

TRALEE URBAN DISTRICT

MONAVALLY

ACTION AREA PLAN

TRALEE URBAN DISTRICT COUNCIL

MONAVALLY

Action Area Plan

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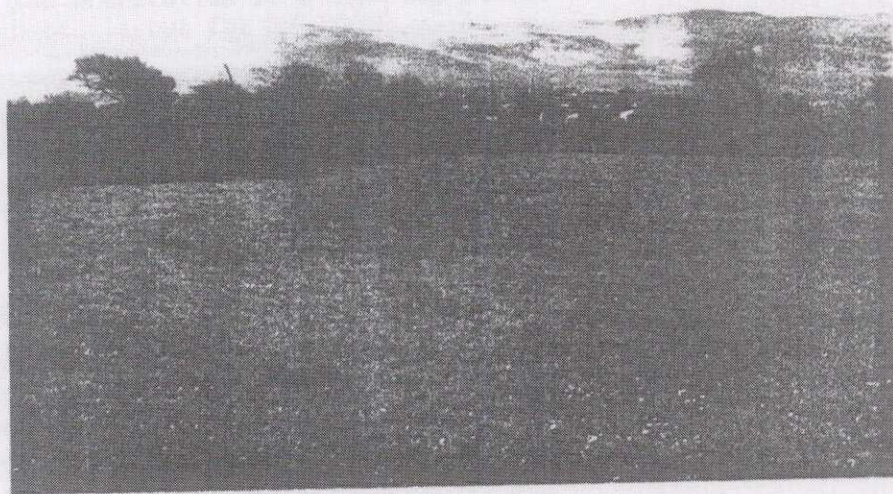
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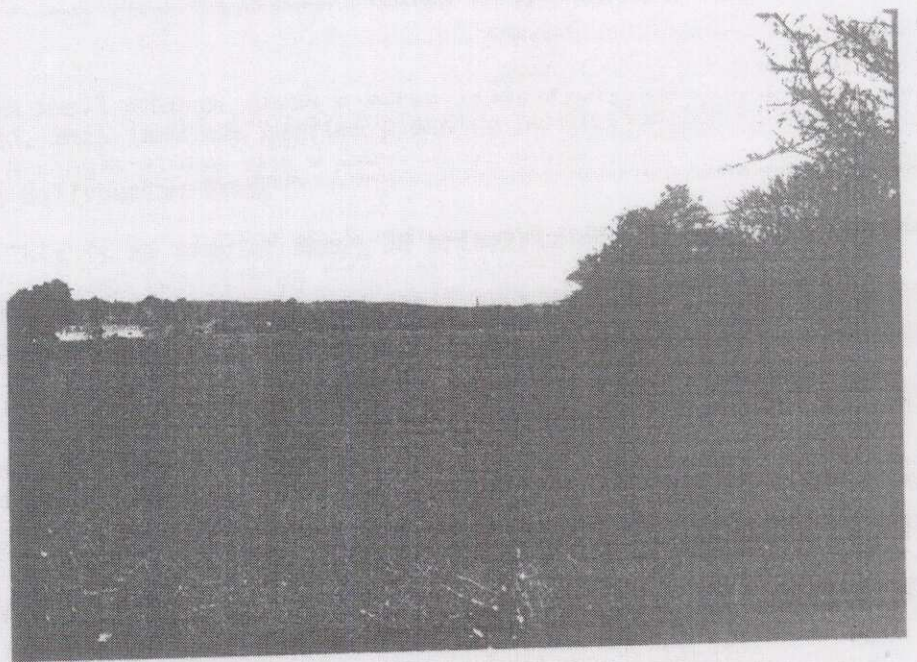
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SECTION ONE : PLAN CONTEXT AND OBJECTIVES

- 1.1 In 1980, Tralee Urban District Council appointed Brady Shipman Martin, in association with J.B.Barry and Partners to prepare a draft development plan for the Urban District. This plan was prepared in two parts - a Strategy Plan covering the period 1981 - 2001 and a Development Plan covering the five-year period from 1982 to 1987.
- 1.2 These plans identified three areas within the Urban District which were expected to come under particular pressure for development. It was felt that incremental development in these areas could place an undue strain on the physical and social fabric of the town unless conducted within the perspective and controlling influence of a strategic overview. The Plans, therefore, proposed that Action Area Plans be prepared for these sections of the Urban District. These areas are:
 - 1) the proposed residential neighbourhood of Monavally
 - 2) the proposed residential neighbourhood of Cloghers
 - 3) the Town Centre of Tralee
- 1.3 The Monavally area is situated to the north of Tralee Town Centre. Over the past number of years, this area has been a focus for planning applications especially in relation to housing and considerable development is currently under way. The Development Plan envisages a residential community developing in this area which will eventually contain some 5,000 persons.
- 1.4 The objectives of this Plan are:
 - a) the preparation of a land-use structure and block layout for the area
 - b) consideration and solution of the problems of access into the development lands
 - c) development of a preferred pattern of traffic circulation, services and other infrastructure to serve the area
 - d) consideration of the issues of residential density and house types, together with open space distribution within the development
 - e) proposals in relation to phasing of development and recommendations on development control standards to be applied in the area



SECTION TWO : DESCRIPTION OF AREA

2.1 The Monavally Action Area consists of the townlands of Monavally and Rahoonane together with parts of the townlands of Shanakill and Tralee. The area is bounded to the south by the railway line, to the east by the Big River, to the west by the Ballybunion Road and to the north by the proposed Ring Road running approximately along the line of the existing road linking the Ballybunion and Listowel Roads. (MAP 1). In all, the Action Area covers a total of more than 180 acres.

2.2 The Action Area may be divided into nine identity areas each of which has a number of characteristics with important implications for the future planning of the area. These identity areas are indicated on Map 2 and each will be described.

2.3 Area No. 1 - This area lies between the railway line and Brewery Road and contains no developable land. Apart from housing, the area contains some industry and a cemetery. An area of open space alongside the Big River is rather poorly maintained, though it has considerable potential for improvement. It is linked across the Big River by a footbridge. There are some good trees in the vicinity of the cemetery.

Area No. 2 - This area, lying to the north of Brewery Road, is occupied by Oakview Greyhound Track, the modern and attractive church of St. Brendan and a petrol filling station. The only developable land lies to the east of the Greyhound Track. Some young coniferous trees have been planted to the north of the church.

Area No. 3 - A small area of about 2 acres lying along the Ballybunion Road, this land has outline planning permission for 10 dwellings - 6 single-storey and 4 two-storey houses - with access from the Ballybunion Road.

Area No. 4 - This is an area of about 30 privately developed houses, both single and two-storey, known as 'Woodlee'. Access is from the Ballybunion Road. Alongside this area is a small area of open space created when the Ballybunion Road was straightened and which is in rather poor condition.

Area No. 5 - A site of almost 3 acres alongside the Ballybunion Road, this land has no outstanding planning commitments. The site is bounded to the north by a now disused laneway along which there are some trees.

Area No. 6 - This is an area of about 50 privately built houses of varying ages, many recently built. A number of sites within the area are still undeveloped but are likely to be built upon in the near future. Access is by means of two roads leading from the Ballybunion Road. There is a shop at the junction of one of these roads with the main road. One of the access roads could be used for gaining access to undeveloped land.

Area No. 7 - A scheme of 212 houses developed by Tralee Urban District Council which is currently being completed occupy this area. Access is from the Ballybunion Road and provision has been made for extending the access road into Area No. 9. A site has been reserved for shops at the Ballybunion road side of the scheme. A substantial area of open space has been provided at the north-east corner of the development.

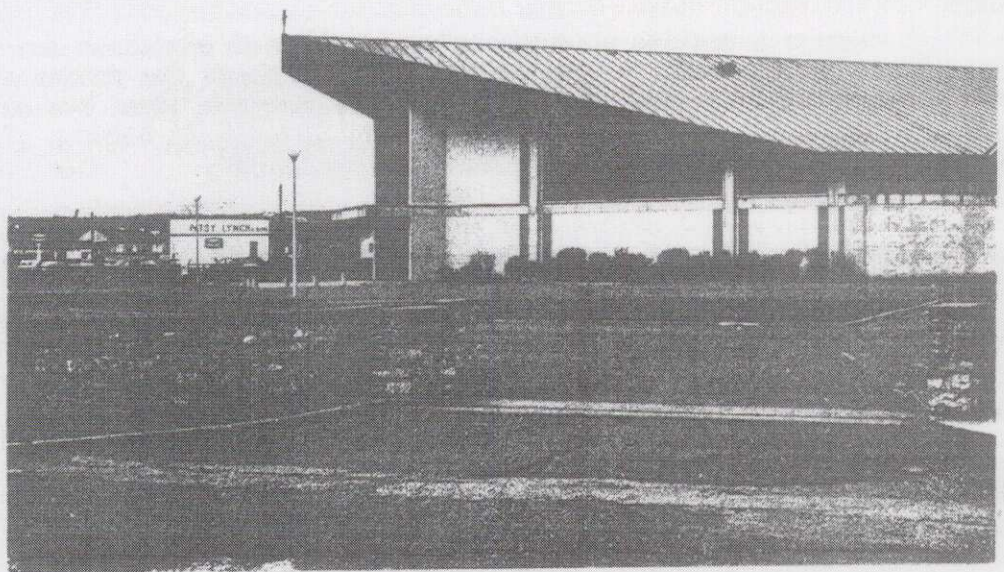
Area No. 8 - This area lies to the north of a flood diversion channel flowing eastwards to the Big River and lined by trees. The sides of the channel are of concrete and slope steeply into the water. An outline housing layout has recently been prepared for this land by Tralee Urban District Council. This layout allows for the eventual construction of 168 Local Authority houses and 25 privately-built houses along with shops and playing fields. An all-Irish Primary school is also planned for the area. This school would serve the entire community of Tralee. The planned Ring Road will run along the northern edge of this area.

Area 9 - A large area of land, currently devoted almost entirely to pasture, this is the principal area of developable land within the Action Area. The land slopes generally from north to south. There is, however, a minor ridge along the western side of the area. The eastern side of the area is bounded by the Big River. There are a number of shallow, though steep, falls to the river. The riverside is well wooded, particularly at a number of points. Near the centre of the area, and forming a focal point, is a farmhouse and outbuildings. These lie at the head of a lane leading from Brewery Road and are surrounded by some fine trees. To the south of the area lies a new single storey house and another farmhouse with outbuildings. Access to this area is along the laneway from Brewery Road and along a laneway through Area No. 8. There are a number of good stone walls in the area, especially surrounding part of the large field just to the east of Woodlee. There is a good stand of trees in the south-western part of the area, close to a site that links this area to the Ballybunion Road.

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SECTION THREE : THE NEIGHBOURHOOD CONCEPT

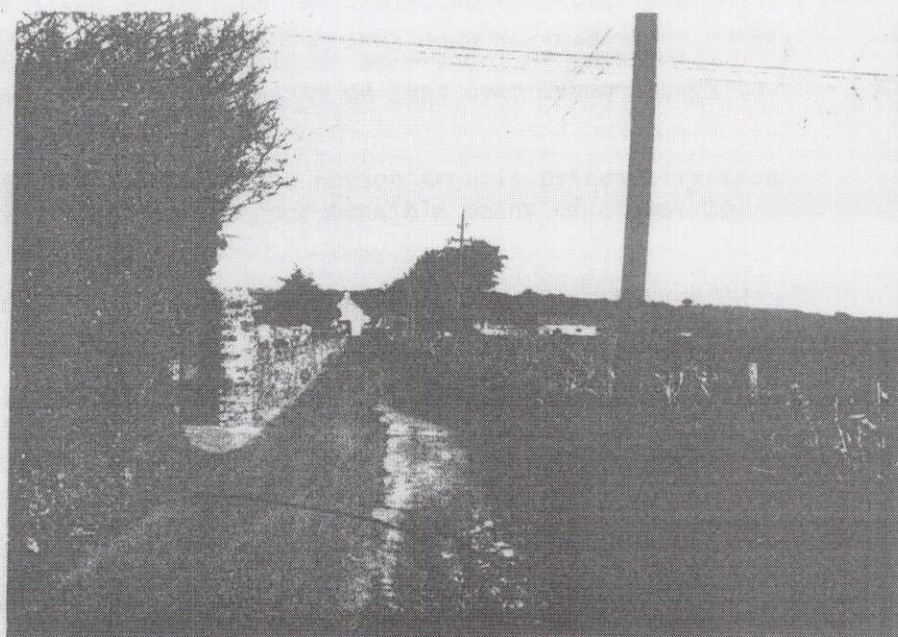
- 3.1 The Strategy Plan and the Development Plan propose that the future growth of Tralee be structured on the basis of neighbourhood units which will incorporate residential and associated community development.
- 3.2 The concept of 'neighbourhood' is much used in planning and has both physical and social aspects. Essentially, it refers to a sub-division of a town containing a community of people living in a specific physically defined area and sharing certain basic services. A neighbourhood is not intended to be a self-contained self-supporting unit but should have a communal identity.

Neighbourhoods in planned areas may be defined by perimeter roads often separated from housing by a grass buffer. Internally, the roads may be of a cul-de-sac nature and there may be a system of pedestrian pathways. Natural features such as trees and woodlands may also act as boundaries to the neighbourhood.

- 3.3 The optimum size of a neighbourhood is difficult to determine precisely as different services will require different population thresholds to be viable. In Ireland, a population of about 5,000 is regarded as a suitable size for a neighbourhood. At an average of 4 persons per household, this gives a total of 1,250 houses. A population of that size can support a primary school (two 16 - classroom modules, usually located on the one site), local health services, a church, public house and about 12,000 square feet of shopping.

The physical extent of the neighbourhood is determined by a desirable maximum walking distance to primary school and shops of half a mile, and by housing density.

- 3.4 The services contained in a neighbourhood usually include a primary school, a church and local shopping facilities. A community centre, youth club and local park may also be included. These facilities are frequently grouped together to provide a focal point for the neighbourhood.
- 3.5 In areas, such as Monavally, where there is a substantial existing population, the ideal of neighbourhood development is difficult to achieve. Existing community facilities such as churches, schools and shops may be dispersed rather than concentrated at the focal point of a neighbourhood centre whilst existing road patterns may further weaken the communal identity of the area. Nevertheless, by planning any new developments within such areas along neighbourhood lines, the community may be strengthened and its identity made more positive.



SECTION FOUR : ANALYSIS

4.1 The Strategy Plan and the Development Plan envisage a target population of 5,000 in the residential neighbourhood of Monavally. This population would include those living in that part of Shanakill north of the proposed ring road and those living in Derrylea. Taking the average household size at 4 persons, this target population implies a total of 1250 housing units. It is assumed for the purposes of this Action Area Plan that the lands at Shanakill, totalling 25 acres, will be developed principally for local authority housing. Plans currently being prepared for Tralee Urban District Council envisage a total of 193 houses in this area, made up of 168 local authority houses and 25 private houses.

4.2 The total of 1,250 housing units envisaged for the residential neighbourhood of Monavally would be made up as follows:-

Outside the Action Area:	Derrylea existing	73
	Shanakill existing	12
Within the Action Area:	Existing houses	279
	Outstanding planning permissions	112
	Shanakill scheme (Area 8)	193
	To be planned for	<u>581</u>
		<u>1,250</u>

4.3 Of the areas identified in Section Two, only two are totally without planning commitment. These two areas (nos. 5 and 9) total 82 acres. To accommodate 581 new housing units on an area of 82 acres will require development at a gross density of just over seven houses to the acre.

4.4 Access to the existing houses in the Action Area is principally from the Ballybunion Road. There are four possible means of access to the undeveloped lands:-

- (a) from the Listowel Road - this would require a bridge over the Big River
- (b) from the future Ring Road - this is the access envisaged to the development at Shanakill. There is an existing laneway leading into area no. 9
- (c) from the Ballybunion Road - there are already a substantial number of access roads leading to existing developments. An increase in the numbers of roads and/or in traffic flows will create additional hazards along the Ballybunion Road. Access to area no. 5 is, however, most easily made from the Ballybunion Road

- (d) from Brewery Road - this would require a new road to be built alongside Oakview Greyhound Track but would reduce traffic flows along the radial roads.

- 4.5 The area offers good opportunities for a network of pedestrian pathways. A specific objective of the Development Plan is the provision of a riverside walk along the Big River between the Urban District boundary and the North Circular Road. This pathway would pass for much of its length through the Action Area. It may be linked to Roger Casement Avenue by an existing footbridge. The flood channel, flowing eastwards to the Big River at Shanakill is lined by trees and offers an opportunity for a further pedestrian link. A now disused laneway leading from the Ballybunion Road may provide another opportunity for a pedestrian way.
- 4.6 There are some good groups of trees within the Action Area which should be preserved. The most significant of these are along the Big River which taken together with the commitment to a riverside walk could create a pleasant linear park. The trees surrounding the farm buildings in area no. 9 are very significant and provide an important focal point within the Action Area. They should be retained. A further group of trees at the southern end of area no. 9, though not as significant, should also be retained as should those along the stream at Shanakill. The trees around the cemetery on Brewery Road are important in an area which is largely built-up.
- 4.7 Some existing field boundaries, especially the stone walls to the east of Woodlee are worth retaining if this is feasible.
- 4.8 Three existing areas of open space should form part of the proposed open space system for the Action Area. These areas are:-
 - (a) the open space at the north-eastern corner of the recently built Council housing scheme
 - (b) a small area of open space alongside the Ballybunion Road, at the entrance to Woodlee
 - (c) the open space between Roger Casement Avenue and the Big River
- 4.9 A number of community facilities already exist within or close to the Action Area. St. Brendans Church occupies an important site and serves a substantial area of Tralee. There is an existing shop along the Ballybunion Road and space has been reserved for shops in the Council housing development at Monavally. The south of the Action Area contains a few shops and is in close proximity to the central shopping area of the town. This part of the Action Area is also close to schools. There is an outstanding planning permission for an all-Irish school at Shanakill.

- 4.10 There is a low ridge running north to south through the Action Area. To the west of the ridge, it is possible to drain directly into the existing trunk sewer which runs along the Ballybunion Road. A new sewerage system will be required for the land to the east of the ridge. Water supply is available from an existing distribution main along the Ballybunion Road.



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SECTION FIVE : PROPOSALS AND PHASING

- 5.1 The proposals for the development of the Monavally Action Area were derived from the analysis and are aimed at providing a high quality environment within which a community spirit and identity may develop.
- 5.2 To accommodate the 581 dwelling units required to reach the target population a gross density of over seven houses to the acre would be necessary. Allowing for major open space, school and neighbourhood centre facilities this would necessitate rather high nett residential densities. Traditionally, private housing development in Tralee have been at quite low densities. With increasing urbanisation and increasing land values there is likely to be an increasing acceptance of higher density developments in the future. In view of this and considering the space requirements of a linear park, an overall gross density of about 6.6 houses/acre is recommended for the Monavally Action Area. This will reduce the total number of houses to 548, a reduction of 33, and, hence, the target population will decrease by a small amount to 4,868.
- 5.3 At the recommended gross residential density, the land use distribution will be as follows:-

Housing	60.1 acres
Neighbourhood Centre	1.1 acres
Primary School	3.2 acres
Recreational Open Space	8.2 acres
Amenity Open Space	9.4 acres
Total	<u>82.0 acres</u>

5.4 Vehicular Access and Circulation

Apart from housing cluster 'D', to which access may be gained from the Ballybunion Road, it is proposed to take access from the Ring Road, and from Brewery Road. The southern part of the developable lands will be served by a new road alongside the Greyhound Track leading from Brewery Road to the Neighbourhood Centre. The main distributor for the northern part of the developable lands will enter from the new Ring Road through the Shanakill Scheme along the line of the existing laneway. It, too, will lead to the Neighbourhood Centre. To avoid the creation of another radial route, there should be no direct connection at the Neighbourhood Centre between the two main distributor roads. Nevertheless, it should be possible to pass, indirectly, from one to the other to aid local circulation. The road through the existing Council housing estate should be linked to the main distributor road in the northern part of the Action Area, thus allowing easy access by residents of that estate to the Neighbourhood Centre.

- 5.5 The system of local distributor and cul-de-sac roads shown on Map 4 is diagrammatic and intended to show the principles of the layout only. The final road system is dependent on the detailed design and layout for each housing cluster. Simple loops, similar to those shown on the

layout map should be incorporated to avoid the use of long cul-de-sac roads. The roads within the housing clusters should be designed for low speed traffic.

- 5.6 To increase traffic safety, it is recommended that the number of access roads from the future ring road to the proposed scheme at Shanakill be reduced to two.

5.7 Housing

Apart from the housing included in the existing scheme for Shanakill it is proposed that housing development should be concentrated in ten clusters of varying sizes and house types. Some of these clusters will be developed for local authority housing, whilst owner occupied dwellings will be provided by private builders and on individual serviced sites provided by the local authority. The following schedule outlines the principal characteristics of each housing cluster and are subject to technical feasibility, percolation and soil tests, topography, etc.

- 5.8 CLUSTER 'A'. This area is 3.5 acres in extent and is intended for the development of 28 privately built houses. The existing trees on the eastern side of the site should not be disturbed and allowance should be made for a pedestrian link between St. Brendan's Church and the open space north of the greyhound track.
- 5.9 CLUSTER 'B'. This area is an important one, linking the major part of the new developments to the Ballybunion Road. It is 2.6 acres in extent and can accommodate some 21 houses. Vehicular access should be from the internal road system but a pedestrian link should be provided to the Ballybunion Road. The existing trees at the north-west corner of the site should be respected. This area is best suited to development by a private builder.
- 5.10 CLUSTER 'C'. This is an area of 2.9 acres suited either to development by a private builder or for the provision of serviced sites by the local authority. This area can accommodate 23 houses or sites. The existing trees at the western side of the site should be respected.
- 5.11 CLUSTER 'D'. This area of 2.9 acres is separated from the rest of the developable area by a laneway along the northern edge of the site. The laneway is intended as a pedestrian pathway and will link this area to the Neighbourhood Centre. Access to this area is from the Ballybunion Road. The area can accommodate 23 houses and is suitable for development by a private builder. This area may be developed at any time as it is not dependent on the phasing of the rest of the Action Area.

- 5.12 CLUSTER 'E'. A large area of 11.5 acres surrounded, in part, by a stone wall which should be retained where possible, this area is suited for the development of local authority housing. A total of 138 houses could be accommodated. The trees separating the area from the proposed Neighbourhood Centre should be retained. The ridge referred to in paragraph 4.10 runs through this cluster and should be taken into account in designing a detailed layout for the area.
- 5.13 CLUSTER 'F'. This is a long site lying between the main distributor road and the Big River. It is 6.8 acres in extent and could accommodate 55 privately built houses. It is important that the development does not encroach unduly into the linear park or into the small open space separating the area from the proposed Neighbourhood Centre.
- 5.14 CLUSTER 'G'. This area of 6.2 acres is intended for development towards the end of the period covered by the Action Area Plan. It could accommodate 50 privately-built houses. Allowance should be made in the southern part of the area for a pedestrian link to the Neighbourhood Centre.
- 5.15 CLUSTER 'H'. This area of 8.0 acres could be developed by private builders or as serviced sites by the local authority. It is intended to accommodate 64 houses. Access should be from the internal road system and not from the Ballybunion Road.
- 5.16 CLUSTER 'I'. Located just to the north of the Primary School and close to major open space, this site of 5.0 acres could accommodate 60 local authority houses. The development should not encroach unduly into the linear park.
- 5.17 CLUSTER 'J'. This large area of 10.7 acres can accommodate 86 private houses. It is bounded to the north by the pedestrian pathway along the stream. Developments in this area should not encroach into the linear park.

5.18 Open Space

The main feature of the Open Space provision for Monavally is the formation of a linear park along the bank of the Big River. This park will vary in width, and will be widest close to the Neighbourhood Centre and Primary School where recreational Open Space will be provided for school as well as general use. A further area of recreational open space will be provided to the west of the Neighbourhood Centre and school. Another area of recreational open space is proposed just north of the Greyhound Track. The southern edge of this area should be planted with trees to reduce the effects of noise from the Greyhound Track. The open space provided for the existing Council housing area should be extended as far as the main distributor road. The proposed pathway along

the flood channel at Shanakill should form part of the open space system.

5.19 Some alterations to the open space provisions in the scheme for Shanakill are recommended in the interest of coordinating the provision for the area as a whole. The area allowed for the pathway along the Big River should be increased in width and the playing fields moved further east to abut the linear park.

5.20 The small area of existing open space along the Ballybunion Road, which will form the entrance to housing cluster 'D' should be improved as amenity open space. The large area of existing open space between Roger Casement Avenue and the Big River should also be improved and upgraded and developed for recreational use.

5.21 Private developers should be required to provide a furnished playlot of one quarter of an acre in extent within each housing cluster of 35 houses or more. This requirement may be in lieu of the open space standards normally required in housing areas.

5.22 Pedestrian Circulation

An extensive system of pedestrian walkways, linked with the open space provision, is envisaged for the Monavally Action Area. The main north-south spine will be the pathway through the linear park which in the southern part of the area should extend along the existing laneway, across Brewery Road to eventually link up with the North Circular Road. There is an existing footbridge that will link this pathway to Roger Casement Avenue.

5.23 Three main east-west pedestrian links are proposed. In the north of the area, a pathway alongside the existing flood channel will provide a link between the Ballybunion Road and the Big River. Further south, a pathway is envisaged through the Neighbourhood Centre linking with the Ballybunion Road along the line of an existing disused laneway. Another pathway, just to the north of the Greyhound Track, is envisaged as linking the linear park with housing cluster 'A' and through it to St. Brendan's Church.

5.24 Minor pedestrian pathways should be provided, where feasible, to link the housing clusters with the main pedestrian system. Housing cluster 'B' should have a pedestrian link directly to the Ballybunion Road.

5.25 Consideration should be given to the provision of light-controlled pedestrian crossings where the main pedestrian walkways emerge onto the Ballybunion Road and Brewery Road.

5.26 Neighbourhood Centre

In view of the existing services in, and close to, Monavally a major Neighbourhood Centre is not envisaged for the area. Provision for a new church is thought unnecessary due to the existing church within the Action Area. Some shopping provision will be necessary and land has been reserved for this purpose, and for the possible provision of a community centre. The site for the Neighbourhood Centre has been selected at a central location with good access by road and by pedestrian way. It is also beside the Primary School.

5.27 The design of the Neighbourhood Centre should allow for the provision of five or six shops or a small supermarket with two or three shops. The main distributor roads, which lead to the Neighbourhood Centre should not be directly linked at that point. It should, however, be possible to get from one to the other indirectly, perhaps through a car park. To discourage through traffic consideration should be given to the use of ramps or other devices. Pedestrian access and circulation should be clearly defined in any design. The trees in the vicinity of the proposed neighbourhood centre are an important part of its character and should be respected and retained.

5.28 To strengthen the Neighbourhood Centre, provision for shops in the Shanakill scheme should be omitted.

5.29 Schools

A considerable part of the residential community of Monavally has been established for some time and educational links with existing schools have developed. There is also an existing permission for an all-Irish primary school at Shanakill which, whilst intended to serve the whole of Tralee, can be expected to draw a good proportion of its pupils from the Monavally area. Consequently, provision has been made within the Action Area for one sixteen-classroom primary school to be located alongside the Neighbourhood Centre on a site of 3.2 acres. The school abuts an open space provision of over 3 acres which is intended for joint school/community use.

5.30 Water Supply

There are existing 375mm distribution mains along the Ballybunion Road and Brewery Road and a 150mm distribution main along the road at the northern boundary of the Action Area. New developments within the Action Area can be serviced by a looped supply from these existing mains.

5.31 Until the implementation of the Regional Water Scheme, the Monavally area, in common with the rest of Tralee, will continue to suffer from water shortages during droughts unless the local supply is augmented in the interim period.

5.32 Sewerage

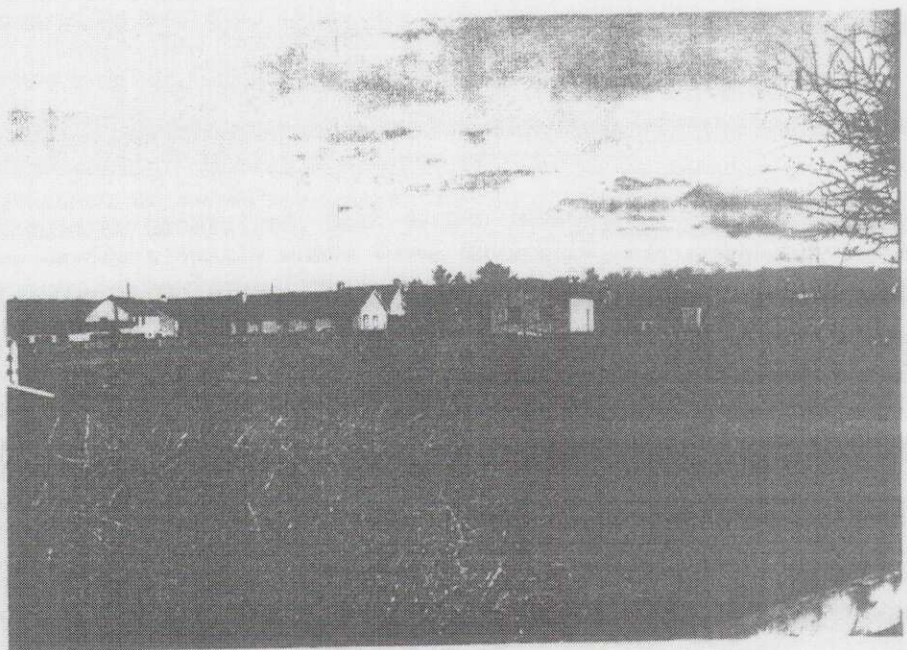
The land within the Monavally Action Area slopes from a minor central ridge towards the Ballybunion Road to the west and towards the Big River to the east. The western side is serviced by a combined sewer along the Ballybunion Road which will facilitate the proposed development of that area.

5.33 The Monavally Sewerage Scheme Plan prepared for Tralee District Council by consulting engineers, recommends that a combined sewer be laid along the bank of the Big River to service the eastern part of the area. This sewer is intended to overflow to the Big River at two locations. Flow in excess of 6 d.w.f. will be discharged into the river frequently causing pollution of this open stretch of water.

As the Big River along with the linear park forms the principal amenity feature of the Action Area, sewerage overflows are most undesirable. Separate sewers to carry foul and storm water should be laid to avoid such an occurrence, the foul sewer feeding into a new combined sewer along Brewery Road (MAP 5). The size of the storm sewers may be reduced by overflowing them into the river at two points. These proposals will reduce to a minimum the discharge to sewers in the town centre and preserve the quality of the Big River as an amenity.

5.34 Phasing

It is intended that the southern part of the Action Area be developed as a first phase. This may be served by the new road leading from Brewery Road. It will allow the sewerage proposals to be implemented in two stages. That part of the Action Area north of the Neighbourhood Centre will be developed as a second phase. Housing cluster 'D' may be developed at any time as it will be serviced directly from the Ballybunion Road.



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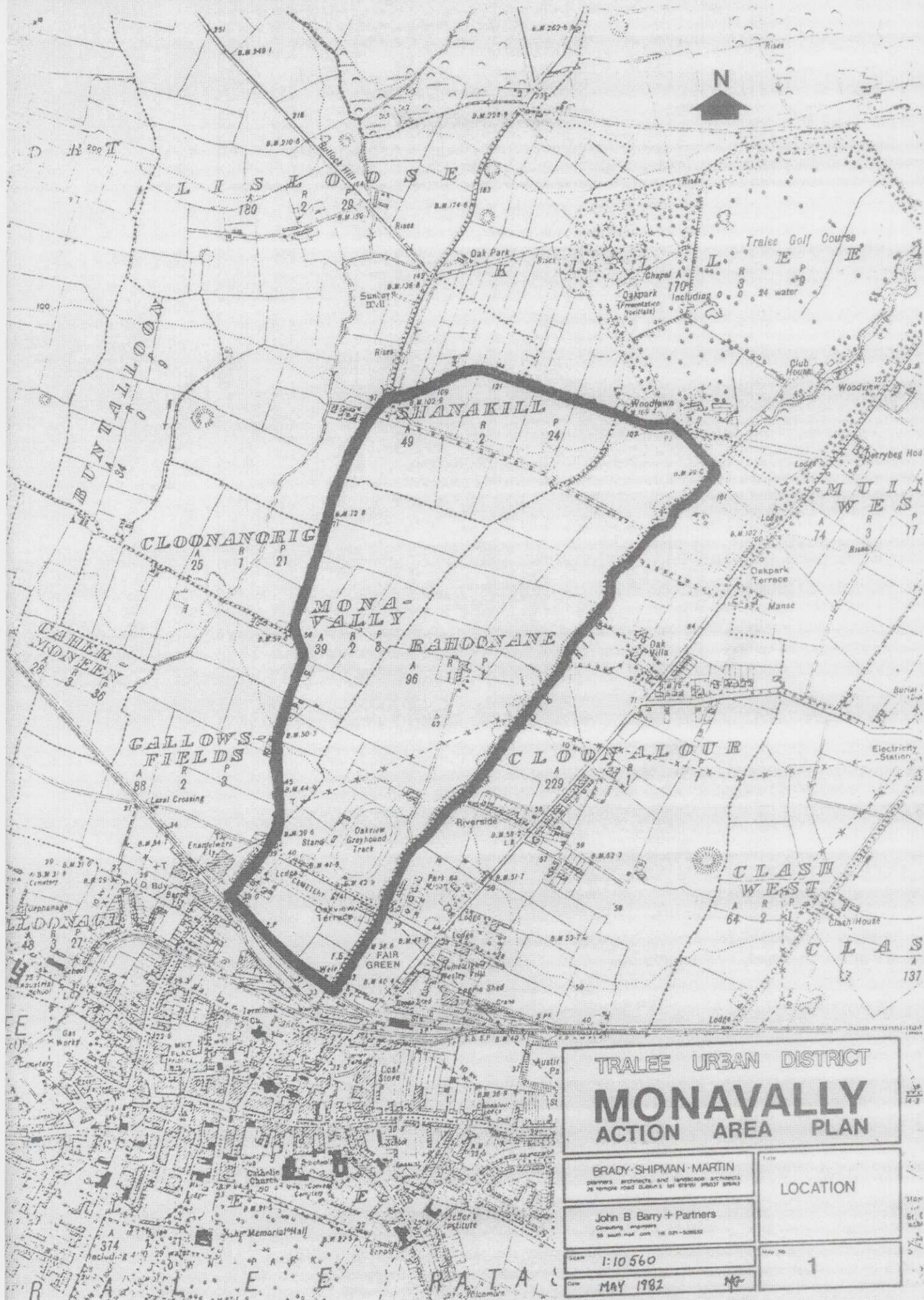
SECTION SIX : DEVELOPMENT CONTROL

- 6.1 Much of the housing to be provided in the Monavally Action Area will be developed by private developers. Development control will, therefore, be important in ensuring a high standard of environment in the area. Prospective developers and their agents should consult with the Council and its officers before drawing up plans, so that they may be acquainted with the recommendations contained in this Plan and the standards required in any housing area.
- 6.2 All planning applications for development in the Monavally Action Area will be considered having regard to the Development Plan for Tralee and to the following checklist which will require examination and comment.
- a) Density of Development - The average density of housing in privately developed clusters in Monavally has been taken to be in the order of 8 houses per acre nett of major open space, shopping, schools etc. but inclusive of local distributor and cul-de-sac roads. Some tolerance in the range of 6 to 10 houses per acre nett should be acceptable in individual clusters to allow for ground conditions and market variations.
 - b) Form of Development - Applications for housing clusters should aim at informal layouts using a range of house types. Regimented rows of houses should be avoided, especially in lower density clusters. The layouts for proposed development should allow for privacy with back garden lengths of at least 10.7 m (35 feet), adequate space between dwellings and reasonable standards of daylighting. Whilst a minimum back-to-back distance of 21.3m (70 feet) between dwellings should be maintained, back garden length may be varied slightly where these abut onto open space. A building line of not less than 7.6m (25 feet) measured from the road edge will normally be required.
 - c) Access Roads - Where applications are made for housing developments that occupy only a portion of a cluster or for clusters which lie between other clusters and the main distributor roads, provision for continuation of access through to rear lands must be indicated in layouts. Local distributor roads and cul-de-sacs should conform to width and junction criteria as set out in Design Guidelines RT 180 and RT 181 published by An Foras Forbartha.

standards of sight lines will be required where access roads join the main distributor roads and/or the county road system.

- d) Landscaping and Pedestrian Paths - Applications for housing developments should retain and incorporate significant landscape features and vegetation. Developers will also be required to provide landscaping within sites. The Council may require applicants to make a financial contribution in lieu of open spaces to secure the optimum use of land. All open spaces in private sector housing developments will be ceded free of cost to the Planning Authority and left properly graded and grassed by the developer. Minor pedestrian ways to link up with the main pedestrian network will be required where appropriate.
- e) Play facilities - In addition to incidental open space and landscaped areas within developments, a furnished play lot of one quarter of an acre will be required in housing clusters of 35 or more dwellings.
- f) Services - All E.S.B. and telephone lines should be placed underground within developments.
- g) Car Parking - A garage or car port will normally be required at a standard of one car space per house. In addition, hard stands for visitor car parking will be provided to the satisfaction of the Planning Authority.

6.3 It is the policy of the Planning Authority to levy development charges in respect of services provided by the Council in accordance with the provisions of the Local Government (Planning and Development) Acts, 1963 and 1976.



TRALEE URBAN DISTRICT **MONAVALLY** ACTION AREA PLAN

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DATE MAY 1982

LOCATION

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