

Tuesday, 22 February 2022

Damien Ginty,
Senior Planner,
Planning Policy Unit,
Kerry County Council,
Rathass,
Tralee,
Co. Kerry,
V92H7BT.



KERRY COUNTY DEVELOPMENT PLAN “SUBMISSION”

Dear Mr. Ginty,

In relation to the proposed Kerry County Development Plan 2022 – 2028 we wish to make a submission on behalf of our client Mr. Tim McEllistrim, [REDACTED] Co. Kerry

Redacted - Personal Information

INTRODUCTION

Mr. McEllistrim is a Ballylongford native who resides and works in Ballylongford, his family have owned lands in the village of Ballylongford for generations thus Mr. McEllistrim is a long-term landowner. Our submission is based on a parcel of lands which equate to an area of circa 11 hectares, the subject lands are located to the south/southeast of the crossroads within the village centre, the lands are contained within Folio KY12436. The lands have been previously zoned within the 2008 plan however de-zoned within the 2015 plan.

SUBMISSION

We believe that these lands should be considered to be zoned as village centre with a small commercial element however predominantly residential use. It is envisaged that the residential use would cover a broad spectrum of the communities housing needs from starter homes to serviced sites, provision of a car park to serve local amenity requirements along with a small commercial element to provide for services such as tourist office, remote working, ancillary uses that would benefit the viability and sustainability of the village. The benefits of zoning these lands are outlined below:-

- Consolidates the village centre
- The lands are capable of being easily serviced with Foul sewer connecting to the new treatment plant within the village



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- Storm water disposal incorporating SUD's design can be easily achieved through proper storm sewer design discharging into the river tributary along the south of site
- Lands are NOT located within or adjacent to any flood risk areas
- The lands can be serviced within the life cycle of the Development Plan
- Due to the area of the site it can cater for a mix of residential development types, from started homes, to semi detached, detached to serviced sites thus catering for the wide spectrum of the rural population
- The lands are located wrapping around the GAA field which are considered be the heart of any village, the proposed development lands subject to this submission will allow for further development around the GAA facilities to include a village car park, ancillary amenities, small commercial uses, possible tourist office, remote working space, or community spaces along with broad residential development opportunities to cater for each rural person
- The possibility of a small tourist office would be a significant benefit to the village allowing the village to benefit from tourism opportunities from the Wild Atlantic Way along with other tourist attractions locally such as Carrigfoyle Castle, the Franciscan Friary of Lisloughlin and Aghavallin Church
- The proposed residentially zoned lands would allow for housing to be developed in order to cater for potential population increases from potential developments in the area to include the industrial lands known as the Tarbert/Ballylongford land banks, being located along the Shannon estuary also provides for many opportunities to develop employment and possible population increase within the village
- The lands allow for a possible residential service road which aids the consolidation of the village centre and allows for sustainable development
- This form of development will bring people back into the village centre thus rejuvenating the village and will allow for the schools decline to be reversed (see attached correspondence from school)
- As planning laws and legislation are changing reducing the number of once off houses within the rural areas the provision of serviced sites within the subject parcel of lands will facilitate any person wishing to design and build their own family land on an individual plot
- The subject lands will provide for a sustainable development in terms of the Environment
- The lands are under the one ownership with a landowner that is pro development and pro the good of Ballylongford village



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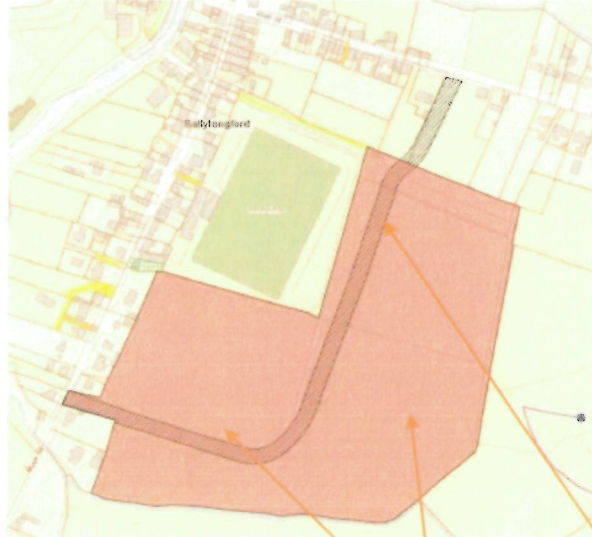
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ZONING REQUEST MAP



The lands requested to be zoned within the Kerry County Development Plan 2022 – 2028 are those highlighted/shaded in the salmon colour. (Possible residential road)

CONCLUSION

Taking the above into consideration we strongly believe that the proposed development site is a key site within the centre of the village, it consolidates the centre of the village and creates a sense of place and will allow for sustainable growth of the village and stem its current decline. It will prove a positive development for the village considering the amenities, community, commercial and residential development possibilities within the lands.

For the benefit of Ballylongford we respectfully request that the land be zoned residential in line with proper planning and sustainable development.

Should you require any further information; please do not hesitate to contact our office.

Yours faithfully,

Kevin Kenneally

Kevin Kenneally,
Kenneally Murphy & Associates Ltd.

Scoil Oilibhéar Naofa,
Béal Atha Longphoirt,
Co. Ciarraí.
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St. Oliver's N.S.,
Ballylongford,
Co. Kerry.
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17th January 2022

Dear Sir/Madam,

I am the teaching principal in St. Oliver's National School and have been working in the school since 2005.

A primary school is central to the local community and reflects the changes that take place within that community.

There has been a gradual decline in the number of children enrolling in the school in the past decade. This resulted in the loss of a teacher in 2012. We are now a 3-teacher school with 56 pupils.

Projections for future enrolments from the playschool show that this figure will be difficult to maintain. If the enrolment continues to decrease even further we will fall below the threshold to hold onto our 3 teachers.

The recent development of the playground, the refurbished Parish Hall, the work of the local GAA club, Tidy Towns committee and the Ballylongford Enterprise Association means that Ballylongford can provide the amenities required by families to live in this close-knit rural community. The school has also undergone many developments in recent years helped largely by the support of the entire school community. We have plenty of available space to accommodate more pupils in terms of classrooms and outdoor playing space.

On behalf of the Board of Management of St. Oliver's National School I would ask to include the school as an integral part of Ballylongford Community in any future plans for the community. The school exists because of the community and a increase in the parish population would undoubtedly benefit the school.

Please do not hesitate to contact me if you require any further information or would like to visit our school.

Yours Sincerely,

Principal, St. Oliver's N.S.