

## KILFLYNN

### CONTEXT

Kilflynn village is located in a central position within the rolling hills of North Kerry approximately 10km north of Tralee and 10km south of Listowel. The village occupies a pivotal location and is easily accessible due to its proximity to the N69 National Secondary Route 2.5 Km to the East. Due to its location it is an appealing location for residential development.

The village lies within two District Electoral Divisions, Kilflynn and Kilfeighny; there are, therefore, no population statistics for the plan area. The population in the Kilflynn DED fell by 19.6 % in the inter censal period 1996 2002, but rose by 5.8% in Kilfeighny in the same period. Overall, the population within the catchment area of Kilflynn is on aggregate, in decline.

Enrolment figures at the local primary school have been increasing over the last three academic years. In addition, there were 31 planning applications for residential dwellings in the period 2000-2005. These factors taken in conjunction with the growth in demand for houses within easy access of Listowel and Tralee, suggests that the population of the village will grow over the plan period.

### Functions

Kilflynn is one of the two villages within the parish of Abbeydorney. The village has a dual function as a service centre for the surrounding agricultural hinterland and as a dormitory village for Tralee and Listowel.

### Facilities

The village core contains two pubs and a Post Office with associated retail outlet, an old protestant church and associated multi-denominational graveyard. The Protestant Church, no longer used for worship, has been renamed St. Columba's Centre and is now a centre for local community groups, voluntary groups and a variety of organisations in the area. There is a Catholic Church located on the East of

the village core and further to the East is the Catholic graveyard. To the North of the village core is the Primary school. There are no sports facilities in the area and residents use the facilities in Abbeydorney.



### Infrastructure

There is a small wastewater treatment plant and a limited collection network. Consulting Engineers have been appointed to draw up a preliminary design for a new wastewater scheme, however this is likely to take a number of years to complete and will not be operational for the initial period of this plan. Proposals for development in the interim will have to make provision for on-site treatment plants or partnership arrangements with the Local Authority. There is adequate capacity in the water supply to serve development beyond the plan period.

### DEVELOPMENT ANALYSIS

#### Urban Form

The village and surrounding land is elevated. A tributary of the Shanow River is crossed by an attractive stone bridge at the southern entrance to the village. The amenity value of the river has not been exploited.

The village settlement pattern is cruciform. The historic core of the village is located at the intersection of two local

roads. The development pattern of Kilflynn consists of a mixture of single depth development interspersed with a number of small residential estates and recent infill developments. There are a number of derelict properties, farmyards and associated buildings within the village bounds, some of which occupy central locations.

There is a mix of house types ranging from terrace developments to semi-detached and detached dwellings within the village. Dwellings in the village core are generally two-storey in height. There are, however, a number of single storey dwellings in peripheral locations. In many areas the building line is fragmented. There is a lack of definition between public and private lands particularly along public roads within the village.

With the exception of the primary school almost all of the existing facilities and services are located centrally within the village core. Any growth in social and retail uses should continue to locate in central locations to ensure easy access, and the continued vitality and viability of existing services and facilities.

### Heritage

The village is thought to take its name from the hermit monk St. Flann who is believed to have lived in the village. Kilflynn contains two Recorded Protected Structures; St Mary's Catholic Church and Kilflynn Church of Ireland. Kilflynn Church of Ireland, also referred to as St. Columba's Heritage Centre and Museum, is a beautifully restored 18<sup>th</sup> century church in the centre of the village which portrays the story of Lord Kitchener, the Earl of Khartoum, who lived in nearby Crotta house.

### Natural Environment

The village is located within an area of good agricultural land, comprised of small field systems adjacent to the village with larger field systems towards the periphery. A tributary of the River Shanow traverses the village road network at its southern periphery. Located between the 50 metre and 70 metre contour lines, the village rises steeply from the River Shanow up to the northern boundary. The surrounding landscape is relatively unspoilt and the future development of the village should aim to retain its compact

form within the landscape. This shall be a consideration in assessing development proposals.

#### Vehicular and Pedestrian Traffic

The proximity of the N69 National Secondary Road ensures ease of access to Tralee & Listowel. The local road from Kilflynn to the N69 is on the Non-National Road Restoration Programme 2006-2008 and due for completion in 2006. The village is relatively well served by public transport with a daily bus service to Tralee, Listowel, Tarbert and Ballybunion.

Parking facilities within the village are limited particularly outside the Catholic Church, the Heritage Centre and surrounding graveyard, Post Office and associated shop.

The majority of the lands within the plan boundary are within 400 metres or five minutes walk of existing facilities. There is therefore the potential to encourage pedestrian and cyclist activity within the plan area. Continuity of footpaths and pedestrian access is limited within the village. This must be addressed.

#### Growth and Residential Development

Due to its location, the village of Kilflynn is fast becoming an appealing residential choice for commuters. Any growth in population will lead to a demand for services and facilities. There are a number of planning applications for mixed use developments which are currently under consideration by the Planning Authority.

There are significant areas of land within the village core in proximity to services and facilities which will allow for the continued concentration of social and commercial activity in a central location. It will take a number of years for population levels to reach the critical mass necessary to support an increase in social and commercial facilities. It is important therefore that buildings within the village centre are designed to adapt to accommodate a range of uses. This will allow development to take place within the village in the short term while ensuring that retail and service uses can locate there in the future.



- To facilitate a compact development pattern and building forms which are consistent with the character of the settlement.

#### DEVELOPMENT STRATEGY

The development strategy for Kilflynn is as follows:-

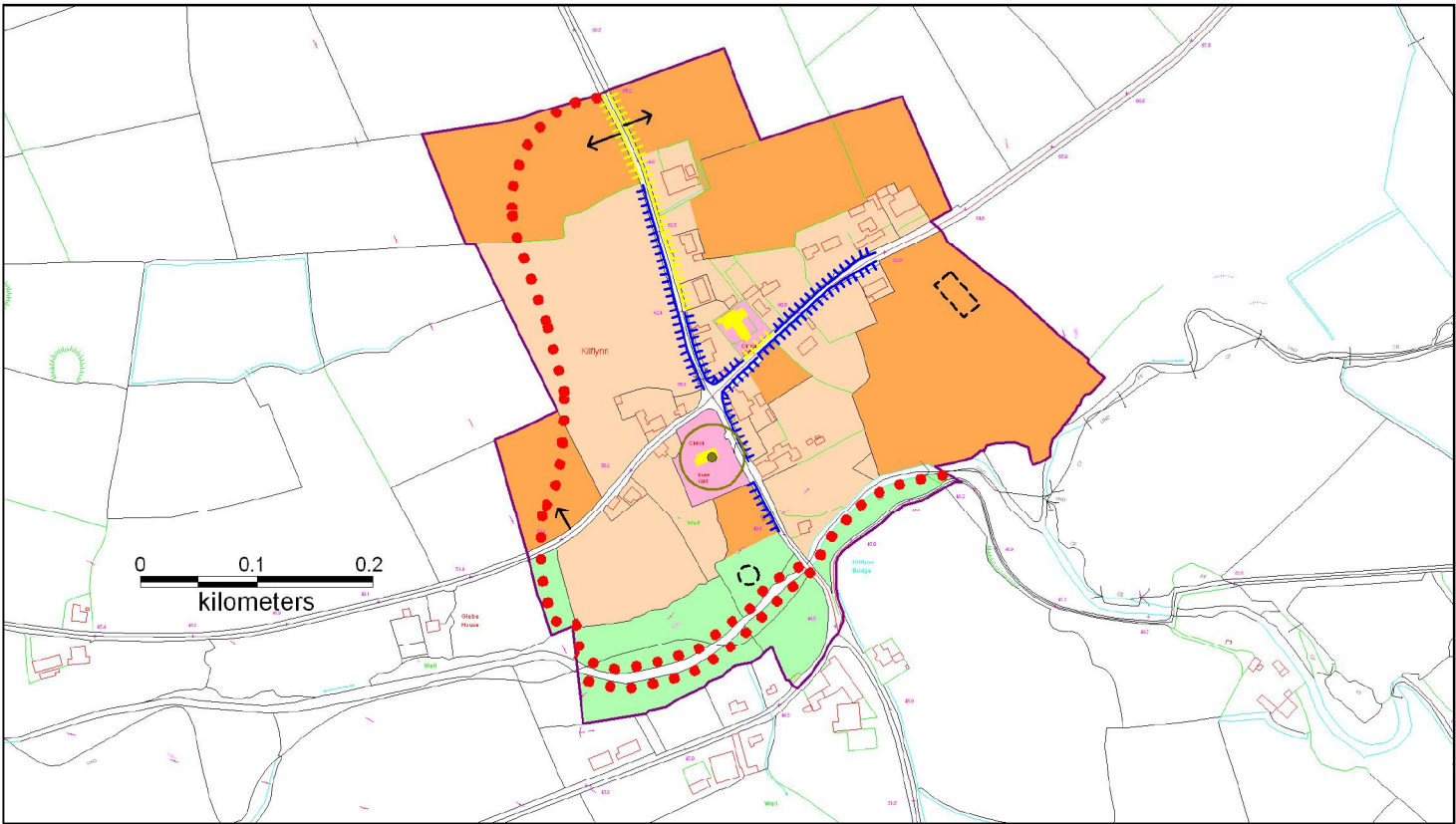
- Kilflynn will act as a centre for growth to provide a range of services and amenities for its local hinterland and act as a barrier to continued rural depopulation in the locality.
- To provide for the development of a strong urban form within the core village which retains the capacity to accommodate small scale retail and service growth through the development of adaptable buildings which can accommodate a range of uses.
- 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 reinforce and enhance the village's urban form and to preserve its character and heritage through the characteristics of new development.

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Objective No.	Specific Zoning Objective
<b>Streetscape Improvement Areas</b>	
<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. Co-ordinated hard and soft landscaping such as formal tree planting and high-quality pavement materials shall be used throughout the area.

Objective No.	Specific Zoning Objective
	<b>Vehicular &amp; Pedestrian Traffic</b>
<b>T-1</b>	Reserve new access points to facilitate orderly in-depth development.
<b>T -2</b>	Reserve new access points to facilitate the development of pedestrian and cycle routes.
<b>T -3</b>	To extend the footpaths and cycle ways in new and existing development throughout the plan area.

Objective No.	Specific Zoning Objective
	<b>Open Space, Recreation &amp; Amenity</b>
<b>ZO-1</b>	To reserve lands for the provision of a recreational walking trail along the river linking with pedestrian routes throughout the village
<b>ZO-2</b>	These lands are reserved for a village park, natural amenity and active recreation such as playgrounds. Residential, retail and commercial development will not be considered.
<b>ZO-3</b>	These lands as indicated on the zoning map are reserved for active recreational uses such as playing pitches, all-weather facilities such as tennis or basketball courts. Proposals shall make provision for ancillary parking.



**Kilflynn**  
**Map**  
**Zoning Provisions**  
**Dec. 2006**

Kerry County Council  
 Planning Policy Unit

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|--|---|---------------------------------|-------------------------------------|
| Residential (existing)                           | Recreational / Ancillary Parking (ZO-3) | Recorded Monuments              | Amenity Walk (ZO-1)                 |
| Residential (proposed)                           | Amenity (ZO-2)                          | Indicative Playground (ZO-2)    | Indicative Access Points (T-1, T-2) |
| Institutional & Community Facilities / Utilities | Existing Recorded Structures            | Streetscape Improvements (Z-S1) | Development Boundary                |
|  | Mixed Use Urban Streetscape             | Indicative Pitch                |                                     |