

BALLYLONGFORD

CONTEXT

Location

Ballylongford is located around the convergence of the R551 with the R552 approximately 16Km to the east of Ballybunion, 6 Km to the west of Tarbert and 13Km to the north of Listowel.

Functions

Ballylongford is designated as a village in the county settlement hierarchy as set out in the Kerry County Development Plan 2003-2009. The village functions as a local service centre for the resident population and surrounding rural hinterland. In general services have suffered as a result of a decline in population and a loss of agricultural employment. As a result the village’s role as a local service centre is diminishing.

Facilities

The village has a relatively good range of social facilities including a primary school, a community centre, health centre, G.A.A pitch with associated facilities, a church, Fire Station and Garda Station. There are a range of shops and services reflecting its role as a local service centre.

Demographics

The Central Statistics Office recorded a decline in population of nearly 19% for the village in the intercensal period 1996 – 2002. The census results for 2002-2006 for small towns and villages have not yet been published and it is necessary to rely on the statistics prepared for Electoral Divisions. The village is located in the Lislaughtin Electoral Division for which a decline

of 4.4% has been recorded in the intercensal period 2002-2006. It is likely therefore that Ballylongford as part of this ED experienced a continued drop in population.

Infrastructure

There is an existing waste water treatment plant with a capacity of 909pe and the plant is therefore operating below capacity. The village is served by the North East Kerry Regional Water Scheme which has a limited water supply. This supply is sufficient to meet the villages short to medium term water requirements.



DEVELOPMENT ANALYSIS

Urban Form

Ballylongford has a cruciform settlement pattern with the main spine running north south almost parallel to the Ballyline River. In recent years a significant amount of new development along the Ballybunion road has distorted this settlement pattern. The central core area is concentrated around the village crossroads. The streetscapes are comprised of a mix of terraced houses, cottages and modern bungalows. Roof profiles vary throughout the village even in areas where traditional streetscape dominates.

There are a number of derelict, vacant and brownfield sites throughout the village. The majority of such sites are in the vicinity of the river resulting in a significant amount of under used land. The river is largely screened from view by the structures on Main Street and has not developed as a feature in the urban form. This is a lost opportunity and it is an objective of this plan to open up river frontage to new development. The river marshes also provide an attractive feature and views should be retained at strategic points within the town.

New residential developments frequently take the form of housing estates. While these can include attractive estate developments they do not contribute to the development of a permeable streetscape necessary to extend the village form. It is considered that new development will include the provision of through roads and village streetscape in addition to making provision for low density housing estates. The success of this strategy may be undermined by pressure for the development of estates outside the plan area. Non-sequential development will reduce demand for development within the village’s infill and brownfield sites.

Heritage and Archaeology

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

- Reg. No. 21300301 Detached four bay two-storey dwelling houses.
- Reg. No.21300202 Detached four-bay two storey stone built warehouse.
- Reg. No.21300203 Detached single-bay five story gable fronted warehouse.
- Reg. No 21300204 Terraced three-bay two-storey house.
- Reg. No 21300201 Detached seven-bay single and two –storey stone built church

In addition to the architectural and social value found in individual buildings certain streetscapes present an attractive traditional aspect which should be preserved. It is considered that future development should preserve and enhance the elements of the built environment which define the character of the village. A number of streetscapes have been identified which present



particularly coherent and attractive traditional frontage and which should be retained.



Natural Environment

The village is situated at the top of the creek of Ballylongford Bay, on the tidal estuary of the river Shannon close to Carrigafoyle Island, within a landscape shaped by agriculture. The area surrounding the village to the north is designated as both a candidate Special Area of Conservation and a Natural Heritage Area both of which extend along the Ballyline River until they reach Ballylongford Bay and the Shannon Estuary. The landscape to the north of the town is designated in the Kerry County Development Plan 2003-2009 as a Secondary Special Amenity area in recognition of the scenic value of this landscape.

A riverside walk giving public access to the river, would provide a valuable recreational walking route. In addition it would increase permeability and facilitate safe movement from one area of the village to another.

Amenity

Visual and recreational open space is an important quality of life factor through the provision of a high quality living environment. Ballylongford 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.

Vehicular and Pedestrian Traffic

Road side parking is provided along the length of Main Street and a large car park is located within the grounds of the school and church, which together provide sufficient parking to meet demand.

Pavements are fragmented in certain areas and in need of upgrading. Ballylongford is bisected by the Ballyline River, over which the bridge at the centre of the village provides the only river crossing for pedestrians and motorists. The bridge is only marginally wide enough to accommodate two cars. The bridge has no pavements and given the width of the bridge it is not possible to provide a pavement on even one side. This is dangerous for pedestrians and hinders traffic movement. A pedestrian bridge would make an important contribution to safe pedestrian movement. In addition this would provide greater permeability and give direct access to the proposed riverside walk.

It is important to provide maximum pedestrian permeability in the identification of walking routes particularly from social and retail service centres to residential areas. In order for sections of the proposed walking route to link with service and residential areas it is necessary to provide a foot bridge. This would cater fully for pedestrian movements between functional centres and residential areas.

Employment

Historically the economy of Ballylongford has been closely tied to the agricultural industry. Structural change and a decline within this sector has undermined the local economy. The largest employer in recent times was O'Sullivan's Building Company which ceased trading in 1990 and signaled the start of the village's economic decline. The ongoing reduction in population has also affected the viability of local shops and services, a number of which have closed. Since 1990 the village has lost the

local bakery, creamery, butcher, chemist and a number of small retail grocery shops.



A number of factors may contribute to the revival of the local economy. Development on foot of this plan will contribute to an increase in population necessary to halt and reverse the gradual decline in services and provide a measure of local employment.

The industrial land known as the Ballylongford land bank is approximately 2 Km to the north of the village and comprises 600 acres, 281 of which is proposed to be developed as a liquefied natural gas import terminal. This development would, over a three year period, provide between 250 to 750 construction jobs at any one point in construction. On completion of the terminal there would be 50 permanent jobs.

There are a number of tourist attractions in the vicinity of Ballylongford. These include Carrigafoyle Castle, the Franciscan Friary of Lislaughtin, and Aghavallin Church. The village therefore has the opportunity to develop as a heritage destination. To develop as a heritage location the village will need to provide a more attractive environment.

The regeneration and growth of Ballylongford will take time to achieve. A number of objectives will in part be

realised over the period of this plan but the successful implementation of the development strategy for the village as a whole will be achieved over a longer time span and through the cooperation of a number of agencies.

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 48 dwellings in the period 2000-2006. One application alone accounts for 23 dwellings. If the current level of demand continues a further 48 dwellings will be required. Demand may also be fuelled if Ballylongford develops the capacity to attract and absorb future demand for detached dwelling that would otherwise be met through linear roadside development To meet the objectives of this plan including securing population growth and the physical regeneration of the village it is necessary to ensure that this development occurs within, and is contiguous to existing development and that provision is made for the future expansion of services.

DEVELOPMENT STRATEGY

Ballylongford still retains its innate character and it is essential, if the village is to grow, that this is retained. The development of an attractive village is critical to the regeneration of Ballylongford. Ballylongford has a number of advantages including social facilities and a defined urban form with character and charm. It is important if the village is to grow that it provides something not available elsewhere. It is considered through the implementation of high quality urban design, architecture and public facilities that Ballylongford can develop as a location with a definite and unique identity.

Objective No.	Overall Objective It is an objective of the Council to:
OO-1	Promote the development of Ballylongford as a location of unique charm and defined identity.
OO-2	Ensure that new development is of the highest architectural quality contributing to the urban form.
OO-3	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 thus contributing to regeneration and a reduction in ribbon development.
OO-4	Facilitate development that integrates with the existing village and is consistent with the character of its traditional village form.
OO-5	Ensure the provision of social and retail services shall keep pace with housing development to support a growing population and create a viable community.
OO-6	Encourage the provision of a permeable village which is pedestrian friendly.
OO-7	Ensure the river becomes an important and an integral part of the urban form.
OO-8	Protect existing trees and promote additional planting.
OO-9	Ensure that development shall not have a significant detrimental impact on the natural environment.
OO-10	Promote attractive streetscapes and approaches into the village.
OO-11	Preserve the village's architectural heritage and encourage development to adopt existing distinctive local design features.
OO-12	Ensure that future development is carefully designed to avoid, where possible, and incorporate where appropriate, existing archaeological and historic features.

ZONING

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	Reserve lands for the development of a riverside walk/pedestrian route as indicated on the Zoning Map.
ZNA -3	Protect existing views of the marshes as indicated on the Zoning Map.
ZNA -4	Retain lands as indicated on the Zoning Map for recreational use.

Transport

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 pedestrian routes and cycleways in new and existing 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 the provision of a footbridge adjacent to the Ballyline bridge to provide safe access and accommodate the development of the proposed riverside walk.
T-6	Seek the development of a footbridge to link the eastern and western sections of the riverside walk to increase permeability.



Commercial/Mixed Uses

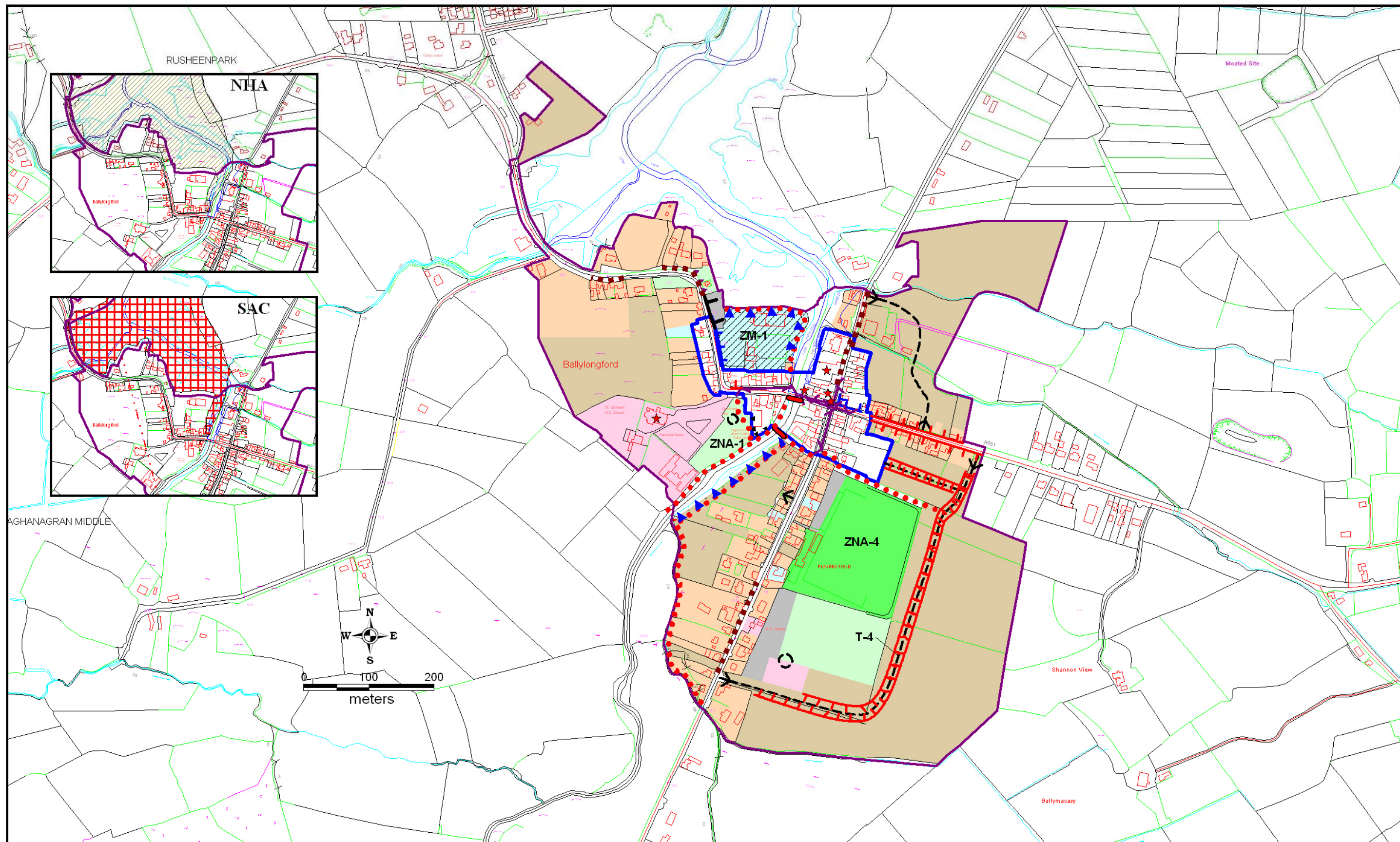
Objective No.	Specific Objective It is an objective of the Council to:
Z-M1	<p>These lands are reserved for a mixed use development. This area shall make provision for the expansion of town centre uses. Retail, service uses, small-scale technology, recreational uses and housing will be permitted.</p> <p>Development shall provide frontage along all boundaries adjacent to the river and public road. All development shall reflect the character and dominant design elements of the village’s historic centre. Car parking shall be screened from the river and public road.</p> <p>The urban design statement for this site shall specify how the development will reflect and enhance the physical fabric of the village and integrate functionally with the existing village centre.</p>

Urban Form

Objective No.	Specific Objective It is an objective of the Council to:
UF-1	Ensure that all development on lands indicted on the Zoning Map will be designed to front on to the river bank in order to create an attractive river frontage.

Architectural Heritage

Objective No.	Specific Objective It is an objective of the Council to:
AH-1	Designate those areas indicated on the zoning Map as Architectural Conservation Areas (ACAs) in accordance with the provisions of the Planning and Development Act 2000 (as amended) and the guidelines for designation issued by the Department of the Environment, Heritage and Local Government.



Ballylongford

Kerry Co. Council
Planning Policy Unit



Map Land Use Zoning Sept. 2007

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|--------------------------------------|------------------------|----------------------------|---------------------------------|--------------------------|-------------------------------|
| Ext. Residential | Car park | Town Centre | Residential Urban Streetscape | River Frontage | Protected Structures |
| Proposed Residential | Amenity | Pavement Improvements | Pedestrian Route/Riverside Walk | Vista | Indicative Playground |
| Commercial | Green Space Active | Environmental Improvements | ACA | Indicative Access Points | Proposed Development Boundary |
| Institutional / Community Facilities | Commercial / Mixed Use | Overlooking Development | Footbridge | Indicative Road | |