

BARRADUFF

CONTEXT

Location

Barraduff is a small Mid/South Kerry village located at a crossroads on the N72 National Secondary Route approximately 11 km north-east of Killarney, and 9.4 km south-west of Rathmore.

Demographics

There are no population statistics for the plan area. The village falls within two townlands in which the population fell marginally in the inter-censal period 1996-2002.

Functions

Despite its proximity to Killarney there has been very little development in recent times. This is largely due to infrastructural constraints, particularly with regard to wastewater treatment. In addition to its role as a local service centre for the surrounding agricultural hinterland, the village functions primarily as a dormitory village for Killarney. This role is likely to increase in future years with the provision of wastewater treatment infrastructure and planning permission having been granted for approx. 200 dwellings.



Facilities

Sporting facilities at Barraduff are limited to a small playing pitch and an outdoor court at the primary school. The nearest GAA grounds are located at Glenfesk.

Infrastructure

The existing sewerage system in Barraduff is inadequate and a new treatment plant and distribution network is proposed. It is estimated that the plant will be operational by 2007.

The second phase of the Firies–Scartaglin Water Supply Scheme is expected to be completed by 2006. This will provide sufficient capacity for growth in the village.

DEVELOPMENT ANALYSIS

Urban Form

Barraduff is linear in form with largely single site development depth. The main street has a mixed visual image: there are remaining examples of traditional Irish townscape architecture and recently refurbished buildings. On the south of the main street the building line is fragmented and the streetscape is interrupted by a significant number of derelict and vacant sites.



This detracts from the appearance of the village but also provides an opportunity for regeneration of the

urban streetscape. Although it is difficult to determine where the core area lies, the redevelopment of the numerous vacant and derelict sites will provide an opportunity to create a strong uniform building line and in-depth development that defines the town centre area.

There is extensive ribbon development extending southwards which is undermining the village structure. Similar, but less extensive ribboning is evident to the north of the village.

Growth and Residential Development

The town has experienced little growth despite the high levels of development occurring elsewhere in the county. In 2005-2006 planning permission has been granted for extensive development to the rear of the main street. Proposals include large residential developments with associated social facilities and a number of retail units. The construction of these proposals will impact significantly on the size and function of the settlement.

Given the position of these developments to the rear of main street proposals could result in the regeneration of the village core. In order to achieve this it is necessary to link the social and commercial elements of these developments to the main street. This can be achieved by improving vehicular and pedestrian links to the social and commercial elements of proposed development. To maximize the contribution of these developments to the regeneration of the village it will be necessary to upgrade the urban structure and form of the main street.

DEVELOPMENT STRATEGY

The development strategy is to provide for the development of Barraduff as a vibrant village and local service centre with a strong local identity. To achieve this by ensuring new developments contribute to improvements in its urban form and preserve its character and heritage.

The objectives of the strategy are to:

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- Encourage a strong urban form within the plan area.
- Facilitate development that integrates with the existing village and is consistent with the character of a traditional village form.
- Facilitate the development of a new village centre street and a network of minor streets to allow for expansion of the village core.
- Reinforce the existing village core through the provision of mixed use development and retain a compact village structure.
- Encourage the provision of environmental improvements to ameliorate the impact of fragmented building.



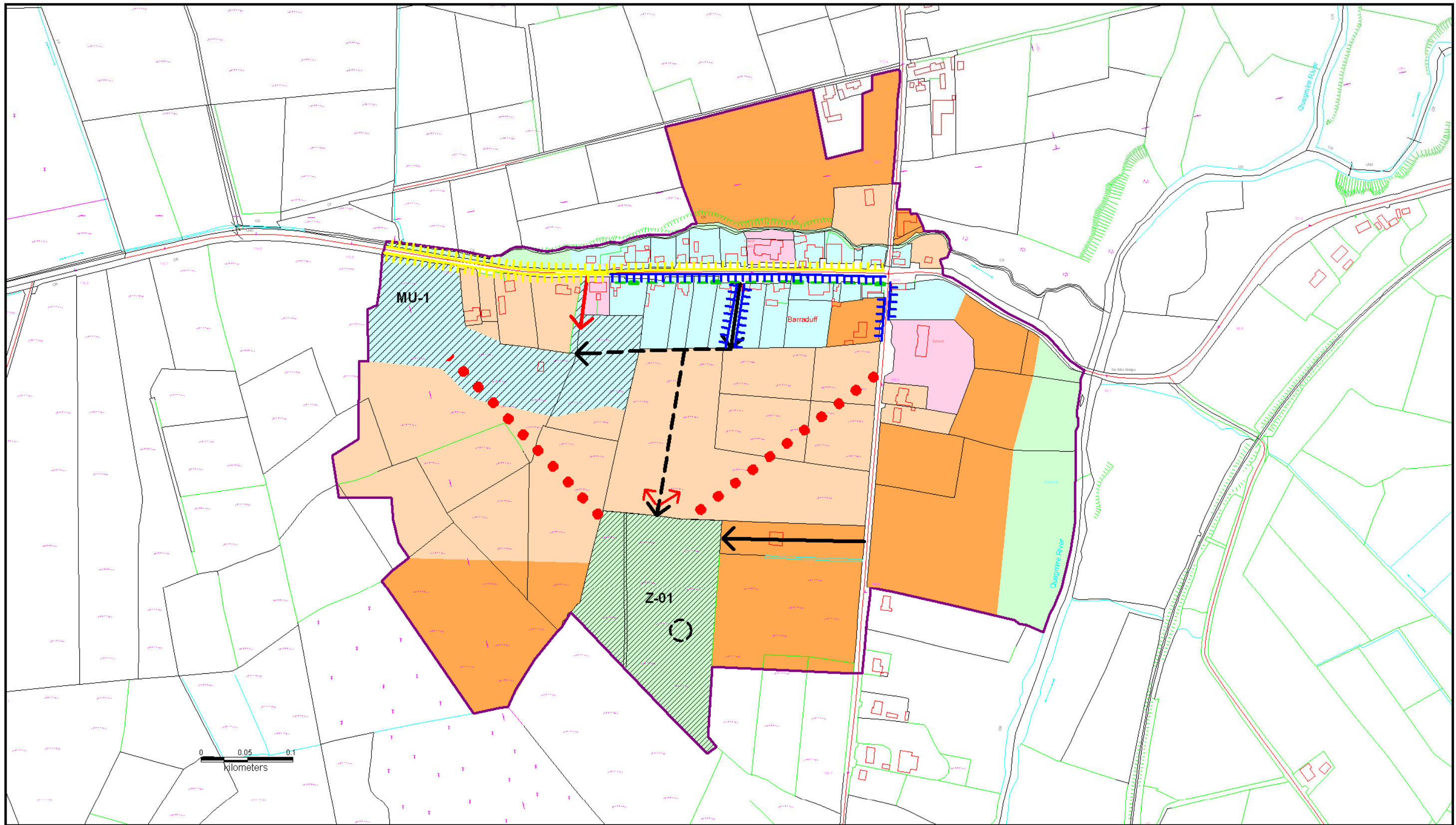
Mixed Use	Specific Objective
MU-1	To zone these lands for mixed uses to include residential uses; nursing home; crèche; medical centre; offices and retail units.

Objective No.	Specific Zoning Objective
Streetscape Improvement Areas	
Z-S1	Environmental improvements designed to upgrade the streetscape and add continuity to an otherwise disjointed streetscape will be encouraged. Large and small scale development proposals shall be designed to secure this objective. Hard and soft coordinated landscaping such as formal tree planting and pavement materials shall be used throughout the area.
Z-S2	The building line of development on the north side of the main street shall be positioned 14.5m from the kerb on the southern side of the street.

Objective No.	Specific Zoning Objective
Open Space, Recreation & Amenity	
Z O-1	To reserve the lands indicated on the zoning map for active recreational uses and a town park, including a playground.

Transport	Specific Objective
T-1	To introduce traffic calming measures on the main street and facilitate additional accesses to the lands to the south

T-2	Reserve a new access point as indicated on the zoning map to facilitate the development of a new road through development lands to the rear of the main street.
T-3	To widen the pedestrian access adjacent to the Garda Station on main street to facilitate the development of a new road through development lands to the rear of the main street.
T-4	To provide for a main public route through the development lands at the rear of the main street. This will facilitate the integration of new town centre development, incorporating civic uses and town square in a mixed use urban streetscape, with the existing village and provide access to the proposed recreation lands.
T-5	To provide a pedestrian route through new development areas from the proposed active recreational area and town park to the local school.
T-6	Reserve new access points to facilitate orderly in-depth development.
T-7	To extend the footpaths and cycle-ways in new and existing development throughout the plan area.



Barraduff

















Map

Zoning Provisions

Dec. 2006

Kerry County Council
Planning Policy Unit



	Residential (existing)		Amenity		Building Line Setback (Z-S2)		Indicative Pedestrian Route (T-5)
	Residential (proposed)		Commercial / Mixed Use (MU-1)		Indicative Access Point (T-2)		Streetscape Improvements (Z-S1)
	Institutional / Community Facilities		Active Recreational & Town Park (ZO-1)		Indicative Main Route (T-4)		Mixed Use Streetscape Frontage
	Commercial / Mixed Use		Indicative Playground		Indicative Pedestrian Access (T-3)		Town Boundary