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# **BALLYARD/CLOGHERS ACTION AREA PLAN**

**For  
Tralee Urban District Council**

**Final Report  
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BRADY SHIPMAN MARTIN**

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## 1. Introduction

In July 1999, Brady Shipman Martin were appointed by Tralee Urban District Council to **review the 1982 Ballyard/Cloghers Action Area Plan** (Ballyard/Cloghers AAP) prepared by Brady Shipman Martin, in association with J.B Barry & Partners, Consulting Engineers.

The Ballyard/Cloghers AAP was one of five plans prepared for Tralee UDC in the early 1980's. At the same time, a Strategy Plan for Tralee covering the period 1981-2001 and a Development Plan for Tralee UDC were prepared. Both the Strategy Plan and the Development Plan identified three areas within the urban district which were expected to come under particular pressure for development: Cloghers, Monavalley and Tralee Town Centre.

Since the adoption of the 1982 Action Area Plan, significant pressure for residential development has occurred both in the study area and on land surrounding the Cloghers boundary. At the same time, the adjoining Lee Valley has been subject to a comprehensive Masterplan, which is now in the course of implementation. As part of this development, a new bridge crossing has been constructed across the Lee Valley providing an additional link from the town centre into the study area. Consequently, it is an opportune time to review the existing AAP to take account of recent development pressure and to ensure that future development in Cloghers takes place in a co-ordinated and integrated manner.

A review of the 1982 Ballyard/Cloghers AAP fulfils Tralee UDC's objective outlined in the Tralee Development Plan 1996, which commits the Council to preparing an *Action Area Plan* for the Cloghers/Ballyard area (Specific Objective H16c). This review is taking place in conjunction with the review of the Tralee Central Area AAP (1982).

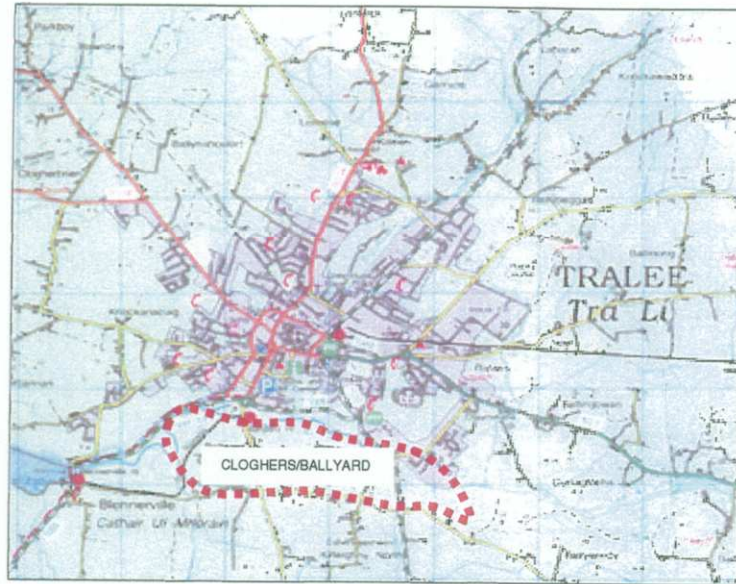
## 2. Action Area Site Description

**Cloghers** is situated to the south of Tralee Town Centre and is separated from the town by the River Lee. It consists of the townland of Ballyard and a small section of the townland of Clahane. The small section of Clahane lies outside the functional area of Tralee UDC, however is included in the analysis of the study area as it is important for access purposes.

The Action Area is bounded to the north and west by the River Lee and to the south by the Caerweesheen-Blennerville Road. The study area boundary has been extended to the west to include the site of a former town landfill, an area the



subject of a study by MC O' Sullivan, Consulting Engineers. The study area has also been extended to the east of the Tralee/Killorglin Road.



The Study area contains a number of features scheduled for preservation which include original stone walls, especially in the Cloghers/Ballyard area (Ar21) and significant groups of trees (Ar19a). Sites and Monument Record of Duchas, the Heritage Service indicate sites of interest within and in proximity to the study area, which include

- *SMR 177, Inscribed Stone, Cloghers*- stone that formed part of doorway
- *SMR 163, Castle Morris, Ballymullen* – one of five castles located at Ballymullen.
- *SMR 156, Clahane* - site of an enclosure
- *SMR 155, Cloghers* –site of a Rath.



### 3. Relevant Policies

#### *Tralee Strategy Plan 2001*

The overall objective of the Tralee Strategy Plan is to secure the contained growth of the Tralee by locating new development close to and linked with the existing centre. The development strategy is therefore based upon consolidating the existing spatial structure to provide a physical framework within which a series of residential communities can develop. Within this Plan, Cloghers was identified as an area requiring comprehensive and urgent analysis (Section 8.9).

Three population projections were given for Tralee. The population projection favoured by the strategy was Projection 1.

	1986	1991	1996	2001
<b>Projection 1</b>	26,000	29,100	-	36,500
<b>Projection 2</b>	23,800	25,000	-	27,400
<b>Projection 3</b>	25,500	28,100	-	33,900
<b>Recorded Population</b>	25,475	25,114	25,336	

Table 1.1: **Projected and recorded population (1986-2001)**

Current trends indicate that the population of Tralee is likely to exceed Projection 2 by 2001 and may reach a figure nearer to Projection 3.

#### *Kerry County Development Plan, 1996*

An understanding of the study area context is important because lands to the east and west of the study area are located outside the urban district boundary and the Caerweesheen-Blennerville Road defines the urban and rural district boundary.

The strategic aim of the Kerry County Development Plan is to encourage development that provides employment and investment, particularly in the rural areas of the county which are experiencing difficulties in sustaining population, infrastructure and facilities. A large proportion of the Cloghers Study Area (as identified in the Kerry County Development Plan) is unzoned. The area to the west of the study area (old landfill) is zoned as 'open space', in accordance with the Lee Valley Study.

The County Plan includes a Development Plan for the environs of Tralee. The main objective is to ensure that the potential for development in Tralee and environs is realised through maximum use of resources and the identification of long-term policies and objectives.

### ***Tralee Urban District Development Plan 1996***

The majority of the Cloghers study area falls within the functional area of Tralee UDC. The basic aim of the Plan is to set out a framework for physical growth so that development can take place in a sustainable and orderly manner whilst continuing to preserve the intrinsic character of the town.

Three land use zoning objectives apply to the Cloghers area. They are as follows:

- **Housing (H)** To provide for new residential areas and for associated local shopping and other residential services (*Proposed Residential*).
- **Residential (R)** To protect and improve residential areas and to provide for facilities and amenities incidental to the residential areas (*Existing Residential*).
- **Open Space/Amenity (O)** To restrict or prevent development for amenity reasons.

A number of specific objectives which relate to the Cloghers area are also identified:

<b>TT10J</b>	To improve road junctions in association with Kerry Co. Co. where appropriate at Ballyard Junction.
<b>H16C</b>	To prepare <i>Action Area Plans</i> for Cloghers/Ballyard Area.
<b>Ar4</b>	To co-operate with statutory and voluntary bodies in the provision of amenity developments alongside the canal banks, River Lee and Big River, including seating, planting, bollards and pedestrian links.
<b>Ar6</b>	To provide a riverside walk along both banks of River Lee from the Urban District Boundary at Manor to the Dingle Road at the Basin.
<b>Ar19a</b>	To preserve significant trees and groups of trees which are of special amenity value through the use of tree preservation orders and other measures at the following locations: Corner of Matt Talbot Road and Ardfert Road on the South side of the junction.
<b>Ar21</b>	To preserve existing stone walls within the UDC area, especially in the Cloghers/Ballyard area.

### ***Tralee Integrated Area Plan, 1998***

An IAP for Tralee was prepared under the Urban Renewal Scheme, launched by the Department of the Environment and Local Government in March 1999. The objective of the IAP is to provide a planned, integrated and focused approach to urban renewal. It is envisaged that once implemented, the IAP will aid in the physical, economic, social and environmental regeneration of a disadvantaged area.

Cloghers is not included in the Tralee IAP. However, the IAP will impact on the Cloghers area as the southern boundary of the IAP ends at the River Lee which borders the Cloghers boundary.

### ***Lee Valley Action Plan, February 1995***

This plan was prepared by RPS Cairns for Kerry County Council and Tralee UDC with the objective to advise on the development of the Lee Valley, which stretches from Ballymullen in the east to Blennerville in the west. This plan is of relevance to this study as the northern area of the Cloghers AAP is included in the Lee Valley.

The Lee Valley area is divided into three 3 zones, Zone 1 – the Eastern River Corridor is of relevance to this study, which is identified as having the greatest potential to absorb the maximum diversity of development opportunities. The proposals for the area include:

<b>Landfill Site</b> which is located at the western boundary of the Cloghers AAP.	The Plan identifies potential for a pitch and putt course and the potential to enhance views to the town and Blennerville. This area is presently the subject of a separate study by MC O'Sullivan, Consulting Engineers, in relation to the removal of landfill gas and the rehabilitation of the site.
Canal basin located to the north, outside the Cloghers Area.	It is envisaged that the refurbishment of the lock gates and the resulting improvements to the canal will present an opportunity to reinstate the canal basin to form the focus of a mixed-use development.
Site adjoining the roundabout opposite the Aquadome.	This site is just outside the Cloghers area and the Lee Valley Plan identified the site as being suitable for commercial development or a possible



	site for a Rose of Tralee Dome and amenity water feature.
The Ballymullen area located in the north east corner of the Cloghers study area.	The Lee Valley Plan proposes to upgrade the river corridor with paving and seating areas.
Future development areas are also identified within the Cloghers Area.	These are identified as optional areas for development with appropriate planning guidance.

### ***Cloghers Action Area Plan 1982***

The 1982 Cloghers AAP arose out of the *Tralee Strategy Plan* and the *Tralee Development Plan* which identified Cloghers as 'an area which would come under pressure for development'.

The Strategy Plan proposed that an AAP be prepared for the area so that future development could take place within a strategic context. The *Tralee Strategy Plan 2001* proposed that future growth of Tralee is structured on the basis of neighbourhood units which would incorporate residential and associated community development. A target population of 4,700 was set in the plan.

A number of proposals/recommendations were made in the 1982 plan. They are as follows:

#### ***Development Areas***

Cloghers AAP identified **eight** areas of different character which have important implications for the future planning and development of the area. The proposals aimed:

- To concentrate **new housing development** in 20 clusters of varying size and house types;
- To make provision for **open space** in the area;

- To make provision for a **neighbourhood centre** (comprising a small supermarket of 10,000 sq. ft and some local shops) on a 4.5 acre site adjoining the northern ring road;
- To make provision for a **new primary school** on a 6 acre site adjoining the northern part of the ring road.

These character areas have been reviewed in order to take account of the new study area boundary, recent development and current development pressure. The new character areas are discussed in detail in the analysis section of the plan.

#### *Vehicular Access & Circulation*

Proposals were also made for vehicular access and circulation, via a ring of main distributor roads within the area. The proposals aimed to:

- To **widen and realign** part of the **Castlemorris-Clahane Road and Caherweesheen-Blennerville Road**;
- To provide a **new road to link existing roads at Ballyard Bridge and Clahane** to reduce traffic flows through the narrow junction at Castlemorris;
- To create a **new north-south link** at 0.5km west of the Castlemorris-Clahane Road;
- To **re-align or replace Ballyard Bridge** to cater for increased traffic flows in the area.

#### *Sanitary and Sewerage*

Cloghers suffered from water shortages in the past, as did other parts of Tralee. As a result, the 1982 Cloghers AAP proposed a ring main to be taken from the mains at Mulgrave Bridge and Ballymullen to ensure that sanitary services be accessed from both ends of the study area. In the long term, it was envisaged that the mains from the Regional Water Scheme would pass close to the eastern end of Cloghers, and a further feed to the area would be taken at this point.

## 4. Changes since last Review

Cloghers was identified in the Tralee Strategy Plan 2001 as an area which was likely to come under pressure for development. The area is well placed to provide substantial areas for residential accommodation, within easy reach of Tralee Town Centre. As a result, pressure for development has risen in the area and a significant number of land holdings have already changed hands. To date, development and planning applications are concentrated to the east of the study area along the Ballymullen-Clahane Road, along the southern boundary (including significant proportions of land adjacent to Cloghers outside the UDC boundary) and along the cul-de-sac running to Ballyard West. The area to the north of Cloghers along the River Lee remains liable to flooding and is therefore unsuitable land for development.

## 5. Analysis

### Character Appraisal

**Figure 1** illustrates an appraisal of **existing character** in Cloghers. Seven character areas have been identified (Character Areas A-G):

**Character Area A** comprises a strip of existing leisure and amenity uses located to the north of the AAP boundary. This area has been incorporated into the analysis as it forms an important functional link with Tralee Town Centre to the north, Lee Valley tourist and leisure development to the east and Blennerville (via road and rail) to the southwest.



**Character Area B** is low-lying flat land located to the west of the study area, which incorporates a proportion of land outside the UDC boundary. It is important land as it provides strategic open space on the edge of Tralee Town Centre and allows panoramic views to Blennerville and the mountains. A



Tourist rail route from Blennerville to the Aquadome passes through this area. The land also contains a significant group of trees to the south of the area worthy of protection.



**Character Area C** contains large country houses and traditional cottages dating from the 18/19th Century. As such, it is probably the oldest settlement in the AAP area. A number of key features contribute to the character of the area, which include:

- Original stone walls which indicate the boundary of properties and define road layout;
- Residential development along a narrow lane/track which contributes to its rural character;
- Mature landscaping and trees;
- Gateways to dwellings as a feature of architectural style;
- Topography and views.



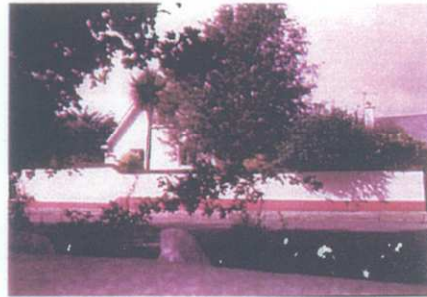
**Character Area D** comprises 1960's/70's low-density development of one storey/dormer bungalows and cottages located to the south of the Blennerville road. The character of the area is largely defined by the topography of the land which descends from the Ballyard junction to Hilliards Bridge and panoramic views to the rear of the properties. This area is largely located on land outside the UDC boundary. However, it forms (in part) the southern edge of the AAP area.



**Character Area E** comprises a mix of large detached 18/19<sup>th</sup> Century dwellings and more recent infill development. Whilst form and layout of dwellings have remained uniform in this area, architectural styles and detailing vary.



**Character Area F** is a compact suburban area characterised by five distinct developments, comprising a mix of one and two storey detached and semi-detached family homes. The earliest of these developments were constructed in the late 1970's together with current development of semi-detached homes on the land to the north of the area adjacent to the river Lee.



**Character Area G** consists a mix of modern one and two storey dwellings, a petrol filling station and small industry.

Areas within the to the north west of the area are low-lying lands liable to flooding boundary (indicated with green hatch on Figure 1). Two areas also highlighted indicate significant groups of trees worthy of protection.





In summary, a number of different character areas have been identified, by form (natural or manmade), layout and function which contribute to the identity of the study area. These character areas provide a basis for future development and design guidelines for the action area.

## Existing and Committed Development

**Figure 2** consists of a summary of **existing development** and **committed development** (land with planning permission). This illustrates the nature of current development trends in the Cloghers area and reveals lands available for development. This analysis has also been conducted for the area outside the AAP boundary in order to understand the context of current development pressure in the area.

It is notable that there are two areas currently under pressure to develop:

- Area to the south of Ballyard/Cloghers along the Caherweesheen-Blennerville Road (including lands to the south of the UDC boundary);
- Area north of the action area, between Ballyard and the River Lee.

## 6. Development Concept

### Development Potential

Cloghers is well placed to provide for significant levels of residential accommodation, within easy reach of Tralee Town Centre. **Figure 3** indicates seven areas within the Cloghers boundary with the greatest development potential.

It should be noted that the area to the north of the boundary is liable to flooding, therefore not suitable for development.

- Area 1 is a strip of leisure/ tourism uses. Although it is outside the action area boundary, it is important that it be retained for similar uses in the future.
- Area 2 is a large area of strategic open land north of the river (which incorporates the former town dump site). It has scope for amenity use;
- Areas 3a, 3b, 4a & 4b are located in the Ballyard end of the study area around existing settlement.

- Areas 5, 6 & 7 present the greatest development potential on large areas of land between Ballyard and Cloghers.
- Area 8 is a corner site to the south of the action area with potential for retail/community facilities.
- Areas 9 & 10 are further sites with the potential to develop around existing services along the Killorglin road. .

### Indicative Road Layout

**Figure 4** illustrates improvements to existing roads/lanes and an **indicative road layout**, which aim to improve accessibility and movement in Ballyard/Cloghers. Key objectives are:

- To **build upon the location of the area relative to the town centre** by facilitating access and movement, particularly for non-car based transport;
- To **respect the character of existing roads/lanes** and to provide alternative access from development areas to major traffic routes;
- To **provide a new east-west link into potential development sites** located between the townland of Ballyard and Cloghers;
- To **provide a network of roads** providing access into and through key developments.

#### *Access and Movement*

Key access into *Potential Development Areas* is illustrated on **Figure 4** at specific locations along major routes to:

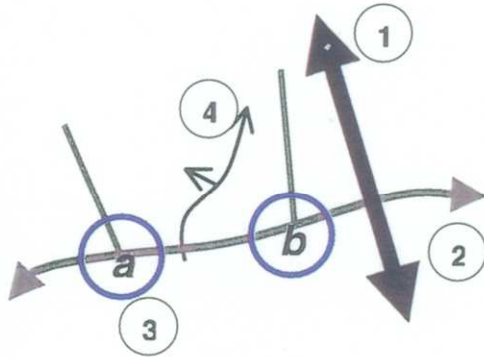
- Minimise conflict with vehicular traffic flows;
- Minimise obstruction to existing development;
- Assist pedestrian/vehicular movement through the area and into new development sites.

#### *Road Hierarchy*

In relation to the objectives (stated above), a road hierarchy has been identified as follows:

- 1 The N70 to Killorglin is a major trunk road that runs through the site on a north-south axis. It is important to encourage use of this route as the key access road to Tralee town centre and into potential development sites no 9 and 10 located to

the east of the action area. This can help minimise car based travel and assist access to major transport facilities.



- 2 To improve the east-west link along the Caherweesheen-Blennerville road to allow access into potential development sites located between the townland of Ballyard and Cloghers and to increase the capacity for this route;
- 3 To improve road junctions at points *a* and *b* to cater for increased capacity along the improved east-west link. Any improvements should be conducted in association with the council to avoid the destruction of existing rural character.
- 4 To provide a network of new access roads and feeder roads to allow access into key development sites and relieve pressure from existing routes with limited capacity. This includes:
  - A new route from Ballyard bridge through the centre of the area and linking with the N70 to the east. This new route should be designed to facilitate access into development areas 3b, 5, 6 and 7 (figure 3) and **not** to provide a rat-run through the site. The new route should therefore incorporate traffic calming measures in its design.
  - A new road from Ballyard bridge to facilitate access into development site 3a. Access to other parts of the development should be gained from feeder roads off the main access road.
  - A series of routes from the Caherweesheen-Blennerville road to link with the main Ballyard bridge/N70 route and the south of development sites 5 and 6.

## Land Use and Open Space

Figure 5 illustrates a proposed land use and open space network.



1. **Residential** uses have been located around existing development, where services are already in place. Proposed residential development with significantly increased densities are located to the south of Ballyard and to the east and west of Ballyard Road.
2. A key site identified for **local facilities** should be provided at the Devils hole site. This will facilitate the provision of local facilities that are accessible to existing and proposed developments (at sites 5,6 and 9).
3. Areas to be retained as **strategic open land** incorporate the town infill site including the area south of the steam railway and the amenity strip along the River Lee.
4. A **linked open space network** is proposed at the following locations:
  - Protection of tree belt and provision for pedestrian walk to the west of Killorglin Road (N70). This will provide:
    - A linear open space for amenity ;
    - A buffer zone to increase privacy for residential development; and reduce noise impact from the N70;
    - An amenity/tourist link with the proposed riverside walk and the Lee valley leisure/tourism development.
  - Incorporate open space provision around existing groups and belts of trees at points A, B and C to:
    - Retain rural character of the area;
    - Provide communal amenity space within residential developments
  - Encourage extensive landscaping/tree planting in new developments adjacent to the existing settlement of Ballyard to provide a buffer zone between existing and new development to:
    - Retain the rural character of the area;
    - Respect the privacy of amenity space and to avoid visual intrusion.
  - The design of new developments should encourage 15% open space provision.

## 7. Design Principles

### A vision for Ballyard/Cloghers

Ballyard/Cloghers is a large area of greenfield land located on the periphery of Tralee town centre. The area is well connected to the town centre by road (via Ballyard Bridge and Killorglin Road) and within walking/cycling distance. Ballyard/Cloghers is prime development land with the potential to cater for a significant proportion of anticipated population increase. In this context, it is envisaged that Ballyard/Cloghers will:

- Develop as a new residential neighbourhood of Tralee;
- Build upon the high level of accessibility, by focussing on non car generated movement;
- To make positive contribution to its locality and Tralee town.

The area retains a number of significant characteristics that contribute to the identity of the Ballyard/Cloghers area and (are as) follows:

- Strategic views into and out of the area;
- Rising and rolling topography;
- Proximity to River Lee and canal;
- Proximity to Lee Valley and neighbouring leisure uses;
- Strategic open space to the west of Ballyard;
- Significant groups of trees and hedgerows;
- Original dry stone walls;

It is envisaged that Ballyard/Cloghers will become a new **urban** extension to Tralee, providing mixed density residential accommodation set in a heavily landscaped context, accessible to the town centre. The existing character of Ballyard/Cloghers was largely established over recent decades with low-density development. Future development is envisaged as comprising a number of sub-areas which address the character, locality, views and topography of each site.

This vision can be expressed as a set of design and development objectives:

- 1. CONTEXT**  
*An area that responds to local Context*

To ensure that the development of Ballyard/Cloghers is responsive to the local context whilst ensuring a pattern and form of development that is appropriate for its proximity to Tralee town centre.
- 2. CHARACTER**  
*A place with its own identity*

To establish a strong local identity and sense of place by responding to locally distinctive patterns of development and recognising/incorporating existing characteristics into new development by:

  - Retaining old stone walls;
  - Retaining the rural quality of lanes by restricting new development in existing settlement areas;
  - Respecting the privacy and amenity of old development whilst facilitating the increased density of residential areas;

Retaining significant trees/tree belts.
- 3. CONTINUITY AND ENCLOSURE**  
*A place where public and private Spaces are clearly distinguished*

To ensure that street frontages are continuous and that development has clearly defined public fronts (that address the street) and private backs.
- 4. QUALITY OF THE PUBLICDOMAIN**  
*A place with a good quality public Domain*

To encourage a hierarchy of open space from:

  - Lee valley park
  - Strategic open space
  - Streets, paths and lanes
  - Tree belts
- 5. EASE OF MOVEMENT**  
*A place that is easy to get to and move through*

To allow for ease of movement and accessibility to, into and through Ballyard/Cloghers by providing a hierarchy of routes to avoid cut through and to retain the character of the areas.- whilst providing ease of movement and circulation to development sites and facilities.
- 6. LEGIBILITY**  
*A place that has a clear image and is easy to understand*

To create an area with diversity and variety in the design of buildings and spaces which express and complement the character of the development areas.
- 7. ADAPTABILITY**  
*A place that can change easily*

To encourage development that is sustainable environmentally, socially and economically by allowing the area to adapt to future change. Changes may include the subdivision of larger properties or the development of their curtilage in higher density uses.
- 8. INTEGRATION AND EFFICIENCY**  
*A place where land uses, transport & natural environment are integrated*

To ensure that new development is accessible to local facilities, amenity and public transport to Help minimise car-generated movement.



## 8. Design Guidelines

### *Development Standards*

All new development in Ballyard/Cloghers sub-areas should conform to specific design standards set in this plan relating to density, housing layout and design. The design guidelines have been tailored to the existing character of sub areas to create distinct identity and sense of place.

In response to the recently published 'Residential Density' Guidelines and the vision for the development of Ballyard/Cloghers as a new neighbourhood of Tralee town, it is relevant to apply increased density standards of 8-14 dwellings per acre (20 to 35 per hectare) generally. Development at densities less than 8 dwellings per acre (20 per hectare) therefore should be discouraged in the interests of land efficiency and public investment. On land proximate to existing public transport corridors and/or new development, densities will be encouraged to be higher than 14 per acre (35 per hectare).

### ***Development Area 1***

***Development Area 1*** consists of leisure and amenity uses (including the Aquadome site) to the north of the Ballyard/Cloghers boundary.

**This area should be retained for future leisure and amenity development:**

- To provide a functional link with the Lee Valley development and Blennerville;
- To retain the existing character of the area.
- To provide a major amenity for the town, as well as the developing action area.

### ***Development Area 2***

***Development Area 2*** is low-lying flat land which incorporates part of the town infill located to the west of the study area. It is bound by the River Lee to the north and existing settlement of Ballyard.

**This area should be retained as strategic open space:**

- To provide a high quality landscaped setting for the town with panoramic views towards Blennerville;

- To provide a amenity area adjacent to the River Lee;
- To retain the setting for the tourist rail link through the area.

### ***Development Area 3***

*Development Area 3* is an area of strategic open land lying between the tourist rail link, the River Lee and the built up settlement of Ballyard. A large proportion of the land is developable and an existing main sewer runs through the site (see Figure 3). The area is bisected by the direct road into Tralee, forming two development sub-areas. Both development sub-areas have significant capacity for development at higher densities. As a result of the existing character of Ballyard Road, access should be taken direct from Ballyard Bridge to leave the character of the lane into Ballyard unaffected.

### ***Housing Layout and Design***

Development areas *a* and *b* provide an important link with Tralee town centre and the existing settlement of Ballyard therefore must be developed in a manner that is sensitive to both patterns of development.

The development of *Sub Area 3 a* should adopt the following guidelines:

- To achieve higher densities by the introduction of short terraces and courtyard housing;
- Development should generally be two to three storeys. Corners might be emphasised by an increase in height.
- Development should incorporate views into and out of the site by considering aspect and orientation of streets and buildings.
- Development should retain the privacy of existing residential amenity of Ballyard. This could be further enhanced through additional screen planting along boundaries;
- Clusters of high-density development might be set against a backdrop of mature landscape without significant loss of amenity.
- The significant group of trees located on the site should be retained and incorporated into the layout of a new development scheme as part of public open space.

The development of *Sub Area 3 b* should adopt the following guidelines:

- Development should generally be up to three storeys.
- Higher densities should be achieved by the introduction of terraced and courtyard housing;
- The layout of dwellings should face the street (where possible) to protect the residential amenity of existing dwellings to the east of Ballyard and to improve the public domain.
- Development should respect the quality of linear open space along the Lee Valley and not hinder access;

#### *Density*

The area has two development sub-areas: *Development Area 3a* and *Development Area 3b*.

*Development Sub Area 3a* is approximately 8 hectares (19.8 acres) of land suitable for residential development, located along the northern edge of Ballyard. Its proximity to Tralee town centre suggests that it would be appropriate to seek development at a density of between 8 -11 houses per acre (20 - 27 per hectare). The site should therefore be allocated for the development of between 160 and 216 houses, suggesting a future population of 496 and 669.

*Development Sub Area 3b* is approximately 2.5 hectares (6.2 acres) of land for residential development, located to the Northeast of Ballyard. It would be appropriate to seek a density of 11 to 14 houses per acre (27 to 35 per hectare). Provision should therefore be given for a range from 67 to 87 houses, suggesting a future population of 207 to 271.

The area highlighted in a dotted line outlines a site approximately 2.5 hectares (6.2 acres) presently used as a caravan park. The site is suitable for residential development and should be safeguarded for this use. Should the site become available for development in the future, it would be suitable to seek a density of 12 to 15 houses per acre (30 to 37 per hectare). Provision should be given for a range from 75 to 92 houses, suggesting a future population of 232 to 286.

In summary, development sites 3 a and b (inclusive of site with future development potential) have the capacity for the development of 302 to 395 houses.



## **Development Area 4**

### *Housing Layout and Design*

The development of *Sub Areas 4a* and *4b* should adopt the following guidelines:

- The land is rising to the north east of site 4b therefore development on the ridge will be visible from the west of the Caherweesheen-Blennerville Road. Development layout should take advantage of the topography of the site and panoramic views to the south;
- Higher densities can be achieved by the introduction of short terraces and courtyard developments in a landscaped setting.
- Additional screen planting should be encouraged in new development to provide:
  - An attractive backdrop to new development;
  - Enhance views from the west;
  - To retain the rural character of Ballyard.
- Development should retain the privacy of existing residential amenity of Ballyard. This could be further enhanced through extensive landscaping along the boundary line, north of the site;
- Open space should be provided along the rail line and development on the western boundary of site 4a should be set back from the area of open space to give a clear edge between urban and rural.

### *Density*

*Development area 4a* is 5 hectares (12.3 acres) and *development area 4b* 6 hectares (14.8 acres) approximately. Both sites are bounded by the existing settlement of Ballyard and the Caherweesheen-Blennerville Road.

Both areas are suitable for residential development at a density of 8 to 11 houses per acre (20 to 27 per hectare). Provision should therefore be given for a range of 220 to 297 houses in total, suggesting a future population of 682 to 920.

## **Development Area 5**

### *Housing Layout and Design*

Access to the development site should be taken from the Caherweesheen-Blennerville road (to the south) and the proposed road from Ballyard Bridge (to the north). No direct access should be provided from Ballyard Road to protect the character of Ballyard lane and the settlement of Ballyard east.

The development of *Sub Area 5* should adopt the following guidelines:

- Any development of more than 20 houses should be required to have a variety of house types and design to avoid repetition. This should also incorporate variations in planting schemes.
- Development should respect field patterns and incorporate/retain hedge and field boundaries.
- Development should retain old stone walls, hedges and trees/tree belts on the site;
- The layout of development should take advantage of the topography of the site which slopes towards the north/north-east and panoramic views to the south;
- Development should retain the privacy of existing residential amenity of Ballyard. This could be further enhanced through extensive landscaping along boundaries.
- Links (vehicular, pedestrian and cyclist) should be provided to adjoining developments to ensure their integration overall and to facilitate pedestrian movement across the area.

#### *Density*

*Development area 5* is approximately 13 hectares (32.1 acres) of land for residential development, located to the east of the existing settlement of Ballyard. The area is suitable for residential development at a density of 11 to 14 houses per acre (27 to 35 per hectare). Provision should therefore be given for a range of houses from 351 to 455 houses, suggesting a future population of 1088 to 1410.

### ***Development Area 6***

#### *Housing Layout and Design*

The development of *Sub Area 6* should adopt the following guidelines:

- Efforts should be made to increase densities and provide a variety of house type to avoid creating a monotonous form of development.
- Density could be increased nearer to the proposed neighbourhood centre (Development Site no. 8) and in close proximity to where future transport links may be facilitated.

- Higher densities should be achieved by the introduction of terraced housing and courtyard developments. Development should generally be two to three storeys.
- Open space provision should be made for the development incorporating the significant group of trees (see figure 5- B) northwest of the site.

#### *Density*

*Development area 6* is approximately 10 hectares (24.7 acres) of land for residential development occupying a central location in the action area. The area is suitable for residential development at a density of 11 -14 houses per acre (27 to 35 per hectare). Provision should therefore be given for a range of houses from 270 to 350, suggesting a future population of 837 to 1085.

### ***Development Area 7***

#### *Housing Layout and Design*

The development of *Sub Area 7* should adopt the following guidelines:

- Development should generally be two storey and/or two storey and dormer semi-detached and terraced dwellings;
- The layout of development should take advantage of the topography of the site and panoramic views to the south;
- Development should retain the privacy of existing residential amenity of Cloghers and the amenity value of lands adjacent to the River Lee.

#### *Density*

*Development area 7* is approximately 9 hectares (22.2 acres) of land for residential development, bounded by Development site 6 and the River Lee. The area is suitable for residential development at a density of 11 to 15 houses per acre (27 to 37 per hectare). Provision should therefore be given for a range of houses from 243 to 333 houses, suggesting a future population of 756 to 1032.

### ***Development Area 8***

#### *Layout and Design*

*Development area 8* is approximately 2.5 hectares (6.2 acres) allocated for retail/commercial development. The development of *Sub Area 8* should adopt the following guidelines:



- Development should be two storey retail/community development
- Development should incorporate the 'devils hole' in the design and layout of building(s) and allow access.

### ***Development Area 9***

#### *Housing Layout and Design*

This site is the gateway to Tralee from Killorglin. The development of *Sub Area 9* should adopt the following guidelines:

- Densities should be increased by the introduction of two to three storey terraced and courtyard development. Four storey buildings could be incorporated into the design to mark corner buildings or focal points;
- The thicket along the river to the east of the site should be retained and incorporated into the layout of a new development scheme as a linear open space that is linked to the proposed walk along the River Lee. Development should front onto this open space to maximise access;
- The bridge to the south-east of the site and old stone walls should be retained and incorporated into the design of new development to enhance significant characteristics of the area.

#### *Density*

*Development area 9* is approximately 8 hectares (19.8 acres) of land for residential development, located to the west of the Killorglin Road (N70). The area is suitable for residential development at a higher density to sites located around Ballyard, at 12 to 15 houses per acre (30 to 37 per hectare). Provision should therefore be given for a range of houses from 240 to 296, suggesting a future population of 744 to 917.

### ***Development Area 10***

#### *Housing Layout and Design*

The development of *Sub Area 10* should adopt the following guidelines:

- Development should be two to three storey terraced and courtyard development. Three storey buildings are suitable to the west of the site or be incorporated into the design to mark corner buildings or focal points;

- Development should emphasise existing vernacular buildings and farms incorporated into the overall pattern of development;
- Emphasis should be made of the Lee Valley and the open spaces along this by incorporating development that fronts important areas of open space
- Frontage ribbon development will be discouraged;
- Development should incorporate views into and out of the site by considering aspect and orientation of streets and buildings.

#### *Density*

*Development area 10* is approximately 10 hectares (24.7 acres) of land for residential development, located to the east of the Killorglin Road (N70). The area is suitable for residential development at a density of 12 to 15 houses per acre (30 to 37 per hectare). Provision should therefore be given for a range of houses from 300 to 370, suggesting a future population of 930 to 1147.

#### ***Development Area 11***

Development area 11 lies beyond the UDC boundary but has been subject to significant development pressure. It is important to preserve the future potential of the area until such time as main services are available. The current trend of low density one off housing should be discouraged.

#### **Public Open Space**

A network of public space should be incorporated into the development of the action area. The hierarchy (as identified on Fig 5) is as follows:

- A** Open space incorporating significant group of trees on Potential Development Site no. 3a;
- B** Open space incorporating significant group of trees on Potential Development Site no. 6 and 7;
- C** Linear open space on Lee Valley and rail route;
- D** Linear open space along east of development site no. 9.

Open space provision should also be encouraged in new Development.

### **Services**

Development should be located where services exist and are accessible.



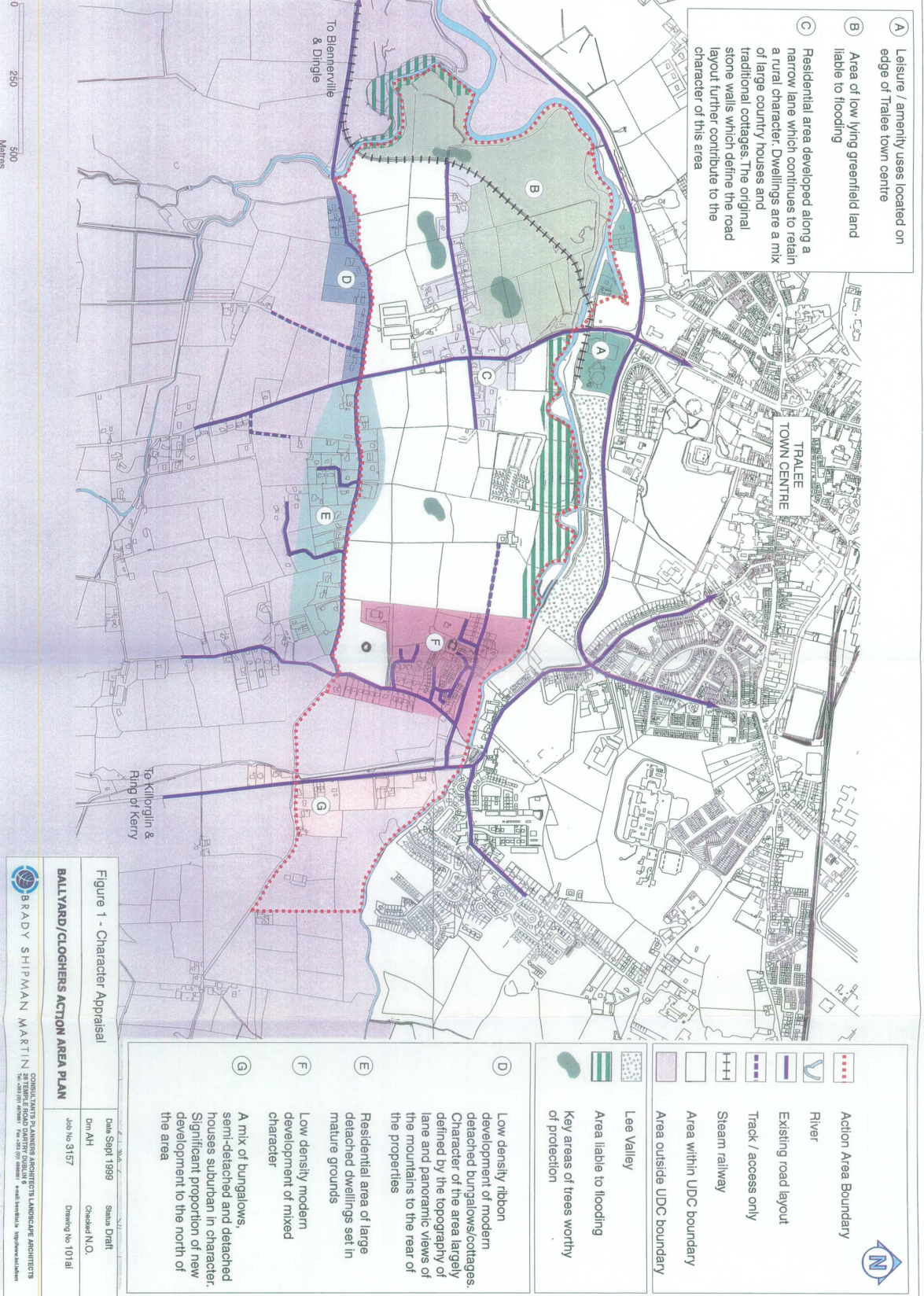


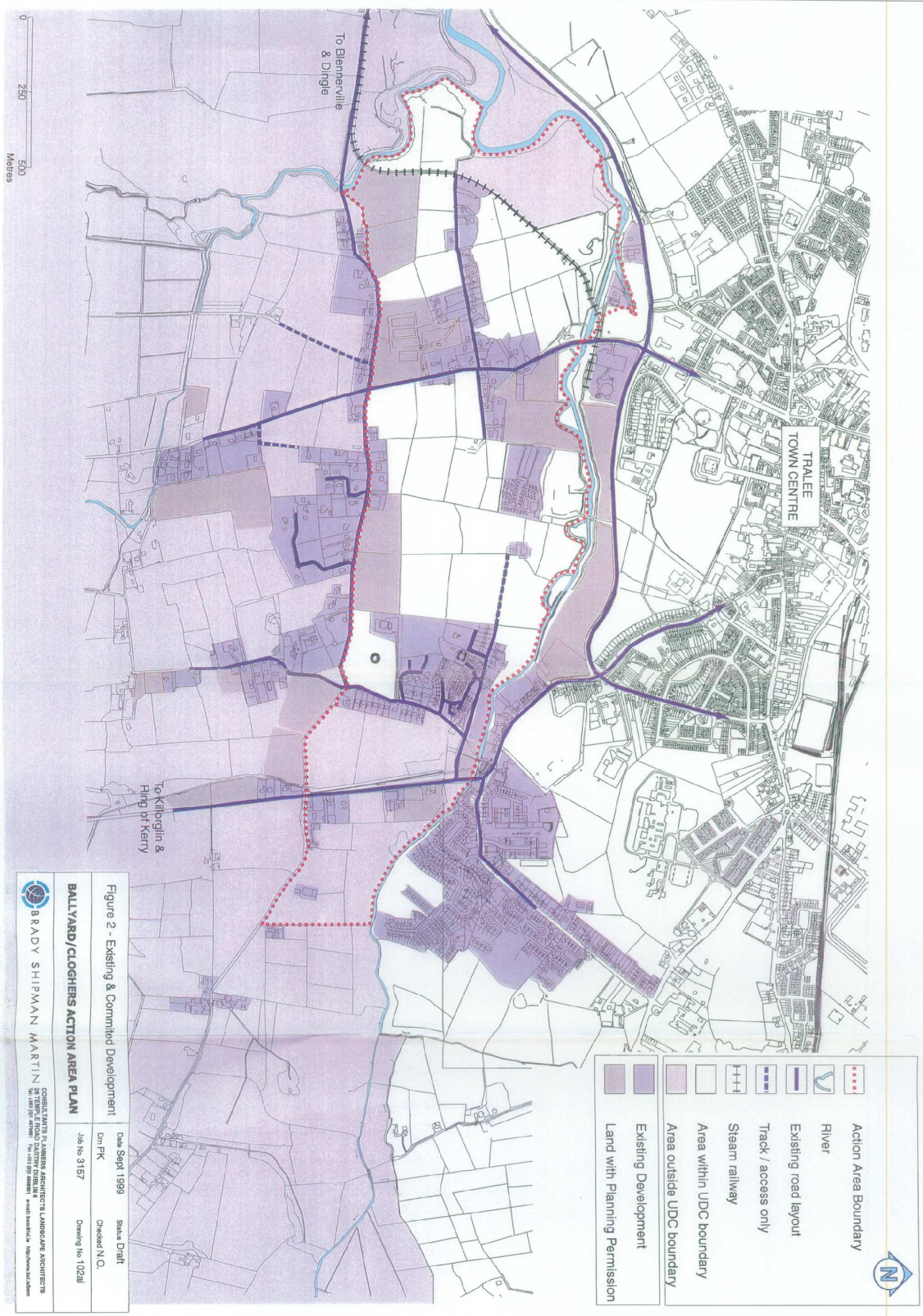
Figure 1 - Character Appraisal

BALLYARD/CLOGHERS ACTION AREA PLAN

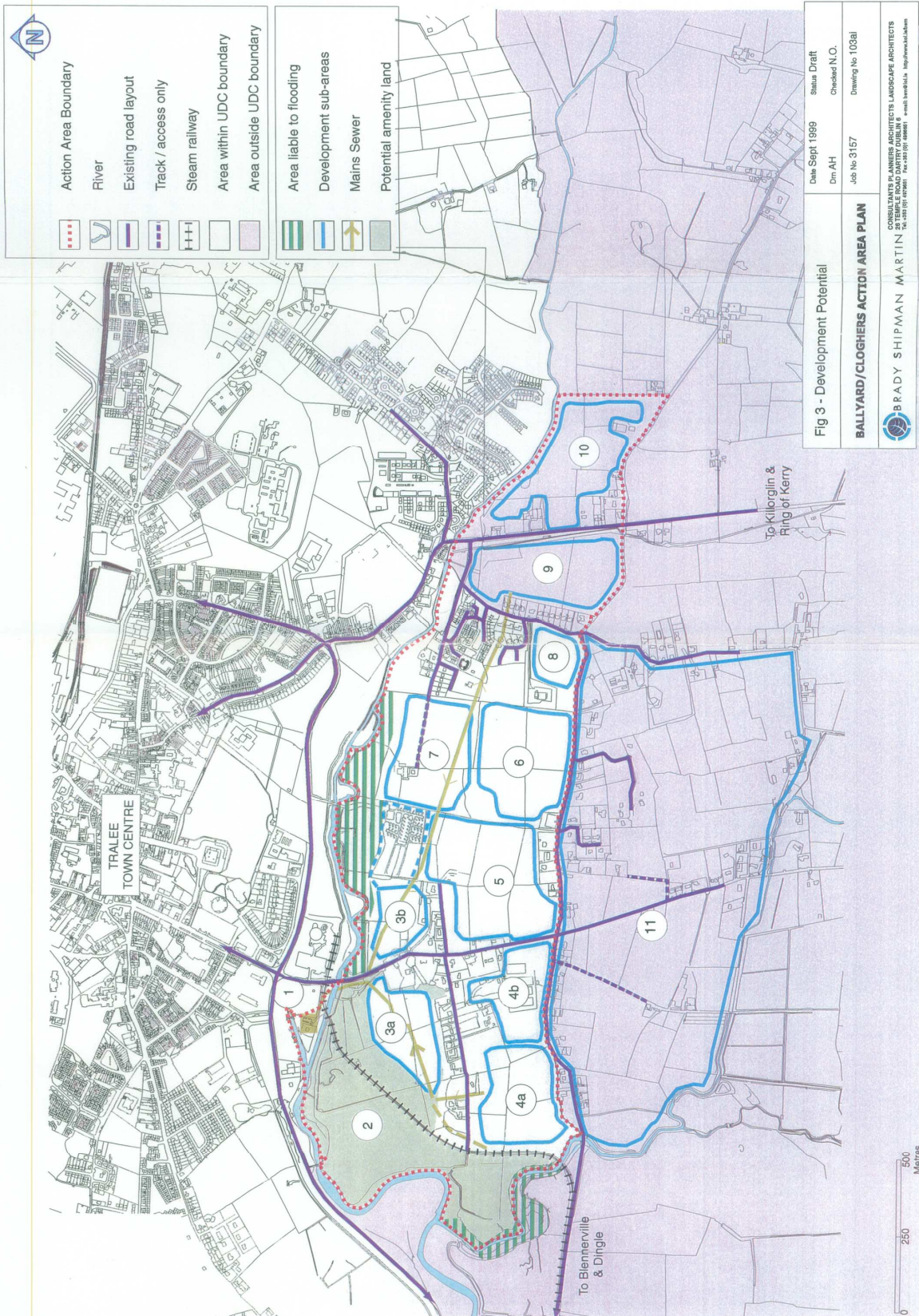
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CONSULTANTS PLANNERS ARCHITECTS LANDSCAPE ARCHITECTS  
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**Fig 3 - Development Potential**

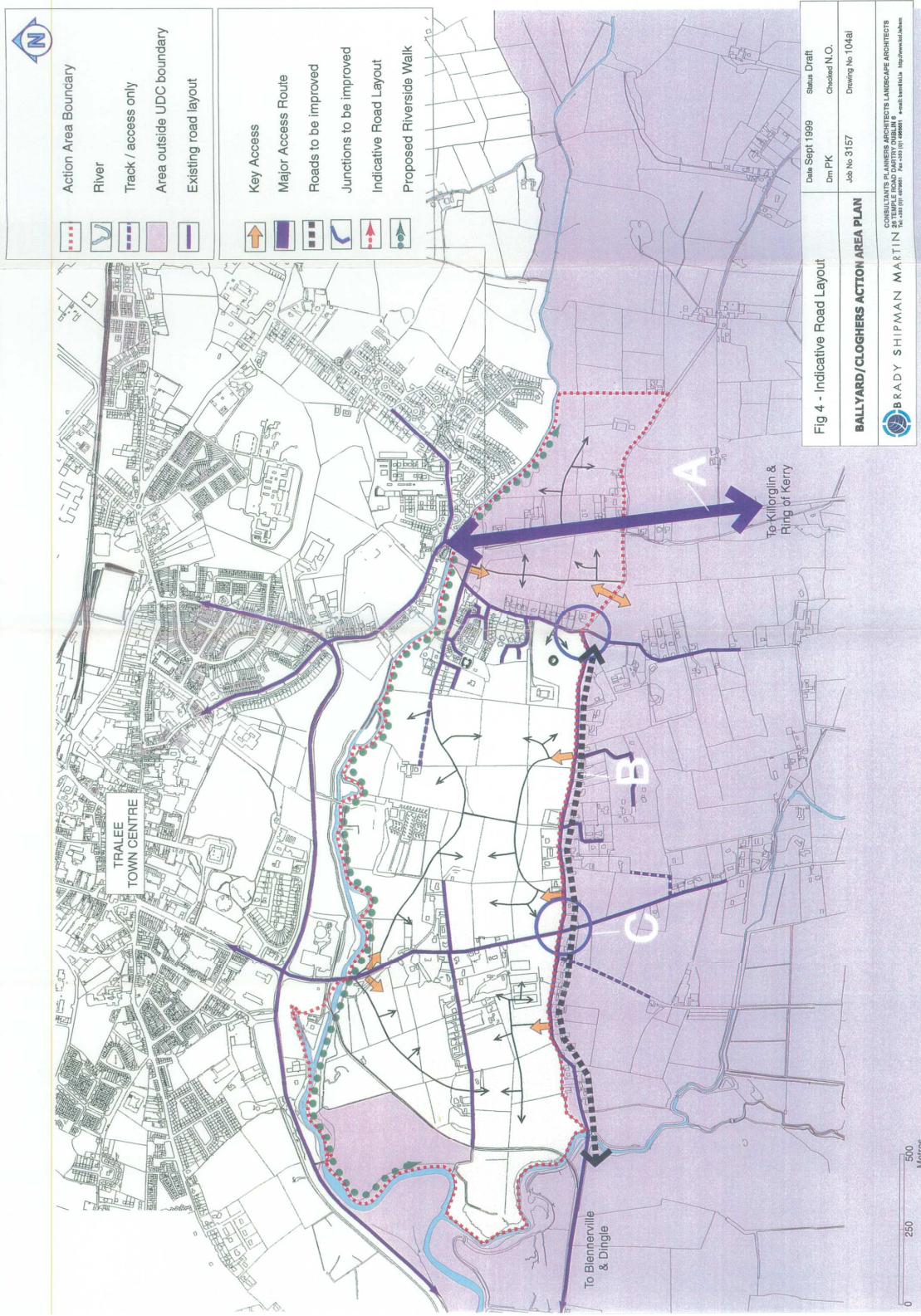
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**BALLYARD/CLOGHERS ACTION AREA PLAN**

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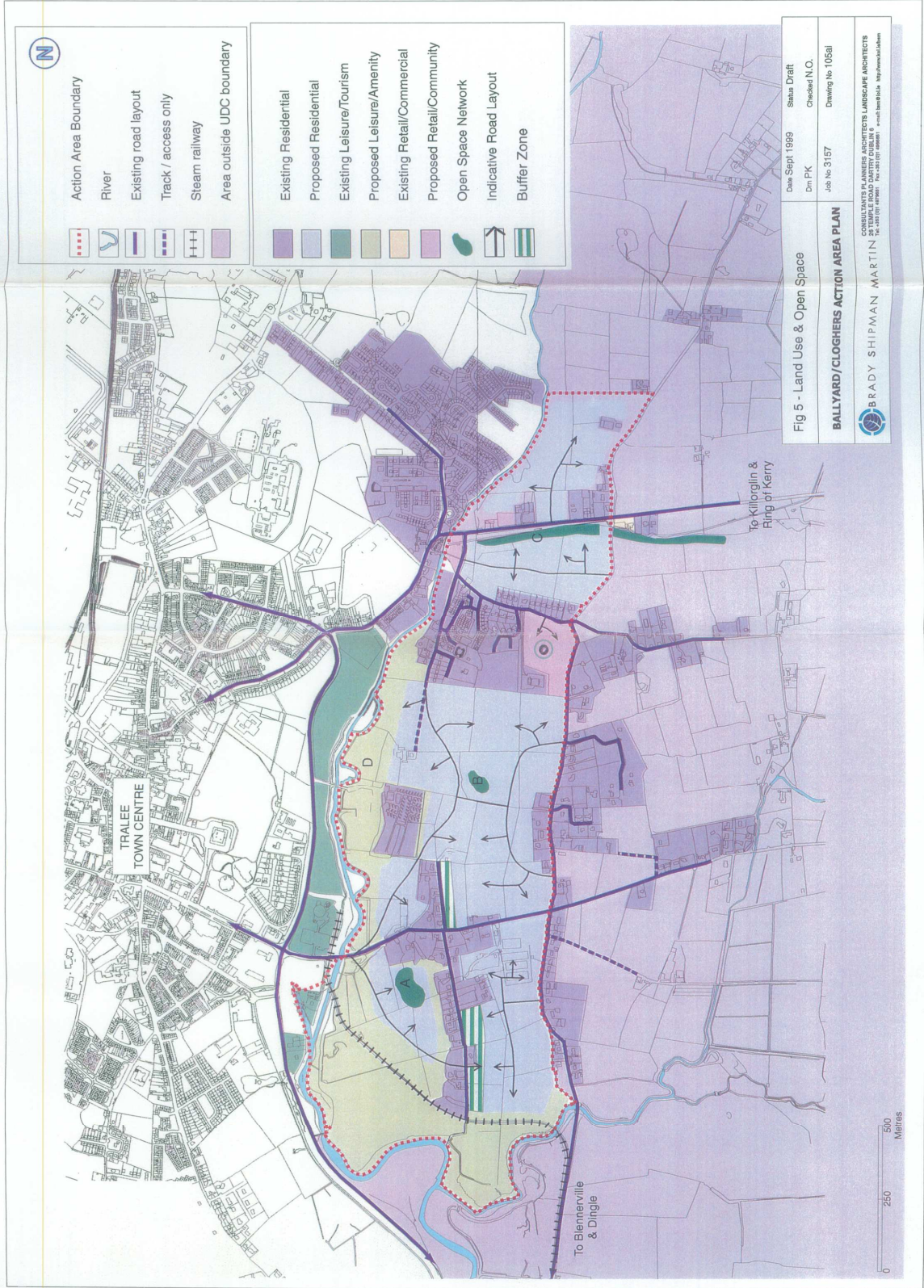
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<b>Fig 4 - Indicative Road Layout</b>	Due Sept 1999	Status Draft
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	Job No 3157	Drawing No 104a
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CONSULTANTS IN LANDSCAPE ARCHITECTURE <b>BRADY SHIPMAN MARTIN</b> <small>For 2000 (2000) For 2000 (2000) For 2000 (2000)</small>		





**Fig 5 - Land Use & Open Space**

Date: Sept 1999	Status: Draft
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Job No: 3157	Drawing No: 105a1

**BALLYARD/CLOGHERS ACTION AREA PLAN**

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