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LIXNAW

CONTEXT

Lixnaw is a small village located approximately 16.5 km north of Tralee, and approximately 10.3 km south-west of Listowel on the R557 Regional road.

The population declined in the inter-censal period 1996-2002 and was recorded as 248 persons in 2002 (CSO). Since 2002 a number of large residential and commercial developments have been approved which will halt further decline and lead to substantial growth and increased demand for local services.

As well as servicing its rural hinterland, Lixnaw functions largely as a dormitory town for Tralee and to a lesser extent Listowel. This role has become more evident in recent years with the development of residential housing estates. The village has limited services and facilities and residents travel to the larger urban centres for weekly grocery and comparison shopping.

Facilities

There are two shops and a public house in the village, and also a church and community hall. The primary sporting facility for the village is the Lixnaw G.A.A. Club located some distance from the town. A soccer pitch at Crotta also serves the village.

There are two primary schools. Scoil Mhuire has very limited facilities and an inadequate building. The Department of Education are considering a new site for this school on the grounds of the old vicarage.



Infrastructure

There is an existing wastewater treatment system which currently operates at capacity. This imposes considerable restrictions on residential growth which is dependent on the upgrading of these facilities for the future.

DEVELOPMENT ANALYSIS

Urban Form

The main street is “L” shaped due to the alignment of the local roads that intersect within the village. This has served to create a more pedestrian scale to the village centre than offered by more linear high streets. Remaining examples of traditional architecture add considerable character to the village.

The Lixnaw town centre lacks a central, identifying focus such as a village square. It is difficult therefore to determine the centre of the village. This undermines the urban structure, the 'sense of place' and local identity.

Newer development has shifted the village centre to the south and the R557 now travels through, instead of past the village. This trend is giving rise to a more linear form of settlement. Ribbon development has occurred

on all four roads leading out of the village and this undermines the traditionally compact form. Development to the north-west and east of the village is limited with current development pressure to the west of Main Street presenting an opportunity to support a more defined and compact development pattern.

The existing development pattern in Lixnaw consists of a narrow, linear pattern of mostly single site depth alongside all of the existing roads. This leaves a considerable amount of “backlands” available for future expansion. Following an expansion of social and physical infrastructure, future development can be accommodated within the village to foster a more compact, efficient and sustainable pattern of development.

Natural Environment

There are a number of mature trees set individually as well as in groups. These trees are an asset and lend character to the village. Such tree plantings are not a common feature in the North Kerry context, and should be preserved.

Growth and Residential Development

In contrast to declining population figures over the last census period the village is currently experiencing significant residential growth. Further growth will be limited by the lack of a concomitant growth in employment, civic, and other services and facilities. Growth will also be limited by the lack of wastewater treatment capacity.





Recent residential expansion to the south includes planning permission for a proposed new retail centre located on the R557 regional road. When this development is constructed the traditional town centre will need to be in a position to meet this competitive challenge if it is to retain and expand its traditional function.

DEVELOPMENT STRATEGY

The development strategy for Lixnaw is to:

- Revitalise the town as an attractive settlement which will support a range of services and amenities and act as a barrier to encroaching rural depopulation in this area.
- Protect its special character and heritage.
- Promote its potential as a service centre in the North Kerry area.
- Provide for and facilitate retail/commercial development in Main Street to counterbalance proposed development on the outskirts of the village by identifying suitable locations and reserving access points.

- Ensure that the provision of social and physical infrastructure keeps pace with development within the village.
- Identify suitable land for central village green / amenity space to provide an identifiable civic space and public domain.

Objective No.	Specific Objective
	Open Spaces, Recreation and Amenity
ZO-1	To reserve lands as identified on the zoning map as a central amenity space to act as a town park.
ZO-2	To develop and maintain a recreational walking trail along the disused railway line as part of a wider pedestrian system.
ZO-3	To make Tree Preservation Orders for the wooded areas as indicated on the zoning map.
ZO-4	To develop a liner woodland walking trail as indicated on the zoning map.
ZO-5	These lands are reserved for recreational uses such as play pitches and all weather courts. Non-recreational uses will not be permitted.

Objective No.	Specific Objective Education
E-1	These lands as indicated on the zoning map are reserved for the development of a local school



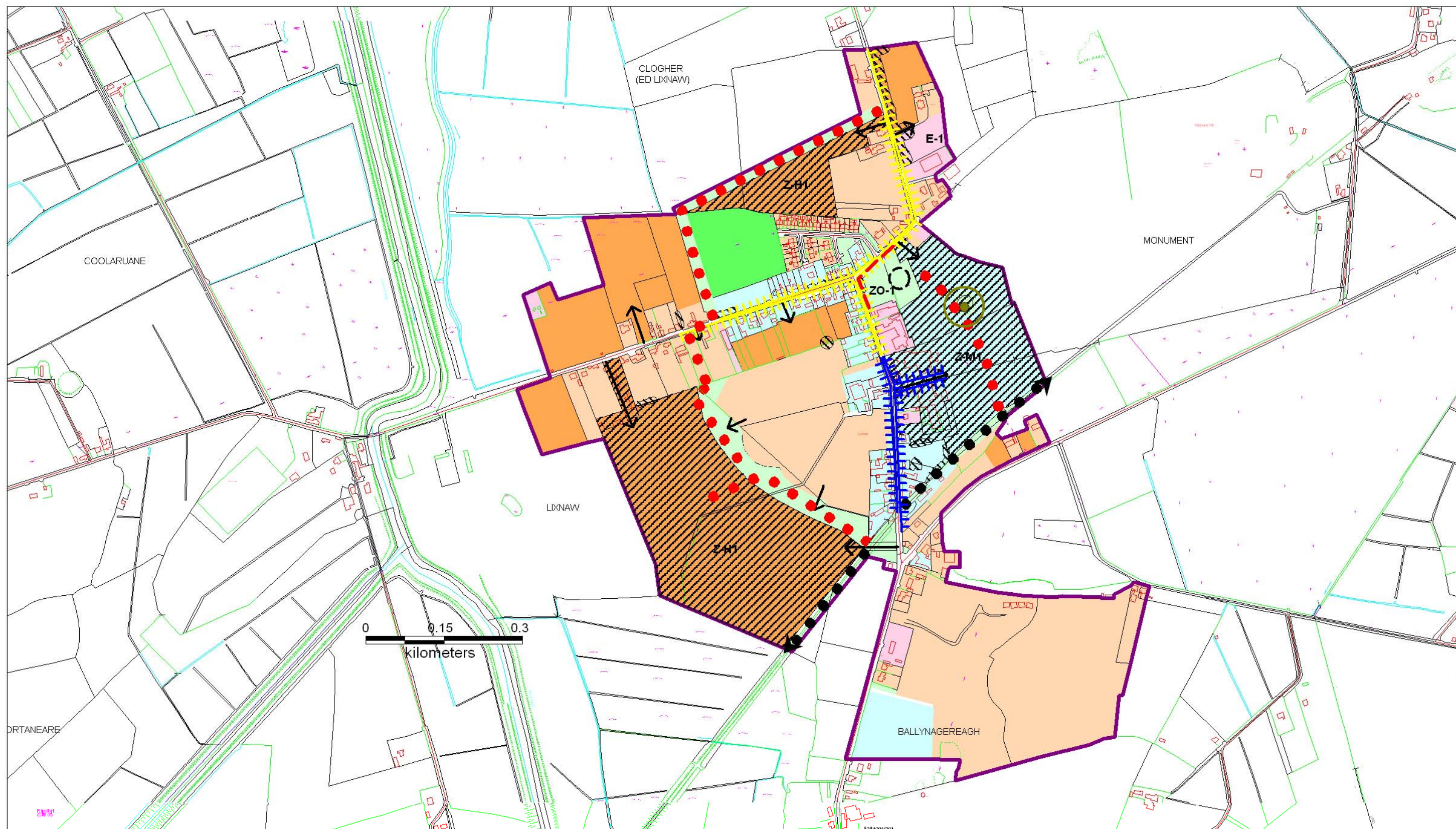
Objective No.	Specific Zoning Objective Housing
Z-H1	These lands are reserved for residential development. Development proposals shall be designed and laid out to overlook the linear park walk, and any adjacent recreational or passive open space. Buildings which overlook pedestrian walks and open space improve the safety and functionality of such areas.



Objective No.	Specific Zoning Objective
	Mixed Use
Z-M1	<p>This area shall make provision for the expansion of the town centre, retail, service uses and residential development. Proposals shall include road layouts, details of design and materials. Layouts will cater for pedestrian and cycle movement within and through the site</p> <p>Proposals shall include a traditional mixed use streetscape frontage along the existing public road and access road. Outlets shall have doors and frontages that open directly onto public footpaths. Car parking should be located to the rear of buildings where not provided on street.</p> <p>All development shall reflect the character and dominant design elements of the historic centre of the village.</p>

Objective No.	Specific Objective
	Streetscape Improvements
ZS-1	<p>Environmental improvements designed to up-grade 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.</p>
ZS-2	<p>The Convent wall surrounding the proposed town park will be reduced in height and railings added. This measure will increase visibility and reduce inactive frontage.</p>





Lixnaw

Map

Zoning Provisions  
Dec. 2006

Kerry County Council  
Planning Policy Unit

