

KILMOYLEY

CONTEXT

Location

Kilmoyley is located 6km south east of the town of Ballyheigue, 6km north of the village of Ardfert and 13km from the regional town of Tralee via the R551.

Functions and Facilities

Kilmoyley is a dispersed residential rural area offering only a minimal level of services. There is a church and public house at the crossroads. The nearest shop is approximately 1km distant and the primary school is located approximately 800m from the village cross roads.



Demographics

Kilmoyley is located within the Electoral Division of Ballynorig in which the population increased from 464 to 474 persons in the intercensal periods from 1996 -2006. 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 12 dwelling units within the proposed boundary and this equates to a population of 35 persons. It should be noted that the house count covers the plan area and the total number of houses in the vicinity is much greater reflecting the dispersed settlement pattern.

Infrastructure

There is no waste water treatment plant 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 majority of development in Kilmoyley has occurred over the past ten years. Prior to this, the original settlement comprised a church and two or three dwellings. Recent development has occurred in a loose, somewhat haphazard pattern radiating from the crossroads at which the church and public house are located. Its definition is undermined by the level of land around the cross roads which remain undeveloped and by the set back of existing buildings forming the core area. In effect there is no real urban form. The area as a whole presents as a linear suburban cluster unrelated in nature or form to a village structure.

Building styles are varied but in the majority of cases are suburban in form. In addition, building lines are fragmented and together these factors have militated against the development of an attractive and coherent settlement.

Heritage and Archaeology

The Church of the Scared Heart is included in the Recorded Protected Structures.

Natural Environment

There are no designated environmental protection areas within, or in the vicinity, of the plan area.

Vehicular and Pedestrian Traffic

The car park serving the church is sufficient to meet parking requirements over the period of the plan and additional public parking is not required. The car park however, exits directly onto the public road with no boundary definition or footpaths. There are no pavements within the plan area.



Employment

There is little local employment in the vicinity aside from agricultural opportunities. It is envisaged that residents will continue to commute to Tralee and other urban centres.

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 period 2000-2006 planning permission has been granted for 33 houses within the plan area. This development has occurred largely on the approach roads to the crossroads in the form of



estates and single dwellings. If housing demand continues at its current level future development will need to adopt a more sustainable development pattern if growth is to be successfully accommodated. The level of future development will be dependent on the availability of adequate services.

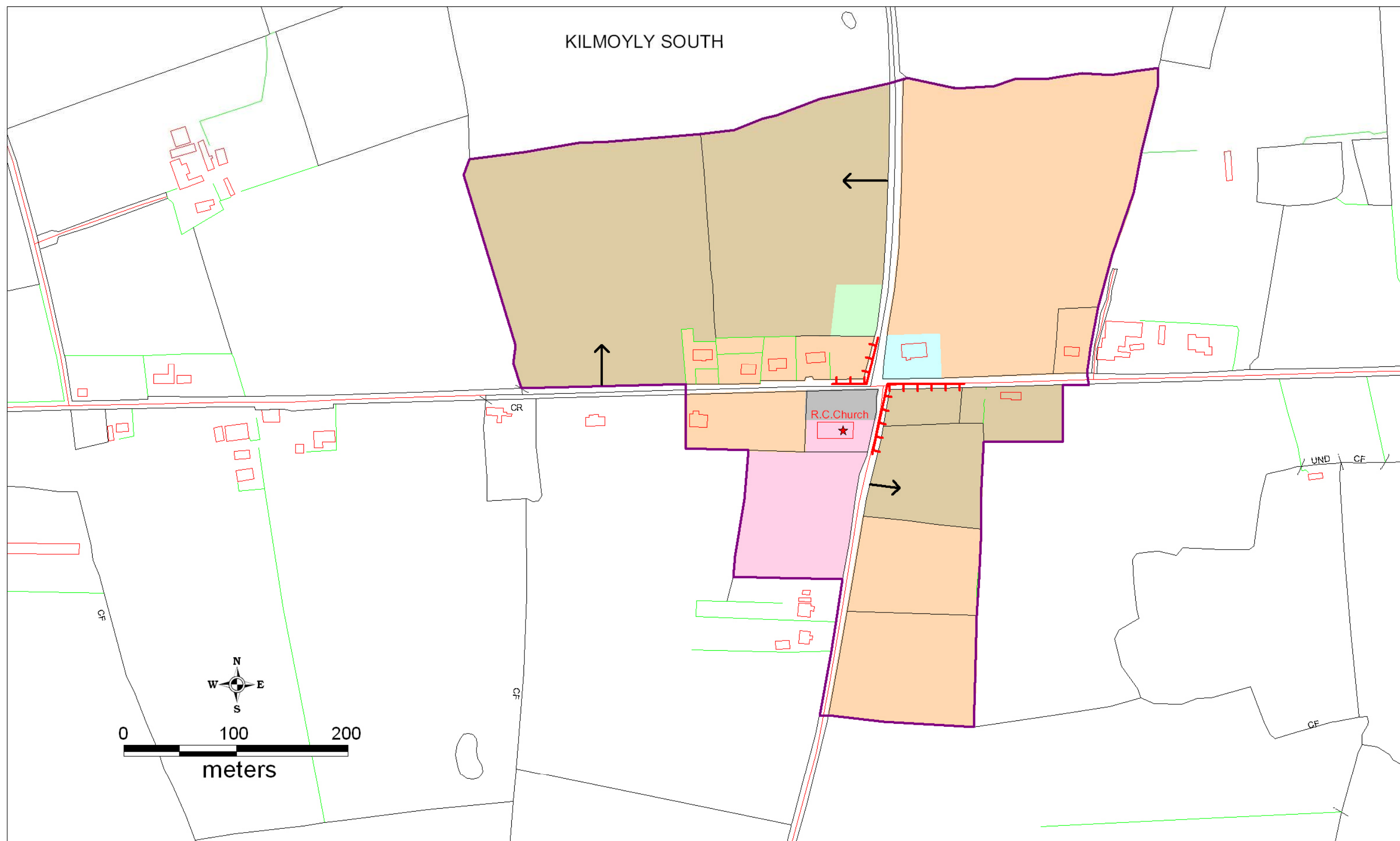
DEVELOPMENT STRATEGY

As previously stated the majority of development in Kilmoyley has occurred over the past ten years. Prior to this, the original settlement comprised a church and two or three dwellings. As such there is no historical settlement at this location, the church being a focal point for its rural hinterland. In effect, in the absence of a plan for the area, ribbon development has been permitted, in excess of that normally allowed in rural areas, to the point where Kilmoyley has developed a suburban nature. Kilmoyley has no viable long-term effluent disposal options and as such its development potential into the future, as a viable settlement supporting a range of services, is questionable. All development will need to be serviced by effluent treatment systems discharging to groundwater and this places huge restrictions on the potential to develop a denser village structure at the crossroads. In addition the continued development of a larger settlement will place a significant burden on the capacity of groundwater in the area to absorb treated effluent as well as creating potential residential amenity impacts from odours arising.

Considering the above issues it is recommended that Kilmoyley should not continue to expand beyond the current limits of recently permitted development. To do so would be to further suburbanise a rural area with no long-term potential to develop as an attractive viable settlement with a defined urban structure. In view of the scale and location of development which has been permitted however, it is considered that the development of land contiguous to the crossroads should be permitted in order to promote some form of consolidation. This would also promote the provision of a defined focal point at the crossroads for the development permitted. Development outside the defined boundary indicated on the zoning map should be limited to local demand to prevent the further expansion of unsustainable development in this rural area.

The strategy for Kilmoyley is therefore to prevent further unsustainable suburbanisation, protect groundwater resources, public health and residential amenity, and consolidate the existing permitted development pattern.

Objective No.	Overall Objective It is an objective of the Council to:
OO-1	Protect the groundwater resources, public health and residential amenity of Kilmoyley.
OO-2	Consolidate the existing settlement pattern.
OO-3	Promote the provision of urban definition at the crossroads.
OO-4	Require that future effluent treatment systems serving development within the defined boundary shall be capable of treating effluent to a high standard prior to disposal to groundwater.
OO-5	Ensure development shall not have a significant detrimental impact on the natural environment.
OO-6	Ensure future development is carefully designed to avoid where possible, and incorporate where appropriate, existing archaeological and historic features.



Kilmoyly

Map

Land Use Zoning

Sept. 2007

Kerry Co. Council
Planning Policy Unit



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|-------------------|--------------------------------------|-------------------------------|
| Ext. Residential | Institutional / Community Facilities | Protected Structure |
| Prop. Residential | Car park | Residential Urban Streetscape |
| Commercial | Green Space | Indicative Access Points |
| | | Development Boundary |