

MILLTOWN

CONTEXT

Location

Milltown is a market town strategically located in mid Kerry at the junction of the N70 National Secondary Route and the R563 Regional Route approximately 19 km from Tralee, 19 km from Killarney and 7 km from Killorglin. The Ahsullish Stream flows northwest through the town into the River Maine. The surrounding pasture land is undulating with the town bounded to the northwest by the wooded lands of Kilcolman Demesne. Kilderry Woods are approx. 1 km southwest of the town and here are good views of the Slieve Mish Mountains to the north and northwest.

Demographics

The population of Milltown was recorded as 332 persons in 2002 (CSO), an inter-censal increase of 0%. However, in the six year period between January 2000 and December 2005, 416 residential units were granted planning permission in Milltown. If this level of growth were maintained over the plan period 416 residential units would be required over the plan period.

Functions

Milltown's strategic location means that the town also acts as a service area for both the tourist industry and the surrounding agricultural hinterland, including Castlemaine. In more recent times Milltown has become a commuter town for both Tralee and Killarney.



Facilities

Commercial facilities within Milltown are abundant (butcher, baker, hairdressers, petrol station, takeaway, video shop, veterinary supplies shop and numerous public houses). A substantial livestock mart which serves a large agricultural hinterland is also located within the town. Among the service facilities are a Post Office, doctor's surgery, vets surgery, crèche and nursing home. Industrial facilities consist of two warehouses within the town boundary and a recycling centre is located approximately 2 km to the south.

The Catholic Church is located centrally within the town as is the former Protestant Church which is currently the location of a successful organic produce market. The Catholic graveyard is located on the western periphery of the town.

There are two primary schools and one secondary school located within the town centre. In the primary schools the enrolment figures have been decreasing, with 126 pupils in 2005. The two primary schools are to amalgamate with effect from September 2006 but will remain in existing buildings until a decision is taken in relation to the long-term accommodation needs of the newly amalgamated school.

In the Secondary school the enrolment figures have been increasing, with 470 pupils in 2005. The Department of Education has currently no plans to increase the site size of any of the existing schools sites (primary or secondary), nor has it any current plans to build a new school in the area.

Recreational facilities are limited to a Community Centre within the town centre and a G.A.A. pitch and associated clubhouse on the northern periphery of the town.

Infrastructure

Water supply to Milltown is from the Mid Kerry Scheme. The existing drinking water supply capacity in the town is considered satisfactory for the projected growth over the period of this plan.

The existing sewerage treatment capacity and collection growth is extremely limited, with all recent housing scheme developments having to install a treatment plant on-site. Work on the provision of an upgraded sewerage network and treatment plant designed to accommodate a population equivalent of 3,535 by 2011 and 6,758 by 2024 is to commence in 2006.

At present Milltown only has the Ashullish stream available for surface water runoff. As more and more hard area is created via development, flooding may be caused if all this extra surface water is directed into this stream. A Sustainable Urban Design System (SUDS) will be required for all new developments.

Significant infrastructural upgrade works are required in the town (i.e. construction of new footpaths, undergrounding of overhead lines, installation of public lighting and the overlay of some of the town's road surface).

Electricity supply is via an existing 38KV sub-station within the town bounds which was upgraded two years ago and has 100% spare capacity. An 110KV station is located nearby at Oughteragh.

In relation to public transport there are numerous daily bus services provided by Bus Eireann to Tralee, Killarney, Killorglin, Castleisland and Limerick.

DEVELOPMENT ANALYSIS

Urban Form

The historic core of the town is located east of the Ahsullish Stream, around the intersection of the N70 National Primary Route with the R563 Regional Route. It has an attractive town square located at the entrance to the former Kilcolman Abbey which acts as a focal point for the town centre. In recent years, development has principally occurred in the form of ribbon development and large residential housing estates along all radial routes from the town.

The development pattern of Milltown consists of a mixture of single site depth development, residential estates and recent infill developments. Dwellings in the historic town core are generally terraced and two or three storey in height. There are a number of derelict properties within the town bounds, some of which occupy key central locations. The Mart currently occupies a large strategic site; however there are no plans for relocating this facility at present.

With the exception of the GAA field on the northern periphery of the town and the nursing home, crèche and equestrian centre to the south, almost all of the existing nodes or focal points in the town are located centrally within the town centre.

Heritage and Archaeology

Milltown contains five Recorded Protected Structures, namely;

- Kilcolman Church of Ireland
- Catholic Church of the Sacred Heart
- Presentation Monastery
- Courthouse and Bridewell
- Kilcolman Abbey Gateway

There are a number of additional structures, although not recorded protected structures, which are of sufficient architectural and heritage significance as to warrant consideration for inclusion in the recorded of Protected Structures.

The proposed Protected Structures are as follows and are shown on the zoning map:

- AH-1 The Presbytery
- AH-2 The Rectory
- AH-3 Glen Ellen
- AH-4 5-bay terraced house
- AH-5 The Spout
- AH-6 Former thatched terraced cottage
- AH-7 Stone Industrial building
- AH-8 Detached cottage
- AH-9 Detached house: 1, Kilcolman Abbey Square
- AH-10 Terraced corner shop
- AH-11 Vent Pipe

The collection of buildings in the existing square adjacent to Kilcolman Abbey Gateway collectively contribute to the visual amenity of the town and as such should be considered for designation as an Architectural Conservation Area.

There are a number of National Monuments in the vicinity of the town. To the west are Killagha Abbey (in ruins) and graveyard, a national monument the site of a ring fort (KE047-055), and the (remains of) White Church and graveyard. To the southwest in proximity to the old presbytery is National Monument KE047-056.



Natural Environment

Milltown is located on undulating land between the 10 metre and 60 metre contour lines and offers commanding views of the MacGillycuddy Reeks to the south / southwest and of the Slieve Mish Mountains to the north and northwest. The town is located along the banks of the Ahsullish Stream. The Maine estuary, approx. 1.5 km to the west, is both an NHA (Natural Heritage Area) and SAC (Special Area of Conservation). There are a number of mature trees within the lands to the east of the cemetery, within Kilcolman Demesne to the northwest of the town centre, and within the lands in the vicinity of the old presbytery to the southeast. Kilderry Wood is situated some 1.5 km from the town centre.

Vehicular and Pedestrian Traffic

Due to the town's location at the junction of the N70 national primary road and the R563 regional road it experiences a considerable level of through traffic. The poor alignment of the N70 through the town core assists in traffic calming. However, the straight and wide alignment of the R563 can facilitate speeding and merits traffic calming measures. Parking facilities within the town are limited largely to on street parking.

Growth and Residential Development

In recent times there have been a significant number of residential developments permitted within the town. In the six year period from January 2000 to December 2005, 416 residential units have been permitted in Milltown. Due to its prime location and lower cost of residential units, Milltown is fast becoming an appealing residential choice for commuters and is an attractive base for those who work in Tralee, Killarney and Killorglin.

This significant residential growth has been matched by a parallel growth in retail, employment, civic and other services and facilities. It is desirable that retail, employment, civic and other services and facilities continue to grow in tandem with future residential development.

Given the strategic location of Milltown and its popularity as a residential location, it is considered that Milltown will

grow significantly in the future. There are substantial landbanks within the town which are located in proximity to services and facilities and have the capacity to absorb additional growth.



Employment

Local employment possibilities are good as a result of the town's role as a local service centre. It has a cattle mart and retains some associated services, such as a veterinary clinic, which serves the surrounding farming industry. There is also a nursing home, two amalgamated primary schools and a secondary school. A number of industrial units have also been granted permission in the recent past. Future residential development will give rise to an increase in local employment prospects and should increase the demand for local services.

DEVELOPMENT STRATEGY

Due to its strategic location, it's well developed educational and social infrastructure, its picturesque setting and urban structure which can be easily upgraded to provide a very high quality urban environment, Milltown has a high potential to develop as an extremely attractive, thriving settlement. The level of traffic movement through the town and the poor road alignment of the N70 are limiting factors to good development and this needs to be addressed. The lands indicated on the

zoning maps as ZNA-7 located to the northwest of the town are undulating parkland with mature tree growth and certain significant local historical monuments. This type of landscape is extremely rare within the County and the other best example is the parkland landscape in the vicinity of Muckcross House in Killarney. It is a very sensitive landscape and should be protected from inappropriate development. With the development of a network of walkways as indicated, it will help to define the character of Milltown and serve as an outstanding amenity for the town. The development strategy for Milltown is one that facilitates the successful development of Milltown as a residential, tourist and service centre in the following ways:-

- Ensure that all future development is of high quality and designed to create a sense of place and identify within the context of the indigenous character of the town.
- 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.
- New development shall be preceded by works to widen and improve the carrying capacity of local roads serving the development.
- Tourist and employment uses shall be encouraged at appropriate locations to provide local employment and sustainable growth.
- New development shall contribute towards a compact settlement structure through making effective use of backland, brownfield and infill sites and preventing unnecessary ribbon development.
- Facilitate development which is consistent with existing building heights in the town and takes account of the topography of the area.
- Encourage development to adopt existing distinctive local design features where feasible.

- Provide a choice of dwelling types, sizes and tenure options.
- Preserve and enhance existing archaeological and historical features including Recorded Protected Structures
- Encourage walking and cycling and discourage unnecessary car-use.
- Upgrade and extend existing footpaths.
- Identify an amenity area walkway / cycleway
- Protect existing trees and promote additional planting
- Require the expansion of mixed use and community facilities
- Provide for light industrial uses in specific locations in order to encourage job creation and provide for the needs of local residents and reduce the need for travelling to other urban areas.
- Identify and develop a Town Park
- Identify an appropriate site for a town centre car park
- Encourage 'living over the shop' arrangement in order to contribute to the vitality and viability of the town core.
- All commercial and mixed use development should reflect the town core design character of the area. Outlets should have doors and frontages that open directly onto public footpaths and car parking should be located to the rear of buildings where not provided on street.
- Encourage the re-use and renovation of derelict buildings.

- Encourage the provision of street furniture and tree planting particularly in public open spaces.
- Upgrade / extend public lighting.
- Facilitate the provision of cycle ways within the town boundary.
- Facilitate the provision of public lighting on both sides of public roads.



Residential

Objective No.	Specific Zoning Objective
ZH1	It is an objective of the Council, that any application for residential development in the town shall make provision that a minimum of 50% of the residential development shall be at a density not greater than 4 dwellings to the acre.
ZH2	The lands labelled ZH2 on the zoning map shall be low density (4 houses or less per acre).

Commercial / Mixed Uses

Objective No.	Specific Zoning Objective
Z-M1	The Planning Authority shall encourage and facilitate small-scale commercial development within the town boundary as indicated on the Zoning Map where appropriate and where development will not have a negative affect on residential or visual amenity.
Z-M2	These lands as indicated on the Zoning Map are reserved for large retail development such as a supermarket development.
Z-M3	Provision shall be made for the existing Mart site to be developed as Mixed Use with streetscapes as shown on the Zoning Map. Provision for a public car park (in addition to that required to facilitate any proposed development) shall be made at the Mart site to serve the town centre.

Education

Objective No.	Specific Zoning Objective
E-1	These lands as indicated on the Zoning Map are reserved as a school expansion site. If they are not required for educational use they shall revert to mixed use development.
E-2	These lands as indicated on the zoning map are reserved for use as an educational campus as a possible Greenfield site for primary and secondary schools. Should the lands designated for an educational campus not be required by the Department of Education, these lands can revert to Rural General use.

Community

Objective No.	Specific Zoning Objective
C-1	If the national school sites are vacated, the sites as indicated on the Zoning Map should be reserved for civic, community facilities or mixed use development.
C-2	Provide for extending the graveyard eastwards as shown, with a car park to serve same in the non-utilisable area of the present site.

Light Industry

Objective No.	Specific Zoning Objective
IND – 1	These lands as indicated on the Zoning Map are reserved for light industry / workshop / office / small scale technology use.

Open Space, Recreation and Amenity

Objective No.	Specific Zoning Objective
ZNA -1	Provide for the development of a town park at Kilcolman as indicated on the Zoning Map.
ZNA -2	These lands at Cloonmore, as indicated on the Zoning Map are reserved for active recreational uses such as the provision of playing pitches & natural amenity use. Recreational uses such as the provision of playing pitches and playgrounds will be considered. These uses, however, shall not detract from the primary use as amenity. Non recreational uses, such as shops and houses, will not be permitted.
ZNA -3	To reserve lands along the streams for the provision of river walks as indicated on the Zoning Map.
ZNA – 4	Protect existing mature trees and promote additional planting in the vicinity of the Old Presbytery, within the lands to the east of the Cemetery and within Kilcolman demesne to the west of the town centre as indicated on the Zoning Map.
ZNA – 5	Facilitate the upgrading of the square, the N70 and the R563 between Kilcolman Abbey Gates and the petrol filling station on the R563 as an area to act as a central focus and identifiable civic space as indicated on the Zoning Map. Developments in these areas must protect the integrity, the architectural heritage and preserve the existing streetscape character
ZNA – 6	Facilitate the upgrading of the square at Chapel Road south of Bridge Street as an area to act as a central focus and identifiable civic space as indicated on the Zoning Map. Developments in these areas must protect the integrity, the architectural heritage and preserve the existing streetscape character.

ZNA – 7	In general the planning authority would not favour development in these areas. However, the Planning Authority shall consider proposals for a new individual dwelling as the primary place of residence on suitable sites where the applicant is a son or daughter of the landowner.				shall be made for a 2.0m wide footpath and 3.0m wide grass margin on each side.
ZNA -8	Provide for the development of a playground area in Kilcolman or Ballyoughtragh North (Presbytery lands) as indicated on the zoning map.			T-11	To provide for the widening (to 20m) of the N70 between it's junctions with the Lyre and Knockavota Roads as indicated on the Zoning Map. Provision shall be made for a 2.0m wide footpath and 3.0m wide grass margin on each side.
ZNA-9	Provide for the development of a Town Park at the Presbytery adjoining the R563 as indicated in the Zoning Map.			T-12	To impose a planning condition on the sites of all new planning applications, that all overhead 3-phase electricity lines be undergrounded.
				T-13	To provide for the widening of Myles Lane to accommodate two-way traffic between the N70 and Chapel lane.
				T-14	To make provision for the construction of a future relief road from the Killarney to the Lyre roads through these lands.

Architectural Heritage

Objective No.	Specific Zoning Objective
AH-1	Secure the inclusion of the structures identified on the Zoning Map on the record of protected structures.

Car Parking

Objective No.	Specific Zoning Objective
CP -1	These lands at Knockagarrane as indicated on the Zoning Map are reserved for car parking to serve demand from recreational users of Kilderry Wood.

Environment

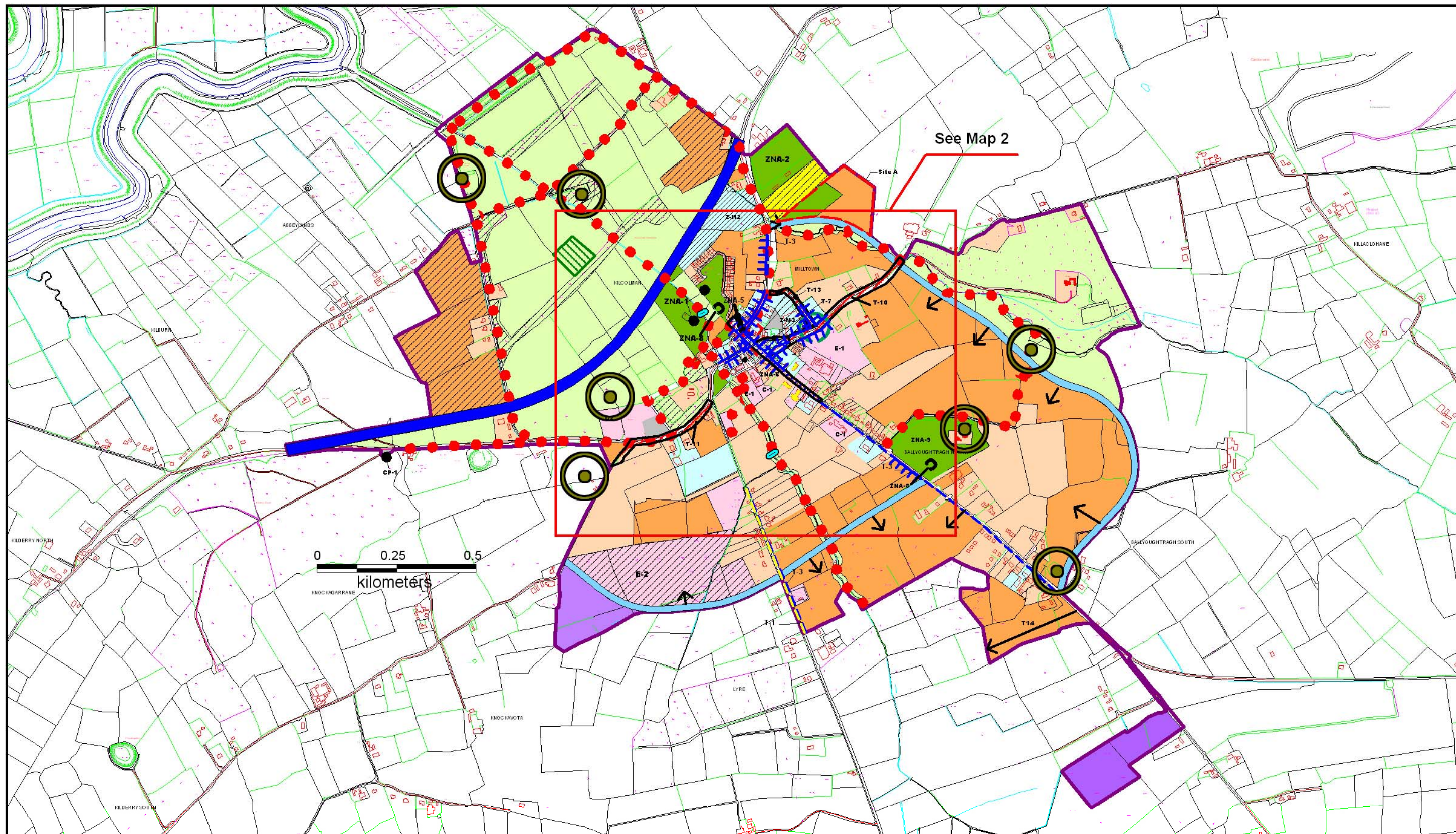
Objective No.	Specific Zoning Objective
ENV-1	Application for development on land adjoining the Ashullish River should include the identification of the riparian zone and these areas should be maintained as a natural feature and amenity resource.

Recreation:

Objective No.	Specific Zoning Objective
R1	Area marked 'Site A' on zoning map in Cloonmore - In this regard, the recreational element of this site shall precede or coincide with the development of the residential element. The recreational facilities shall include a regulation size 'all weather pitch', tennis court, changing rooms, fitness centre, picnic area, car parking, numerous open space areas, playground.

Vehicular and Pedestrian Traffic

Objective No.	Specific Zoning Objective
T-1	To secure road improvements including widening and alignment which are necessary to meet the demand for increased carrying capacity generated by existing and proposed development within the plan area as shown on the Zoning Map.
T-2	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.
T-3	To extend footpaths throughout the plan area as shown on the Zoning Map, commencing where possible with the roads within the village core.
T-4	To develop pedestrian links / footbridges as shown on the Zoning Map across the Ahsullish Stream.
T-5	To identify an indicative corridor as indicated on the Zoning Map for the future realignment of the N70 National Secondary Route.
T-6	To identify an indicative corridor as indicated on the Zoning Map for an eastern relief road connecting Chapel Lane, the R563, Lyre and Knockavota Roads. The development of lands onto the relief roads is contingent on the construction of the relief roads.
T – 7	To develop a one-way system to the veterinary centre, with parking restricted to one side.
T-8	To introduce traffic calming measures along the N70, R563 and Lyre Roads.
T-9	To improve delineation and signage at the junction of the N70 and R563.
T-10	To provide for the widening (to 20m) of the L-12214 from Chapel Bridge to it's junction with the R563 as indicated on the Zoning Map. Provision



Milltown

Map 1

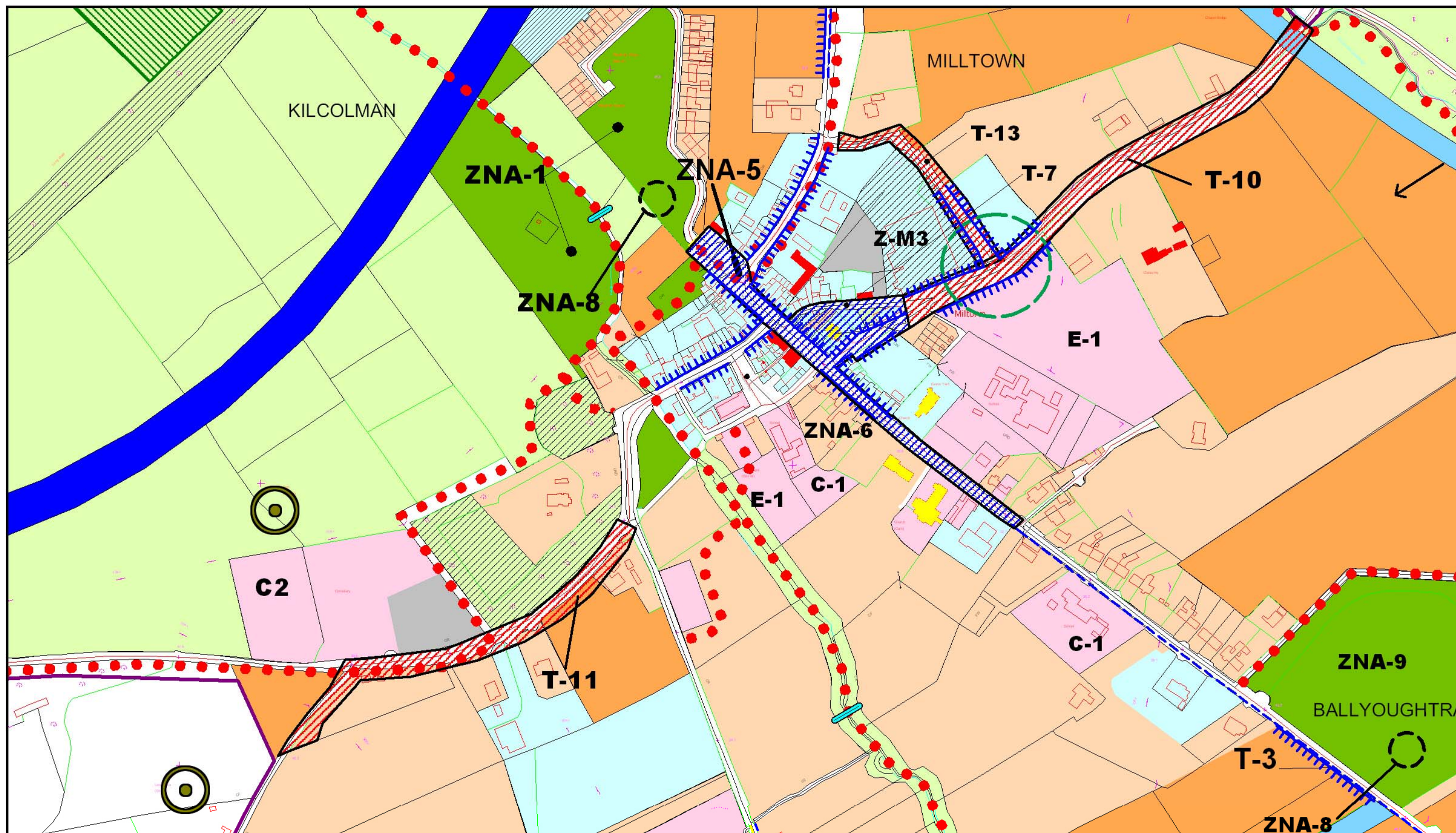
Land Use Zoning

Dec. 2006

Kerry County Council
Planning Policy Unit



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|--------------------------------------|--|--|---|----------------------------------|
| Residential (existing) | Mixed Use (Z-M2 & Z-M3) | T.P.O. (ZNA-4) | N70 Proposed Bypass(indicative) (T-5) | Mixed Use Streetscape Frontage |
| Residential (proposed) | Carpark | Recorded Monuments | Proposed Relief Roads(indicative) (T-6) | Proposed Amenity Walk (ZNA-3) |
| Institutional & Community Facilities | Amenity / Open Space (ZNA-7) | Existing Recorded Structures | Proposed Road Widening (T-10 & T-11) | Extension of Footpaths |
| Educational Campus | Recreational | Playground (Indicative location) (ZNA-8) | Civic Space Improvement Area (ZNA-5) | Footbridge (Indicative) (T-4) |
| Light Industry (IND-1) | Hotel / Spa / Leisure Facility | Proposed Recorded Structures (AH-1) | Improve Delineation & Signage (T-9) | Access Points (Indicative) (T-2) |
| Mixed Use (Z-M1) | Residential Low Density (proposed)(< 4 houses/acre) | Proposed Waste Water Treatment Plant | Town Boundary | |



Milltown

Map 2

Land Use Zoning

(Enlargement of Central Area)

Kerry County Council
Planning Policy Unit

Dec. 2006

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|--------------------------------------|--|--|--|----------------------------------|
| Residential (existing) | Mixed Use (Z-M2 & Z-M3) | T.P.O. (ZNA-4) | N70 Proposed Bypass (indicative) (T-5) | Mixed Use Streetscape Frontage |
| Residential (proposed) | Carpark | Recorded Monuments | Proposed Relief Roads (indicative) (T-6) | Proposed Amenity Walk (ZNA-3) |
| Institutional & Community Facilities | Amenity / Open Space (ZNA-7) | Existing Recorded Structures | Proposed Road Widening (T-10 & T-11) | Extension of Footpaths |
| Educational Campus | Recreational | Playground (indicative location) (ZNA-8) | Civic Space Improvement Area (ZNA-5) | Footbridge (indicative) (T-4) |
| Light Industry (IND-1) | Hotel / Spa / Leisure Facility | Proposed Recorded Structures (AH-1) | Improve Delineation & Signage (T-9) | Access Points (indicative) (T-2) |
| Mixed Use (Z-M1) | Residential Low Density (proposed) (< 4 houses/acre) | Proposed Waste Water Treatment Plant | | Town Boundary |