



BALLYFINNANE

CONTEXT

Location

Ballyfinnane is a small mid-Kerry village situated 5.5 km from Castlemaine and 6.1 km from Farranfore and 11km south of Tralee.

Demographics

There are no population statistics for the plan area. There are however, only 9 dwellings within the village. Population growth over recent years has remained static with no major planning applications granted in the period 2000-2005.

Functions

Ballyfinnane is primarily a residential location housing residents commuting to Killarney and those employed in the agricultural sector. The school and local community centre serve the needs of the village and its catchment area.

Facilities

Ballyfinnane National School is located outside the plan boundary. The village has one public house and a community centre situated adjacent to the school.

Infrastructure

Ballyfinnane has no wastewater treatment plant and development is serviced by individual wastewater treatment systems. No public wastewater treatment system is planned in the short to medium term.



DEVELOPMENT ANALYSIS

Urban Form

Ballyfinnane developed at a crossroads in a linear form along local primary roads. There are approximately 9 houses in the village cluster. The development pattern consists largely of single site depth development radiating from the central crossroads.

A tributary of the River Maine runs in a north-west to south-easterly direction through the village. The urban structure offers no identifiable central point.

Heritage

Although the architecture of a number of buildings lends character to the village they are not of sufficient merit to warrant inclusion in the Record of Protected Structures. It is important however, that their contribution to the streetscape and the expression they give to the areas cultural heritage is carefully considered in any redevelopment proposal.

There are two monuments situated inside the plan boundary.

<u>Mon. No./ Townland</u>	<u>SH/PL/TR Classification</u>	<u>Nat. Grid</u>
KE047-017 Ballyfinnane Ringfort (Rath\Cashel)	047-04/3	8851/10612
KE047-01701 Ballyfinnane Souterrain Possible	047-/04/3	8851/10612



Vehicular and Pedestrian Traffic

Access to the village of Ballyfinnane is via narrow local primary roads. There is a lack of pedestrian footpaths within the village core and between the village, the school, the community centre and outlying residential development. The presence of walking routes is an important quality of life factor and pedestrian access to all parts of the village is necessary to serve the needs of the existing community, and any future growth in population.

Growth

In recent years there has been no residential growth within the plan boundary which illustrates a lack of demand. Given limited infrastructure and the absence of demand it is unlikely that the village will experience any significant growth over the plan period.

It is necessary however, to ensure the framework is in place to facilitate the development of a sustainable urban structure which will contribute to the quality of life of existing residents, and which will provide the foundation for the long term development of the village.



- Enhance the village's urban form and preserve its character and heritage, through the development characteristics of new developments.



DEVELOPMENT STRATEGY

The development strategy for Ballyfinnane is as follows:-

- 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.

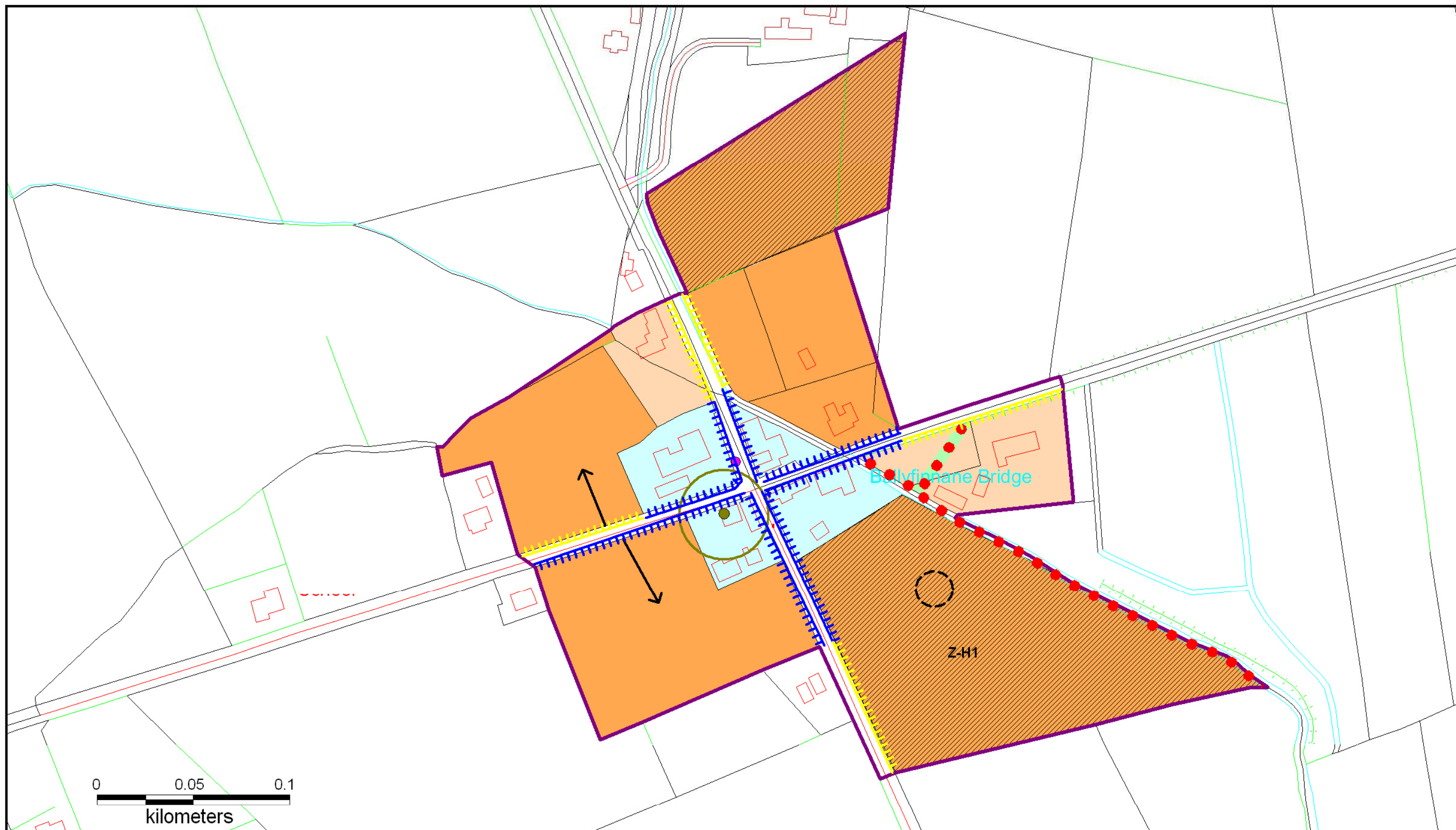


Objectives	Specific Zoning Objectives
	It is an objective of the Council that:-
Commercial/ Mixed Use	
Z-H1	<p>This area shall make provision for the expansion of residential, small scale retail, service uses, village park, playground and ancillary parking</p> <p>All development shall reflect the character 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>

Natural Environment	
Objectives	Specific Zoning Objectives
	It is an objective of the Council that:-
Z – N2	<p>Within the plan area development proposals shall incorporate the retention of mature trees which exist on the lands to which the proposals relate.</p>

Vehicular and Pedestrian Traffic

Objective No.	Specific Zoning Objective
T-1	Reserve new access points to facilitate orderly in-depth development.
T-2	Reserve new access points to facilitate the development of pedestrian and cycle routes.
T-3	To extend the footpaths and cycle-ways in new and existing development throughout the plan area.
T4	Development adjacent to the river shall facilitate the development of a riverside walk.



Ballyfinnane

Map

Zoning Provisions

Dec. 2006

Kerry County Council
Planning Policy Unit



- | | | |
|------------------------|------------------------------------|---------------------------------|
| Residential (existing) | Low Density Residential (proposed) | Streetscape Improvements (Z-S1) |
| Residential (proposed) | Amenity | River Walk (T-4) |
| Mixed Use | Indicative Playground | Indicative Access Points (T-1) |
| Recorded Monuments | Mixed Use Streetscape Frontage | Development Boundary |