

MOYVANE

CONTEXT

Location

Moyvane is an attractive village situated on the periphery of the county, only 4 km from the Limerick Kerry border. It is located approximately 2.5km east of the N69 national secondary route, 10km northeast of Listowel and 8km southeast of Tarbert.

Functions

Moyvane is primarily a service centre for its agricultural hinterland providing a variety of local services to the surrounding rural area.



Facilities

The village has a relatively good range of facilities including a post office, a Garda Station, two supermarkets, a number of public houses, three hairdressers, a butcher, a builder's providers with hardware store, an agricultural machinery business, a village grill and takeaway and a local taxi and bus service. Social facilities include a primary school, health centre, Roman Catholic Church, a sports/community centre and the Marion Hall Resource Centre. The village has its own co-operative creamery which is one of the few remaining independent co-operatives left in the county.

Demographics

The census figures for 2002 for the Newtownsandess DED show a decrease of 49 persons or 4.7% below those recorded by the 1996 census. The preliminary figures for the 2006 census however, show an increase of 33 or 3.3% over the 2002-2006 intercensal period. For the purposes of this plan the population of the plan area 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 184 dwelling units (over 50 of these constructed within the last five years), within the proposed boundary and this equates to a population of 541.

Infrastructure

There is an existing sewerage scheme in Moyvane which is operating at full capacity. Storm water ingress to the sewer is a major cause for concern. The limited capacity of the waste water treatment plant, together with the difficulties posed by storm water disposal, will place significant restrictions on the level of residential growth over the plan period.

DEVELOPMENT ANALYSIS

Urban Form

The settlement pattern is characterised by a central core area concentrated around the village crossroads. The streetscapes are comprised mainly of two storey structures with a concentration of single-storey cottage style structures on the Glin Road, which adds character and variety to the overall

streetscape. A new development of 10 houses off the Glin road introduces a non traditional suburban style of architecture to the overall mix. Roof profiles vary throughout the village and there are a number of shed/store structures within the village with curved roofs which add to the architectural variety. The formality and uniform design evident in the Kerry County Council estate to the south of the central core area contrasts with the variety and informality of the core area.



Historically the village has been characterised by a compact urban form. In recent years development on the approach roads leading into the village have diluted this development pattern creating a more linear urban structure. This emerging development pattern is particularly marked on the Glin and Tarbert roads. Cluster development to the west and to the north of the village weakens the urban structure further.

It is an aim of this plan to reorient the emerging dispersed settlement structure to one which is contiguous and compact in form. This development pattern will secure a more sustainable form of development and retain the historically compact and attractive character of the village.

Heritage and Archaeology

There are no National Monuments or Recorded Protected Structures within, or bounding, the plan lands.



Natural Environment

Moyvane is situated on a flat low lying plain which forms part of the Galey River valley. The Galey River flowing westwards is located approximately 2km north of the village. The Moyvane River to the south, and the Pound River to the north, are both tributaries of the Galey River. To the east the land rises to the hills of west Limerick. There are no designated environmental protection areas and little tree cover in the vicinity of the plan area which is typical of the north Kerry landscape. There are however, wooded areas along the existing amenity walk skirting the western boundary of the village. This wood due to its scale and extent makes an important contribution to local amenity and to the natural environment.

The local amenity walk provides an important recreational facility and natural habitat for flora and fauna. This plan will seek to preserve this walk and it is proposed that the Kerry County Council will make a tree preservation order in accordance with the provisions of the Planning and Development Act 2000 (as amended).

Vehicular and Pedestrian Traffic

Moyvane due to its location on a tertiary road is not subject to significant traffic volumes or congestion. The footpath network while adequate in parts of the village is fragmented and discontinuous at some locations. This is most notable on the southern side of Church Road in the vicinity of the crossroads, and at number of locations on the Glin road. The siting of ESB poles in some instances make pavements difficult to navigate. In the interest of pedestrian safety a number of ESB poles will need to be relocated.



Employment

The only large employer in the village is the local co-operative creamery. In addition to employment generated by the creamery there are a number of small commercial enterprises. It is necessary to ensure that large villages such as Moyvane are in a position to attract jobs to generate growth in its economy, population and services. Given the scale of the village however, it is likely that the majority of employment will continue to be based in the larger urban centres of Listowel and Tralee.

Employment in local services such as retailing is limited. It is envisaged that there will be some growth in service related employment following expected population growth over the plan period.

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 was granted for a total of 162 dwellings for the period 2000-2006, or an average of 27 dwellings per year within the plan area. On this basis it can be estimated that there will be a requirement in the order of 162 dwellings units over the plan period. In considering this estimate it is important to note that 93 of the dwellings permitted are part of two large housing estate developments and may not be indicative of future development levels.

The construction of 162 dwelling units over the plan period would more that double the existing population. This growth would be in addition to recently permitted housing developments. Given the level of recent development/permissions, and the limited social and physical infrastructure available in the village, continued development on this scale over the plan period would be unsustainable. Development on such a scale could only be accommodated if the social and physical infrastructure to service such development is put in place.

DEVELOPMENT STRATEGY

The development strategy is to provide for the future development of Moyvane as a rural village and local service centre on a scale commensurate with the level of infrastructure provision. All development will by its nature and design preserve the villages’ innate architectural and social values that contribute to its identity and sense of place. This will be achieved by ensuring new developments are of an appropriate scale, contribute to improvements in the village’s urban form and preserve its character and heritage.

Objective No.	Overall Objective It is an objective of the Council to:
OO-1	Retain a compact and sustainable village structure. New development shall contribute towards a compact settlement structure through making effective use of backland and infill sites and zoned lands contiguous to existing development.
OO-2	Facilitate development that integrates with the existing village and is consistent with the character of its traditional village form.
OO-3	Encourage development to adopt existing distinctive local design features.
OO-4	Facilitate the development of a network of minor streets and pedestrian routes to integrate new development and ensure that pedestrian movement is provided for within the existing and expanded village.
OO-5	Ensure that residential development shall be accompanied by an increase in the level of social and retail facilities necessary to support a growing population and create a viable community.
OO-6	Reserve land for use as a public art space.
OO-7	Support the development of new jobs through zoning land for employment uses.
OO-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.
OO-9	Ensure the design and siting of all new structures reflect the characteristics of the attractive streetscapes within the village.

OO-10	Preserve and extend existing amenity area/walk.
OO-11	Ensure that environmental improvements are required throughout the village, existing trees will be protected and additional planting required as appropriate.
OO-12	Seek the under grounding of services.

Built Heritage

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

Light Industry

Objective No.	Specific Objective
	It is an objective of the Council to:
LI-1	Reserve lands as indicated on the Zoning Map for the development of light industrial uses including storage and distribution, to accommodate the development of indigenous enterprises and to provide a suitable location for existing employment uses.

Amenity

Objective No.	Specific Objective
ZNA -1	Provide for the development of a village park as indicated on the Zoning Map.
ZNA -2	Retain lands along the western boundary of the plan area for its existing use as a recreational walk and to reserve land for an extension of this walk.
ZNA – 3	Make a tree preservation order as indicated on the zoning map, in accordance with the provisions of the Planning and Development Act 2000 (as amended).
ZNA – 4	Reserve land as indicated on the zoning map for the development of public art uses.

Education

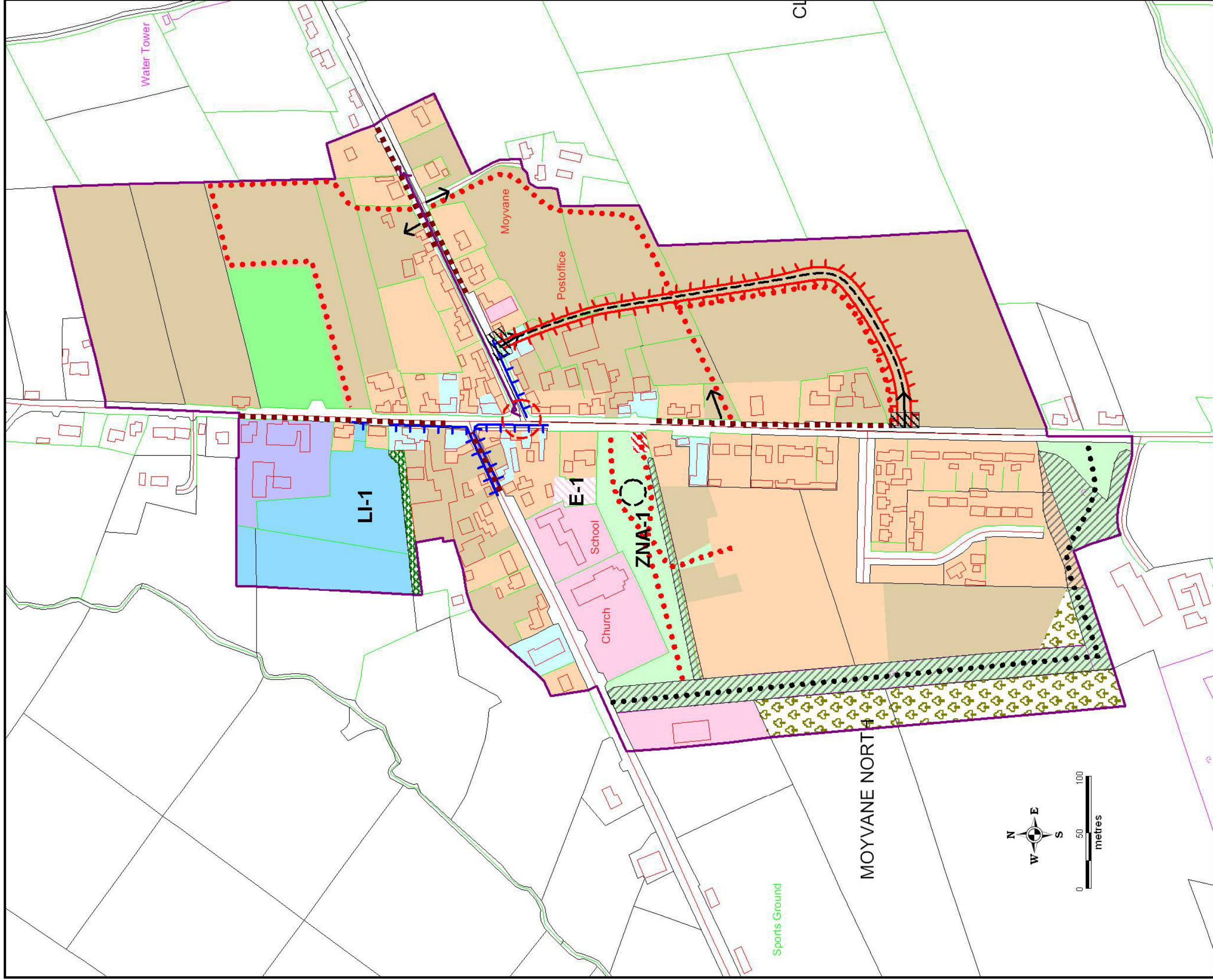
Objective No.	Specific Objective
	It is an objective of the Council to:
E-1	Reserve land as indicated on the zoning map for the development of school facilities.

Urban Design

Objective No.	Specific Objective
	It is an objective of the Council to:
UD-1	Require proposed entrances to development lands indicated on the Zoning Map to present as road entrances, rather than the walled entrances typical of housing estates, in order to avoid breaking the urban streetscape with suburban estate type entry points.

Roads

Objective No	Specific Objective
	It is an objective of the Council to:
T-1	Reserve new access points to facilitate orderly in-depth development.
T-2	Extend pedestrian routes and cycleways in new and existing development throughout the plan area.
T-3	Seek pavement improvements on roads as indicated on the Zoning Map.
T-4	Reserve lands as indicated on the Zoning Map for the development of an indicative through road to open up zoned lands for development. The route of the proposed road is indicative pending further evaluation.
T-5	Facilitate improvements to Main Street/Glin Road Junction as indicated on the Zoning Map.



Residential (ext.)	Creamery	Indicative Playground	Indicative Access Points
Proposed Residential	ACA	Mixed Use Urban Streetscape	Entrance Treatments
Commercial	Village Park	Residential Urban Streetscape	Proposed Tree Preservation Order
Proposed Light Industry/Workshop	School Extension	Footpath Provisions	Woodland Amenity
Institutional / Community Use	Public Art Space	Existing Pedestrian Walk	Junction Improvements(T5)
Buffer Zone	Playing Field (ext.)	Proposed Pedestrian Walk	Indicative Route
			Development Boundary