

## FIERIES

### CONTEXT

#### Location

Fieries village is strategically located on the R561 approximately 3 km west of Farranfore and the N22 and 7.5 km east of the N70 and Castlemaine. The village is within 14 km of Tralee, Killarney, Castleisland and Killorglin.

#### Demographics

There are no population statistics for the plan area. The census figures for the Molahiffe DED in which the village is located was recorded as 1,085 persons in 2002 (CSO). This represents an increase of 15.7% on the previous recorded figure of 938 persons in 1996. Household size is estimated in the Kerry County Development Plan as 2.94 persons.

Between January 2000 and December 2005, planning permission has been granted for a total of 166 dwelling houses. A further 166 houses will be required if this level of growth is projected over the plan period. If this growth transpires the population will grow by 488 persons over the lifetime of this plan.

#### Functions

In addition to its service function for its rural hinterland, Fieries functions as a dormitory village for Killarney and Tralee. Its commercial function is limited, with only two grocery shops, a post office, three public houses, and a funeral home. There are, however, key social facilities which include a Catholic Church, a primary school and a community centre. Local employment possibilities are limited with no major employer in the area.



#### Infrastructure

The existing wastewater treatment system is operating at capacity and work on the construction of a new plant will commence shortly. It is estimated that the new wastewater system will be operational by 2008. The public water supply is sufficient to service anticipated growth. Storm water capacity however is limited and it will be necessary for new development to comply with best SUDS practice.

### DEVELOPMENT ANALYSIS

#### Urban Form

The village is set within relatively flat and low-lying agricultural land with high rocky outcrops to the north east of the village.

The central commercial core is small for a village of this size. The centre is largely characterized by haphazard building lines and dereliction. There is a lack of urban frontage at the heart of the village and it is important to retain existing frontage in any redevelopment.

Opportunities for the expansion and improvement of the commercial centre are limited by existing development patterns. Significant changes in the urban structure are required if expansion is to be achieved within the commercial core. Such changes must also address the safety and movement issues resulting from narrow roads, poor sight lines and a lack of pavements.

The church, school, community centre, and playing fields are located together approximately 400 metres north of the commercial core. The width of the road, the quality of some of the buildings and the mature tree plantings lend an attractive aspect to this streetscape. There is, however, the need to extend pavements to facilitate pedestrian movement. The development of pavements will also provide an opportunity to extend and improve the streetscape through additional tree planting.

A significant level of residential development has occurred over the past five years. The location of these developments has served to promote the creation of a compact village structure. The suburban form of such development however, has failed to contribute to the development of the streetscape. The lack of architectural links with the existing village in the design of new development has significantly altered the character of the village. There are however, a number of opportunities to create more

attractive streets through changes to boundary treatments and extensive coordinated landscaping.



Ribbon development is occurring on the R561 from Farranfore, and to Castlemaine. This is undermining the developing compact character of the settlement. The significant areas of undeveloped residential land available within the village make such linear development on the periphery of the town unnecessary.

#### Natural Environment

The village is surrounded mainly by large open field systems with few trees or woodland areas. Within the village there are some trees along by the village stream and a mature stand of deciduous trees to the south of the stream on the Ballinvarrig road. An impressive stand of mature cedars in the vicinity of the presbytery dominates the eastern approach to the village. There are few trees and minimal landscaping associated with the newer residential developments.

#### Heritage

Fieries village is relatively recent in origin dating from the early to mid-nineteenth century. There are a number of Recorded Protected Structures to the northeast of the village, but only one, St. Gertrude's Catholic Church within the village. There are no recognised monuments within the plan area and the nearest monument is the ruins of Fieries Castle by the stream to the southwest of the village.



Vehicular and Pedestrian Traffic

Bus Eiréann provides a weekly bus service connecting Fieries with Castleisland and Tralee. The village does not have an adequate system of footpaths and there are sections of roadway within the village where no defined pedestrian area exists.

The junction of the R561 with the Molahiffe road located at the centre of the village is comprised of a sharp bend where sightlines are restricted. It will be necessary to realign this junction to provide safe movement for vehicular and pedestrian traffic.

The compact nature of the commercial centre makes it difficult to assemble sufficient development lands to accommodate retail and service growth. Lands do exist to the north of the village centre. The land, however, is narrow and divided in two by a public road making it difficult to develop the site. The repositioning of the public road to the west of the site would improve access and increase the developable area of land and would allow for the expansion of a commercial centre.

Growth and Residential Development

Fieries is located within 14 km of four urban centres and as such it will continue to grow. Its popularity as a dormitory town for Killarney will, in itself, fuel growth. The proposed wastewater treatment system will facilitate such growth.

The recent increase in residential development has not been matched by an increase in the provision of commercial/retail services. It is important that Fieries develops a service centre to meet the needs of its growing population. This will increase sustainability and community.



DEVELOPMENT STRATEGY

The development strategy for Fieries is to facilitate the development of a vibrant village with a ‘strong identity’ and ‘sense of place’ and to increase sustainability through the development of a local service centre.

- To provide for the development of a strong urban form within the core village which retains the capacity to accommodate small scale retail and service growth when the demand arises.
- To provide for an increase in quality of life by reserving land for the development of amenity/recreational open space and increased pedestrian access throughout the village.
- To enhance the villages urban form, create a defined urban edge, and preserve its character and heritage through the development characteristics of new development.
- To increase the carrying capacity of roads serving proposed development land and to facilitate the development of pavements and pedestrian routes through the plan area.

Commercial / Mixed Uses

Objective No.	Specific Zoning Objective
Z-M1	<p>This site is reserved for the expansion of the village centre. A range of uses will be considered including retail, service, office, residential and amenity space.</p> <p>To maximise the site area and provide for an access road of sufficient width to serve the development, the road will be relocated along the western site boundary. The building line of new proposals adjacent to the proposed road and Main Street shall be set back to accommodate pavements 2.5m in width on both sides of the street.</p> <p>Lands fronting Main Street and the proposed road will be developed as Mixed Use Streetscape Frontage, and will therefore, include a traditional street layout along the proposed public road running through the site. Development frontage shall not present gable walls onto Main Street.</p> <p>Proposals must include road layouts, details of design and materials. Layouts must cater for pedestrian and cycle movement within and through the site. All development shall reflect the character and dominant design elements of the historic centre of the village. 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.</p>



**Rural General**

Objective No.	Specific Zoning Objective
<b>ZRG-1</b>	That the policies pertaining to rural general in the Kerry County Development Plan shall apply to the lands zoned “rural general” in the Fieries Local Area Plan.
Streetscape Improvement Areas	
<b>Z-S1</b>	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.

**Built Heritage**

Objective No.	Specific Zoning Objective
<b>Z-BH1</b>	Secure the inclusion of the two storey 19 <sup>th</sup> century house as indicated on the zoning map on the Record of Protected Structures.

**Open Space, Recreation and Amenity**

Objective No.	Specific Zoning Objective
<b>ZO-1</b>	Maintain existing playing pitch, and open space. Non recreational uses, such as shops and houses, will not be permitted on these lands.
<b>ZO-2</b>	To reserve lands for the provision of a recreational walking trail focusing on the village stream and along the disused railway line, interconnecting with existing and proposed residential developments.
<b>ZO-3</b>	Designate Tree Preservation Order for the wooded areas shown on Map in accordance with the

	provisions of the Planning and Development Act 2000
<b>ZO-4</b>	These lands are reserved for amenity use.
<b>ZO-5</b>	These lands are reserved for active/passive recreational use. A park, basketball courts, play grounds and other similar uses will be considered. Non-creational uses, such as shops and houses will not be permitted.
<b>ZO-6</b>	It is an objective of the Council to develop these lands (area across road from Sheahan's bar) for amenity purposes.

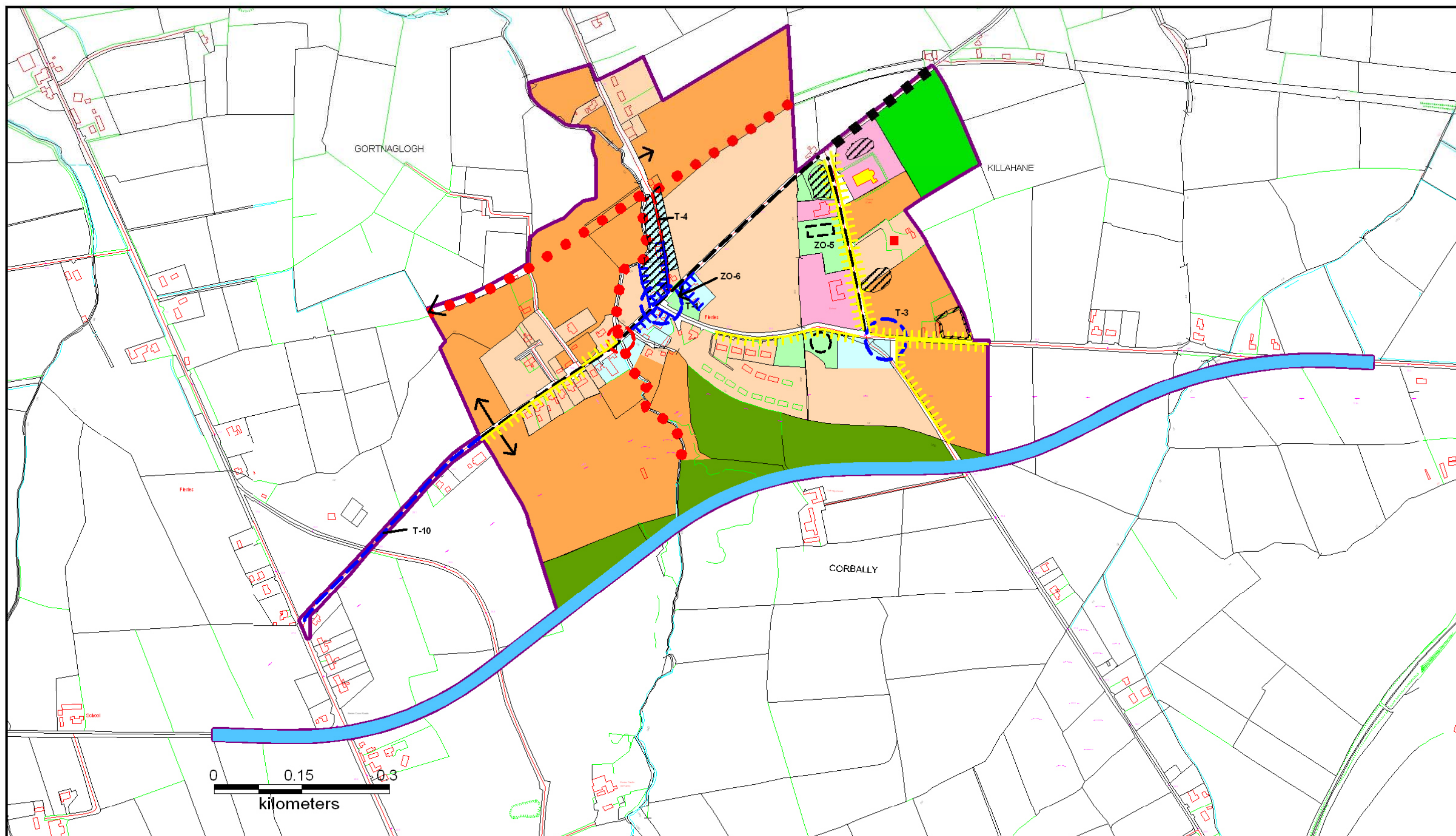
**Vehicular and Pedestrian Traffic**

Objective No.	Specific Zoning Objective
<b>T-1</b>	Development proposals for lands adjacent to the central junction indicated on the zoning map shall accommodate the realignment of the junction and its roads to improve sight lines.
<b>T-2</b>	The bridge over the village stream the R561 as indicated on the zoning map shall undergo bridge improvement to improve carrying capacity and allow for the development of pavements.
<b>T-3</b>	Development proposals adjacent to this junction shall allow for the development of a perpendicular junction.
<b>T-4</b>	To widen the Ballinvarrig Road from its junction with the R561 northwards to the disused railway line so as to serve lands to the north of the village.
<b>T-5</b>	The building line of development of lands adjacent to the road shall allow for the provision of pavements 2.5 metres in width on either side of the road and for tree and other plantings.
<b>T-6</b>	A footpath will be provided along either side of the road to allow safe pedestrian access from the village to the recreational facilities to the rear of the church.
<b>T-7</b>	Reserve new access points to facilitate orderly in-depth development. (indicative location shown on map)
<b>T-8</b>	Reserve new access points to facilitate the

	development of pedestrian and cycle routes throughout the plan area.
<b>T - 9</b>	To extend the footpaths and cycle-ways in new and existing development throughout the plan area.
<b>T-10</b>	It is an objective of the Council to facilitate the widening of the road, construction of footpaths and installation of public lighting along the section of the R561 as shown.

**Residential:**

Objective No.	Specific Zoning Objective
<b>ZH-1</b>	It is an objective of the Council, that any application for residential development, in the village 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.



Fieries

Map

Zoning Provisions

Dec. 2006

Kerry County Council  
Planning Policy Unit



- |                                      |   |                                   |  |   |
|--------------------------------------|---|-----------------------------------|--|---|
| Residential (existing)               | Amenity (ZO-4)                          | Rural General                     | Proposed Junction Improvements (T-1 & T-3) | Provision of Footpaths (T-6)                                |
| Residential (proposed)               | Active Recreational & Open Space (ZO-1) | Indicative Relief Road            | Mixed Use Streetscape Frontage             | Proposed New Access Points (T-7)                            |
| Mixed Use, Commercial / Retail       | Existing Recorded Structures            | Indicative Playground             | Streetscape Improvements (Z-S1)            | Amenity Walk (ZO-2)   |
| Mixed Use (Z-M1)                     | Proposed Recorded Structures (Z-BH1)    | Indicative Playing Pitch          | Proposed Road Widening (T-4)               | Proposed Road Widening, Footpaths and Public Lighting (T10) |
| Institutional & Community Facilities | Proposed Tree Preservation Order (ZO-3) | Proposed Bridge Improvement (T-2) | Pavement Improvements (T-5)                | Development Boundary  |