

## CAUSEWAY

### CONTEXT

#### Location

Causeway is small village located on the convergence of Ballyheigue Ballyduff Road and a minor road to the village of Ardfert. It is approximately 22km from both Tralee and Listowel and is therefore in easy commuting distance of both urban centres.

#### Functions

Causeway is largely residential in nature and acts as a local service centre for its rural hinterland.



#### Facilities

Causeway has two shops, a shop/post office, filling station, two hairdressers, a hot food takeaway, and four public houses. Social facilities include a community centre, a health centre, a church, GAA pitch, a national school and a large secondary school serving a number of north Kerry villages.

#### Demographics

The village is located within the Causeway Electoral Division in which the population declined by 7.2% in the intercensal period from 2002 -2006. This decrease follows a population decline of 1.9% in the period 1996 -2002. No population statistics are available for the plan area and for the purposes of this plan the population has been calculated using the results of a house count and the estimated household size of 2.94 as specified in the Kerry County Development Plan 2003-2009. There are 82 dwelling units within the proposed boundary and this equates to a population of 242 persons.

#### Infrastructure

The capacity of the waste water system is 731pe and is operating below capacity. The water supply however, cannot support any significant increase in population. This will place significant restrictions on the level of residential growth over the plan period.

### DEVELOPMENT ANALYSIS

#### Urban Form

Causeway is a relatively compact village which is due in part to its cruciform settlement pattern. The heart of the village lies at the central cross roads with continuous streetscape along the Ballyheigue and Ardfert roads creating an attractive urban core area. Streetscape along the Ballyduff and Church Roads is limited. Building heights vary with a mixture of two storey and single storey. Its traditional buildings and urban form are largely intact. To ensure its character is preserved and enhanced it is important that new development within the village is of a scale and form to reinforce its traditional character.

Causeway's rural heritage is still in evidence with central areas of land within the village continuing to be farmed. The urban structure outside the core area is therefore fragmented. Modern bungalows extend out from the original village in a largely linear fashion. It is considered that new development should not adopt a dispersed settlement structure but is contiguous to developed areas and compact in form. In addition to securing a more sustainable form of development this will retain the character of the village and ensure new development integrates with the existing built form.

#### Heritage and Archaeology

There are no Recorded Protected Structures within the plan area. A fort adjacent to the school entrance is designated as a National Monument. An architectural survey of the village has identified the following structures as being of sufficient merit to be considered for inclusion in the Record of Protected Structures: -

AH1 Church -Church Road

AH2 Two storey vernacular building - Church Road

AH3 The Forge - Church Road

AH4 Single Storey vernacular cottage - Ardfert Road





In addition to the architectural and social value found in individual buildings the streetscape in general presents an attractive traditional aspect which should be preserved. Three streetscapes in particular present coherent and attractive traditional frontage which should be retained.

Natural Environment

Causeway sits within a relatively flat attractive rural landscape with rising ground towards the north-west end of the village. There are no watercourses or designated environmental protection areas within or in the vicinity of the plan area. The planning authority will ensure where possible that mature trees occurring on zoned land are retained in any new development. This will require that the design and layout of proposals will be formulated in part by the need to incorporate existing trees into new development.

Visual and recreational open space is an important quality of life factor. Causeway 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 an objective of this plan 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

There is one public car park located in the vicinity of the church. In conjunction with on street parking this is sufficient to cater for demand. Additional facilities such as a village park will require additional public parking.

Pavement provision throughout the village is generally good but is fragmented in some locations. In the central area of the village buildings front directly on to narrow roads making the development of pavements on all streets difficult to achieve. It is important therefore that in such areas within the village, pedestrian and vehicular access serving new development is provided from alternative roads where possible.

Employment

Employment is limited to a small number of commercial enterprises and to agricultural activities. Dairy Master a manufacturer of agricultural machinery is located on the Causeway Ballyheigue Road and employs 160 people .It is likely however, that many people will continue to travel to urban centres such as Tralee and Listowel.



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. In the case of Causeway planning permission has been granted for 42 dwellings in the period 2000-2006. If current development levels continue it can be expected that a further 42 houses will be erected over the plan period. Additional demand may be generated by Causeway’s capacity to attract and absorb future demand for detached dwellings on sites that would otherwise be met through linear roadside development in rural areas. This will contribute to a reduction in unsustainable ribbon development, while ensuring the demand for larger dwellings is catered for in a sustainable pattern and in close proximity to schools and other services. The level of development which can be accommodated will be dependent on adequate water infrastructure necessary to service development.

DEVELOPMENT STRATEGY

The development strategy is to provide for the development of Causeway as a local service centre for its rural hinterland and as an attractive residential location on a scale commensurate with its infrastructural capacity. All development will by its nature and design contribute to enhancing its strong identity and sense of place. This will be achieved by ensuring new developments are of an appropriate scale, contribute to improvements in its urban form and which preserve its character and heritage.

OVERALL OBJECTIVES

Objective No:	Specific Objective It is an objective of the Council
00-1	Retain 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.
00-2	Provide a range of housing densities to cater for demand in the housing sector.
00-3	Promote development that integrates with the existing village and is consistent with the character of its traditional village form
00-4	Preserve and enhance the elements of the built environment which define the character of the village.
00-5	Encourage the provision of environmental streetscape improvements to promote attractive streetscapes and approaches into the village in order create a more attractive urban environment
00-6	Protect existing trees and promote additional planting.
00-7	Ensure the provision of social and retail facilities shall keep pace with housing development to support a growing population and create a viable community.
00-8	Ensure that development shall not have a significant detrimental impact on the



	natural environment or on the visual or physical character of the area.
<b>00-9</b>	Ensure future development should be carefully designed to avoid, where possible, and incorporate where appropriate, existing archaeological and historic features.

#### Residential

Objective No.	Specific Objective It is an objective of the Council to
<b>Z-H1</b>	Require development on lands adjacent to the proposed village park to be orientated towards the park to provide overlooking of the amenity area.

#### Architectural Heritage

Objective No.	Specific Objective It is an objective of the Council to
<b>AH-1</b>	Secure the inclusion of the structures indicated on the zoning map on the Record of Protected Structures where they are shown to have sufficient merit following further evaluation.
<b>AH-2</b>	Designate the areas indicated on the Zoning Map as Architectural Conservation Areas (ACA's) 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.

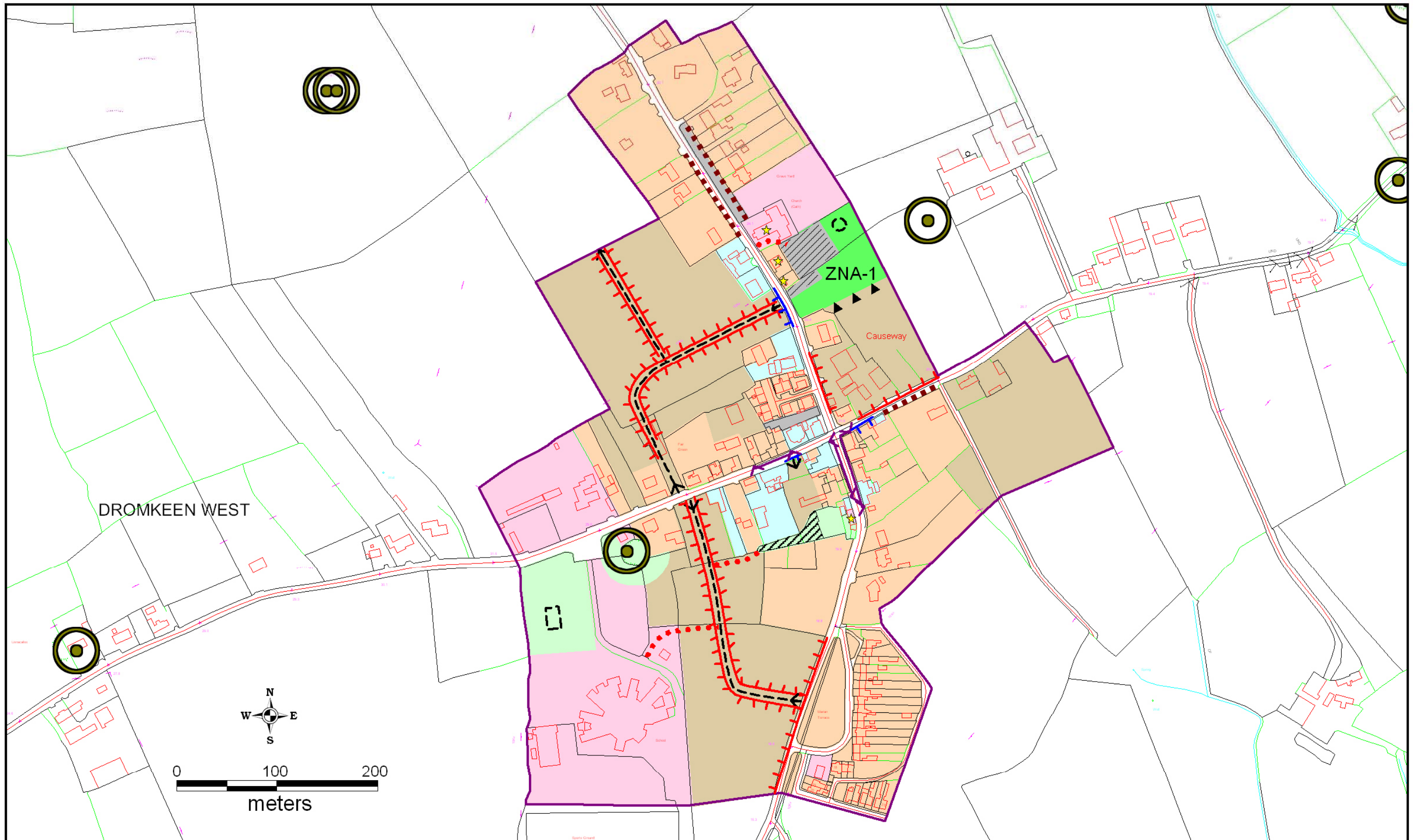
#### Open Space, Recreation and Amenity

Objective No.	Specific Objective It is an objective of the Council to
<b>ZNA -1</b>	Reserve lands for the development of a village park as indicated on the zoning map.
<b>ZNA -2</b>	Make a Tree Preservation Order in accordance with the provisions of the Planning and Development Act 2000(as amended) in relation to the trees within the area indicated on the Zoning Map. This will ensure that these trees are protected and their contribution to the amenity of the town and the environment is maintained.

#### Vehicular and Pedestrian Traffic

Objective No.	Specific Objective It is an objective of the Council to
<b>T-1</b>	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.
<b>T-2</b>	Extend pedestrian routes and cycleways in new development throughout the plan area.
<b>T-3</b>	Seek pavement improvements as indicated on the Zoning Map.
<b>T-4</b>	Reserve lands for the provision of a car park to serve the proposed village park and existing church.
<b>T-5</b>	Reserve land for the development of indicative roads to serve zoned lands. The route of the proposed road is indicative pending a feasibility study.





Causeway

Map

Land Use Zoning

Sept. 2007

Kerry Co. Council  
Planning Policy Unit



- |                                      |                       |                       |                               |                              |
|--------------------------------------|-----------------------|-----------------------|-------------------------------|------------------------------|
| Ext. Residential                     | Ext. Car park         | Monuments             | Prop. Tree Preservation Order | Pavement Improvements        |
| Prop. Residential                    | Prop. Car Park        | ACA                   | Residential Urban Streetscape | Proposed Protected Structure |
| Commercial                           | Amenity               | Indicative Road       | Mixed Use Urban Streetscape   | Indicative Access Points     |
| Institutional / Community Facilities | Proposed Village Park | Indicative Playground | Indicative Pitch              | Overlooking Development      |
|                                      |                       |                       |                               | Indicative Pedestrian Route  |
|                                      |                       |                       |                               | Development Boundary         |