

FINUGE

CONTEXT

Location

Finuge is a small relatively compact North Kerry village. It is located 5km southwest of Listowel on the R557 and only 2.5km from the N69.

Functions

The village is largely a residential settlement without the wider role of local service centre generally found in villages of this scale.



Facilities

Finuge has one public house, a heritage centre and a primary school located in Killocrim.

Demographics

The village is located within the Ennismore Electoral Division. In the intercensal period 1996 -2002 the population decreased marginally from 562 to 556. The preliminary figures for the period 2002-2006 however, show an increase of over 4% to a total of 582 persons. There are 21 dwelling units within the proposed boundary and this equates to a population of 62 persons.

Infrastructure

There is no waste water treatment plant and development is serviced via individual septic tanks/wastewater 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 village has developed in a compact form around a minor cross road. There is little urban streetscape and low density development coupled with mature landscaping lends a rural aspect to the village. Originally development occurred sequentially radiating from the central cross road. The earliest and the most traditional buildings therefore lie at the heart of the village. Subsequent development has been true in scale, but not in form, to early building types.

On the outskirts of the village more modern building styles dominate. In a number of instances individual houses are set back and screened from view by boundary walls and hedges. It must be noted that it is the almost total screening of these dwellings which retains the rural character of the village. It is important that this level of screening is replicated in new development.

It is important that not only the design, but also the layout, of vehicular and pedestrian routes in new development on zoned lands, integrates with the existing village. Low density housing will be considered on zoned land where

proposals maintain the rural aspect of the village through siting, landscaping, and boundary treatments. Urban housing forms would undermine the character of the village and are not therefore considered appropriate.

Heritage and Archaeology

A thatched cottage at the centre of the village has been included in the Record of Protected Structure (RPS). It comprises a four bay thatched cottage built in 1875. The historic and social value of this building combined with its central location makes the cottage a landmark building within the village and the wider area. There are also a number of structures which are not included in the RPS but which add to the character of the village and provide visual social links with the past. It is considered that those elements of the built environment which define the character of the village need to be enhanced and preserved.

Natural Environment

There are no designated environmental protection areas within or in the vicinity of the plan area, although the village is well landscaped with formal and informal landscaping. This gives an attractive rural aspect to approach roads and definition to the boundaries of the urban village. Maintaining this level of planting and boundary treatments in new development will be necessary to maintain the green nature of the village, which together with the preservation of its built form, will ensure that the village retains its character as it absorbs new development. It is considered that those aspects of the environment which contribute to the village’s innate natural values need to be preserved.

Vehicular and Pedestrian Traffic

There are no significant parking or congestion problems. Pavement improvements however, are required throughout the village. Given that that the level and nature of existing landscaping and boundary treatments along roads in the village make an important contribution to the streetscape it is considered that proposals for pavement improvements are cognisant of the need to provide a balance between the requirement for pavements and the need to retain an attractive roadside aspect.

Employment

There is very little local employment within the village and it is envisaged that residents will continue to commute to the urban centres of Listowel and Tralee.



Growth and Residential Development

In the case of Finuge the village has attracted little new development in recent years with planning permission granted for only 1 dwelling in the period 2000-2006. Given the attractive nature of the village and its proximity to the higher order service centre of Listowel, it is considered unusual that Finuge has not grown in size. Considering the closure of the last shop in the village a number of years ago, service provision has actually declined. This may be due to the lack of a wastewater treatment facility. It is considered that the provision of such infrastructure could remove a significant constraint and facilitate growth to maintain or expand service provision.

A significant amount of linear development has occurred on the main approach roads to the village. Finuge has the capacity to attract and absorb future demand for detached dwelling houses on large sites that would otherwise be met through linear roadside development. This would 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 services.

The size of the population in the village, its small catchment area and proximity to Listowel has resulted in a lack of demand for retail and service uses. Growth in these areas would be dependent on a significant growth in population.

DEVELOPMENT STRATEGY

To promote the development of Finuge in order to maintain its function as a local service centre for its hinterland, promote social and community integration and enhance the village form. 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 scale, contribute to improvements in its urban form and preserve the village’s character and heritage.

OVERALL OBJECTIVES

Objective No.	Overall Objective It is an objective of the Council to:
OO-1	Promote development that integrates with the existing village and is consistent with the character and scale of the traditional village form.
OO-2	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
OO-3	Ensure that vehicular and pedestrian routes in new development integrates with the existing village.
OO-4	Preserve and enhance the elements of the built environment which define the character of the village.
OO-5	To ensure development shall not have a significant detrimental impact on the natural environment.
OO-6	Promote attractive streetscapes and approaches into the village by protecting existing trees and landscaping.

OO-7	Ensure future development is carefully designed to avoid, where possible, and incorporate where appropriate, existing archaeological and historic features.
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Open Space, Recreation and Amenity

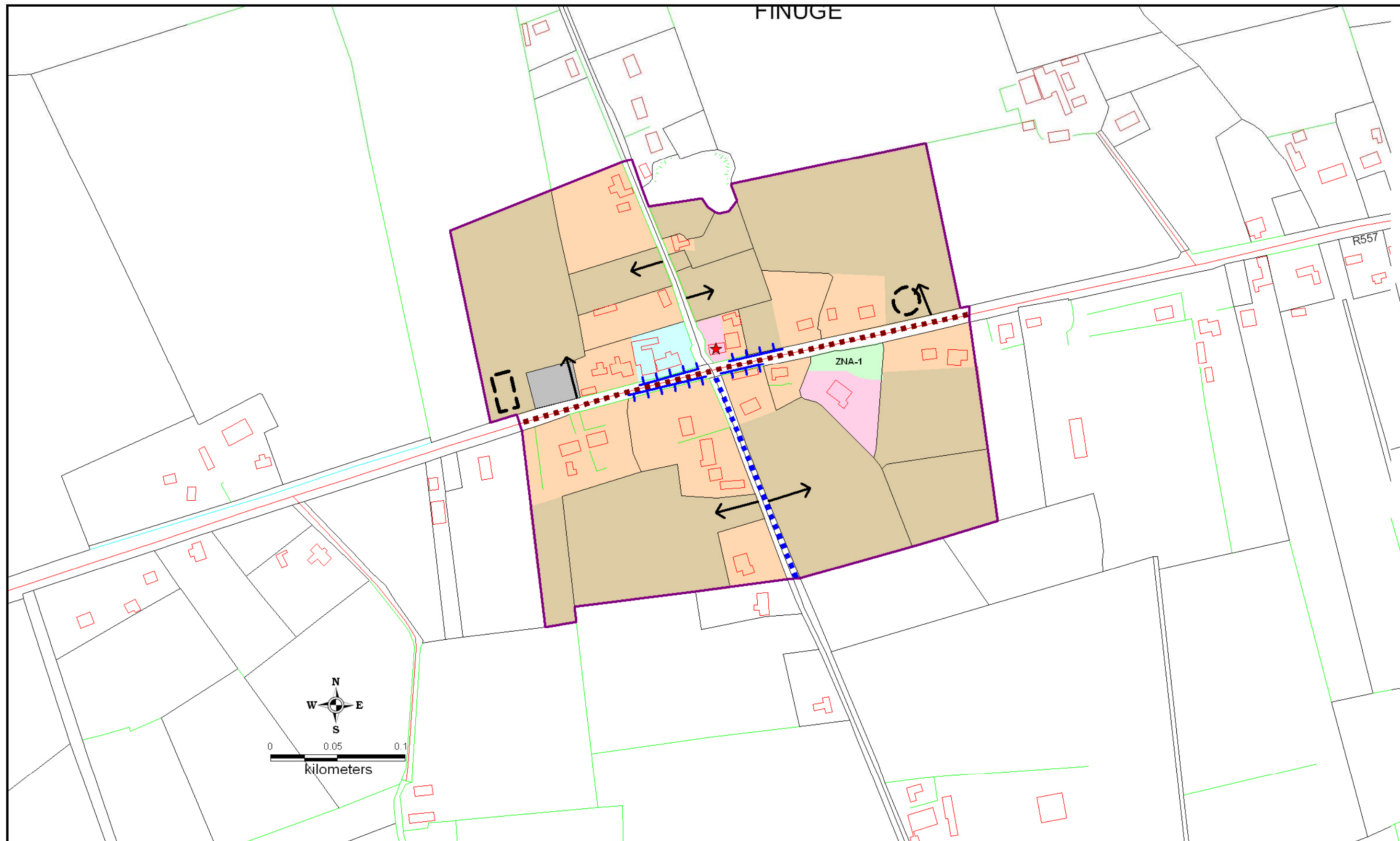
Objective No.	Specific Objective It is an objective of the Council to:
ZNA -1	Reserve lands as shown on the Zoning Map for the provision of a village park.

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 pedestrian routes in new and existing development throughout the plan area.
T-3	Seek pavement provision/improvement while ensuring the retention of an attractive roadside aspect on the roads identified on the Zoning Map.
T-4	Require, where necessary, road widening measures to increase the carrying capacity of roads serving zoned lands.

Residential Density

Objective No.	Specific Objective It is an objective of the Council to:
R-1	Require that development is low density, in keeping with the existing settlement pattern and reflects the existing character of the settlement.



Finuge

Map

Land Use Zoning

Sept. 2007

Kerry Co. Council  
Planning Policy Unit



- |                      |                                      |                       |                          |                               |
|----------------------|--------------------------------------|-----------------------|--------------------------|-------------------------------|
| Ext. Residential     | Institutional / Community Facilities | Car park              | Protected Structure      | Road Widening                 |
| Proposed Residential | Village Green                        | Indicative Pitch      | Pavement Improvements    | Mixed Use Urban Streetscape   |
| Commercial           |                                      | Indicative Playground | Indicative Access Points | Proposed Development Boundary |