

ASDEE

CONTEXT

Location

Asdee is a quiet North Kerry village located on the R551 Ballybunion/Ballylongford/Tarbert Road. A local road leads north from the village to Bunaclogga Bay.

Functions

Asdee is largely residential in nature. Given the village's size and location it supports only a minimal level of services.

Facilities

Asdee has only one shop, which includes a post office/shop, two public houses, a church and a primary school.

Demographics

The village is located within the Asdee Electoral Division. In the intercensal periods from 1996 -2006 the population declined from 566 to 505 persons a percentage decrease of almost 11%. For the purposes of this plan an approximate estimate of 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 17 dwelling units within the proposed boundary and this equates to a population of 50 persons.

Infrastructure

There is no waste water treatment plant in the village and development is serviced via individual septic tanks/ waste water treatment systems. The lack of waste water infrastructure will place significant restrictions on the level of residential growth that can be accommodated over the plan period.

DEVELOPMENT ANALYSIS

Urban Form

The architecture in Asdee is largely traditional in style. Buildings on the Main Street generally stand on large sites and are set back from the public road. A limited urban streetscape exists on the western edge of the village which if developed further would give the village a more defined core area and urban structure. This area is the village's service hub and includes the church, primary school and local post office. It is therefore, the appropriate location for the development of services when demand arises. The lower development densities that exist in the remainder of the village contribute to the predominantly rural village aspect. The village is therefore an appropriate location for lower density development and provides the opportunity to accommodate future demand for lower density dwellings on individual sites which might otherwise occur in the open countryside.



Heritage and Archaeology

There are no National Monuments or Recorded Protected Structures within, or bounding, the plan area. It is however, an objective of this plan to preserve and enhance the elements of the built environment which define the character of the village. A terrace of three houses located on the main street form a particularly coherent and attractive traditional frontage which should be retained.

Natural Environment

There are no designated environmental protection areas in the vicinity of the village. A wooded meandering stream at the western approach to the village forms an attractive entrance. Local residents have also undertaken a significant level of tree planting which lends an attractive rural aspect to the village. It is important that those aspects of the environment which contribute to the village's innate natural character are preserved.

Vehicular and Pedestrian Traffic

There are no car parks in the village and all parking is on-street. The main street is too narrow to accommodate parking on both sides. Parking at peak times, such as school closing and during church services, can cause nuisance and congestion. This issue shall be addressed by the provision of a car park in the vicinity of the school and church.

Employment

There is little local employment in the vicinity of the plan area. It is envisaged that residents will continue to commute to urban centres such as Listowel and Tralee.

Growth and Residential Development

In the case of Asdee, the village has attracted little new development in recent years. Planning permission has been granted for only 1 dwelling in the period 2000-2006. A significant amount of development has occurred on the main approach roads to the village. Additional growth may be generated by Asdee's capacity to attract and absorb future demand for detached dwelling houses on large sites that would otherwise be met through linear roadside development. This will contribute to a reduction in unsustainable ribbon development, while ensuring the



demand for large sites is catered for in a sustainable pattern and in close proximity to schools and other local

services. It is anticipated that Asdee will continue to grow in accordance with the existing limited level of demand currently experienced.



DEVELOPMENT STRATEGY

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

OVERALL OBJECTIVES

Objective No.	Overall Objectives It is an objective of the Council to:
OO-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.
OO-2	Require development to integrate with the existing village, to adopt local design features and to be consistent with the character of its traditional village form.
OO-3	Ensure that development shall not have a significant detrimental impact on the natural environment.
OO-4	Promote attractive streetscapes and approaches into the village.
OO-5	Protect existing trees and promote additional planting.

Vehicular and Pedestrian Traffic

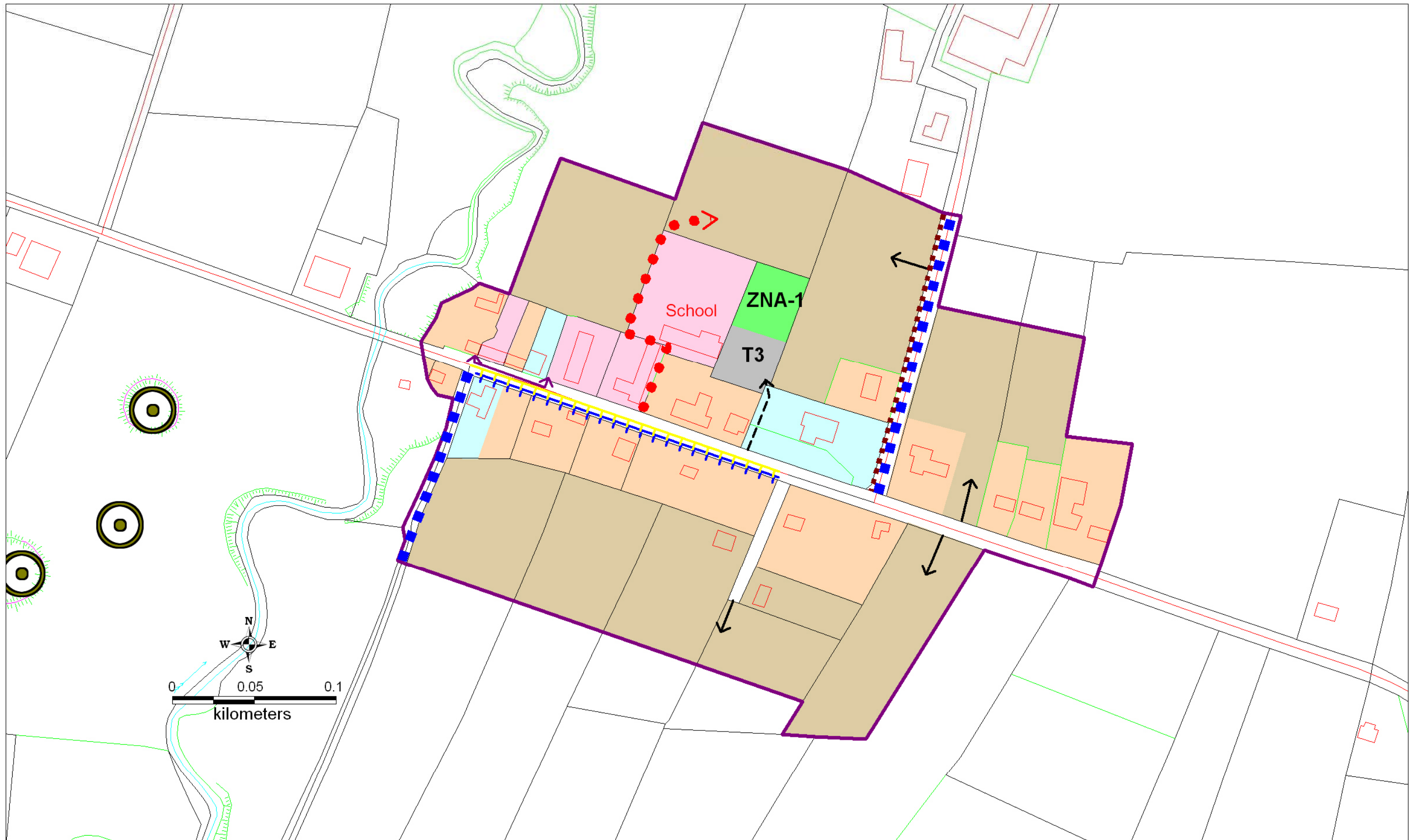
Objective No.	Specific Objective It is an objective of the Council to:
T-1	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.
T-2	Extend the footpaths and cycleways in new and existing development throughout the plan area.
T-3	Lands as indicated on the Zoning Map are reserved for the development of a car park.

Architectural 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.

Open Space, Recreation and Amenity

Objective No.	Specific Zoning Objective It is an objective of the Council to:
ZNA -1	Provide for the development of a village park/ green as indicated on the Zoning Map.



Asdee

Map

Land Use Zoning

Sept. 2007

Kerry Co. Council
Planning Policy Unit



Ext. Residential	Commercial	Mixed Use Urban Streetscape	Indicative Access Points (T1)	Road Widening
Proposed Residential	Institutional / Community Facilities	Streetscape Improvements	Pedestrian Route	Proposed Pavements
Village Park	Car park	ACA	Indicative Road	Proposed Development Boundary