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BALLYHAR

CONTEXT

Location

Ballyhar is a small rural village set within an undulating rural landscape close to the Glanooragh River. The village lies within 3.5km of the N22 and less than 13km from Killarney. The advantages of this location have not translated into growth and the village and its surrounds are largely undeveloped.

Demographics

The total population of the Ballyhar DED was recorded as 150 persons in 2002 (CSO). The population has remained static since 1996 and no planning applications were submitted in the period 2000 to 2005.

Functions

The village functions as a small local focal point for its surrounding rural community. The village has little service function as its only retail outlet is a small Post Office. Although the village has a Church there are no community services such as a school or sports club. These are provided in Firies and Milltown.

Infrastructure

There is no waste water treatment plant. Development is serviced by individual wastewater treatment systems. Ballyhar is unlikely to obtain a waste water treatment until larger villages, and those experiencing development pressure, have been serviced.

DEVELOPMENT ANALYSIS

Urban Form

Ballyhar is small in character and is comprised of a few buildings set on large sites. It is located on a staggered crossroads giving access to minor roads. The Glanooragh River runs in a northwest to south-easterly direction approximately 0.6km south of Ballyhar village at a railway crossing.

Vehicular and Pedestrian Traffic

The lack of social and commercial facilities, in conjunction with the small population and lack of development, has meant that there has been little need to develop pedestrian and vehicular infrastructure. The development of Ballyhar as a residential location would require such infrastructure to be put in place.

A car park is required for those attending the village church. The Post Office has a small number of parking spaces within its curtilage which seem sufficient to cater for current levels of trade.

Commercial and Social Facilities

The current low level of commercial and social facilities is due to the size of the small population being served, and is currently sufficient. The future development of local retailing and services should occur within the village core. A demand for such uses, however, will not arise in the short term and proposed development should provide adaptable structures that can accommodate a range of uses. This will allow for retail and service expansion as demand arises.



Heritage

There are no Recorded Protected Structures or monuments within the village. The streetscape is dominated by the Sacred Heart Church and the Post Office. The Church dominates as a result of its scale and central position, while the Post Office is highly visible due its location between two diverging roads.

Due to the lack of structures within the village no overriding architectural character has developed. The key therefore to identifying appropriate architectural styles will emanate from the natural context, and successful examples of village developments.

DEVELOPMENT STRATEGY

The lack of any wastewater treatment infrastructure or retail/community facilities means that Ballyhar is not likely to experience significant growth over the period of the plan. Provision should be made, however, for its longer term development prospects and measures taken to ensure that, should development occur in the future, no developments should take place in the interim which would prejudice the proper development of an attractive village core. In order to secure this aim and to ensure an attractive and functional environment for the local population the strategy proposes that locally generated infill development shall:-

- Draw on the principles of good urban design to ensure that development integrates both visually and physically with the village. New development will be expected to respect existing forms and where necessary introduce design elements which contribute to a coherent and attractive streetscape. New development shall be preceded by works to widen and improve the carrying capacity of local roads serving the development where necessary.
- Development shall not have a significant detrimental impact on the natural environment or on the visual or physical character of the area.

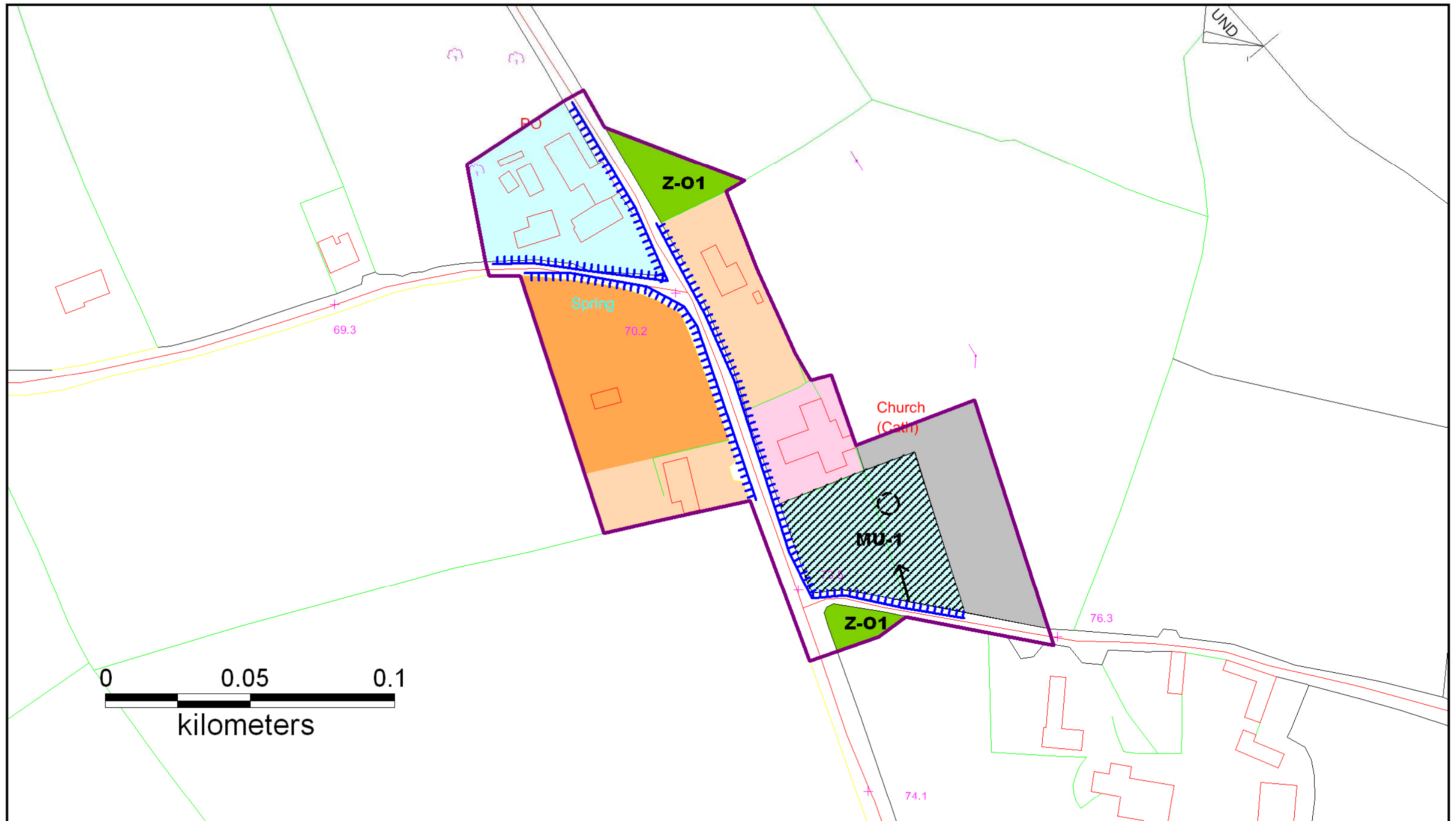




ZONING OBJECTIVES

Objectives	Specific Zoning Objectives
	It is an objective of the Council that:-
Natural Amenity	
Z – O 1	Ensure that these lands as indicated on map 1 are preserved as natural amenity.
MUI	This site is bounded by proposed mixed use streetscape frontage. Remaining lands will be developed as a village park, playground and car park. Development proposals shall include a new access road and the widening of the approach road as indicated on the zoning map.

Vehicular and Pedestrian Traffic	Specific Objectives
T-1	Extend footpaths throughout the plan area, commencing where possible with the roads within the village core.



Ballyhar

Map

Zoning Provisions

Dec. 2006

Kerry County Council  
Planning Policy Unit



	Residential (existing)		Mixed Use (MU-1)		Indicative Playground
	Residential (proposed)		Social and Community Facilities		Mixed Use Streetscape Frontage
	Mixed Use		Amenity (Z-01)		Indicative Access
			Public Carpark		Development Boundary