form of a town centre square/courtyard. The urban design statement for this site shall specify how proposals will address the need to provide a civic focus.</p> <p>This area shall make provision for the expansion of town centre uses. Retail, service uses, small-scale technology, recreational uses and housing will be permitted.</p> <p>All development shall reflect the character and traditional design elements of the original village form. Outlets should have doors and frontages that open directly onto public footpaths and car parking should be located to the rear of buildings where not provided on street.</p>



Ballyduff

Map

Land Use Zoning

- | | | | |
|--------------------------------------|------------------------------|-------------------------------|-----------------------------|
| Ext. Residential | Light Industry/Distribution/ | Amenity | Pavement Improvements |
| Prop. Residential | Employment | Road Widening | Indicative Access Points |
| Commercial | Car park | Overlooking Development | Indicative Road |
| Prop. Village Park | Ext. Protected Structures | Residential Urban Streetscape | Indicative Pedestrian Route |
| Institutional / Community Facilities | Buffer Zone | Streetscape Improvements | Mixed Use Urban Streetscape |
| School Extension | Playing Field | Indicative Playing Pitch | Development Boundary |
| | Indicative Playground | | |