



FAHA/LISTRY

CONTEXT

Location

Faha and Listry are two small residential settlements within a mile of one another and are located 8.5 km northwest of Killarney on the R563 Regional road. Together these nodes function as one community. They are therefore, the subject of one integrated Local Area Plan.

Demographics

There are no population statistics available for these settlements. The number of houses in each settlement, number less than 20. Faha has experienced significant growth relative to its size in the period 2000-2005. Planning permission has been granted for 23 residential units in this period. This population increase is being fuelled by the proximity of Faha to Tralee/Killarney with a subsequent influx of commuters.

In Listry a planning application has been approved for a large mixed use development. The proposal comprises 73 residential units, a hotel, bar and restaurant.

Functions

The facilities servicing the settlements are very dispersed with no identifiable village centre. The majority of development is low density residential dwellings serviced by individual septic tanks. The existing services and community facilities serve a wider catchment area.

Facilities

The majority of community facilities are located in Faha. The village has a school, GAA pitch, community centre and shop/Post Office. The church is located in Listry.

Infrastructure

Neither area has a wastewater treatment plant. Foul effluent is currently disposed of using septic tanks and individual effluent treatment system. No public

wastewater scheme is proposed in the short to medium term.

DEVELOPMENT ANALYSIS

Urban Form

Faha is located at a crossroads on the R563 Regional Route and is sparsely developed. Development has taken a linear form. The core is undefined with development predominately located to the north-east. To the west the area is largely undeveloped lending a rural aspect. There has been a degree of dispersed development in recent years with a significant level of housing constructed well outside the core area.

Listry is also located at a crossroads on the R563 about 1km closer to Milltown than Faha and is a much smaller node. Listry is linear in form with development stretching out along the south-east side of the road linking it to the N72. As in Faha, there are a few buildings within the core area which are traditional in character. The majority of newer residential developments comprise a mix of more modern suburban styles.

Both nodes are largely undeveloped and this presents an opportunity to create an integrated attractive and sustainable urban form. Creating such an urban structure requires the application of good urban design in the planning and execution of development. The development strategy for the plan area will include objectives to encourage a continuity of buildings lines and urban forms to create harmonious streetscapes with integrated pedestrian and road networks. Important frontages that will be expected to contribute to the creation of streetscapes are identified.

A central focus for community, retail, civic, and recreational uses encourages the development of communities and contributes to the quality of life of residents. The central core of both Faha and Listry has

sufficient development land to accommodate such a centre.



Natural Environment

The plan area is not adjacent to any category of protected Natural Heritage Areas. However, it is important that future development does not compromise the amenity of the surrounding rural area, which as a setting for the village will be an important factor in attracting new residents.

The Gweestin River runs in a south-west to north-east direction approximately 0.17 km north-west of the village of Listry while the Faha Stream runs in a west to easterly direction 0.1 km south of Faha village. The water quality of both streams must be maintained to avoid pollution of the network of waterways in the county.

At Faha the opportunity exists in the development of the village core to maximise the amenity value of the stream.

Built Heritage

There is only one Recorded Protected Structure within the plan area, the local church at Listry. While many traditional buildings are not Recorded Protected Structures they do have a local value and provide historical and cultural links to the past, adding character and continuity to village streetscapes.

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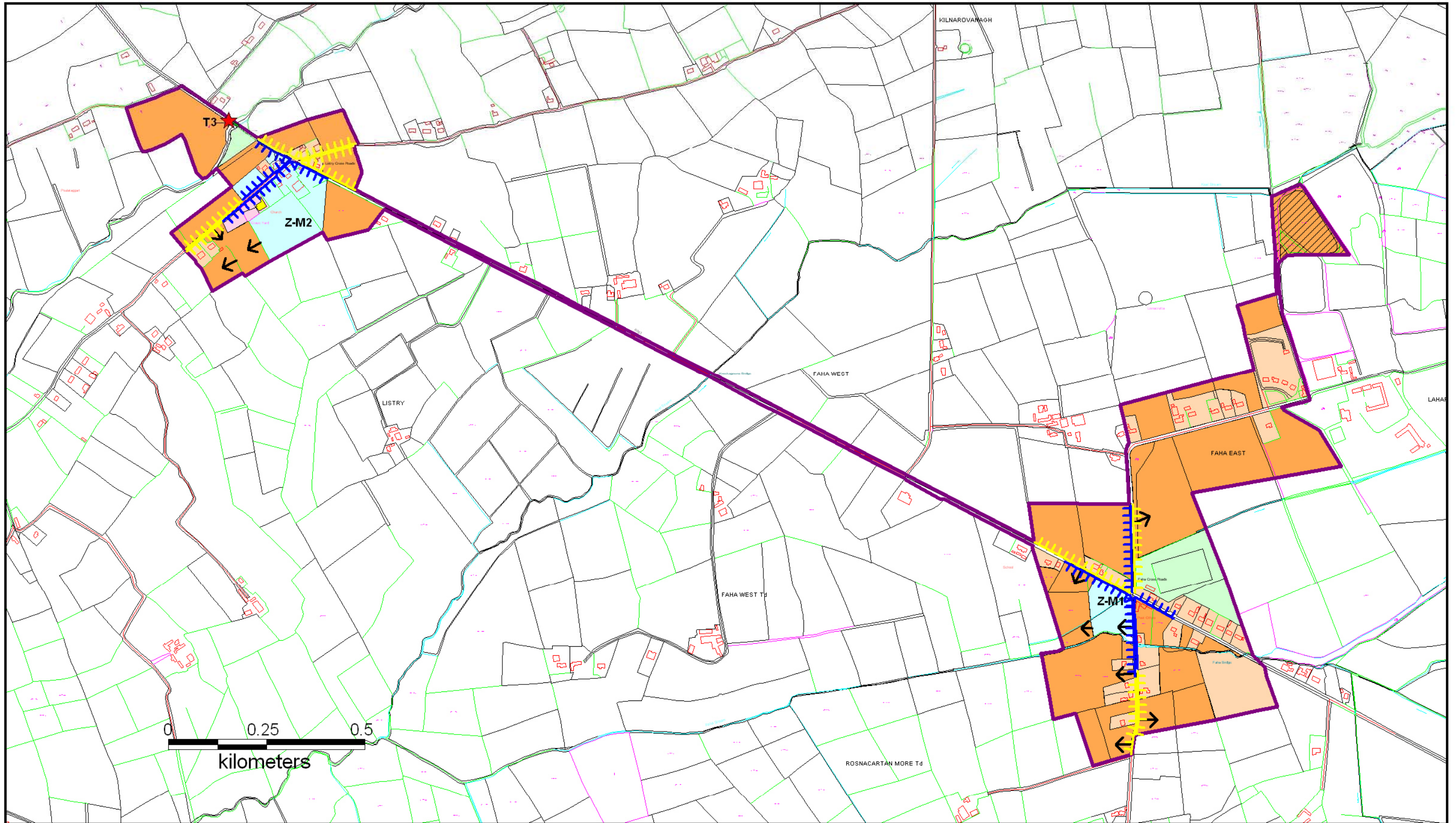
<p>Council Ref. 21305702</p> <p>Structure-Type 57-2 Church</p> <p>Name Church of the Immaculate Conception</p> <p>Vehicular and Pedestrian Traffic</p> <p>There is a lack of pedestrian footpaths within the village core and in the case of Faha between the village and outlying residential development. As the size of these villages expands it will be necessary to develop a network of pedestrian footpaths to reduce car dependency and provide a more integrated and accessible village form.</p> <p>An increase in population will necessitate an increase in road carrying capacity, and road widening measures will be required along sections of public roads. Road widening and the provision of pedestrian footpaths will be achieved largely as part of new development proposals.</p> <p>Residential Development</p> <p>There has been no residential development in Listry in the period 2000-2005. A large residential/commercial planning application has been approved. It is therefore likely that there will be growth in residential and commercial development over the next six years.</p> <p>Faha has in recent years been more successful in attracting new residential development. Current planning applications suggest that the village is likely to grow over the plan period.</p> <p>The combined community facilities of these villages and their proximity to the N72 make both Faha and Listry appropriate locations for new residential development. The level of development will be constrained by the capacity of the area to absorb the discharge from a multiplicity of wastewater systems.</p> <p>Commercial and Social Facilities</p> <p>The expected increase in population will require a concomitant growth in goods and services sufficient to meet the needs of the local population and those living in the surrounding rural areas. It is likely that residential</p>	<p>development will generate proposals for retail and services uses on a local scale.</p> <p>The development of local retailing and services should occur within the village core around a public space served by adequate car parking. This will provide a vibrant centre and the framework around which social and community interaction can develop.</p>  <p>Growth</p> <p>Faha and Listry taken together have much of the social infrastructure necessary to serve a village community. There are however a number of constraints which have limited the development of the villages in the past including the lack of a viable effluent disposal route. Notwithstanding the construction of a treatment plant the assimilation capacity of receiving waters in the area is very low due to the low flows in these small streams. In the long-term therefore, it is not envisaged that these settlement will grow significantly larger than their present size, including the developments already granted planning permission.</p> <p>Future development capacity of these villages, therefore, should be directed towards consolidating the existing permitted developments into a planned small-village urban structure comprising attractive, high quality streetscapes and providing amenity and service provision the rural</p>	<p>hinterland. It is therefore necessary to ensure a planning framework is in place to facilitate the development of sustainable urban structures.</p> <p>DEVELOPMENT STRATEGY</p> <p>The lack of development in these villages and the availability of undeveloped land within the core areas of these villages provide an opportunity to create sustainable, attractive, and well planned village environments, and provide a concomitant level of facilities and employment opportunities when demand arises. The development strategy therefore promotes a high standard of urban design, consolidating the existing developments within two development nodes acting as focal points for the rural hinterland</p> <p>This will be achieved in the following ways:-</p> <ul style="list-style-type: none">• By providing for the development of a strong urban form within the central core of each node which retains the capacity to accommodate retail and service growth as the demand arises.• By providing for an increase in quality of life by reserving land for the development of amenity/recreational open space and increased pedestrian access throughout.• By incorporating design elements and form which will develop an identifiable village character while creating a sense of place and identity.
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Objectives	Specific Zoning Objectives for Faha and Listry
	It is an objective of the Council that:-
Mixed Use	
Z-M1	These lands at Faha as indicated on the zoning map are reserved for a mix of residential, open space, retail, commercial, and ancillary car parking to support the development of a sustainable community.
Z-M2	These lands at Listry as indicated on the zoning map are reserved for a mix of public open space, retail, commercial, residential and ancillary car parking to support the development of a sustainable community.
Z-M 3	The Planning Authority shall encourage and facilitate small-scale commercial development within the plan area as indicated on the zoning map where appropriate and where development will not have a negative affect on residential or visual amenity.
Z-S1	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 co-ordinated landscaping such as formal tree planting and pavement materials shall be used throughout the area.

Open Space	
Z- O1	These lands as indicated on the map are reserved for recreational uses such as playfields, all weather courts etc. Ensure that all lands within the plan boundary are protected from inappropriate development, which would through siting, scale, or bulk have a significant adverse impact on the amenities or natural beauty of the area. The design and development control policies of the Kerry County Development Plan shall apply throughout the plan area.

Vehicular and pedestrian traffic	Specific Objectives
T-1	To secure where necessary where necessary road improvements including widening and alignment which are necessary to meet the demand for increased carrying capacity generated by existing and proposed development within the plan area as shown on the map.
T-2	Extend footpaths throughout the plan area as shown on the map, commencing where possible with the roads within the village core.
T-3	Widen the existing bridge on the R563 to incorporate appropriate carriageway width and pedestrian access.



Faha / Listry

Map

Zoning Provisions

Dec. 2006

Kerry County Council
Planning Policy Unit



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|------------------------------------|--|---------------------------------|
| Residential (existing) | Social and Community Facilities | Streetscape Improvements (Z-S1) |
| Residential (proposed) | Recreational Open Space/Amenity (Z-O1) | Indicative Access Points |
| Residential Low Density (Proposed) | Existing Recorded Structure | Bridge Upgrade (T3) |
| Mixed Use (Z-M1, Z-M2) | Mixed Use Streetscape Frontage | Development Boundary |