

LISSELTON

CONTEXT

Location

Lisselton is a small settlement located at a junction on the R553 Listowel Ballybunion road and the R554 Lisselton Ballyduff road. The village is located approximately 7km west of Ballybunion and 7km east of Listowel. The village therefore benefits from both passing and local trade.



Functions

Lisselton functions as a small service centre for the surrounding rural area. It also acts as a retail service centre catering for through traffic.

Facilities

Retailing in the village comprises a supermarket with post office/garage, a shop/butcher, a pub and a car showroom. A relatively new primary school is located close to the village centre and a Catholic Church is located on the Ballylongford Road approximately 1km. from Lisselton. Civic pride is evidenced by well kept and attractive open spaces

Demographics

Lisselton lies on the boundary of the Urlee and Ballyconry Electoral Divisions. In the intercensal period 2002 -2006 the population of the Urlee ED fell by 4.0%, but rose in the Ballyconry ED by 3.3%, leaving the total population for both EDs at 794 persons, largely unchanged during this period. 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 28 dwelling units within the proposed boundary and this equates to a population of 82 persons.

Infrastructure

There is no waste water treatment plant serving 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. The development node is serviced by a public water supply scheme.

DEVELOPMENT ANALYSIS

Urban Form

Lisselton is comprised of a small number of retail and housing units clustered around a central crossroad. A grotto, small village park and ancillary landscaping lie at the centre of the village and make a positive contribution to the streetscape. Significant improvements will be required to the parking and amenity spaces around the junction if an attractive village centre is to be created. The multiplicity of roads, the retail car park and amenity areas have an open and monotonous aspect. The lack of enclosure and visual interest in this space must be addressed if the village is to develop as an attractive place

to live and visit. This can be achieved by enclosing spaces through development of adjacent lands and introducing planting where the requirements for safe sightlines can be met. Landscaping on approach roads to the village are also necessary to create more attractive village streetscape.

The development pattern is linear with little in depth development. Development is comprised of a mix of architectural styles. It is important that the design and layout of new development contributes to a greater uniformity in building forms and sense of enclosure.

Amenity space within the village is comprised of a small pocket park which does not cater for recreational needs. Lands for the extension of this park area are identified in the plan to accommodate the need for recreational open space to cater for the needs of the existing and projected population.



Heritage and Archaeology

There are no National Monuments or Recorded Protected Structures within or bounding the plan lands. The village Church at Ballydonohoe and the ruins of a church at Loughanes are located in close proximity to the village and are included in the RPS. These structures make a significant contribution to the culture and built heritage of the area.



Natural Environment

The land within the village and in the general vicinity of Lisselton is relatively flat and low lying, with the exception of Knockanore Mountain approx 4km distant to the north east. There are no designated environmental protection areas or watercourses within the plan area although minor tributaries of the Cashen River run to the north and south of the village. Those aspects of the environment which contribute to the village’s innate natural values need to be preserved.

Vehicular and Pedestrian Traffic

Due to its location on a busy crossroads safe pedestrian movement is of particular concern. A number of areas have been identified which require either pavements, or pavement improvements, to accommodate safe pedestrian movement. A pedestrian route has been identified to link zoned lands with retail and social uses which will reduce pedestrian traffic along busy main roads. In addition new developments will be required to demonstrate how proposals will link into existing and future pedestrian routes.

Employment

There is little local employment in the vicinity of the village. It is envisaged that residents will continue to commute to the urban centres of Listowel, Tralee and Ballybunion.

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 Lisselton, the village has attracted little new development in recent years. Planning permission has been granted for 7 dwellings in the period 2000-2006. A significant amount of development has occurred on the main approach roads to the village. Lisselton has the capacity to attract and absorb future demand for detached dwelling houses that would otherwise be met through linear roadside development. This will ensure the demand for detached dwellings on individual sites is catered for in a sustainable pattern and in close proximity to schools and other services. The amount of growth will be constrained by the level of water and wastewater infrastructure available.

DEVELOPMENT STRATEGY

The development strategy is to provide for the development of Lisselton 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 developing a sense of place. This will be achieved by ensuring new developments are of an appropriate scale, and contribute to improvements in its urban form.

Objective No.	Overall Objective It is an objective of the Council to:
OO-1	Promote a compact and sustainable village structure. New development shall contribute towards a compact settlement structure through development, which is contiguous to developed lands, makes effective use of backland, brownfield and infill sites.
OO-2	Facilitate development that integrates with the existing village and contributes to creating a more attractive village form.
OO-3	Consider low density development to cater for detached housing. Such proposals will be required to demonstrate how the development contributes to the creation of an attractive urban structure while integrating with the existing village structure.
OO-4	Require the provision of social and retail facilities necessary to support a growing population and create a viable community to keep pace with the development of housing.
OO-5	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-6	Promote attractive streetscapes and approaches into the village.
OO-7	Create a pedestrian route between residential developments to both the village centre and social infrastructure.

Urban Form

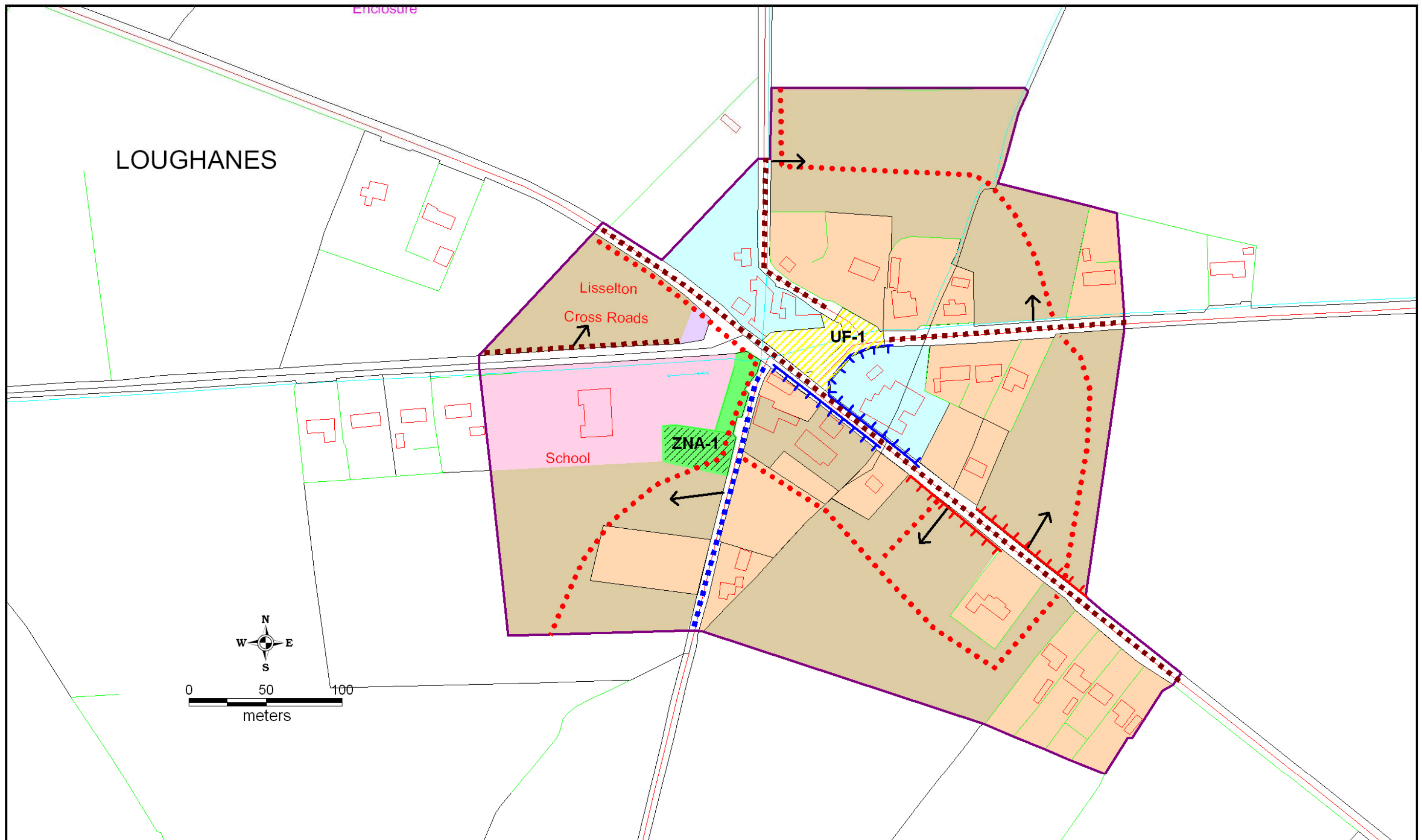
Objective No.	Specific Zoning Objective It is an objective of the Council to:
UF-1	To seek streetscape improvements to the lands adjoining the main junction as indicated on the Zoning Map. Improvements will include development of lands to the east of the junction, reorganisation of parking and buffer zones and the introduction of hard and soft landscaping. The area will be the subject of coordinated visual and landscaping improvements including pavement provision. Proposals will be required to adhere to the design objectives of this plan in their conception and implementation.

Open Space, Recreation and Amenity

Objective No.	Specific Zoning Objective It is an objective of the Council to:
ZNA-1	To reserve lands for the extension of the village park as indicated on the Zoning Map.

Vehicular and Pedestrian Traffic

Objective No.	Specific Zoning 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	Seek the provision of pavements improvements on roads indicated on the Zoning Map.
T-3	Extend pedestrian routes and cycleways in new development throughout the plan area.
T-4	Provide for road widening as indicated on the Zoning Map.
T-5	Reserve lands as indicated for the development of a pedestrian route.



Lisselton

Map
Land Use Zoning
 Sept. 2007

Kerry Co. Council
 Planning Policy Unit



Ext. Residential	Institutional / Community Facilities	Village Park Extension	Streetscape Improvement Area	Mixed Use Streetscape Frontage
Proposed Residential	Grotto	Indicative Access Points	Pavements Improvements	Residential Urban Streetscape
Commercial	Village Park	Pedestrian Routes	Road Widening	Proposed Development Boundary