



Dingle Functional Area Local Area Plan 2012 - 2018



Kerry County Council Planning Policy Unit

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SECTION 1

DINGLE FUNCTIONAL AREA INTRODUCTION

1.0. INTRODUCTION

The Dingle Functional Area Local Area Plan has been prepared in accordance with the provisions of the Planning and Development Act 2000 and the Planning and Development (Amendment) Act 2010.

A Local Area Plan shall be consistent with the objectives of the County Development Plan and shall consist of a written statement and plan or plans which may include:

- Objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes,
- Such other objectives in such detail as may be determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies including detail on community facilities and amenities and on standards for the design of developments and structures.

This plan shall remain in force for a period of up to 6 years from its date of adoption, unless a review of the plan is deferred by the Local Authority in accordance with Section 12 Planning & Development (Amendment) Act 2010.

Section 1 of this Plan comprises of the introduction to the Dingle Functional Area and contains the overall strategy which provides a coherent, integrated statement of the policies and objectives that need to be implemented in order to provide for sustainable development.

Section 2 comprises policies and zoning maps for the larger settlements of Daingean Uí Chúis, Annascaul, Baile an Fheirtéaraigh and Ceann Trá, with defined boundaries for each settlement. It contains policies for the sustainable development of the smaller dispersed rural settlements of An Mhuiríoch, Baile na nGall, Dún Chaoin and Lios Póil.

Section 3 contains policies for the sustainable development and conservation of An Blascaod Mór (The Great Blasket Island). Development within the boundaries of the settlements shall be carried out and in compliance with the Objectives of the Kerry County Development Plan 2009-2015 as well as any specific objectives contained within the individual settlement plans. Any objectives or policies contained in the individual settlement plans relate to the individual settlements and are not intended to be interpreted or construed as relating to any lands outside the development boundaries as defined.

The policies and zoning for lands outside the settlement boundaries, as defined on the maps in Section 2, are contained in the County Development Plan 2009-2015 with a number of additional specific objectives for rural areas contained in Section 4 of this plan. While the objectives of the Local Area Plan must be consistent with the objectives of the County Development Plan, in any instance where ambiguity may arise, the provisions, policies and objectives of the County Development Plan shall have precedence.

The overall aim for this plan is to provide a comprehensive local planning framework for the Dingle functional area which clearly sets out the policies and objectives for its development in a sustainable manner. Taken in conjunction with the Regional Planning Guidelines and the County Development Plan it will complete the planning framework for the area. The plan will clearly set out the policies and objectives for the sustainable development of each settlement and make clear to landowners, developers and the general public what the vision of the Planning Authority for the area is.

In the formulation of policies and objectives in this plan the planning authority have had regard to the following documents:

- National Development Plan (2007 – 2013)
- National Spatial Strategy (2002 – 2020)
- Sustainable Development – A Strategy for Ireland 1998
- Departmental Planning Guidelines
- Meitheal Chiarrai
- The Barcelona Declaration Implementation Plan
- South West Regional Planning Guidelines 2010-2022
- Kerry County Development Plan 2009-2015
- The Provision of Schools and the Planning System; A Code of Practice for Planning Authorities. The Dept. of Education and Science and DoEHLG. (2008)
- Management Plan for The Great Blasket Island 2004
- Údaras na Gaeltachta Beartas Forbatha 2005-10
- Staidéar Teangeolaíochta na Gaeltachta
- An Daingean, A Design Statement Phase 1 & 2 (2006, 2009)
- Dingle Harbour; A Resource Scoping Study(2002)
- DoEHLG Circular PSSP6/2010
- The Planning System and Flood Risk Management’ 2009 The EU Water Framework Directive
- The South West River Basin Management Plan,
- The Transitional and Coastal Water Action program,
- The National Cycle Policy Framework
- Spatial Planning and National Roads Guidelines,DoECLG 2012

The Council is obliged, in the performance of its functions, to have regard to government policies and guidelines, and it is within the context of these documents that local policies are developed.

In accordance with legislation, local area plans must be consistent with the provisions and policies of the County Development Plan. Similarly County Development Plans must be consistent with the provisions of the Regional Planning Guidelines.

This provides for the consistent, coherent transfer of higher order planning strategies from regional level to the local level and ensures that policy at all levels works to achieve the broader strategic goals for the region.

The Kerry County Development Plan 2009-2015 contains the strategy for the preparation of local area plans which divides the County into functional areas based on their strategic role and service provision for their hinterlands. The Tralee Killarney Hub, designated under the National Spatial Strategy, is the focal point for the County's development in a National context, being one of a number of Gateways and Hubs throughout the Country identified to promote balanced regional development. In accordance with the provisions of the Kerry County Development Plan 2009-2015, Dingle is a Primary Functional Area.

In the **National Spatial Strategy (NSS)**, the Functional Area is located within a Diversifying Area, which is defined in the NSS as follows:-

There are areas, along the west coast particularly, that have been successfully diversifying in recent years. The restructuring of their economies has been based on growing a variety of economic activities. These economies had traditionally been largely dependent on the agricultural sector. On the basis of the 2002 census results, many of these areas have shown increases in population since 1996. However, local authorities should now carefully manage and sustain this diversification process in the future by focusing on conserving the attractiveness of both the landscape and townscape of the areas that supported the diversification process in the first place. Local authorities can perform this role through the planning system through a focus on ensuring that new development is of the highest quality in terms of design and location.

In the **Regional Planning Guidelines (RPGs)** the Dingle Functional Area is located within the Western Strategic Planning Area, fig 1. Section 4.3.5 of the RPGs states that: *"A more balanced approach to development in order to maintain vibrant rural communities, with an equal level of urban and rural growth. In other towns of the region outside of the Gateway and hubs, there will be moderate population growth in line with local employment opportunities"*.

In the Regional Settlement Strategy (see table 4.7 of the RPG) the main aim for Daingean Uí Chúis and the functional area is to strengthen it and stimulate sustainable growth in indigenous economic development, while appropriate levels of sustainable growth is permissible in the key villages and smaller settlements.

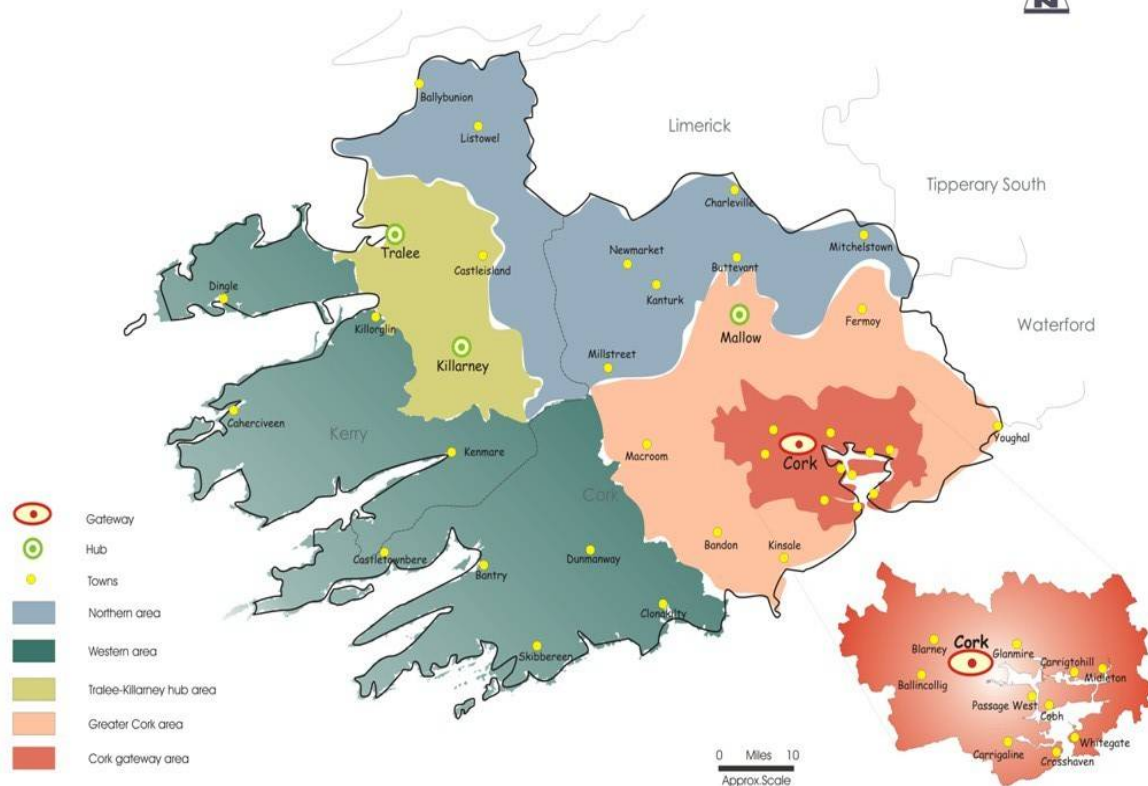


Figure 1.1: Strategic Planning Areas and the main settlements in the South West Region

CORE STRATEGY

Section 7 the Planning and Development (Amendment) Act 2010 stipulates that development plans must contain an *evidence-based* core strategy, the purpose of which is to articulate a medium to longer term quantitatively based Spatial Strategy. A central tenet of a core strategy is adherence to **National and Regional population targets, urban settlement hierarchies and sustainable rural development**. The Core Strategy as set out in the County Development Plan provides a policy framework for land use zoning at local level as well as other policy matters. The strategy is specific in setting population targets and housing requirements. This allows an accurate assessment of the amount of land required to facilitate population targets.

The Functional Area Plan is in accordance with the Core Strategy of the Kerry County Development Plan 2009-15 which in turn is consistent with the National Spatial Strategy and the South West Regional Planning Guidelines 2010-22 in supporting balanced development throughout the County .The implementation of the Core Strategy is made possible by:

- The Settlement Structure which defines the settlement hierarchy and indicates how future population growth should be distributed throughout the County and the functional area.

- The Development Land Requirements which outlines the guiding principles and sets out strategic policies regarding the zoning of land for residential and other uses during the life time of the Plan.
- The Spatial Development Framework (as set out in the County Development Plan) which sets out strategic policies on the location of residential and employment-related development, transport framework and environmental quality.

The Functional Area Plan is supported by strategic economic development policies, rural housing policies and the strategic policies relating to transport and infrastructure as detailed in the County Development Plan.

The preliminary population figures in the 2011 census have been used as it is felt that they are more up to date and realistic than those used in the Core Strategy. The anticipated growth rate included in the RPGs is then used to extrapolate projected population targets to 2017. These are reflected in Table 1.1 and 1.2.

The distribution of targeted population growth throughout the functional area has been determined in accordance with the Core strategy and settlement hierarchy into Daingean Uí Chúis and the smaller settlements and rural areas.

Further details of the growth strategy for the Dingle Functional Area and individual settlements is provided in Section 1.6.3 Growth Strategy of the plan.

FIG. 1.2 HIERARCHY OF PLANS

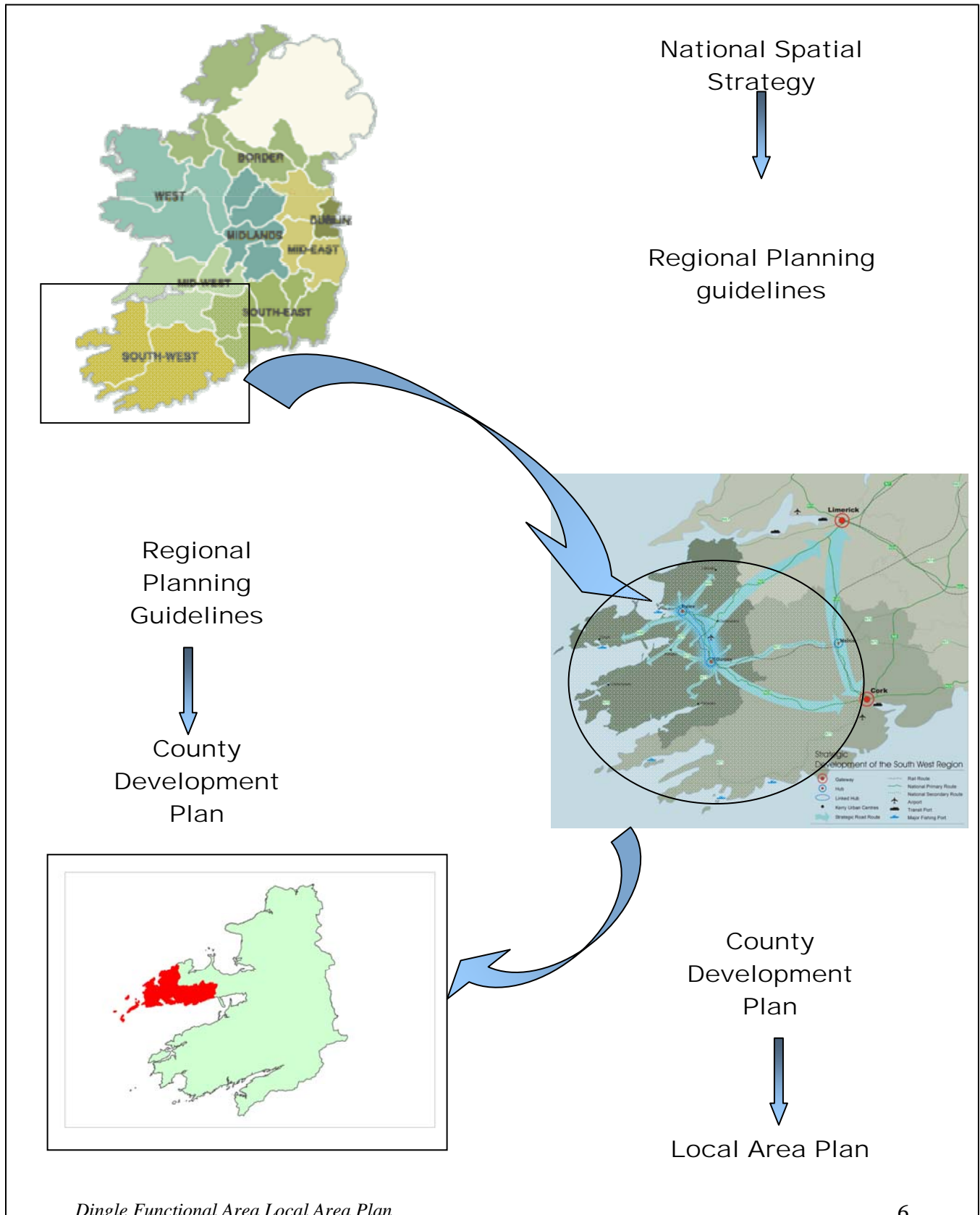


TABLE 1.1 POPULATION AND GROWTH TARGETS 2011 - 2017

SOUTH WEST REGION POPULATION 2011 663,176		SOUTH WEST REGION POPULATION 2017 732,325
COUNTY KERRY POPULATION 2011 145,048		COUNTY KERRY POPULATION 2017 160,641
TRALEE KILLARNEY HUB POPULATION 2011 35,307		TRALEE KILLARNEY HUB POPULATION 2017 40,252
BALANCE OF COUNTY POPULATION 2011 109,741		BALANCE OF COUNTY POPULATION 2017 120,389

Table 1.2 FUNCTIONAL AREA POPULATION TARGETS

2011

WIDER HUB AREA
79843

DINGLE
7026

CAHERCIVEEN
5074

CASTLEISLAND
9976

KENMARE
6325

KILLORGLIN
7866

LISTOWEL
16479

BALLYBUNION
2687

CASTLEGREGORY
2069

RATHMORE
4407

SNEEM
1244

WATERVILLE
2052

2017

WIDER HUB AREA
89067

DINGLE
7733

CAHERCIVEEN
5571

CASTLEISLAND
10913

KENMARE
7084

KILLORGLIN
8573

LISTOWEL
18143

BALLYBUNION
3006

CASTLEGREGORY
2230

RATHMORE
4768

SNEEM
1341

WATERVILLE
2212

1.1 FUNCTIONAL AREAS AND COMPLIMENTARY ROLES

In the preparation of the County Development Plan, an analysis of the functionality of the County was carried out and areas identified on the basis of service provision of the principle towns, their sphere of influence and their strategic role in the development of the county. Dingle was identified as one of the six primary functional areas.



Fig1.3: Local Area Plan Functional Areas as per the Kerry County Development Plan 2009-2015

1.2 PRIMARY FUNCTIONAL AREAS

These areas are provided with their higher order services from a large principal settlement /district town (Daingean Uí Chúis) whose sphere of influence extends over a wide geographic area. Daingean Uí Chúis plays a strategic role in servicing the rural catchments as well as supporting and driving the rural economy of the County. It is envisaged that the town will act as the focal point for future job creation within sustainable commuting distance for their populations.

The strategy for the principal settlement (Daingean Uí Chúis) in this Primary Functional Areas is;

- To maintain and expand its current level of service provision in order to underpin the viability of the rural hinterlands.
- To act as the main employment centre for its area
- To act as focal point for the investment necessary to strengthen the area.

Daingean Uí Chúis is supported by three smaller settlements of Annascaul, Baile an Fheirtéaraigh and Ceann Trá. These villages provide for the daily needs of their hinterlands. It is important that these settlements continue to maintain their existing population and services and to function as intermediate settlements between the rural dwellers and the larger towns.

In the primary functional area the strategy for the smaller settlements (An Mhuiríoch, Baile na nGall, Dún Chaoin and Lios Póil) is;

- To ensure that they retain their current level of service provision and develop in a sustainable manner as attractive settlements while maintaining their existing character.
- To ensure infrastructural provision in order to consolidate their roles in a sustainable manner



Fig1.4; Dingle Functional Area showing settlements and extent of rural area

1.3 STRATEGIC ISSUES

The concepts of linkages, critical mass and potential have been defined in the County Development Plan. Identifying the **Potential** of an area, the barriers to development and the needs of the area in order to reach its potential, is a difficult task involving a wide spectrum of economic and cultural groups. The coordination of these different sectors is necessary in order to develop an integrated, coordinated approach to achieving the potential of the functional area.

One of the major difficulties that the county experiences is its **peripherality**. Furthermore, the villages of the Dingle Functional Area Local Area Plan are peripheral within the County. It is considered that the level of service provision within the west Kerry Settlements will be commensurate with the size of the settlements and the population serviced.

In effect, the demand for higher order services will be provided in the first instance within Daingean Uí Chúis and then for increasing service provision within the Regional centres of Tralee and Killarney.

The critical mass of population within the area will sustain an increased range of services and facilities which will in turn make further inward investment more likely. It is important, therefore, that **linkages** between the west Kerry Settlements and the Hub are provided in order to facilitate access to these services

‘**Linkage**’ is one of the key concepts outlined in the National Spatial Strategy. In effect the relevant linkages are to the Tralee Killarney Hub in a transportation context, good broadband connection in a telecommunications context and the national grid in an energy context. With journey times of approx 40 and 50 minutes respectively the main roadways linking Daingean Uí Chúis and the Functional Area to the Tralee - Killarney Hub are the N86 (Tralee to Daingean Uí Chúis) and the R561 & R563 . These roadways have been identified as strategic / intra-regional corridors in the current Regional Planning Guidelines for the South West Region (2010-2022). The R561/563 has been identified as a strategic road in Table 5.1 of that document while Figure 5 of that document shows the N86 as an intra-regional corridor of importance. It is noted that advanced plans are in place to upgrade the N86 between Camp and Annascaul. This plan supports the principle of such proposals, which would reduce journey times between the Functional Area and the Tralee Killarney Hub and to Kerry Airport at Farranfore, which is an international airport of regional importance, as recognised in the current Regional Planning Guidelines for the South West (2010-2022).

Of particular strategic importance for the functional plan area is the location of the port / harbour in Daingean Uí Chúis. This facility is recognised in S5.5.12 of the current Regional Planning Guidelines for the South West (2010-2022) as a port / harbour of regional importance. The port /harbour have many functions including fishing, marine leisure and tourism.

In order for the functional area to provide the range of facilities and services desired by the population, it needs to achieve and maintain a certain level of population. What is considered to be a **critical mass** of population will vary on the level of service required, so the critical mass necessary to maintain the traditional services of a small village is different to that of a larger town. In the period 2006-2011, the district centre, village and small villages/development nodes of the Dingle Functional Area experienced a slight population decline.



Fig 1.5 Percentage population change 2006 – 2011(CSO)

Much of the growth expected for the plan area is dependant on inward migration. The settlements of the Dingle Functional area, therefore, need to identify the reasons why it is better to locate there than in other competing areas. The main factor which is readily identifiable is “**Quality of Life**”. A clean environment, good educational facilities, good health services, high quality social and cultural facilities and amenities are readily available. These assets cannot be taken for granted and ongoing efforts to maintain and improve the quality of these and to facilitate only sustainable type developments must be continued.

Within the County, Tralee and Killarney are recognised as the main retail locations within the Retail Hierarchy. This will continue to be so. The location of retail development within settlements shall be determined having regard to the **vitality, vibrancy and viability** of the town centre as well as any infrastructural and floorspace availability restrictions which may arise.

Settlements generally develop in response to their natural attributes, constraints and environment. The towns and villages throughout the County have evolved on this basis. One restriction which is of particular importance is the ability to dispose of treated effluent. Many settlements throughout the functional area have no defined village core and as such have little or no capacity to dispose of treated effluent. It is considered that such settlements should maintain their existing character and settlement pattern.

Due to the current economic situation, many areas of the County have been affected by **rural depopulation**. Policies need to be developed to promote the strengthening of settlements in these areas to act as a catalyst for reinvigorating them and creating the conditions and environment for population growth. These policies should concentrate on providing the ingredients for growth in the larger settlements initially. These larger settlements should act as the focal point for infrastructural development, population and service provision growth, while the smaller settlements should aim to consolidate their existing settlement pattern and maintain their intrinsic qualities and character.

	Na Gleannta	Ceann Trá	Dún Chaoín	Daingean Uí Chúis	Cill Chúain	Dún Urlann	Cill Maoil chéadair	Ballinvohar	Bally na courty	Cinn Aird	An Mhin Aird	Mártháin	Total
2002	1471	460	212	1647	453	422	549	421	219	366	383	243	6846
2006	1496	413	159	1775	462	455	508	509	226	381	387	276	7047
2011	1816	415	172	1488	443	432	476	531	268	355	388	242	7026

Table 1.3 Electoral District Populations for the entire Dingle Functional Area (CSO)

The success of the measures outlined in this local area plan, are to a large extent dependent on population growth which is in turn largely reliant on employment creation. In recent years the functional area has successfully developed a number of sustainable cottage / micro type industries based on food and crafts and other niche markets. The Dingle Functional Area, with its mild climate, clean/ green image, creative people and entrepreneurial spirit is an ideal location for the establishment and growth of such industries. The Planning Authority will actively facilitate the sustainable development of these industries at appropriate locations within the plan area.

On a more macro level technological and manufacturing jobs are considered necessary in order to offset recent employment losses in the construction sector, and to provide more stable employment opportunities than perhaps tourism, which is seasonal, competitive and highly sensitive to international events. Attracting industry to Gaeltacht areas can prove challenging, largely due to their perceived peripherality and infrastructural deficits. A wide range of industries, companies and **employment opportunities** have however been established throughout the Kerry Gaeltacht areas. Údarás Na Gaeltachta has assisted many of these enterprises.

Udaras has developed infrastructure and facilities in the form of industrial estates / business parks in certain locations in the area: Baile na Buaile, Baile an Mhuilinn, An Choill, Cúilín, An Ghlaise Beag, Baile an Fheirtéaraigh, Baile an Éanaigh and Baile an Ghóilín in order to attract businesses to the area and help homegrown industries to develop.

The importance of these facilities in enabling employment creation and hence a sustainable peripheral rural community is recognised by Kerry County Council and in the cases where specific zoning does not exist that these specific locations will be looked on favourably for further sustainable development for suitable types of business should the need occur. For long-term growth of the settlements, high quality attractive environments need to be combined with employment opportunities if the quality of life potential is to be capitalized upon. Competitive pressures from world markets are increasing, particularly with regard to labour factors. The provision of **high added-value knowledge based industry/ creative industry** is seen as forming a significant part in the provision of sustainable employment in the region. This concept needs to be combined with nurturing existing indigenous talent to provide products which are unique to the area and **capitalise on creative local talents**.

The **Gaeltacht Chorca Dhuibhne** covers an extensive area within the Dingle Functional Area and constitutes an important part of the linguistic, social, and cultural tradition of the county. This area is also rich in traditional ways, folklore, writing, music, and historic and archaeological sites. Every effort must be made to preserve and maintain Gaeltacht traditions.

The absolute number of people speaking the Irish language on a daily basis has fallen between 2002 and 2006. As a percentage of the population in the Gaeltacht area it has fallen to 35.1%. As an indicator of the future strength of the language, the % of population is a more relevant indicator than absolute numbers. As the percentage decreases, the external pressures on the language increase. This trend is an obvious cause for concern

	Na Gleannta	Ceann Trá	Dún Chaoín	Daingean Uí Chúis	Cill Chúain	Dún Urlann	CillMaoil chéadair	Cinn Aird	AnMhin Aird	Mártháin	Total
2002	584	249	132	385	317	317	417	140	163	161	2865
%	39.7%	54.1%	62.3%	23.3%	75.1%	75.11%	75.9%	38.2%	42.5%	66.2%	46.7%
2006*	355	162	89	282	289	273	277	86	151	111	2075
%	32.2%	49%	74%	15.8%	62.6%	71%	63%	24%	39%	62%	35.1%

Table 1.4 % of population speaking Irish daily in the Kerry Gaeltacht Electoral Districts

***Note ; relates to ages 3+, excludes the education system only. See CSO.**

***Note; Ballinvoher & Ballynacourty are located in the Plan Area but are not in the Gaeltacht Area**

The percentage of Kerry Gaeltacht daily speakers for 1996 was 57.4%, for 2002 was 60.4% and for 2006 was 44%.



Map 1.6 An Gaeltacht

The **cultural heritage** of the Corca Dhuibhne peninsula area is very strong. Its landscape, folklore, historic, archaeological, musical, linguistic and literary diversity gives the area a unique character and sense of identity not found elsewhere in the County or throughout the Country. In every sense the area is a unique cultural gem and every effort must be made to maintain and preserve the Gaeltacht tradition. In particular the area is identified with its **linguistic heritage**, being one of the remaining areas throughout the Country where the Irish language is spoken. The preservation of the Irish language is of paramount importance to the area and the Country as a whole

An Blascaod Mór has made a significant impact on Ireland's cultural heritage. The island has long been associated with the essence of Irish language and culture and has traditionally been a destination for tourists and students interested in studying the Irish language, culture and stories of the area.

The importance of tourism to the area cannot be overstated. Daingean Uí Chúis and the wider Corca Dhuibhne peninsula are world renowned tourist destinations with magnificent scenery, distinctive villages and heritage (natural, built and cultural) of international significance. Consequently, the future of the tourism industry will have important strategic consequences for future development. **Tourism growth** needs to be encouraged and facilitated in a sustainable manner so as to ensure that the quality of the overall product is not eroded and that its long term success is not compromised.

The development of walking, hill and mountain climbing, birdwatching, maritime leisure and cycling as leisure pastimes is continually increasing and the diversity of the rural countryside within the plan area makes it ideal to capitalise on this growth area. Cycling in particular is a huge potential growth market which needs significant investment if it is to fulfill its potential in the area. **Tourism** will continue to play a major role in the development of the area. Adaptability and quality are two factors facing this industry as competing markets become more accessible.

Provision and security of **energy** supplies for the future is becoming increasingly important. In addition the cost of fossil fuels is set to rise in the coming years with a consequent impact on production costs and competitiveness. Reliance on renewable energy will increase and it is important, for the reasons mentioned as well as the employment opportunities in this sector, that residential and commercial developers are encouraged to incorporate energy saving designs / mechanisms.

The magnificent scenery, cultural heritage and unique identity of the area have also led to a high level of demand for **holiday homes**. The County Development Plan 2009-15 does not permit holiday homes in rural areas. This policy has proved very successful in protecting the landscape of the area, retaining the remaining capacity for local people as well as making sites for locals more affordable. There is an estimated 1200 holiday and second homes within the functional area.

The issue of holiday homes in the settlements must be considered from a number of perspectives. The provision of holiday home developments which are unoccupied for most of the year does not contribute to the development of active, vibrant local communities and acts as a deterrent to local people wishing to live in the villages. Until recently the demand for holiday homes far outstripped the indigenous demand and, in the long term, the consequence is that the proportion of holiday homes to permanent residential dwellings is likely to remain high. This is evident in Daingean Uí Chúis where there are a number of holiday home schemes. Such a situation is undesirable from a social and cultural perspective. In addition, as mentioned previously, the character of the settlements which gives them their unique identity needs to be maintained.

Within Daingean Uí Chúis a large number of housing estates have been developed in recent years. However, due to the current economic climate a substantial number of dwellings in these housing estates remain unfinished and unoccupied to date.

Finally, the impact of holiday homes on the Irish language must be considered. There is no doubt that the provision of holiday homes can potentially have a negative impact on the Irish language in an area. Recent census figures as outlined in Table 4.2 indicate the degree to which Irish as a spoken language in the area has declined. While there can be debate as to the multiple causes of this fact, it is necessary to ensure that a precautionary approach is adopted in relation to land use policies which might have an adverse effect on, or contribute to, the decline of the language.

While there may be perceived implications for tourism on any restrictions on holiday homes, the Dingle Functional Area Local Area Plan has made no specific provision for holiday home development.

The disposal of effluent from some smaller settlements is dependent on local receiving waters. In many instances these receiving waters are at, or close to, capacity in terms of accepting treated effluent. Where there is little capacity remaining, the long-term future expansion of such a village must be examined in terms of the impact of the expansion on the character and nature of the village. The provision of adequate **water and wastewater treatment facilities** is a priority for the sustainable development of the settlements throughout the area.

1.4 OVERALL DEVELOPMENT STRATEGY

The strategy for the Dingle Functional Area is dependent on the consolidation and sustainable economic growth of the settlements. This can only be achieved through creating employment and attracting people to live in the settlements, thereby strengthening their urban structure and creating a demand to support local services.

The RPG promotes a more balanced approach to development in order to maintain vibrant rural communities, ‘with an equal level of urban and rural growth’.

4.3.33. Future population growth must be balanced between the towns and rural area with a focus on strengthening the established functions of the towns while exploring ways of diversifying the local economies.

‘In other towns of the region outside of the Gateway and hubs, there will be moderate population growth in line with local employment opportunities’. The proximity of the settlements in the functional area to the major hub towns of Tralee and Killarney makes them a viable alternative for persons seeking a more rural lifestyle. The importance of developing attractive settlements is therefore critical to attracting inward migration to the area.

Development Objective RSS-07 of RPG

It is an objective to strengthen the economic and tourism roles of the towns and villages and forge greater links to their surrounding hinterlands and to peripheral areas and improve accessibility to peripheral areas in a sustainable manner. In rural areas which are suffering from population decline, specific strategies need to be developed to facilitate sustainable diversification of the rural economy. Such rural diversification should be located in areas which will avoid significant environmental effects. Any population growth will be distributed in a manner so that there is a balance between the town and villages/rural areas. Controls should be introduced for rural areas under pressure from urban generated housing.

The Dingle Functional Area will be a place where:

- Its intrinsic qualities will provide a unique location and quality of life for its residents and visitors.
- The Irish language will be preserved and promoted as a living daily-use language and Gaeltacht communities will be supported in order to strengthen and expand the social networks that nourish Irish as the community language.
- The negative effects of peripherality will be minimised through the sustainable provision of adequate infrastructure and communications.
- Facilities will be put in place to promote continued sustainable diversification of the rural economy.
- The character of the built environment will be maintained through high quality design in the settlements throughout the area.
- The settlements of the area will act as the focal point for services serving their surrounding rural hinterland. The level of service provision will be commensurate with the size of settlement and demand from the rural hinterland served.
- The settlements of the area will be vibrant and distinctive communities that have individual roles and provide for the social, economic and employment needs of their residents and rural catchment in a sustainable manner. They will develop as attractive locations in which to live and work and will provide a broad range of residential options.
- The provision of adequate water and wastewater infrastructure will facilitate the sustainable development of the villages without adverse impact on the environment.
- People enjoy living, working and visiting. In order to facilitate this, a broad range of sustainable residential / accommodation types will be available so as to support sustainable growth.
- Provision shall not be made for additional holiday home developments in order to allow for the development of settlements which have a permanent year round population. This in turn will require year round services and facilities which will result in an attractive place for locals and visitors alike, while protecting the Irish language.

Objective No	Overall Objectives It is an objective of the Council to:
	Development and Economic Strategy
OO-1	Provide an improved quality of life for all the citizens of the area by promoting the area's economic potential, protecting its natural and built environment and safeguarding its cultural heritage.
OO-2	Provide for the development of the area in a manner which is sustainable and protects its social, cultural, environmental and economic assets for future generations.
OO-3	Provide for balanced growth throughout the area by promoting the strengthening of rural communities and providing the infrastructure to facilitate job creation and diversification in these areas in a sustainable manner. Promote and foster local entrepreneurial activity and encouraging innovative and sustainable economic activity.

Objective No	Overall Objectives It is an objective of the Council to:
	Development and Economic Strategy
OO-4	Strengthen the town and villages throughout the area, improve the infrastructure provided, sustainably develop the critical mass necessary to maintain and expand the service provision within them, and make them more attractive places in which to live.
OO-5	Promote the sustainable development of indigenous knowledge based, cultural and creative industries as a means of strengthening the economic base of the area and acting as a focus for inward investment.
OO-6	Facilitate farmers markets and similar initiatives at appropriate locations and encourage local food production and promote a local food culture within the functional area.
OO-7	Promote renewable energy generation at appropriate locations and energy conservation measures as well as sustainable settlement patterns in order to promote local energy generation / energy conservation and sustainable communities and travel patterns.
OO-8	Ensure compliance with “The Planning System and Flood Risk Management Guidelines for Planning Authorities” (DEHLG 2009).
	Residential Zoning
OO-9	Ensure that 20% of the land zoned in the plan for residential, or for a mix of residential and other uses, shall be made available for the provision of social and affordable housing.
OO-10	Ensure that the zoning of residential land shall comply with the provisions of the Zoning Criteria contained in Section 2.10.7.1 of the County Development Plan.
	Infrastructure
OO-11	Ensure that development of zoned land within the settlements is dependent on the provision of adequate water and wastewater infrastructure and on the provision of other critical infrastructure.
OO-12	Improve water supplies in the plan area, in a sustainable manner, paying particular regard to the EPA’s Remedial Action List. Protect drinking water quality and public water supply sources, having particular regard to their zones of influences.
OO-13	Ensure that new developments shall incorporate on site measures in accordance with Sustainable Urban Drainage Systems where appropriate so as to minimise culverting, encourage native waterside vegetation and promote the use of reed beds and permeable paving to absorb pollutants and regularise storm water run-off.
OO-14	Ensure that new storm and foul drainage proposals are drained by gravity, except where otherwise deemed necessary by the Council and comply with ‘The Urban Waste Water Treatment Regulations’ 2001 and 2004.

	Infrastructure
OO-15	Address the recommendations of the Urban Waste Water Discharges in Ireland for Population Equivalents Greater than 500 Persons – A Report for the Years 2006 and 2007 (Office of Environment Enforcement- EPA, 2009).
OO-16	Facilitate the licensing of wastewater discharges, including storm water discharges which come within the scope of ‘The Waste Water Discharge (Authorisation) Regulations’ 2007.
OO-17	Ensure that all infrastructure and amenity projects identified undertake a Habitats Directive Assessment in accordance with best practice and guidance of their impact on Natura 2000 sites as part of the planning and decision making process and in considering the most suitable locations or scale for provision of the project ensure avoidance of negative impact
OO-18	Encourage sustainable commuting practices (where possible) in the Dingle Functional Area.
OO-19	Ensure compliance with the Spatial Planning and National Roads Guidelines, DoECLG 2012
	Archaeology & Heritage
OO-20	<p>Protect and enhance structures included in the Record of Protected Structures or proposed for inclusion by requiring that:</p> <ul style="list-style-type: none"> • No such building is demolished. • The maintenance, alteration, extension, replacement or insertion of any significant feature(s) or part(s) to a protected structure shall not be detrimental to the character of the structure. • Development shall be carried out and designed sympathetically having regard to the architectural character of the structure and the setting. • The erection of any structure within the curtilage, adjacent to, or within the vicinity of the structure shall not be detrimental to the character of the structure and the setting, and shall be sited and designed sympathetically with the character of the structure and the setting. • Any works that will materially affect the character of a protected structure or proposed protected structure shall require planning permission.
OO-21	Ensure that road project proposals take cognisance of the NRA’s guidelines on archaeological assessments.
OO-22	Ensure the preservation of all archaeological monuments included in the Record of Monuments and Places (RMP) as established under section 12 of the National Monuments (Amendments) Act 1994. In ensuring such preservation, the Council will have regard to the advice and recommendations of The National Monuments Service, The National Museum of Ireland and other statutory agencies. For sites which have been identified, but not yet added to the RMP the planning department will have regard to the advice and recommendations of the National Monuments Service and the County Archaeologist.

	Archaeology & Heritage
OO-23	Have regard to the advice and recommendations of The National Monuments Service, The National Museum of Ireland and other statutory agencies in the identification and protection of all previously unknown archaeological sites.
OO-24	Ensure that erection of any structure adjacent to, or within the vicinity of an archaeological monument or feature - Shall not be detrimental to character of the monument/feature or its landscape setting, and - Shall be sited and designed sympathetically with the character of the monument/feature or the setting.
OO-25	Promote public awareness and facilitate appropriate advisory guidance in relation to the protection of the archaeological heritage of the Plan area.
OO-26	<u>Ensure that any proposed development within the lands highlighted as representing the zone of archaeological potential around a monument listed in the Record of Monuments and Places (RMP) is referred to the National Monuments Section of the Department of Environment, Heritage and Local Government. Such developments will be the subject of archaeological impact assessment and may require further subsequent archaeological mitigation – buffer zones/exclusion zones, monitoring, pre-development archaeological testing, and archaeological excavation prior to a decision being made</u>
	Built Environment
OO-27	Encourage the development of a compact and sustainable settlement structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites. Provide a high quality of design in private and public development, increasing the quality of the public domain while maintaining the character, form and settlement pattern of the settlements.
OO-28	Promote the preparation and implementation of “An Energy Conservation Strategy” and associated awareness campaign within the Plan area.
OO-29	Promote the development of energy efficient (passive / low energy) buildings and encourage developers to design and build houses/buildings towards an ‘A’ rating standard as set out by the National Building Energy Rating (BER) methodology.
	Natural Environment
OO-30	Support the implementation of the Kerry Heritage and Biodiversity Plan 2008-2012 and the NRA (2008) document “Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads and any subsequent updates, including measures outlined to control / manage alien species, in consultation with the National Parks and Wildlife Service.
OO-31	Ensure full compliance with the requirements of Directives 79/409EEC (Birds Directive) and 92/43/EEC (Habitats Directive) with respect to ‘Appropriate Assessment / Habitats Directive Assessment’ of any relevant plans or development proposals. As part of this any proposed amendments / variations to the plan or development proposals should be screened with respect to the potential impact on Natura 2000 sites and the requirement for “appropriate assessment / Habitats Directive Assessment” in accordance with Article 6 of the Habitats Directive.

	Natural Environment
OO-32	Promote the protection and enhancement of surface water, groundwater water resources and their associated habitats and species, including fisheries.
OO-33	Ensure that any development that would have an unacceptable impact on the water resource of the area, including surface water and groundwater quality and quantity, any fish bearing watercourse, riparian zone,, river corridors and associated wetlands of significance will not be permitted.
OO-34	Provide for the protection, management, and as appropriate, enhancement of existing wetland habitats where flood protection/management measures are considered to be necessary.
OO-35	Prohibit illegal burning, deposit and disposal of waste materials by the use of the statutory and non statutory powers of the local authority.
OO-36	Ensure that proposed Tourism and Recreation Strategies, Projects and Activities; take account of the need to incorporate biodiversity considerations, particularly in the case of internationally designated sites of nature conservation importance and in non designated sites that contain important habitats and species. .
OO-37	Ensure that no projects which will be reasonably likely to give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects) unless imperative reasons of over riding public interest can be established and there are no feasible alternative solutions.
	Gaeltacht Chorca Dhuibhne
OO-38	Promote and develop the Gaeltacht as a centre of linguistic and cultural heritage in tandem with policies which will encourage sustainable economic development in order to ensure vibrant communities.
OO-39	Seek to enhance the unique cultural identity and secure the sustainability of the Gaeltacht communities into the future.
OO-40	Ensure that all signage erected in the Gaeltacht is in Irish only or complies with Objective SG 9-44 of the County Development Plan and Section 3.10 Scéim Gaeilge 2010-2013.
OO-41	Seek to ensure that all new Council Tenants of Social Housing supports in Category A Gaeltacht areas show a fluency in spoken Irish and a positive impact on the use of Irish in the area.
	Tourism
OO-42	Facilitate the provision of an Integrated Tourism Management Strategy.
OO-43	Facilitate the development of ecotourism and other niche markets. Facilitate the sustainable extension and diversification of tourist facilities.
	Coastal Zone Management
OO-44	Support the development of an integrated approach to coastal zone management and in particular to foster the application of this concept in appropriate coastal zones throughout the Plan Area.
OO-45	Facilitate the preparation of an integrated coastal zone management plan for the plan area.

	Housing Development
OO-46	Ensure that all residential units are permanent places of residency.
OO-47	Ensure that the Rural housing policies as set out in the County Development Plan 2009-15 shall apply to all residential development in rural areas. The Planning Authority will look favourably on applications from family members on family landholdings, in accordance with the proper planning and sustainable development of the area,
	Rural Settlements & Villages
OO-48	Ensure that all new development takes place within the development boundary.
OO-49	Encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites.
OO-50	Promote attractive streetscape and approaches into the village and preserve and enhance the elements of the built and natural environment which define the unique character of the village.

1.5 SETTLEMENT STRATEGY

1.5.1 Settlement Hierarchy

The settlements within the Dingle Functional Area are designated on the basis of the following classification;

- **District Centres** constitute the principal settlements within the primary functional areas. They are large settlements that provide a range of services to the towns, villages and rural areas in their catchments. They have populations in excess of 1,000. Their functions are complementary to the regional centres and each other. They also have an important regional employment function within their surrounding catchment. Daingean Ui Chúis is defined in this plan as a district centre.
- **Villages** provide for convenience and daily needs and small scale employment opportunities for their residents and surrounding rural population. They also provide local level community services, such as primary schools, churches, local sporting facilities and a community hall. Annascaul, Baile an Fheirtéaraigh and Ceann Trá are villages in the Dingle Functional Area.
- **Small Villages/Development Nodes** are localities with a scattered development pattern providing a range of local community facilities, such as a primary school, sporting club or a general shop or post office. The settlement pattern is not cohesive, but they are often characterised by strong geographic communities. An Mhuiríoch, Baile na nGall, Dún Chaoin and Lios Póil are small villages/development nodes. For ease of reference these settlements are indicated on Figure 1.4.

1.5.2 Development Strategy

It is an objective of the RPG that targeted population growth in the plan area will be distributed in a manner so that there is a balance between the town and villages/rural areas. The development strategy of this plan follows and is consistent with that approach.

The development strategy promotes Daingean Uí Chuís as the main focus for development within the Plan area offering the greatest potential for economic, social and cultural development.

Annascaul, Baile an Fheirtéaraigh and Ceann Trá are considered important local service centres and act as stabilizing service centres for their rural hinterland. An Mhuiríoch, Baile na nGall, Dún Chaoin and Lios Póil will remain as dispersed rural settlements retaining their existing rural character and serving local population needs.

In the villages and settlements, the approach in this Local Area Plan is to define a 'development boundary' on the zoning map for the particular village/settlement. It is not intended to specifically designate land for proposed residential use as the small amount of zoned land would be meaningless. The development boundary contains suitable land for the development of residential units. The development management and control system will safeguard land from inappropriate development which would limit the planned and sustainable growth of the village into the future. All proposed development and changes of uses will be assessed with regard to residential amenity and all planning and sustainable development considerations relevant to the proposal and/or its surroundings

This plan will encourage the development of compact and sustainable village structures. New houses will be located where they are contiguous to existing development and make effective use of infrastructure and of backland and infill sites.

Other objectives may also be relevant to particular villages addressing issues such as flood risk or the provision of critical infrastructure or community facilities. In this plan, therefore, the development boundary represents the focus for new development in each particular village. It is the preferred area where new development should be located, subject to the other objectives of the plan.

1.5.3 Growth Strategy

Population projections are necessary in order to accurately assess the future demand for housing, amenity, infrastructure and employment. The period of this plan is until 2017 and population projections for the period of the plan have been prepared on that basis.

The distribution of targeted population growth throughout the County and each functional area has been determined in accordance with the Core Strategy and settlement hierarchy to the functional areas and the settlements and rural areas.

The population of the entire Functional Area as contained in the 2006 Census was 7,047 persons and in 2011 it was 7,026.

The population growth targets for 2017 comply with the RPGs and the Core Strategy indicating a population of 7,733. There is a population growth of 707 people in the entire Functional area in the period 2011-2017.

	2002 census	2006 census	2011 census	2017 projection
Dingle Functional Area	6,846	7,047	7,026	7,733
Daingean Uí Chúis*	1,828	1,920	1,692	2,069

* includes overflow into Na Gleannta

Table 1.1 Population Figures and projection in Dingle Functional Area 2002-2017

In accordance with the Core Strategy it is intended that Daingean Uí Chúis has an increase of 377 persons in the period 2011-2017. A population figure of 2,069 is targeted for Daingean Uí Chúis by 2017.

It is envisaged that Daingean Uí Chúis will have a projected population increase of 377 people. At an occupancy rate of 2.6 persons this equates to 145 dwellings at an average density of 5 dwellings /acre (12/ha), indicating a demand for 29.7 acres (12.1Ha) of zoned land. This figure in conjunction with an allowance of headroom to ensure choice in the market for development land equating to a 50% increase on actual housing land requirement, in line with the Development Plans Guidelines for Planning Authorities (DoEHLG, 2007) results in a overall figure of 44.7 acres(18.1ha). This equates to a total yield of 217 dwelling units.

The additional headroom is included to allow for the provision of competition, the avoidance of market monopoly and the non availability of zoned lands. Therefore 44.7 acres (18.1 ha) are required to be zoned to fulfil the urban residential housing demand over the period of the plan.

Daingean Uí Chúis is the only settlement in the Functional area that contains land specifically zoned for residential development.

The remaining population growth of 330 will be distributed between the rural area and throughout the settlements of Annascaul, Baile an Fheirtéaraigh and Ceann Trá and to the smaller villages/settlements of An Mhuiríoch, Baile na nGall, Dún Chaoin and Lios Póil. This population growth is allocated to each of the above settlements and to the remaining rural area. Additional headroom of 50% is included in the settlements to allow for the provision of competition, the avoidance of market monopoly and the non availability of zoned lands. The breakdown of the population allocation between the rural area and the settlements is based on a ratio of the ED population and the overall functional area population.

<i>Settlement</i>	<i>Projected Housing Provision (no.)</i>	<i>Projected Population Increase</i>
Daingean Uí Chúis	145	377
Settlements & Villages Annascaul, Baile an Fheirtéaraigh Ceann Trá ,An Mhuiríoch, Baile na nGall, Dun Chaoin, Lios Póil	40	104
Rural	86	226
TOTAL	271	707

Table 1.2 Projected housing Provision & population increase in the Dingle Functional Area 2011-2017

Table 1.2 indicates a population growth allocation to Daingean Uí Chúis and the remaining settlements of 481 persons. The remaining population growth of 226 is allocated to the rural area.

Growth prediction for smaller towns and villages is difficult due to their lower population base. Prescriptive growth figures and specific land use zonings can act as a barrier to development.

It is considered therefore, rather than allocating prescriptive areas of zoned lands for the villages and smaller settlements, that managing the growth in a manner which will retain their character and create functional, attractive and well designed communities is a preferable approach.

Generally, the ‘established’ zoning categories used in previous plans to define the uses appropriate in existing areas of development are not to be found in the new plans. The plans are now “vision statements” rather than a land use survey approach.

All proposed development and changes of use within established and developed areas will be assessed in relation to, any general objectives in the local area plan that apply to the particular location, the character of the surrounding area, residential amenity, availability of infrastructure and any other planning and sustainable development considerations considered relevant to the proposal or its surroundings.

Only the proposed lands use zonings, designations, objectives are indicated on the Land Zoning Map for each village and settlement node.

1.5.4 Zoning Criteria

It is important that the proposed zoning within the settlements is carried out in a logical and informed manner which will provide for the long-term sustainable development of the settlements. The criteria used in deciding the extent and location of proposed residential zoning in Daingean Uí Chúis are set out in the Core Strategy and section 2.10.7.1 of the County Development Plan.

1.5.5 Development Management

It is intended that development in the Dingle Functional Area will comply with the development management standards set out in Chapter 13 of the Kerry County Development Plan 2009-2015.

Objective No	Development Management It is an objective of the Council to:
DM-1	Ensure that development proposals comply with the development management standards contained in Chapter 13 of the Kerry County Development Plan 2009-2015.

1.5.6 Flood Management

It is the policy of the Council, that development should not be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. In this regard, applicants for development should have particular regard to the Guidelines issued by the DoEHLG “The Planning System and Flood Risk Management 2009”.

In addition, it is an objective of the Regional Planning Guidelines for the South West, to ensure that significant developments in upland areas, such as wind farm developments, roadway construction, peatland drainage and forestry proposals, provide sufficient storm water attenuation so as to avoid the occurrence of river erosion or flooding downstream. This plan supports that objective.

The OPW have published draft preliminary flood Zone Maps for the County, these are noted by Kerry County Council. Any proposed development on those lands shall be subject to a flood impact assessment.

1.6 AN CULTÚR AGUS AN GAEILGE

Section 10(2)(m) of the Planning and Development Act 2000 requires the council to include objectives for the ‘*protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language*’.

The protection of the Irish language is of National importance and crucial to our national identity. The issue of preserving the Irish language is difficult and complex and needs a much broader range of measures than can be included in a land use plan such as this. It is important, however, that the policies contained within the plan are broad and wide-ranging enough to facilitate any future strategies and initiatives that might emerge.

The main factors that need to be considered in the preservation of the Irish language are; Demographics, Economic Factors, Facilities and Infrastructure.

In recent years the Council has been particularly proactive in the promotion of the Gaeltacht areas in Kerry. The Kerry County Council Scéim Gaeilge 2008-2011 aims to promote the provision of services through the Irish language for the people of the Gaeltacht. Such proactive measures are important in ensuring the survival of the Irish language and its associated Gaeltacht culture.

Heritage Centers and facilities such as the Ionad an Bhlascaoid Mhóir and the Heritage Centre at Baile an Fheirtéaraigh are important assets to the area and are necessary for the interpretation of the area’s rich heritage as well as being popular amenities for visitors.

The plan area is of exceptional visual / amenity quality, and significant development pressures, both in relation to holiday homes and permanent homes exist. Given the pressures of such development it is inevitable that the inward migration of non-Irish speakers will affect the viability of the Irish language. It is important that facilities be provided which facilitate the teaching of the Irish language to those who desire it.

The following objectives have been formulated in order to promote and protect the Irish language.

Objective No	It is an objective of the Council to:
G-1	Facilitate the provision of facilities for the teaching / learning of the Irish language and for the production of traditional entertainment and the presentation of culture through the medium of Irish.
G-2	Require that all commercial and directional signage in Gaeltacht areas be in Irish or bilingual Where bilingual language is used, the Irish version shall be the dominant wording on the sign. Use only the Irish version of Gaeltacht place names in accordance with the Ordú Loganimneacha (Ceantair Ghaeltachta) 2004.
G-3	Assess multiple housing planning applications (2 or more residential units) in Gaeltacht areas in terms of the likely effect that such development would have on the Irish language and the Gaeltacht.

1.7 ZONING MATRIX DEFINITIONS

1.7.1 Residential

The purpose of this zoning is to provide for new residential areas, to protect and improve existing residential areas and to provide facilities and amenities incidental to those residential areas. It is intended to provide for the full range of housing types required to meet demand and changing demographics. It is intended that higher densities, subject to good design, will be accommodated closer to the settlement centre.

There is a limited range of additional uses open to consideration within the residential zoning where it can be demonstrated that there is a need for such facilities and that it will not affect the predominantly residential nature of the area or the vitality and viability of the centre of the settlement.

Residential development shall only take place in conjunction with the provision of the necessary physical, social, community, educational and recreational services/facilities being provided. Lands used as green / amenity areas within residential developments have not been specifically identified as part of this plan but there is a presumption against the development of such land.

1.7.2 Town Centre

To primarily provide for mixed uses including retailing, residential, commercial, office, civic buildings, financial institutions, professional services and any other uses appropriate to the town centre. Proposed developments should improve the vitality and viability of the town centre and shall meet the needs of the town and the hinterland.

Individual applications will be assessed on the basis of the proposed development as well as existing uses, and other proposals in the vicinity. Developments which the Planning Authority considers would unduly affect the character, quality and amenity of the town will not be permitted. A diversity of uses for both day and evening will be encouraged and the degree of accessibility for all users shall be high.

In order to protect the amenities of the town and in the interests of the proper planning and sustainable development of the town, opening hours of proposed take-away and fast food outlets will be restricted as deemed appropriate by the Planning Authority. In order to protect the retail function, amenity and vibrancy of the town centre, betting offices and take away/fast food outlets will be assessed in the context of the existing level of provision.

1.7.3 Mixed Use

Mixed use zoning is intended to cater for a mix of uses outside of the town centre including local shops, petrol stations, offices, visitor accommodation and other commercial uses that are acceptable outside the town centre. These sites shall be developed with a complementary mix of uses where possible. Development on such sites shall not detract from the vitality and viability of the town centre.

Small scale retail uses are acceptable on these sites in the form of local neighbourhood shops with a gross floor area of not more than 500sqm.

Any residential development on these sites shall be secondary to the primary commercial/retail use. The site and any residential development shall be compatible with the primary use.

1.7.4 Retail Warehouse

Retail warehouses are generally large scale, single retail stores catering for the car borne customer and specialising in bulk goods products such as furniture, carpets, tiles, DIY and electrical goods etc. Retail warehouses require extensive areas of showroom space, where storage occurs on the shop floor. Minimal additional storage would normally be required. In general, retail warehouses are not easily accommodated in town centre locations given their size and extensive car parking requirements. Other retail developments will not be permitted on such sites.

1.7.5 Public/Community/Institutional/Educational

Public/Community/Institutional and educational facilities including schools, churches, day-care centres, childcare facilities, community buildings and health facilities will normally be permitted. Limited residential or business uses will only be permitted where they are functionally related and ancillary to community facilities at the site.

1.7.6 Industry

Land zoned for industry is to facilitate industry/manufacturing.

1.7.7 Light Industry

In order to preserve this land for light industrial use, uses that do not directly relate to industrial activities, such as housing, retail or community uses will not be permitted. Uses shall not be injurious to the residential amenity of the area. Ancillary showrooms associated with the main use on site will be permitted up to a floor area of 100sqm but retail units will not be permitted.

1.7.8 Passive Open Space/Amenity

Passive open space generally relates to use as town parks and children's playground areas and areas intended as natural amenity areas adjacent to natural features such as rivers. Unrelated uses, such as shops and houses, will not be permitted. The development of ancillary car parks and ancillary related facilities will be open to consideration. These uses, however, shall not detract from the primary use as passive open space. Adjacent developments should be designed to overlook and provide passive surveillance of these spaces.

1.7.9 Active Open Space/Amenity

This zoning is intended solely for the provision of recreational uses. Active uses include the provision of playing pitches, tennis courts etc. Unrelated uses, such as shops and houses, will not be permitted. The development of recreational buildings and car parks necessary for the use of the amenity will be considered. These uses, however, shall not detract from the primary use as active open space.

1.7.10 Retail

Sites zoned for retail use are earmarked solely for retail development. Supermarkets and/or shopping centres will be permitted on these sites. Retail warehousing developments will not be permitted on such sites.

1.7.11 Business / Science / Technology

Business uses comprise of a range of activities from telesales and computer programming companies to company headquarters etc. They are characterized by clean non-polluting activities, which produce a product but do not serve the public directly. Business / Science / Technology zoning are often used for such uses as offices, research and development or communication companies. Developments not directly related to business / science/ technology uses, such as heavy industry, retail or residential will generally not be permitted.

1.7.12 Commercial

Development of land zoned commercial in the Dingle Functional Area (see map Ru-1) shall be regulated in accordance with the provision of the Zoning Matrix and the County Development plan.

1.7.13 Harbour/marine related activities

Lands zoned specifically for harbour /marine related activities. Boat maintenance, storage and fishing equipment will generally be permitted. Marinas, sailing and other compatible maritime, tourist and leisure related uses will also normally be accommodated.

Fish processing, and associated services will be encouraged to locate at a sustainable location(s) outside of the town (centre) boundary in order to protect the physical and visual amenity of the waterfront area.

The Council will also seek to augment and improve existing town centre car parking facilities on the waterfront within the harbour/ marine related activities zone.

1.7.14 Tourism/Leisure

Lands zoned specifically for tourist and leisure related uses, such as hotels, indoor sports and recreation facilities, activity centres. Uses may also include eco tourism and other specific niche markets.

1.8 LAND USE & IMPROVEMENTS DEFINITIONS

1.8.1 Mixed Use Streetscape

Where land is indicated as 'Mixed Use Urban Streetscape' a range of mixed uses will be considered. New development must incorporate the traditional architectural values of the existing streetscapes in the town in terms of massing, scale, form, and street frontage. Local architectural elements shall be incorporated in the design of structures where appropriate.

1.8.2 Residential Streetscape

Same as mixed use streetscape except use is solely residential.

1.8.3 Village Improvements

Village improvement is an objective for smaller settlements that is intended to generally improve the appearance and built environment of the village. It includes the improvement of streetscape and the improvement/provision of footpaths and the requirement for lighting and hard and soft landscaping where deemed appropriate.

1.8.4 Opportunity Sites

Opportunity sites are sites of prime importance in the development of the settlement. Please refer to development briefs contained in the local area plan for further information.

1.8.5. Caravan Park

Mobile homes, caravans and camping facilities for similar static type units will be permitted within this zoning. These units will be for temporary residential use only.

1.8.5 Village Core

To primarily provide for mixed uses and any other uses appropriate to the village centre. Proposed developments should improve the vitality and viability of the village centre and shall meet the needs of the village and the hinterland. Individual applications will be assessed on the basis of the proposed development as well as existing uses, and other proposals in the vicinity. Developments which the Planning Authority considers would unduly affect the character, quality and amenity of the village will not normally be permitted.

1.8.6. Car Park

Land zoned for the provision of a public car park which may include provision for coach parking.

1.8.8 Non Conforming Uses

Many uses exist in locations where they do not conform to designated use zoning objectives set out for that area and are normally long term established uses that have developed over time. When there is an extension to, or improvements of premises accommodating these uses proposed, each shall be considered on its merits and permission may be granted where it can be shown that the proposal does not adversely affect amenities in the vicinity and is compatible with the proper planning and sustainable development of the area.

	Res	TC	MU	RW	PCIE	I	LI	POS	AOS	Ret	BST	COM	HM	TL
Advertisement Boards	N	O	O	O	N	O	O	N	N	P	O	O	N	O
Amusement Arcade	N	O ¹	O	N	N	N	N	N	N	O	N	N	N	O
Bank/Credit Union/Building Society	N	P	O	N	O	N	N	N	N	N	N	N	N	N
Bed and Breakfast/Guesthouse	O	O	O	N	O	N	N	N	N	N	N	N	N	N
Betting office	N	O ²	O	N	N	N	N	N	N	N	N	N	N	N
Café/restaurant	O	P	O	O	O	O	O	O ³	O ³	P	O	O	O	O
Call centre/Telesales	N	O	O	N	N	N	N	N	N	N	P	O	N	N
Car park/multi-storey (commercial) ⁴	N	P	P	P	N	O	O	N	N	P	P	N	O	N
Casual trading	N	O	O	N	N	N	N	O	O	O	N	N	O	N
Cash and Carry	N	N	O	P	N	N	O	N	N	N	N	O	N	N
Cemetery	N	N	N	N	P	N	N	N	N	N	N	N	N	N
Childcare facility	O	O	O	O	P	N	O	N	N	O	O	O	N	N
Cinema/Theatre	N	P	O	O	O	N	N	N	N	O	N	N	O	P
Civic-amenity site	N	N	N	N	N	O	O	N	N	O	N	O	O	N
Community Hall/Facility	O	P	P	O	P	N	N	N	N	N	N	N	O	O
Conference centre	N	P	P	N	O	N	N	N	N	N	P	N	N	O
Cultural/heritage building	O	P	P	O	P	N	N	O	O	O	N	N	O	O
Data-centre/Web-hosting centres	N	P	P	O	O	N	O	N	N	N	P	O	N	N
Drive-through restaurant	N	N	O	O	N	N	N	N	N	P	N	N	N	N
Dry cleaners	N	P	O	N	N	N	N	N	N	P	N	N	N	N
Education (day and/or night)	O	P	P	N	P	N	N	N	N	O	O	N	N	N
Fast food/Take-away	N	O ²	O	O	N	N	O	N	N	O	O	N	N	N
Funeral home	N	O	O	N	O	N	N	N	N	N	N	O	N	N
Garden centre	N	N	N	O	N	N	N	N	N	O	N	O	N	N
Healthcare Professionals	O	P	O	O	P	N	N	N	N	O	N	N	N	N
Hair dressing salon/Beauty salon	O	P	O	O	O	N	N	N	N	O	N	N	N	N
Heavy commercial vehicle park	N	N	N	N	N	P	P	N	N	N	N	O	N	N
Hospital	O	O	O	N	P	N	N	N	N	N	N	N	N	N
Hostel	O	O	O	N	O	N	N	N	N	N	N	N	N	N
Hotel	O	P	P	N	O	N	N	N	N	O ⁵	N	N		O

	Res	TC	MU	RW	PCEI	I	LI	POS	AOS	Ret	BST	COM	HM	TL
Household fuel depot	N	N	N	N	N	O	O	N	N	N	N	O	N	N
Industry/Light industry with showroom ⁶	N	N	N	O	N	O	O	N	N	N	N	O	N	N
Media recording and media associated uses	N	O	O	O	O	N	N	N	N	O	P	O	N	N
Motor sales showroom	N	N	O	O	N	N	O	N	N	O	N	O	N	N
Night-club/Dancehall	N	O	O	N	N	N	O	N	N	O	N	N	N	O
Office	O	P	P	O	O	N	N	N	N	N	P	O	N	N
Off-licence	N	P	O	N	N	N	N	N	N	P	N	N	N	N
Place of public worship	O	P	P	N	P	N	N	N	N	N	N	N	N	N
Petrol filling station	N	N	O	O	N	N	N	N	N	O	N	N	N	N
Public house	O	P	O	N	O	N	N	N	N	O	N	N	N	O ⁷
Repairs garage	N	N	O	N	N	N	P	N	N	N	N	O	N	N
Residential institution	O	O	O	N	O	N	N	N	N	N	N	N	N	N
Sports club/Recreational building	O	O	O	O	O	N	N	N	O	O	O	O	N	P
Supermarket (>500sqm)	N	P	O	N	N	N	N	N	N	P	N	N	N	N
Warehouse/storage depots/distribution centres	N	N	N	N	N	O	N	N	N	N	N	O	N	N
Playing Pitches	P	N	O	N	O	N	N	N	P	N	N	N	N	P
General Retail Shopping	N ⁹	P	P	N	N	N	N	N	N	P	N	N	N	N

KEY

Res- residential **TC** – Town Centre **MU**- Mixed Use **RW**- Retail Warehouse **TL** – tourism and Leisure **HM**-Harbour/ Marine
PCIE- Public/community/institutional/educational **I**- Industry **LI** – Light Industry **POS** – Passive Open Space
AOS – Active Open Space **Ret**- Retail **BST** – Business/Science/Technology **COM** - Commercial

N = Not normally permitted **O⁸** = Open to consideration **P** = Permitted in principle

NOTES

- 1 There are locations in the town centre where amusement arcades are inappropriate and applicants are advised to liaise with the Planning Authority.
- 2 In general, these developments will not be permitted on the main street of town centres in order to protect the retail function and amenities of the town centre.
- 3 Small kiosk-type buildings will be considered
- 4 All applications will have to comply with the car parking standards contained in the County Development Plan
- 5 Hotel to be ancillary to the main retail use at the site
- 6 Net retail space to be a maximum of 100sqm and shall be solely related to the associated industrial/light industrial use at the site
- 7 As an integral part of overall complex.
- 8 Land uses in the 'open to consideration' category may or may not be acceptable and proposals in this category will be considered by the Planning Authority on their individual merits and within the context of the proper planning and sustainable development of the area.
- 9 Local convenience shopping may be permitted.

Dingle Functional Area Local Area Plan

Introduction

SECTION 2

DAINGEAN UÍ CHÚIS LOCAL AREA PLAN

2.0. CONTEXT

2.1. TOWN PROFILE

2.1.1. Location

Daingean Uí Chúis is located at the western end of the N86 on the southern coast of the Corca Dhuibhne peninsula. It is positioned approximately 49 Kilometres (30 miles) west of Tralee, approximately 71 Kilometres (44 miles) northwest of Killarney and approximately 57 kilometres (35 miles) to the west of Kerry Airport.

Its dramatic mountain backdrop and harbour setting has ensured Daingean Uí Chúis has gained a world wide reputation for tourism and cultural heritage.

2.1.2 Brief History

A rich historical heritage is one of the towns' most important attractions for visitors and a source of local pride and identity for the community. Though it is hard to determine the exact time of the settlement creation, the surrounding archaeological remnants show signs of occupation from pre historic times.

It is believed that in the early Christian Period (400-1200AD) the Dingle Peninsula became the centre of a longstanding maritime pilgrimage which extended along the whole of the Atlantic Coast of Ireland and beyond. The Pilgrims Route (Cósan an Naomh) was an important route to Cill Maolchéadair near An Mhuiríoch which is by far the most important ecclesiastical site on the Corca Dhuibhne Peninsula.

The records of documentation of Daingean Uí Chúis start after the Anglo/Norman invasion in the 13th Century when a Flemish family named Hussey settled in the area and supposedly gave name to the town, known today as Daingean Uí Chúis or O'Cush's fort. Norman settlers arriving in the 13th century started the towns' history as a trading port and soon more goods were being exported through Daingean Uí Chúis than Limerick. By the end of the 14th century the importation of wine was a major business, with important links to France and Spain. The Spanish influence can still be seen in the preserved architectural details in Green Street. In the 16th century the town was one of Ireland's main trading port exporting fish and hides and importing wine. This led in 1569 to an increase in commerce when the town was listed as one of the towns which were to have a monopoly on the import of wine.

The residents of the town applied for a "murage grant" to construct walls around the town. Traces of the walls can still be seen while the street layout preserves the pattern of the burgage plots. The feudal order established by the Anglo Normans came into conflict with the English administration in the 16th century. The Corca Dhuibhne area saw much military action during the Second Desmond Rebellion. The town suffered badly in the Nine Years war (c.1600) and the War of the Three Kingdoms (c.1640) being burned and sacked on a number of occasions.

The town started to recover in the 18th century due to the efforts of the Fitzgeralds (Knights of Kerry) who established themselves at “the Grove”. By 1755 a flourishing linen industry had been established but the trade collapsed with the industrial revolution in Britain. The fishing industry in the town dates from the start of the 19th century. The 1870s saw major development when “nobby” fleets from the Isle of Man came in search of mackerel and herring therefore extending the fishing season. The pier and maritime facilities were developed by the Congested Districted Board and the arrival of the railway in 1891 allowed for the transport of fish through the country, while a canning and curing industry developed.

Tourism has boomed since the 1970’s after the filming of “Ryan’s Daughter” while Fungi a bottlenose dolphin has interacted with boat loads of people and swimmers since 1984.

2.1.3 Function & Facilities

The town is defined as a District Centre in the county settlement hierarchy as set out in the Kerry County Development Plan 2009-2015. Such centres have important service and employment functions within their catchment areas. The town is of major cultural importance and is the main settlement and focus for the Corca Dhuibhne Gaeltacht. It is the gateway to the Sleah Head tourist drive on the R559. It is an important centre for trade and commerce and is also one of the most important fishing ports on the south west coast of Ireland. Tourism, fish processing, fishing, manufacturing and service industries provide local employment.

The town of Daingean Uí Chúis is a tourist attraction in its own right. It is a major tourist destination for domestic and international visitors. Cognisance must be taken of the town’s unique character and ambience in considering the future development of the town.

There are sufficient education facilities in the town, including two primary schools and one post primary school. There are many community facilities serving the existing population such as the family resource centre/primary care centre, An Ghairdin Mhuire Day Care Centre, public library and childcare facilities.

The West Kerry community hospital, Ospidéal Pobail Chorca Dhuibhne opened in October 2010 and is part of a health “campus” which includes some primary care facilities, and an ambulance base.

2.1.4 Population Growth & Targets

The 2006 census figures indicate that Daingean Uí Chúis (Daingean Uí Chúis DED & some overlap in Na Gleannta DED) had a population of 1,920 compared to the 2002 figure of 1,828. This represents a 5% increase over the four year intercensal period and compares very favourably with the county as a whole which shows a 4.8% increase over the same period. The population of Na Gleannta DED, which surrounds Daingean Uí Chúis increased by a factor of 4.7%.

The preliminary 2011 census indicates a 16.2% reduction in the population of Daingean Uí Chúis DED but also a 21.4% increase in the figure for Na Gleannta.

The increase in the Na Gleannta indicates an outwards expansion of the town and the number of newly built dwellings on the outskirts of the town. This DED is considered to be an area under urban pressure.

	2002	2006	2011
Daingean Uí Chúis	1,647	1,775	1,488.
Na Gleannta	1,471	1,496	1,816

Table 2.1. Population Change per DED 2002-2006-2011

In terms of age profile there are significant variations between the figures for Daingean Uí Chúis and the county and national figures as can be seen from the table below. The population under 14 years of age is significantly less than the county and national average, while the 25-44 age group is much higher.

	<i>Population</i>	<i>0-14</i>	<i>15-24</i>	<i>25-44</i>	<i>45-64</i>	<i>65+</i>
Daingean Uí Chúis	1,775	10.3%	13..2%	35.2%	26.2%	15.1%
Kerry	139,835	19.5%	13.1%	28.6%	25%	13.8%
National	4,239,848	20.4%	14.9%	31.7%	21.9%	11%

Table 2.2; Age profile in Daingean Uí Chúis (2006)

Population targets for the town of Daingean Uí Chúis until the end of the local area plan period in 2017 are contained in table 2.3. A population figure of 2,069 is targeted for the town by 2017. This represents an increase of 377 persons in the period 2011-2017.

	2002 census	2006census	2011 census	2017 target
Daingean Uí Chúis*	1,828	1,920	1,692	2,069

**includes overflow into Na Gleannta*

Table 2.3 Population figures and targets for Daingean Uí Chúis 2002-2017

2.1.5 Growth and Residential Development

The development boundary for Daingean Uí Chúis defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for some re-development in the town core. The development boundary for Daingean Uí Chúis is largely determined by topography and infrastructural considerations.

It is envisaged that Daingean Uí Chúis will have a projected population increase of 377 people. At an occupancy rate of 2.6 persons this equates to 145 dwellings at an average density of 5 dwellings /acre (12/ha), indicating a demand for 29.7 acres (12.1Ha) of zoned land. This figure in conjunction with an allowance of headroom to ensure choice in the market for development land equating to a 50% increase on actual housing land requirement, in line with the Development Plans Guidelines for Planning Authorities (DoEHLG, 2007) results in a overall figure of 44.7 acres(18.1ha). This equates to a total yield of 217 dwelling units. The additional headroom is included to allow for the provision of competition, the avoidance of market monopoly and the non availability of zoned lands. Therefore 44.7 acres (18.1 ha) are required to be zoned to fulfil the urban residential housing demand over the period of the plan.

<i>Settlement</i>	<i>Area of Land Zoned Residential (acres)*</i>	<i>Target Housing Provision* (no.)</i>	<i>Target Population Increase</i>
Daingean Uí Chúis	44.7 (18.1ha)	217	377

* includes 50% headroom

Table 2.4 Land Requirement and Population Target

A survey of the town has concluded that there are a number of unfinished/derelict estates. These estates contain dwelling units at various levels of completion. These estates still have active permissions and amount to c 2.5ha of land.

There is planning permission for an additional estimated 90 dwelling units on which work has not commenced. This includes dwellings of various densities including a number of apartments and terraced units. There is an estimated 20 dwelling which are incomplete. These dwellings are in various states of completion.

<i>Land requirement</i>	<i>Vacant/Incomplete dwellings</i>	<i>Land with permission</i>	<i>Total additional zoned land & residential units</i>
44.7 a(18.1ha)	2.7 (1.1ha)	8.6 (3.5ha)	33.4a (13.5ha)
217	20	90	107

2.2. FUTURE VISION AND DEVELOPMENT STRATEGY

The vision for Daingean Uí Chúis is to maintain and expand its employment base, while developing an attractive and vibrant town in which to live. This can be achieved while maintaining its natural and built environment, preserving its local heritage and culture and capitalising on its unique indigenous strengths and talents.

2.2.1 Development Strategy

Daingean Uí Chúis is seen as the main focal point for the ongoing and future development of the Corca Dhuibhne peninsula. The development strategy is to enhance the town's physical assets and promote sustainable economic growth, while seeking to maintain and enhance its unique character, ambience and cultural attributes. Development should be of a high visual and architectural standard so as to enhance the attractiveness of the town to both residents and tourists alike.

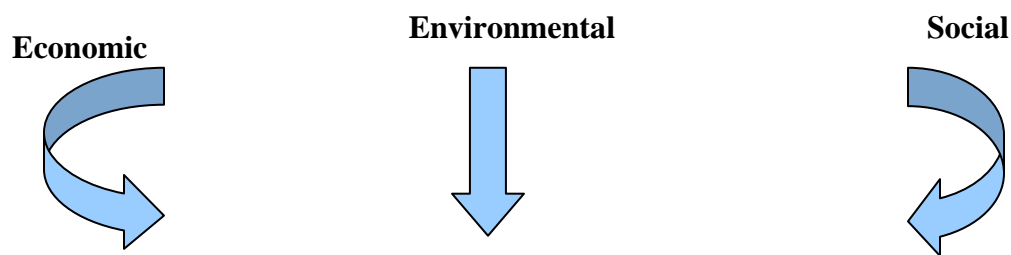
Daingean Uí Chúis's agricultural, fishing and tourism industries and its access by sea have mitigated the effects of its peripherally and remoteness from the counties major economic centres. The town has innate strengths including its harbour, scenery, leisure activities, culture & Irish language; all of which can be capitalised on to develop local markets and opportunities.

The vibrancy of the town and the future growth of population and services are largely dependent on the provision of secure year round employment opportunities. The decline in the number of people employed in agriculture in the catchment area of the town is an on-going trend, leading to less demand for traditional services from this sector. This loss in agricultural jobs has been exacerbated in recent years by the demise of the construction sectors.

Kerry County Council recognises the need to conserve and enhance the environmental qualities of Daingean Uí Chúis while accommodating and integrating substantial development. The Council is mindful of the need for a balanced economic base for the town and region. In particular the Council wish to upgrade land uses to realise the potential of the waterfront to contribute to the amenity and economy of the town. The development of this area in an ordered, sustainable and attractive way is necessary to provide a new precinct and focus which will enhance the town as a whole.

In addition to its traditional role as a service centre, providing goods and services to its catchment area, the town has developed as a major national and international tourist destination. This is due largely to its location and setting amid some of the finest scenery in the country, as well as the innate attractions of the town itself. These include the distinctive traditional streetscapes, the accessible working fishing port at the seafront, and it's linguistic, natural and cultural heritage. It is an objective of this plan to protect these assets and promote the future development of the town in a manner which will complement the existing settlement characteristics

Figure 2.1 Development Strategies for Daingean Uí Chúis



- Maximise growth in population and services to a level which will create a vibrant town, while maintaining and enhancing its physical assets, unique character and natural attributes
- Develop Daingean Uí Chúis as an integrated employment centre for Corca Dhuibhne , building on the existing light industrial and commercial facilities and its strategic location
- Provide an improved quality of life for the residence of Daingean Uí Chúis by creating attractive public realms and amenities

- Increase the attractiveness of the town as a place to live, stabilise population and thus counteract the current trend of people moving to the countryside and outskirts
- Improve the experience for visitors/tourist and locals without losing the essential character of the town
- Focus public expenditure on increasing capacity of infrastructure
- Promote the development of a high quality marina and waterfront area
- Develop a high visual and architectural standard of development so as to enhance the attractiveness of the town to both residents and visitors alike.
- Promote and encourage the linguistic and musical heritage of the town
- Conserve and enhance the distinctive local architectural heritage and the unique surrounding landscape and to ensure that future developments are sympathetic to both the existing built heritage and to the local terrain
- Create greater permeability, connectivity and access between the town centre and amenities, thus enhancing the overall image of the town
- Ensure a high quality of design in all developments
- Ensure a high quality natural environment for residents and tourists.
- Promote the sustainable development of a multimedia art space.

2.3. SECTORAL STRATEGIES AND OBJECTIVES

2.3.1 Town Centre

Daingean Uí Chúis has the benefit of a compact town centre. The town centre has many attractive physical characteristics on which to build a high quality-shopping environment. Its most distinctive physical attribute is its historic streetscape. The heritage policies of this plan will serve to protect this historic asset. The development of the mixed use sites zoned in this plan provide the opportunity to create attractive open spaces and new architectural compositions, which together will significantly enhance the physical fabric of the town centre. In order to maintain the vitality of the town it is imperative that the centre not only retains its role as the commercial heart of the town but it is also vital that it maintains a residential and strong social element. In this regard the site comprised of the former Boatyard/Ice Plant site is proposed as an Opportunity Site, which offers the potential to develop a mixed use and theatre development

The Tracks & Waterfront areas are prime town centre locations which currently serve as the town's main car park. The junction of the Tracks and Strand Street is a focal point.

A more efficient parking regime allied with environmental improvements and a more orderly distribution of trading stalls would give this area more visual appeal and improve the overall appearance of the town centre.

Objective No.	Town Centre It is an objective of the Council to:
TC-1	Promote the sustainable development of the town centre as an attractive location for shopping, business, tourism, residential and community life. Promote the town centre as the primary location for retail and other commercial development.
TC-2	Promote the re-use and regeneration of key town centre sites and facilitate a range of appropriate uses as outlined in the Zoning Matrix table.
TC-3	Ensure that future development in the town centre is sympathetic to the existing built heritage of the town. Promote in-fill development while maintaining the building line throughout the central core area.
TC-4	Facilitate the alleviation of traffic congestion and the restructuring of parking spaces in the town centre. Provide for easy and safe pedestrian movement throughout the town centre.
TC-5	Encourage the use of upper floors in the town centre for commercial or residential use.
TC-6	Develop a streetscape along the new Relief Road. The design, scope and bulk of development will be of traditional form incorporating retail uses on the ground floor

2.3.2 Employment and Economic Activity

One of the overall aims of this plan is to facilitate the ongoing development of the existing employment sector and services in Daingean Uí Chúis and secure the development of further diverse employment in order to create a self sustaining attractive town. The town plays a key role within the economy of the wider area and functions as the main employment centre for those areas separated by distance from the development corridor of Tralee and Killarney.

Daingean Uí Chúis supports diverse sectors such as tourism, retail, services, and agriculture. It is the main settlement in the Corca Dhuibhne peninsula has the potential to further develop as town catering for certain aspects of tourist needs such as interpretive centre, theatre etc. Additionally the town is an attractive, historical town which is home to and renowned for its linguistic and cultural heritage and has quite a number of pubs, restaurants and cafes.

2.3.2.1 Employment

The town developed traditionally as a port and fishing (market) town serving the needs of a historically successful farming hinterland where the quality of farm land is higher than many other parts of the county.

The vitality of many of the town's small businesses is still dependant on the spending power of customers from the rural areas. However, the historical decline in agricultural activities is reducing the contribution that the farming community makes to the towns economy. While its contribution is still significant, in itself it is insufficient to support economic activity at traditional levels.

In order for the town to provide for future employment and economic growth it is imperative that this plan supports and endorses facilities to retain the diverse range of employment sources within the town. This will prevent an over reliance on any particular sector and sustain the long term viability of the town.

2.3.2.2 Industry

It is proposed that all new industries (especially those associated with fish processing and associated services) should be encouraged to locate at an appropriate and sustainable location so as to protect the physical and visual amenity of the town. Small craft based industries will continue to be encouraged within the town as they are not injurious to residential or general amenities.

Údaras na Gaeltachta has an industrial estate at Baile na Buaile, approximately 1.6 kilometres west of Daingean Uí Chúis, an enterprise park at Cooleen and a Ceardlann (Craft Village) in the town. There are warehouses in Flemingstown to the east of Daingean Uí Chúis which serve the town. Mairgleann An Daingean Teo is currently developing a new mart premises adjacent to these. There is also a large hardware/builders supply outlet (MacGearailt) situated in Baile na Buaile.

2.3.2.3 Business/ Enterprise Use

The business park at Milltown provided by Udaras na Gaeltachta has attracted employers utilising broadband infrastructure. It is proposed through the promotion of a high quality environment and the provision of suitable land with broadband access, to provide for the development of the office and technology sectors.

A good broadband network, good office facilities and an accessible transport network serve to attract these industries to the town. The high standard of environment in the town has and will continue to support the establishment of such enterprises. Additional lands are zoned in this plan between the existing residential areas and the proposed industrial lands at The Grove & Gortonora for a retail warehousing/business park (RD-2).

Daingean Uí Chúis has successfully attracted a small number of high tech office employers. This suggests that firms, who do not need to locate close to markets and transport infrastructure, such as telesales, IT companies, financial services, company and public sector headquarters, etc., could locate successfully in Daingean Uí Chúis.

The range of uses in this category are characterised by being clean non-polluting activities, which produce a product but do not serve the public directly.

The two office/business/enterprise parks in Milltown, immediately west of Daingean Uí Chúis, and An Cooleen have capacity for further growth in this sector.

Sites adjacent to the route of the proposed broadband fibre could also be utilized (for example the existing hospital, CBS and convent secondary schools which may come available due to relocation).

As the locational decisions of firms in this sector are influenced by environmental quality, the layout and architectural quality of development will be required to be of a high standard. Development must comply with the urban design and architectural standards detailed in this plan. The success of these parks will also be dependent on improving the social and environmental fabric of the town.

2.3.2.4 Harbour & Marine Activity

The Department of Agriculture, Food & Marine has identified Daingean Uí Chúis as a major port and harbour and has an important role in the continuing success of the marine – leisure, recreation and tourism sectors in the County. Support for the fishing industry remains the central focus of the harbour. Fishing is a significant source of income and direct employment for the area and also contributes indirectly, through fish exports, processing and restaurants. The deep-water fleet, the mainstay of the local industry, has expanded in recent years along with an increase in fishing landings from foreign vessels.

The marina acts as a base for sailing, rowing, angling and diving. The marina centre houses on-shore facilities for these activities, and also contains a café and chandlery. Boat trips for The Blasket eco-tours and Fungi are on offer from the pontoon in the eastern harbour, and powerboat trips operate from the slipway adjacent to the marina. A fast ferry to Na Blascaodaí runs from the marina.

Shore-based activities are an integral part of Dingle Harbour's focus as a tourism destination and as a working and amenity harbour. Activities such as swimming, walking, angling, bait digging and shellfish picking along the shoreline have been enjoyed locally since well before tourism became established as a source of income for the town. With the recent increase in numbers visiting the town, such activities, while still unstructured and unmanaged to a great extent, are still popular.

2.3.2.5 Home Working

The Council considers it vital to maximise the opportunities afforded for home-based working by developing infrastructure and technology. Broadband internet access can contribute significantly to the local economy, by allowing access to new markets that provide new economic opportunities and encourage the spread of entrepreneurial activity and ideas. Of particular relevance to west Kerry, it offers opportunities for maintaining population in the area. Home working can also be beneficial in reducing the need to travel. Home working is encouraged by Kerry County Council subject to it not affecting the residential amenities of adjacent properties and being in accordance with the proper planning and development of the area.

Objective No.	Employment and Economic Activity It is an objective of the Council to :
EEA-1	Ensure the town maximises its potential to develop as the principal employment centre for the area providing a fully functional service centre for its residents and those in the rural catchment area.
Objective No.	Employment and Economic Activity It is an objective of the Council to :
EEA-2	Protect lands zoned for employment/industrial uses in the town from inappropriate development that would prejudice the long-term development of such uses.
EEA- 3	Actively promote Daingean Uí Chúis as an area for the location of business / enterprise uses and sustainable small and medium scale industry.
EEA-4	Facilitate the sustainable diversification of the economy. Support home working where proposals comply with the objectives and standards of this Local Area Plan and of the County Development Plan.
EEA-5	Support the sustainable development of the port and harbour as potential economic generators

2.3.3 An Cultúr agus An Gaeilge

Section 10(2)(m) of the Planning and Development Act 2000 requires the council to include objectives for the '*protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language*'.

Daingean Uí Chúis is the main settlement in the Corca Dhuibhne Gaeltacht. The 2006 Census records that the number of Irish speakers in the town as a percentage of the total population was 56.6%. This indicates a decline from 62.4% for the 2002 census. Economic and social developments need to protect the distinctive linguistic, cultural, physical and environmental heritage of the town. Planning applications must be assessed in terms of protecting and strengthening the linguistic, social and cultural heritage of the Gaeltacht.

Objective No	An Cultúr agus An Gaeilge It is an objective of the Council to:
AG-1	Ensure that the linguistic and cultural heritage of the Gaeltacht in Daingean Uí Chúis is protected including the promotion of Irish as the community language.
AG-2	Ensure that an Irish language condition is placed on permissions for housing developments so as to mitigate the impact on this Gaeltacht area by non-Irish speakers. A minimum of 31% of housing developments zoned 'permanent residential' shall be reserved for Irish speakers. The standard of Irish required shall be determined and assessed by Kerry County Council.

Objective No	An Cultúr agus An Gaeilge It is an objective of the Council to:
AG-3	Ensure that all housing developments shall have Irish names only.
AG-4	Require a Linguistic Impact Statement for all housing schemes in excess of 4 or more units.
AG-5	To ensure that as many Council services are provided as far as possible through Irish.

2.3.4 Tourism

Tourism has generated a level of prosperity in Daingean Uí Chúis that is not in other remote towns on the west coast of Ireland. It is in the area of tourism where the town displays its greatest potential for employment growth.

Daingean Uí Chúis has the range, quality and size of accommodation and high quality hotel and restaurant facilities which attract many tourists. These facilities make the town an attractive place to visit and act as a base for visiting the Corca Dhuibhne peninsula. The town has some of the finest restaurants and pubs in the county. The town has developed as a ‘destination’ tourist location but needs to develop its own niche tourism market, based on activity, traditional craftwork, sustainable marine and adventure holidays and develop its own ecotourism brand in a sustainable manner.

The provision of the marina within the town is a major amenity and tourism asset and capitalises on the maritime tourism, which it is hoped will act as a catalyst for further development. Fishing trips, boat tours, sailing, rowing, angling and diving provide further recreational activities. The town centre is visually attractive and has a number of outstanding buildings. In this regard it is important to ensure that new development enhances the existing streetscapes and that existing landmark buildings are maintained to the highest standards. Notwithstanding this the town centre has a number of vacant buildings and derelict sites, which detract from the appearance of the town. The council will use its legislative powers to ensure that the problem of dereliction is addressed.

It is important that the town is not just viewed as the venue for “the craic and the ceoil”, this is not to diminish the importance of this to the town, but it is important to highlight other aspects of the town such as the wonderful fishing, the marine and bird life, and the spectacular coastal and mountain scenery (Mt Brandon) on its doorstep and its proximity to the 18 hole golf course at Ceann Sibéal and a 9 hole course at Castlegregory.

The town is very reliant on tourism for its economic development. It is important that the town and the surrounding area should further develop and enhance its tourist potential in a sustainable as a year round tourist destination.

Objective No.	Tourism It is an objective of the Council to:
T-1	Promote Daingean Uí Chúis as an all year round tourist destination.
T-2	Facilitate the sustainable extension and diversification of tourist facilities throughout the town including improved signage and to promote the town as a destination for outdoor pursuits and as a service centre for visitors and tourists to the Corca Dhuibhne peninsula.

Objective No.	Tourism It is an objective of the Council to:
T-3	Promote the sustainable development of water based tourism facilities at appropriate locations within the marina
T-4	Provide for the transitory service needs of recreational vehicle users/ camper vans at appropriate locations

2.3.5 Natural Environment

There are no specific environmental designations within the town boundary itself. However Daingean Uí Chúis is nestled between spectacular natural landscapes that are world renowned. The town has developed along the northern bank of Dingle Harbour and Reenbeg point, which are both well-known for their variety of fishing stock. Looking north and acting as a spectacular backdrop to the town, is the mountain range Cnoc an Chairn (part of the Cnoc Breanainn mountain range) which is currently designated as a candidate Special Area Of Conservation (cSAC) under the EU Natural Habitats Directive (SI 94 of 1997).

Both the mountain ranges and dramatic coastal landscapes act as magnificent natural backdrops to the town from all vantage points.

Objective No.	Natural Environment It is an objective of the Council to:
NE-1	Ensure that the water quality of the Milltown River and its tributaries are maintained and protected from pollution arising from development and are enhanced where possible.
NE-2	Ensure that development in the town does not lead to the deterioration in the quality of surface or groundwater or any receiving waters.
NE-3	Comply with the provisions of Section 11-4 of the County Development Plan in relation to Flood Risk Management.

2.3.6 TRANSPORT AND MOVEMENT

2.3.6.1 Roads

Daingean Uí Chúis is located at the western end of the National Secondary route N86. The R559 Regional Road serves the area to the west of the town. Transport and infrastructure are important quality of life factors. Good transport links, free flowing traffic and adequate parking are an important determinant in achieving growth in population, employment and tourism as well as developing an attractive town.

The town experiences considerable through traffic and congestion during peak times in the tourist season. In addition the development of lands along Spa Road and Conor Pass Road are constrained by the inadequate road width at the Droichead.

2.3.6.2 Public Transport

Daingean Uí Chúis is connected by public transport with both Tralee (route 275) and Killarney (via Inch route 281) and there are up to five buses daily on weekdays with a more limited service at the weekend.

2.3.6.3 Parking

Existing and proposed car parks are shown on Map 2a. There are a number situated around the town at locations that attempt to prevent tourist traffic from entering the town centre. An extensive carpark (used by buses, camper vans etc) severs the waterfront from the town. Visually and functionally it operates as part of the main road rather than a public space. Part of the existing Mart site is currently used as a carpark. This area is not surfaced or delineated. It is proposed to improve the surface and to delineate the area. An additional carpark is proposed just south of the proposed relief road and will be used to accommodate tour buses.

A portion of the car park shown in the area north of Strand Street and east of the relief road will be used to accommodate tour buses where they will not be as visually intrusive as when parked on the waterfront park. This car park will be adjacent to the town centre retail area with a pedestrian and vehicular access to Green Street. This will reduce the negative visual effect on the waterfront, while facilitating the development of Daingean Uí Chúis as a stopping point for tourist traffic

2.3.6.4 Relief Road

Most of the traffic from Killarney and Tralee enter Daingean Uí Chúis by the N86 National Secondary Road which continues as the R559 Sleah Head Drive from the pier. Therefore the waterfront road is subject to a significant volume of through-traffic including commercial vehicles and tour buses on what is a relatively narrow road.

It is proposed to reduce congestion on the waterfront road and town centre by the provision of a new relief road. This relief road will provide access to the waterfront, to Milltown roundabout and to service new developments. The corridor for this Relief Road is shown on Map 2a. Indicative access routes are identified to provide access to back-land areas to facilitate in-depth development and a more compact urban form. Additional pedestrian routes are also identified to improve the accessibility of the existing town park. To date the road has been completed between the Hospital and Upper John Street and is ongoing up to Spa Road.

Traffic management and transport infrastructure have been identified as major constraints to the development potential of Daingean Uí Chúis. Provision of car parking and relief roads are identified as critical infrastructure requirements in this Local Area Plan. The development of much of the lands zoned (Map 2a) is contingent on the provision of the above infrastructure. The provision of the necessary roads and traffic management infrastructure to facilitate the development of the town is, in turn, dependant on the Supplementary Development Contribution Scheme adopted in accordance with S.49 of the Planning and Development Act 2000, by the elected members of Kerry County Council in March 2007.

2.3.6.5 Pedestrian and Cyclist Movement

The urban structure of the town core area provides a permeable network of streets and lanes. This permeability however does not extend to the newer estates to the south and north west of the central core area. Daingean Uí Chúis has a poor pedestrian network outside the town centre area. Of particular concern, is the absence of a footpath passed the Hillgrove where a number of new residential estates have been constructed in recent years. This needs to be addressed during the lifetime of the plan.

2.3.6.6 Universal Access

The Barcelona Declaration Plan 2003-2006 provided a strategic framework to make all services accessible to everyone. Following on from this the National Disabilities Act 2005 came into force after which the 'Access for All, Implementation Plan 2008-2015' was adopted by the Kerry Local Authorities. This outlines the proposed work of Kerry Local Authorities in implementing an access for all policy.

Priority is given in the Implementation Plan to Local Authority buildings and other facilities to which access is most frequently required, including accessibility throughout the external environment of public footpaths, streets and crossings and the physical interface with public transport facilities.

The Council will also ensure that, as far as practicable, new services or built facilities are accessible to persons with disabilities. The Implementation Plan details remedial actions needed to make identified areas and buildings accessible for all its customers.

Objective No.	Transport and Movement It is an objective of the Council to:
TM-1	Facilitate the completion of the new Relief Road (indicative corridor shown on Map 2a) to relieve traffic in the town centre and waterfront road and to open up lands for development. The section of road from Goat Street to Strand Street will form a new urban street. This street will reflect the existing character of the town in terms of urban grain, character, usage and architectural qualities
TM-2	Provide for sustainable port related activity vehicular access along the North Quay and to the rear of the Opportunity Site
TM-3	Provide a site in Fearann Na Cille north of Strand Street and east of the proposed relief road as a town centre car park with the capacity to also accommodate dedicated tour bus parking.
TM-4	Facilitate the development of a pedestrian and vehicular east-west link between the new relief road, proposed car park (TM-3) and Green Street adjacent to the R.C. Church carpark
TM-5	Facilitate the widening of, and the provision of footpaths on both sides of the Local Primary (L-4100-0) road from Milltown roundabout north-eastwards to the proposed relief road junction with Goat Street.
TM-6	Preserve the pedestrian walk along the waterfront from the boathouse at Cooleen to the Rocket House, the lighthouse and Beenbawn. Seek the sustainable continuation of the pedestrian walkway from the East Quay to the walkway from Cooleen to the Rocket House, while safeguarding biodiversity interests.

Objective No.	Transport and Movement It is an objective of the Council to:
TM-7	Implement the provisions of the “An Daingean , Traffic Management Plan 2008” (Kerry County Council).
TM-8	Ensure provision for the disabled and mobility impaired, in terms of access and parking, in all future developments.
TM-9	Encourage the sustainable provision of safe cycle ways and parking facilities for bicycles at appropriate locations.
TM-10	Designate a dedicated tour bus drop off point at a suitable location at the Tracks.
TM-12	Implement the provisions of the “Access for All Implementation Plan 2008-2015.” (Kerry County Council).
TM-13	Reserve new access points to facilitate orderly in depth development.

2.3.7 WATER WASTEWATER INFRASTRUCTURE AND WASTE MANAGEMENT

Public water and wastewater and surface water drainage infrastructure in Daingean Uí Chúis is the responsibility of Kerry County Council.

2.3.7.1 Public Water Supply

The town is served by the Daingean Uí Chúis Water Supply Scheme. This Scheme has adequate capacity to cater for the targeted growth of the town in the plan period (There are no plans to increase this supply). It is the aim of the Council to continue their programme for the replacement of defective water distribution network and, where necessary, to refurbish sections of the water supply infrastructure that are considered insufficient to enable sustainable future growth in the town.

The existing water supply for the Daingean Uí Chúis is derived from the Garfinny River which has a limited capacity to serve the demands of the town and surround area into the future. This shortage was evident in 2010 when during an extended dry weather period the river channel dropped below the upper abstraction point

2.3.7.2 Wastewater

The town is served by a combined sewer network which has adequate capacity at present. New connections to the network will be considered by Kerry County Council and these connections should be by gravity wherever that is possible. The sewerage treatment plant at Emlagh was installed in 1993 and has a design capacity of c 8,000 PE. The existing treatment consists of a Secondary Waste Water Treatment Plant which discharges to the bay.

2.3.7.3 Surface Water

The town has a separate stormwater network. No surface water runoff is permitted to discharge into the foul sewers. Surface water discharge from new developments will be designed in accordance with the principles of attenuation and controlled discharge, Sustainable Urban Drainage Systems (SUDS), any storm water policy document that may be produced by the Council and in accordance with the County Development Plan 2009-2015. Interceptors shall be situated in locations where there is a possibility of surface run-off contamination.

2.3.7.4 Waste Management

The Waste Management Plan for Limerick/Clare/Kerry Region covers all non-hazardous wastes generated within the region. This plan encourages an approach to waste management based on the core principles of prevention, minimisation, reuse and recycling of waste, and the application of the ‘polluter pays’ principle. It is acknowledged that an increase in the town’s population will increase the pressures on waste recycling facilities in the town. At present there is a large civic amenity site & recycling facility at the Flemingstown just outside the town, there is also a bottle bank collection area at the Tracks.

Objective No.	Water, Waste infrastructure and Waste Management It is an objective of the Council to :
W-1	Facilitate the provision of the necessary water and waste water infrastructure required to ensure the sustainable development and future growth of the town.
W-2	Ensure that all new developments be provided with water display meters to inform people of their water usage and to promote public awareness.
W-3	Ensure that all new developments incorporate best practice water conservation measures, such as the provision of dual-flush toilets, rain water collector and harvesting systems, as deemed appropriate by the council so as to conserve treated water.
W-4	Ensure that new large retail / mixed use type developments provide an area for the provision of a ‘bring bank’ facility, to the satisfaction of the Environment section of Kerry County Council.
W- 5	Encourage the recycling of materials from all waste sources and promote the principles of waste prevention and minimisation with local business, schools and communities.
W-6	Ensure that all new residential development permitted provide /designate an area to accommodate waste storage.

2.3.8 RESIDENTIAL DEVELOPMENT

2.3.8.1 Existing Residential Development

Daingean Uí Chúis, like all other towns in the county has undergone a significant building boom over the last decade. CSO 2006 figures show that over 18% of all private households in the town were built post 2001. The figure for Kerry as a whole is 15.3% and the national figure is 17%. Over 37% of private houses were built post 1991 compared to less than a third or 32.4% for the county as a whole.

Residential development has occurred in an uncoordinated manner with a number of estates to the east of the town over a kilometre from the town centre off the Spa Road and Conor Pass Road. To the north of the town centre just off Chapel Lane a considerable development has taken place. There are large tracts of undeveloped land between these new developments and the town centre.

This has resulted in the creation of a scattered disjointed development pattern and has created a car dependant population. The layout and the monotonous design of many of these developments are also at variance with the variety of design found in the older buildings of the town centre. Rather than forming an extension to the town core most of the new residential developments are not only physically removed from the town centre but are also divorced from the centre in terms of overall design and layout.

2.3.8.2 Future Residential Developments

It is considered appropriate in the interest of sustainable development, that future zoning of residential development will only be considered on infill/brownfield sites or on lands contiguous to existing residential areas in order to avoid further leapfrogging of development and to ensure the development of a compact urban form.

A mix of housing types should be provided in any new development to allow for varied housing needs and in recognition of the fact that household composition has altered considerably in recent years and there is no longer an atypical household type. Housing design and layout needs to reflect this change and should result in a more varied style of development.

It is not intended to prescribe density standards for lands zoned for residential purposes in this plan. Rather the appropriate densities for any future housing developments will be considered by the Planning Authority on a case by case basis and will be based on high quality design integrating with the overall image of the town and surrounding developments. In general, housing densities will be higher closer to the town centre and lower towards out of centre locations. Applicants are requested to refer to the Guidelines for Planning Authorities on “Sustainable Residential Development in Urban Areas” issued by the DoEHLG in May 2009 for further guidance in relation to housing densities and design.

Developers intending to apply for housing developments in the town are advised to hold pre-planning meetings with the Planning Authority and liaise with other relevant sections of Kerry County Council. Development management guidelines for residential development in urban areas are contained in Section 13.4 of the Kerry County Development Plan 2009-2015.

Any future applications for housing developments should also be accompanied by an urban design statement, details of which are contained in Section 13.3 of the Kerry County Development Plan 2009-2015.

Objective No.	Residential Development It is an objective of the Council to:
H-1	Promote the development of high quality, attractive residential developments in the town. All developments shall comply with “Sustainable Residential Development in Urban Areas” Guidelines issued by the DoEHLG 2009.

Objective No.	Residential Development It is an objective of the Council to:
H-2	Ensure that all new residential units are located within the development boundary on suitably zoned land and for permanent occupancy use only.
H-3	Ensure that the provision of recreational, social and cultural facilities keep pace with the development of housing to support a growing population and create a viable community.
H-4	Promote the development of suitable derelict and backland sites for infill housing schemes and other sustainable development proposals.
H-5	Require that planning applications for housing developments shall comply with the development management standards and urban design guidance as contained in Chapter 13 of the Kerry County Development Plan 2009-2015 and shall also comply with all relevant guidelines issued by the Department of the Environment, Community and Local Government.
H-6	Encourage the completion and occupation of unfinished estates.
H-7	Ensure that significant applications for residential development shall include an analysis of educational/childminding facilities to cater for the increased demand arising from such development and a linguistic impact assessment.
H-8	Ensure that any proposed development on these lands shall have regard to the recommended mitigations outlined in the SEA Addendum for the Draft Dingle Functional Area Local Area Plan 2012-2018”.

2.3.8.3 Non Permanent Residential Developments

Daingean Uí Chúis has experienced significant demand for holiday home developments within the town in recent years. It is estimated that more than one third of all dwelling units in the town are either holiday homes or second homes. Some estates are entirely for holiday homes which are idle for a large proportion of the year which militates against the creation of viable communities.

2.3.8.4 Unfinished Residential Developments

Daingean Uí Chúis has developed as a strong tourism base and this is reflected in the high proportion of new residential units in the town both holiday use and rental. There is a surplus of housing units in the town. The present economic climate has resulted in a number of estates being abandoned, unoccupied or uncompleted. There is planning permission for an additional 90 dwelling units on which work has not yet commenced. There are 20 dwelling which are incomplete. These dwellings are in various states of completion. The Planning Authority will encourage the completion of unfinished estates and individual dwelling units rather than the provision of new units on green field sites.

2.3.9 RETAIL DEVELOPMENT

2.3.9.1 Retail Strategy

Daingean Uí Chúis is a fourth tier retail centre as defined by the Retail Planning Guidelines 2005. Fourth tier towns comprise of towns with a population of between 1,500 and 5,000 and they provide basic convenience shopping, either in small supermarkets or convenience shops and in some cases, lower order comparison shopping such as hardware and some clothes. Demand for comparison (clothes, electrical equipment, house furniture, carpets and DIY equipment) shopping is met largely in the regional towns of Tralee and Killarney. The proximity to both Killarney and Tralee, which have a wider range of retail outlets results in a certain amount of revenue leakage to these larger urban centres.

The town has a good variety of small shops mainly catering for the local market and tourism. The main shopping area is located on Upper and Lower Bridge Street and Main Street with a limited amount of shopping on Green Street, Strand Street and to a lesser extent John Street. The relocation of Fitzgeralds Hardware to the outskirts of the town has somewhat altered the focal point of shopping in the town. There are a number of supermarkets in the town centre along with a discount retailer located at Spa Road adjacent to the Mart Site. The town has a thriving farmers market and other casual trading areas. It is proposed to facilitate the upgrading of the Holyground to encourage an all year round market.

The extent and population of the catchment area is insufficient to support the development of the town as higher order retail and service centre. There is however, the potential to consolidate and further develop its district functions to allow for a much greater degree of self-sufficiency in goods and services. This will require the development of a more attractive town centre environment, centrally located parking, measures to reduce traffic congestion, and the zoning of suitable land for the provision of a broader retail function.

2.3.9.2 New Retail Development

The challenge for the town in terms of retail development is to ensure that the vitality and viability of the retail core area in the town centre is maintained and is not undermined by out of town centre developments or by substantial retail leakage to Tralee and Killarney. The creation of an attractive shopping environment with a wide variety of shops to cater not only for the needs of local shoppers but also for the tourist market is important for the future viability of the town centre. The location of new retail developments in the town centre of high architectural design and layout which integrates fully with the existing built environment will be encouraged. The Planning Authority will apply a sequential approach to the location of new retail developments in the town. Future retail developments should therefore be located in the town centre on land zoned town centre/mixed use or the town centre opportunity sites.

Potential retail development sites within the town are provided for in the town centre, mixed use, and retail warehousing sites shown on Map 2a and in some Opportunity Sites shown on Map 2b & c.

The completion of the relief road will provide the opportunity to develop new retail opportunities adjacent to the existing town centre from Strand Street north towards Goat Street.

This street will function as a new town centre street providing an attractive new town centre extension, thereby contributing to the retail provision, the quality of the environment and development of the town. Pedestrian and vehicular access is to be provided from this new retail street to the proposed carpark and onto Green Street.

Objective No.	Retail Development It is an objective of the Council to:
RD-1	Ensure that the town centre is the focal point and core retail area of the town.
RD-2	Facilitate the provision of a retail warehousing area in a suitable sustainable location within the town boundary, where possible.
RD-3	Apply the sequential approach when assessing planning applications for new retail developments within the town. All major applications shall be accompanied by a retail impact assessment.
RD-4	Facilitate improvement in the range, scale and accessibility of retail outlets within the town.
RD-5	Ensure that new retail developments other than small scale convenience shopping and retail warehousing is located in the town centre, and where this is not viable on edge of centre sites.
RD-6	Ensure that new retail developments in the town centre shall be of high architectural design and layout and integrate easily with the existing built heritage.

2.3.10 SOCIAL INFRASTRUCTURE AND AMENITY

One of the overall aims of this plan is to preserve and improve the quality of life for all citizens in the town. Social infrastructure and recreational facilities are important components in achieving this and span a wide range of uses from educational, recreational facilities and health services. The quantity and quality of community, cultural, educational and recreational facilities in the town is of huge importance not only for the local residents but also to prospective citizens and employers/employees considering relocating to the town. Daingean Uí Chúis has a wide range of social infrastructure and amenities such as community facilities, recreational amenities, education and childcare. Nevertheless it must be acknowledged that despite the wide range of social infrastructure there is scope to improve certain facilities within the urban fabric of the town.

2.3.10.1 Community Facilities

The Garda station is positioned at the junction of The Mall and Bridge Street. The town has many facilities such as a cinema, St James church theatre, bowling alley, youth café, tourist information centre, public toilets and many other diverse community services.

2.3.10.2 Recreation and Amenity

Daingean Uí Chúis has a good range of recreation amenities. These include such facilities as a GAA Pitch, bowling alley, and gymnasium. The Dingle Skellig Hotel provides facilities such as an indoor swimming pool, spa & fitness suite.

The Dingle World of Leisure provides a health club, bowling alley and children's amusements. There is a golf driving range and pitch & putt course on the outskirts of the town. Daingean Uí Chúis GAA pitch is situated on the N86 approach road into the town. Dingle Oceanworld aquarium (Marabeo) host Ireland largest collection of sharks. Irelands Largest Rock Climbing Wall at Baile Na Buaille, is situated within easy access of the town.

In order to sustain and attract permanent residents and create a sustainable community in the town, a high quality of recreational amenity within walking distance of residential developments is essential. The brownfield site at the waterfront is an ideal location for the provisions of more public facilities.

Objective No.	Recreation & Amenity It is an objective of the Council to:
RA-1	Promote and facilitate the development of a playground at an appropriate location.

2.3.10.3 Town Park

The town park (O'Donnell Park) is centrally located to the rear of Green Street, Grey Lane and Dykegate Lane. The Park consists of a playground area and tennis courts. Unfortunately the only access to the park is via a narrow laneway from Grey Lane. This lack of permeability has resulted in the park been totally underutilised.

Over the lifetime of this plan the potential exists to further utilise its central location so as to provide an attractive amenity and recreation area and to improve connectivity between the surrounding streets and laneways and the built up areas of the town. Accordingly, it is an objective of this plan to facilitate the provision of pedestrian links from Orchard Lane and Green Street to the existing town park.

Objective No.	Town Park It is an objective of the Council to:
TP-1	Facilitate the provision of pedestrian links from Orchard Lane and Green Street to the town park.

2.3.10.4 Walkways / Cycle Routes

Slí Corca Dhuibhne (the Dingle Way) is one of Ireland's premier walking routes and a major tourist attraction to the area.

It is envisaged that additional walkways will join up via a number of existing and new (and natural) walkways along the harbour waterfront. It is foreseen that these walkways would connect with the town centre and Town Park, thus creating greater permeability between the urban and natural environment.

The opportunity may exist to create cycle paths in conjunction with the existing and new walkways along the new town park and further afield to establish a sustainable connection between the harbour and the boat slip/pier (Rocket House) at Emlagh West. Any provisions made along these routes must be constructed so as to safeguard the biodiversity of the area.

2.3.10.5 Educational and Childcare Facilities

Education is a key component in the ongoing growth of Daingean Uí Chúis and is regarded as the engine in the attainment of social and economic changes. The Council will aim to provide the highest possible quality of educational, childcare and community facilities to meet the needs of all groups of society. It is vital that the future expansion in educational facilities keep pace with population growth and economic development.

The town has two primary school; Clochar Daingean on Upper Main Street and Búnscoil na mBráthaire off John Street. Overall the number of pupils enrolling in the two primary schools decreased slightly from 2007 to 2010.

School	2009/2010	2008/2009	2007/2008
Clochar Daingean	122	125	133
Scoil na mBráthaire	67	69	72

Figure 2.6 Primary School enrolment figures within Daingean Uí Chúis.

A modern state of the art Post Primary School is situated at the Grove and accessed off Spa Road. Enrolment figures here follow similar trends to those of the primary schools. The number of pupils attending Pobail Scoil Chorca Dhuibhne has generally decreased since 2006/2007. The decline in pupil numbers in Pobail Scoil Chorca Dhuibhne co-insides with the increase in enrolment figure in Colaiste Íde, (less than two miles outside the town boundary). However numbers in Pobail Scoil Chorca Dhuibhne rose by 3.4% during the most recent academic year 2009/2010 when compared to 2008/2009. This increase could in general be attributed to inward migration and the increase in residential developments in the town over the last few years but, also the growing confidence amongst the community towards the new mixed gender secondary school.

School	2009/2010	2008/2009	2007/2008	2006/2007
Pobail Scoil Chorca Dhuibhne	472	456	469	484
Colaiste Íde*	139	122	111	109

*School not within the town boundary but useful reference.

Figure 2.7 Post Primary School enrolment figures within and in the vicinity of Daingean Uí Chúis

Díseart Institute of Education and Celtic Culture founded in 1996 in the heart of Corca Dhuibhne - strives to promote research, courses and cultural activities in all areas of native and Celtic Culture including theology, language, literature, art, laws, folklore, values, spirituality, history, music, archaeology and customs. Located in a neo-gothic building on Green Street, the centre offers a wide range of night courses and weekend classes. It is the first community initiative for third-level accredited courses in the Gaeltacht and it is currently the only institution in Ireland offering such a selection of courses to students while at the same time focusing on developing and strengthening the Irish language, the culture and the traditions of the Gaeltacht region. Childcare facilities include full day-care, sessional facilities and services for pre-school children and school-going children (outside of school hours). They include services involving care, education and socialising opportunities for children. A number of small scale childcare facilities are currently operating in the town. A state of the art community childcare facility is situated within the existing residential development at 'Cappa' off Spa Road.

Objective No.	Social Infrastructure and Amenity It is an objective of the Council to :
SIA-1	Safeguard existing social infrastructure and amenities and make provisions for new social, cultural and recreational facilities to meet the needs of the town in a proper and sustainable manner.
SIA-2	Facilitate the development of community /sporting facilities which would contribute to the sustainable development of the town.
SIA-3	Make provision for new educational facilities, or extensions to existing facilities, sufficient in their overall extent, quality and distribution to meet educational needs.
SIA-4	To facilitate the development of a permanent arts space at appropriate locations where all forms of media are involved.
SIA-5	Work with the community in the area in order to promote the visual arts and to use blank spaces for artistic creation
SIA-6	Ensure that any proposed development on these lands shall have regard to the recommended mitigations outlined in the SEA Addendum for the Draft Dingle Functional Area Local Area Plan 2012-2018”

2.3.10.6 Cultural and Linguistic Heritage.

The Dingle Peninsula has a considerable reputation for artistic, cultural and linguistic richness. Over the years public awareness has increased through the various activities organized and tourist attractions as well as those of local communities such as the May Festival, the Dingle Film Festival, Festival of Lights.

The Abbey Lab (The Lab) is located in the former Christian Brothers School building on John Street. During the last three years, a series of Arts and cultural events have been staged in this venue.

2.3.11 BUILT ENVIRONMENT

2.3.11.1 Urban Form

The basic form of the town has remained essentially unaltered since the original OS map of 1842. The location of the principal streets and roads remains the same. What has altered is the extent of the built up area. The Tracks roadway was the only major addition to the road network until 2009 with the completion of the first section of the Inner relief road. The street pattern at first glance appears quite haphazard but on closer inspection is quite ordered and the overall layout allows for good circulation through and around the central core area.

Main Street is considered the central focus of the town although the triangular area formed by the Strand Street, The Tracks and Bridge Street is significant from a cultural viewpoint. Main Street has a good mix of uses including a bank, supermarket, pubs, and offices etc. The vista down Main Street towards John Street is one of the most interesting and attractive views in the town. The town has an eclectic mix of architectural structures with varying ridge heights which results in very attractive streetscapes. The vibrant use of colour and gentle curve in the some streets all give the sense that the visitor is entering a relatively dense urban area and creates a sense of expectation

Future development in the town shall take place on infill, brownfield and appropriately zoned greenfield sites. This consolidates the compact urban form of the town making it an attractive and sustainable settlement. Future development shall maintain and reflect the traditional architectural of adjoining streetscapes.

Objective No	Urban Form It is an objective of the Council to:
UF-1	Ensure that future development in the town takes place on infill, brownfield and appropriately zoned greenfield sites and consolidates the compact urban form of the town making it an attractive and sustainable settlement.
UF-2	Promote new streetscape development at appropriate locations in the town as indicated on the Zoning Map.
UF-3	Ensure that a high quality urban environment is provided throughout the town. All applications for new development should be accompanied by a design statement

2.3.11.2 Derelict Sites

The Derelict Sites Act 1990 requires owners or occupiers of any land to take all reasonable steps to ensure that the land and any structure within, does not become, or continue to be, a derelict site. A derelict site is any land, which detracts, or is likely to detract, to a material degree, from the amenity, character or appearance of land in the neighbourhood of the land. To avoid dereliction and maximise use of resources the Planning Authority is committed to the development of historic buildings and streetscapes which allows them to be adapted to meet modern requirements. The Planning Authority will facilitate the development of protected structures and streetscapes in ways that optimise their use while conserving their innate architectural and historic value.

Objective No.	Derelict Sites It is an objective of the Council to:
DS-1	Ensure that all derelict sites within the town are identified and are dealt with in accordance with the Derelict Sites Act 1990.

2.3.11.3 Urban Environment Opportunity Areas – MAP 2(a)

There are a number of areas in the town centre that are in need of physical and environmental improvement works and offer the potential to greatly improve the appearance of the town. Opportunity Sites are defined here as sites which are visually or functionally important, and where the application of good urban design would have the maximum impact on the social and economic growth of the town. A more detailed analysis is contained in Appendix 3.

Site A North Quay Site/ Former Boatyard Site

Development of this unique waterfront site will require the preparation of a detailed urban design statement which will address the character and strategic location of this site, its sensitive location, the need to maintain public access as well as visual and pedestrian permeability. In addition, development proposals should be of high quality architectural design and contribute to the public domain.

Site B *Fearann Na Cille site north of Strand Street*

A number of laneways along Strand Street have the potential to be extended to integrate new mixed use and housing development into the urban fabric in a sensitive way by extending the established pattern of stepped buildings or by developing courtyards off the new street network.

Site C *Old Hospital Building, Goat Street*

The redevelopment of this landmark historical building presents an opportunity to revitalise the area while maximising the development potential of this building and associated site for tourist related activities.

Site D *Northern road frontage of the Tracks*

A streetscape shall be developed here which fronts onto The Tracks. The design, scope and bulk of development will be of traditional form incorporating retail uses on the ground floor.

2.3.11.4 Shop Fronts & Signage

Daingean Uí Chúis is famous for its traditional shopfronts and signage and the use of bright and vibrant colours. Names are an important element in the traditional shop-front. They identify a family which may have been trading in the town for generations and will take pride in the name over the shop. Many of the signs are hand painted and in Irish.

While many of the original shop-fronts have either been removed in their entirety or substantially altered what remains is still of significant architectural value.

The preservation of the remaining examples is vital for the retention of the identity and character of the town. Original shop-fronts that display good design features and add to the streetscape should be retained and renovated. The Council will encourage the preservation and refurbishment of existing traditional shop-fronts and name plates. Modern shop-fronts must be designed to the highest standards and can interpret traditional design principles in innovative ways so as not to detract from the character of the area. While some retailers may wish to use a retailer's corporate identity, this should be balanced against the need to enhance the quality of an individual property or streetscape.

The key to a successful shop-front is clarity and simplicity. The design should relate to the architectural characteristics of the building of which it forms a part. It should relate sympathetically to the upper floors in proportion, scale and vertical alignment.

Traditional shop-front frameworks should be vertical in emphasis and generate a balanced composition of elements. Existing features of the building such as string courses, arches or plaster detailing, window surrounds etc are elements which could be incorporated into the shop-front design. The design of the fascia is an important element of the design and particular attention should be given to its composition. The proportion and detailing of name fascia's, pilasters and stall-risers should not dominate the elevation.

The materials used should complement the architectural character of the street and should integrate with the overall visual unity of the street. Timber is the most appropriate material for a traditional building. The design and location of advertisements and signs deserve careful consideration, to ensure the quality of buildings and shop-fronts is not obscured by a plethora of unnecessary, inappropriate and unsympathetic advertising.

Objective No	Shopfronts and signage It is an objective of the Council to:
SS-1	Ensure that all shopfronts are off traditional design, materials and are externally illuminated.
SS-2	Ensure the use of Irish signage as the dominant feature

2.3.11.5 Urban Design and Development Management

Good urban design contributes to an improvement in quality of life, and can create the physical conditions for economic regeneration. The streets provide Daingean Uí Chúis with its particular character. The character of the town is particularly demonstrated by the tight cluster of buildings which step up from the waterfront.

All new development should contribute to the visual, social, functional and environmental context of the site and the overall town. Design should reinforce the characteristics that give an area its local identity. In areas of poor architectural quality, proposals should contribute to the upgrading of the character of the streetscape.

Urban design is the process of shaping the physical environment for life in cities, towns and villages. It is the art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, and establishing the processes that make successful development possible. Urban design is essential in creating community identity and making places that are successful both socially and economically, good to live in, and attractive to visit. It is effective planning in the widest sense, and it can help to deliver better public services. The challenge is to create a place that will be used and enjoyed by a wide range of different people for different purposes, not only now but in years to come.

The key to good urban design is the adoption of a multi-disciplinary approach from the initial stage of a project. This will involve the use of landscape architects, planners, architects and engineers working in a planned coordinated fashion to produce a safe attractive and functional development which capitalises on the assets of a site, integrates with the surrounding character of an area and produces a development with a sense of place, identity and character.

The Landscape Architect should be involved in analysing and understanding sites from the start of the planning and design process, rather than being brought in at a late stage to disguise ugly buildings with some planting. Similarly roads engineers should use their skills to make places that are pleasant to be in and to walk through, rather than focusing narrowly on keeping the traffic moving. The design of the open space, its functionality and its quality is critical. Once this space has been properly designed and detailed the structures enclosing it can be seen in a more contextual setting and be designed appropriately.

It is the intention of the planning authority in promoting good design for the town of Daingean Uí Chúis; to rely less on prescriptive standards and to assess development proposals on their individual design merits. In order to promote this aim it is the intention of the planning authority that applications for development within the town will be accompanied by Urban Design Statements. Every development either detracts from or contributes to the Urban Environment and, while the detail of the Urban Design Statements will vary according to the size of the proposed developments, applications should be accompanied by a design statement including a site analysis and design assessment.

Objective No.	Urban Design It is an objective of the Council to:
UD-1	Require that all applications for new development in the town centre shall be accompanied by an Architectural Impact Statement.
UD-2	Ensure the design of premises or the refurbishment of existing premises in the town is sympathetic to existing development in the vicinity, complies with the objectives of the Architectural Conservation Area, and is of a design composition that enhances the streetscape.
UD-3	Require Urban Design Statements for large or significant developments including residential developments in excess of two dwellings within the town.
UD-4	Encourage the preservation and refurbishment of existing traditional shop-fronts and nameplates in appropriate materials
UD-5	Ensure that developments comply with the <i>Sustainable Residential Development in Urban Area and the Urban Design Manual- A Best Practice Guide</i> as issued by the DoEHLG in 2008, where appropriate.
UD-6	Ensure that new developments front onto public spaces or walkways and that they provide an active frontage of attractive design and scale.

2.3.12 BUILT HERITAGE

2.3.12.1 Protected Structures

The town centre contains a number of buildings of historical and architectural interest which make a positive contribution to the streetscape and constitute an important element of the areas built heritage. A number of these buildings are included in the Record of Protected Structures in the Kerry County Development Plan 2009-2015.

2.3.12.2 Architectural Conservation Areas

Parts of the town have been designated an Architectural Conservation Area (ACA) as indicated on Map 4 and Appendix 1. This area has been revised since the previous Local Area Plan. An ACA is defined as a place, area, group of structures or townscape taking account of building lines and heights that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure.

Objective No.	Built Heritage It is an objective of the Council to:
BH-1	Designate and preserve those areas indicated on the Map 3b as an Architectural Conservation Area (ACA) in accordance with the provisions of the Planning and Development Act 2000 (as amended) and outlined in Appendix 1.
BH-2	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties in the town.
BH-3	Preserve the town's architectural heritage and encourage development that is designed in a manner that is in keeping with the scale, character and pattern of the existing built fabric and urban form. New developments must be designed to a high architectural standard and must take cognisance of local design features and materials.

2.3.12.3 Archaeological Heritage

There are numerous recorded monuments within the town boundary and a number of monuments contiguous to or in the vicinity of the proposed boundary, which will be protected from inappropriate development. These are indicated on Map 4.

Objective No.	Archaeological Heritage It is an objective of the Council to:
AH-1	Ensure the preservation of all archaeological monuments in the plan area as included in the Record of Monuments and Places.
AH-2	Have regard to the recommendations of The Heritage Service, the National Museum of Ireland and other statutory agencies in the carrying out of local authority development control functions.
AH-3	Have regard to the advice and recommendations of the County Archaeologist in respect of monuments and features not currently listed in the Record of Monuments and Places.
AH-4	Ensure that any proposed development within the lands highlighted as representing the zone of archaeological potential around a monument listed in the Record of Monuments and Places (RMP) is referred to the National Monuments Section of the Department of Environment, Heritage and Local Government. Such developments will be the subject of archaeological impact assessment and may require further subsequent archaeological mitigation – buffer zones/exclusion zones, monitoring, pre-development archaeological testing, and archaeological excavation prior to a decision being made.

2.3.13.4 Flood Management

It is the policy of the Council, that development should not be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. In this regard, applicants for development shall ensure that the Plan fully integrates the requirements of the Flood Risk Management Guidelines where relevant and appropriate.

Objective No.	Flood Risk Management It is an objective of the Council to:
FM-1	Ensure that any development proposals on these lands shall be subject to a flood impact assessment
FM-2	Ensure that large scale or flood sensitive developments will not normally be permitted within the flood plain or any area previously prone to flooding. Any planning applications for developments in proximity to the river or areas previously prone to flooding shall be accompanied by a flood impact assessment indicating any flood mitigation measures proposed

Appendix 1

Daingean Uí Chúis Architectural Conservation Area

INTRODUCTION

Many of the towns and villages of County Kerry contain areas which exhibit a distinct character and intrinsic qualities, based on their historic built form and layout. Conservation areas are usually located in the older parts of our towns and villages. They are places whose surviving historic, architectural and locally distinctive features make them special. This character is often derived from the cumulative impact of the area's buildings, their setting, landscape and other locally important features. The materials used and the manner in which they are used in the buildings all possess historical significance and render a sense of place and identity. These areas are an expression of our culture and our identity and constitute an important part of our heritage. ACA designation highlights the need to preserve and enhance these qualities. The Planning and Development Act, 2000 provides the legislative basis for the protection of such areas, known as Architectural Conservation Areas, or ACAs

An ACA is 'a place, area, group of structures or townscape, taking account of building lines and heights, that is of special;

* architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest

* or that contributes to the appreciation of a protected structure and whose character it is an objective of the Development Plan to preserve'.

A wide variety of areas can be considered for designation as an ACA. For example, an ACA could be centred on an individual building, or a terrace of houses; they may be rural or urban. ACA designation forms the basis for policies to preserve or enhance an area, and provides a basic control over the external appearance of buildings, which make a positive contribution to the character of the area. Planning controls are more extensive with exempted development limited. Any works that would have a material effect on the character of an ACA require planning permission.

Kerry County Council recognises that by making provision for the protection of these areas, in order to retain the special character of an area, in many cases, this protection is best achieved by controlling and guiding change on a wider scale than the individual structure. The objective of the designation is to guide the processes of change within an area and ensure that all future developments are carried out in a manner sympathetic to the special character of the area.

This Plan is one of a series of appraisals aimed at identifying the special character of each ACA throughout the county, with specific conservation objectives and policies formulated to protect this character. The aim is to give guidance to owners/occupiers and developers on the type of work that would require planning permission.

The objective of an Architectural Conservation Area is to prevent the erosion of our built heritage and to protect against demolition or inappropriate alterations through the careful control and management of change.

Owners, occupiers or developers proposing to carry out works within the ACA should be aware that the normal exemption development regulations, will no longer apply. Therefore, in its assessment of whether or not works constitute exempted development, the Planning Authority must have regard to not only the impact on the character of the structure itself and adjacent structures, as required under Section 4(1)(h), but must now also have regard to the impact on the overall character of the area, as required under Section 82(1).

The designation of ACA status therefore results in restrictions on certain works to the exteriors of structures, their settings and plot boundaries. For example, the construction of a small house extension or a boundary wall within an ACA may require planning permission, although such works may be exempted development elsewhere.

Owners, occupiers or developers proposing to carry out works within the ACA should be aware that in general, planning permission will be required for any new build to the front of structures and changes of original materials, such as windows, doors, wall finishes, boundary walls, roof materials, rainwater goods etc. While new development and alterations to existing structures can still occur subject to planning, proposals should respect or enhance the area's special character. The key consideration for the Planning Authority will be to ensure that development proposals respect the special character and appearance of the area and contribute to its preservation and enhancement.



Fig.1 The Colony

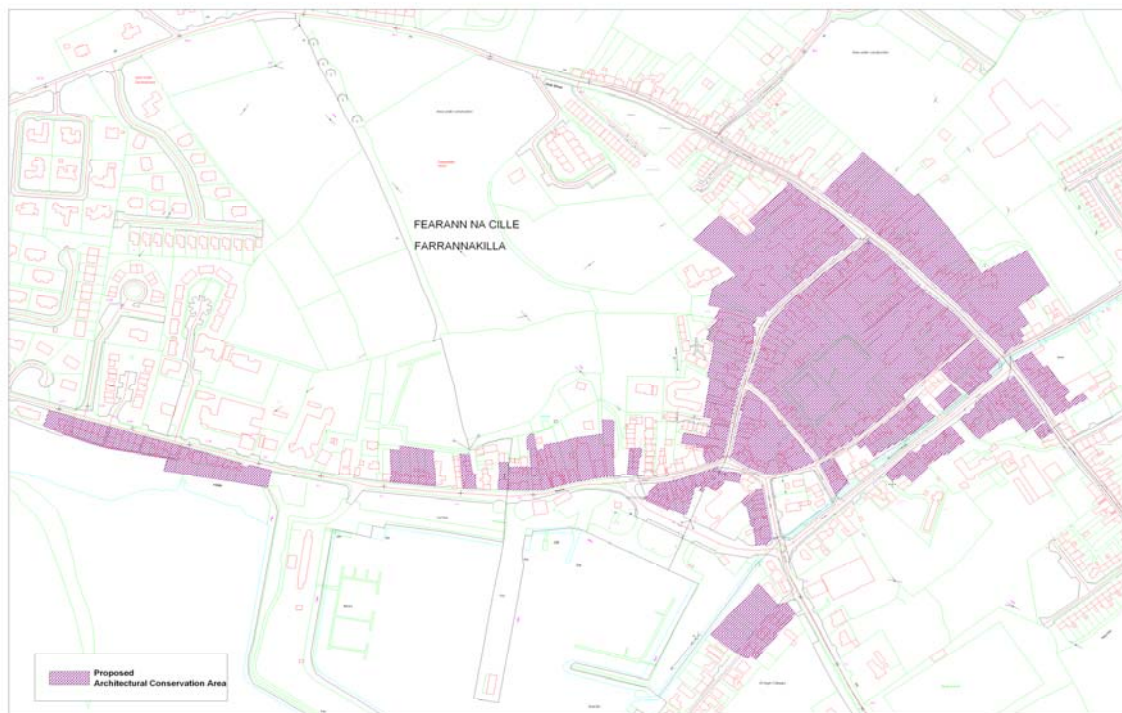


Fig. 2 Green Street

LOCATION AND BOUNDARY OF THE CONSERVATION AREA

The proposed ACA encompasses the central core area of the town bounded on the north east by Main Street, on the south east by The Mall and on the north west by Green Street, with outliers along Goat Street, John Street, Strand Street and Emlagh Cottages. The boundary of the ACA is predominantly defined by the boundary walls that surround the plots on which buildings stand.

The following streets are located either partly or wholly within the boundary of the proposed ACA: all of Main Street, Green Street and Grey Lane, The north end of the Mall on both sides, the south side of Goat Street/ Upper Main Street extending to Mean Scoil na Toibrithe and on the north side and as far as the dental surgery. Sections of John Street on the north and south sides and sections of Strand Street, including twenty two dwellings on the waterfront at The Wood are included. Emlagh Cottages are part of the ACA, eight of the individual structures in this terrace are included in the Record of Protected Structures, and it is recommended that once this group of buildings becomes part of the ACA designation that the inclusion of these buildings in the RPS is reconsidered. It is considered that ACA designation is an appropriate means of protecting the architectural integrity of the terrace. Their significant interest is the external form of the buildings and the associated green space. The adoption of the ACA and their exclusion from the RPS is deemed to be an acceptable measure to protect the architectural heritage of the area. The ACA designation ensures that their external features such as roofs, walls, windows and associated green space is protected.



Map 1 ACA Boundary

Historical development of the area

The town has a long and chequered history, originating in the Norman period with the development of port facilities. The town is first mentioned in the customs rolls in the late thirteenth century. The town received a royal charter in 1607, although the borough and a corporation had been in existence since 1585. The charter allowed for the construction of town walls which encompassed a roughly rectangular area extending north-west south-east on both sides of what is now Goat Street, Main Street and John Street.

Main Street was the primary thoroughfare in medieval times and Green Street probably developed as an access route to the harbour area. The location of the town wall was shown on the first (1841) and second (1896) edition of the OS map of the town. Daingean Uí Chúis was the only walled town in Kerry. Documentary evidence suggests that there were four fortified houses in the town in 1582. Unfortunately there are no visible remains of any medieval buildings in the town, although it is likely that medieval fabric is preserved in many of the remaining 18th and 19th century buildings.

Like most Irish towns, Daingean Uí Chúis suffered as a result of warfare over the centuries, particularly during the Desmond Rebellion and the rebellion of 1641. The economic situation improved somewhat in the early 1700s. The establishment of the linen industry by Robert Fitzgerald at this time was a great source of employment and prosperity locally. However, this trade collapsed with the industrial production of cotton in Britain and by the 1830s this industry had virtually disappeared. The fishing industry was developed in the 1830s and was further developed in the 1870s with the arrival of Manx fleets, fishing for mackerel. The 'Colony' off Strand Street was established by Church of Ireland clergymen in the early 1840s in an effort to establish a strong Protestant community in the area. By the end of that decade however it was deemed a failure. Many local fishing families lived in the 'Colony'.

The railway line from Tralee was completed in 1891 and Daingean Uí Chúis had the distinction of being the most westerly rail terminus in Europe.

The development of tourism in the latter half of the 20th century has brought renewed prosperity to the town, which was up to then, mainly reliant on fishing and agriculture. Tourism has also brought development which at times presents a threat to the architectural heritage of the town. The street layout which preserves the old burgage plots and the older town buildings are an intrinsic element of the attraction for tourists and need to be protected and maintained. The maintenance of a vibrant and thriving economic and commercial climate as well as a strong community spirit is vital to the overall survival of the ACA.

The ACA is comprised of a wide range of building styles, many adapted and modified over the years to suit changing circumstances: from vernacular style cottages in the old Colony area to Lord Ventry's former townhouse in Green Street (Fig. 1 & 2). St. Mary's Church on Green Street is the most prominent building in the ACA.

The foundation stone was laid on St. Patrick's Day 1862 and the building which was designed by the renowned architect J.J. McCarthy (sometimes known as the 'Irish Pugin') in the early pointed Gothic style. The building's red sandstone rubble walls and white limestone dressings are a feature common throughout the south west of Ireland. The Presentation Convent to the rear was begun in 1877.

SCHEDULE OF PROTECTED STRUCTURES AND RECORDED MONUMENTS

There are forty one structures included in the Record of Protected Structures within the ACA.

RPS Ref. No. 21400601	Temperance Hall, Main Street
RPS Ref. No. 21400602	2 Tce. Houses, Global Village Main Street.
RPS Ref. No. 21400604	Commodum/Al's Hairshop, Main Street
RPS Ref. No. 21400605	Benner's Hotel, Main Street
RPS Ref. No. 21400607	Terraced House, Main Street.
RPS Ref. No. 21400608	Terraced House, Main Street..
RPS Ref. No. 21400609	Centra Supermarket, Main Street.
RPS Ref. No. 21400610	St. James's Church, Main Street.
RPS Ref. No. 21400611	Terraced House, Bridge Street.
RPS Ref. No. 21400612	Terraced Building, Strand Street.
RPS Ref. No. 21400613	Detached House, Green Street.
RPS Ref. No. 21401614	Carnegie Library, Green Street.
RPS Ref. No. 21400615	St. Mary's Church, Green Street.
RPS Ref. No. 21400616	Presentation Convent. Green Street.
RPS Ref. No. 21400617	Former School House, The Mall (3 units)
RPS Ref. No. 21400618	Terrace House, John Street.
RPS Ref. No. 21400619	Semi-Detached House, Strand Street
RPS Ref. No. 21400621	Bridge Main Street
RPS Ref. No. KY-043-003	An Droichead Bheag (part of)
RPS Ref. No. KY-043-004	Rice House, Green Street
RPS Ref. No. KY-043-005	Dick Mack's Bar, Green Street
RPS Ref. No. KY-043-006	Lisbeth Mulcahy's, Green Street.
RPS Ref. No. KY-043-007	De Staic House, Green Street
RPS Ref. No. KY-043-008	The Spanish House, Green Street
RPS Ref. No. KY-043-009	River Lane, Dykegate Street
RPS Ref. No. KY-043-010	Cast-iron vent pipe, Dykegate Street
RPS Ref. No. KY-043-011	The Courthouse, The Mall
RPS Ref. No. KY-043-012	CBS School, John Street/The Mall
RPS Ref. No. KY-043-013	Cast-iron water pump, The Mall
RPS Ref. No. KY-043-015	Forge Pole, Holyground
RPS Ref. No. KY-043-016	No. 1 Emlagh Cottages
RPS Ref. No. KY-043-017	No. 2 Emlagh Cottages
RPS Ref. No. KY-043-018	No. 3 Emlagh Cottages
RPS Ref. No. KY-043-019	No. 4 Emlagh Cottages
RPS Ref. No. KY-043-020	No. 5 Emlagh Cottages
RPS Ref. No. KY-043-021	No. 6 Emlagh Cottages
RPS Ref. No. KY-043-022	No. 7 Emlagh Cottages
RPS Ref. No. KY-043-023	No. 8 Emlagh Cottages
RPS Ref. No. KY-043-028	Flahive's Bar, Strand Street
RPS Ref. No. KY-043-029	Cast-iron water pump, The Wood

There is one Recorded Monument within the proposed ACA (KE043-224) and one (KE053-088) adjacent to the boundaries of the proposed ACA.



Map 2; 1841 OS map

DESCRIPTION OF EXISTING BUILT ENVIRONMENT

- a) **Street Pattern:** The images below demonstrate that the form and arrangement of buildings over most of the ACA has altered little over the last century. Despite its relatively small size, the street layout in Daingean Uí Chúis is somewhat complex; this is a reflection of the history of the town. The street layout as it appears in the first OS map of the town (1841) has remained relatively unaltered (Map 2). The building pattern has changed and is especially noticeable along Strand Street and what was known in the mid nineteenth century as Quay Lane. The housing pattern was characterised by rows of single storey structures laid out at right angles to the seafront. Many of these structures were demolished in the 1960s and 70s but there are still remnants of this building style. These remaining structures are an important element of the built heritage of the town and need to be protected.



Fig. 3 View of the Colony c 1890



Fig.4 Present day view



Fig.4 Main Street in early 1900s



Fig. 5 Main St 2011



Fig. 6 Main Street (early 20th century)



Fig. 7 Main St. 2011



Fig.8 Green Street (early 20th century)



Fig.9 Green St. 2011

b) Form and Arrangement of Public and Private Open Space: The main public green space in the town centre is O'Donnell Park located off Dyke Lane. Its relatively secluded position to the rear of properties on the Mall, Dyke Lane and Green Street has meant that it tends to be used almost exclusively by locals as most visitors to the town would be unaware of its existence. Private open spaces within the proposed ACA are almost exclusively located to the rear of properties. The green area to the south of St Mary's on Green Street sets off the church.

c) Socio Economic Functions: The majority of the structures on Main Street, Green Street and Strand Street included within the proposed ACA are commercial premises. Similarly those on John Street and the Mall nearest the junction with Main Street are commercial as are most of the premises in the Holyground.

Grey Lane, the southern end of the Mall beyond the Courthouse, and the east end of John Street are mainly residential in character. There are a number of buildings which were formerly commercial but have now reverted to residential use, fortunately a number of these buildings have retained the nameplates and fenestration of former years (Fig 10&11). A number of traditional shopfronts have been retained and add to the character of the ACA (Fig.12 &13).



Fig. 10 Goat Street



Fig. 11 Goat Street





Fig. 12 Main Street



Fig. 13 Main Street

d) Built Fabric / General Description: The detailing along Green Street, John Street and Main Street shows the character and variety of buildings commonly found in many Irish towns. The asymmetrical design of a number of these buildings as can be seen in the examples below (Fig 14-15) attracts the eye and serves to enliven the streetscape. Daingean Uí Chúis probably has a greater mix of house styles and variations than any other town in the county. Formal terraced housing is not very common in Daingean Uí Chúis, apart that is from a few obvious exceptions; a terrace of six three storey houses at the Waterside and a terrace of over twenty dwellings at The Wood. Apart from the building line there is little uniformity otherwise, roof ridge levels vary, and window heights are different, individual design details highlight individual properties.

The presence of some unique features such as the stream flowing under the house at the north end of the Mall (Fig.16) and some landmark corner buildings (Fig. 17-19) add hugely to the character of the ACA. Two of the corner buildings feature chamfered squints (Fig. 18 & 19) their function would have been to protect the quoins from damage by passing traffic.



Fig. 14 John Street



Fig. 15 John Street



Fig. 16 The Mall



Fig. 17 Strand Street



Fig. 18 Goat Street



Fig. 19 Holy Ground

e) Roofs, Ridges, Chimneys: Tall slender chimneys on very low structures like those off Strand Street are a unique feature. (Fig. 20) Ridge heights vary considerably throughout the ACA. The vast majority of roofs are pitched slated roofs. The view of Strand Street below (Fig 21) is an illustration of the diversity of ridge heights



Fig. 20 Prominent chimneys



Fig. 21 Strand Street

f) Walls: The majority of the buildings within the ACA have a smooth plaster or lined render finish. There are a number of notable exceptions such as St Mary's Church, the Courthouse on the Mall, the Centra building on Main Street, Flahertys on Bridge Street, three storey building on the corner of Green Street and Holyground and a three bay three storey building midway along Green Street. In all these instances the external facing is comprised of old red sandstone either coursed or random rubble finish. The Courthouse on the Mall is a fine structure with a coursed sandstone finish but unfortunately the façade is showing signs of intensive decay in parts. Sandstone it must be remembered is quite a soft material and such decay is common (Fig.22). A small number of vernacular style dwellings in the Colony area are rendered with lime and sand and have a lime wash finish. There are a number of examples of decorative plasterwork in the ACA (Fig. 23) There are a number of wall plaques on Green Street which evoke the history and antiquity of the area (Fig.24-25). The use of colour to enliven the streetscape is also very effective especially along Dykegate Street (Fig. 26 & 27) The use of vertical hanging slate which was at one time much more common is still evident on the rear of buildings along Bridge Street (Fig. 28)



Fig.22 Courthouse



Fig 23 Plasterwork



Fig. 24 GreenStreet



Fig.25 Green Street



Fig 26 Dykegate Street



Fig 27 Dykegate Street



Fig.28 Vertical hanging slate



Fig. 29 Window and door surround

g) Openings: Some entrances and openings have been altered over the years to suit particular commercial or domestic circumstances, but overall, window openings, doorways and archways have remained relatively intact. The irregular robust sandstone window and door surrounds at The Mall are an attractive feature (Fig. 29). The buildings exhibit a great variety of window styles as can be seen below (Fig 30).



Fig.30 Traditional window styles

h) Boundaries: Apart from a terrace of buildings at the Waterside (Fig. 31), most other structures within the ACA front directly onto the pavement. Although there are exceptions on Green Street where a few buildings have a small private space surrounded by a low rendered wall topped with a metal railing. Uncoursed rubble sandstone walls are a feature of the ACA and can be seen at Green Street and Grey Lane (Fig.32). Old kerbstones are still found in parts of the ACA and should be retained where possible as they too constitute part of the built fabric of the area (Fig.33).



Fig. 31 Boundary treatment –iron railing



Fig. 32 Stonewall boundary



Fig. 33 Kerbstones on The Mall

i) Rainwater Goods: Some original cast-iron rainwater pipes and gutters remain but there has been replacement in a piecemeal manner. Cast iron is a resilient material and the retention of cast iron rainwater goods not only makes sense from an economic viewpoint but also enhances the heritage value of buildings.



Fig. 34 View along Green Street



Fig.35 View along Main Street



Fig. 36 ACA from the pier.

j) Views: There are a number of vistas within the ACA, in particular looking north along Green Street towards St. Mary's Church. This vista is enhanced by the incline, the narrowness of the street and further interest is introduced by the eastward curve half way up the street. Similarly the view north west along Main Street demonstrates the essential character of the ACA

Summary of Special Character

The principle features of the built form are:-

- variety of building form and architectural styles dating mainly from the late 18th to the early 20th century.
- its unique urban structure
- pitched roofs covered in slate or artificial slate
- roofs have variable ridge and eaves heights and mainly A type roofs with a few notable exceptions.
- simple rectangular shapes with a mixture of traditional and modern shopfronts
- quite a number of timber sash windows, with a selection of uPVC top opening or casement windows.
- some modern infill of a non traditional style
- traditional decorative plasterwork
- some traditional vernacular cottages

Negative features

- some unsympathetic alterations to historic features such as windows, the cumulative effect of which is damaging to its status as a conservation area.
- some poorly maintained buildings
- some unsympathetic modern development
- inappropriate replacement rainwater goods.

GUIDELINES FOR DEVELOPMENT WITHIN THE CONSERVATION AREA

1. New buildings. Any new buildings in the Conservation Area should be designed with reference to their surroundings and their impact on the character and appearance of the area. Special attention should be paid to form, height, bulk, materials (style and colour), proportion of openings and detailing of roofs, windows and doors.
2. Alterations and Extensions. These should not dominate an existing building's scale or alter the composition of its main elevation. Any alterations including partial demolition should respect an existing building and its materials. All new work should complement the old in quality, texture and colour as well as method of construction. Artificial wall cladding and coatings or artificial roof slates will not generally be allowed on any elevation.
3. Materials. In certain circumstances planning permission will include conditions to ensure that traditional materials, appropriate to a particular building or site, are used.
4. Colour and Painting. The architectural unity of a Conservation Area, in whole or part, may depend on the use of specific colours for the decoration of external rendered walls, joinery or railings. Therefore original colour schemes should be retained. Walls and stone detailing which have traditionally not been painted should generally remain undecorated.
5. Advertisements. All advertisements within a Conservation Area should be sympathetic to its historic character. New advertisement displays will be strictly controlled and the removal of inappropriate signs pursued. There will be a presumption against internally illuminated projecting fascia signs and advertising above ground floor level. Advertisement hoardings of any description will not be appropriate.
6. Undoing Damage. The Council will use opportunities created through planning applications or other proposals to negotiate improvements which remove unsympathetic alterations or additions from existing buildings and which secure the proper repair or restoration of buildings.
7. Protected Structures. Some buildings in the Conservation area may be included in the RPS. Any internal or external alterations to a Protected Structure may require planning permission. Elements such as doors, windows, cornices, consoles, cast iron gutters, decorative plaster hood mouldings are critical elements in determining the heritage character of the ACA. The fabric of the ACA therefore, is made up of elements which themselves may be quite small, but when taken together are important in determining the character of the town. The cumulative effect of small changes to these elements whether by removal, crude repair or tactless additions can have a long-term detrimental effect on the character and visual amenity of the town. Whilst the fabric of the town is simple in detail, it reflects almost 200 years of local craftsmanship and is an important expression of the town's vernacular architecture.
8. Views. Existing views need to be maintained.
9. Landscaping. The original pattern of gardens and grounds and the presence of trees can contribute greatly to the character of a conservation area and should be retained.

PLANNING IMPLICATIONS

Works not affecting the character of the ACA (do not require planning permission)

a) Maintenance and Repairs. Planning permission is not required for regular maintenance works and genuine repairs within the ACA (such as *roof, window repairs or rainwater goods*) as long as original materials are retained where they exist or where replacement is necessary that it is on a like-for-like basis. When repairing a building in a conservation area the original character of masonry and /or brickwork walls should be maintained.

Roof- Chimneys, Dormer Windows, Satellite Dishes. The roof is one of the most important parts of a property as it makes the building wind and watertight and can bring harmony to a streetscape. Where possible the original roof material (such as natural slate) ridge tiles and hip tiles should be retained and repaired, or replaced on a like-for-like basis. Imitation slates are a poor substitute in quality and appearance for natural slate and detract from the character of a building. The conversion of loft space and the installation of inappropriate dormer windows and/ or rooflights to the front pitch can have a negative impact on the appearance of a building and detract from the character of a roofscape. In some areas dormer windows may be acceptable but they must be of a modest size, have pitched roofs and be built in traditional materials and designs. The shape, height and variety of chimney stacks and other architectural details on buildings in a conservation area contribute greatly to the local character and should be retained and repaired. Aerials, satellite dishes and alarm boxes can have a detrimental impact on the appearance of a building. Where possible they should be situated inside or to the rear of a building or carefully located to minimise the impact on the character of the building.

Window and Door openings. Windows and doors are an important component of a building and any alteration or replacement can significantly alter the character and appearance of a house. **Whenever possible the original windows and doors should be retained and repaired in order to keep the integrity of the original design, so preserving the character and proportions of the house.** The efficiency (thermal capacity and soundproofing) of the windows can be increased through the use of appropriate secondary glazing. Imitation replacement window styles and inappropriate replacement window materials (such as uPVC) are poor alternatives for traditional timber vertical sliding sash windows. uPVC windows have thicker cruder frames than timber windows. These unsuitable styles and materials impact on the proportions and overall appearance of a window and a building. The character of a house is then changed and this can have a detrimental impact on the overall appearance of a townscape and a conservation area.

Rainwater Goods. Original cast iron rainwater goods such as gutters on brackets, downpipes and hoppers contribute to the character and appearance of buildings in a conservation area. UPVC rainwater goods attached to fascia boards have a negative impact on the appearance of a traditional house. Where possible original rainwater goods should be retained and repaired or replaced on a like-for-like basis.

- b) Internal Alterations. ACA designation does not prevent internal changes or rearrangements (save in the case of Protected Structures) as long as these changes do not impact on the exterior of the structure.
- c) Restoration of Character. Where original materials have been removed and replaced with inappropriate alternatives, the restoration or reinstatement of such features will not require planning permission where the method, materials and details for the works have been agreed with *Kerry County Council*
- d) Works to the Public Realm. It is the aim of the Council to improve the pedestrian environment in the town. To this end the Council will encourage the removal of incongruous items of street furniture, including poles, public signage, or other items which add to the visual clutter and detract from the streetscape and pedestrian safety.

Works impacting on the character of the area (works requiring planning permission)

- 1. *External Walls.*
 - * Removal of render.
 - * Changes to the original finish, or the addition of an applied layer of masonry, brick, wood or plaster.
- 2. *Roof- Chimneys, Dormer Windows, Satellite Dishes.*
 - * The removal of the original roofing materials such as natural slate and its replacement with modern materials such as fibre cement tiles.
 - * The removal of existing chimney stacks and early terracotta, or clay pots or other features of the roofscape.
 - * The installation of rooflights solar panels or dormer windows on front elevations, or on slopes visible from the public realm.
 - * The removal of timber bargeboards and/or their replacement in a material other than the existing
- 3. *Window and Door openings.*
 - * Alterations to structural openings and creation of additional openings.
 - * The installation of rooflights or dormer windows on front elevations or on slopes visible from the street. Where dormers are deemed to be permissible, these should fit in with the character of the structure, be of a modest size and should be constructed of natural materials.
 - * Replacement of doors or windows in a style, material, or method of opening other than the existing.
 - * The replacement of single glass panes with double glazed units, reinforced glass or textured glass.
 - * Removal of features such as fanlights, overlights, sidelights and door ironmongery.

4. *Rainwater Goods.*
 - * Removal of original cast iron hoppers, gutters and downpipes.
5. *Extensions.*
 - * Extensions and all new build that impacts on the street facing elevations of buildings within the ACA will require planning permission.
 - * Proposals for the alteration or extension of properties within the ACA will normally be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the area and will not compromise the amenities of adjacent properties.
 - * Any proposals for extensions should be subsidiary in size and design to the main building and of appropriate scale, should normally be located on the rear elevations of a property and appropriate materials should be used.
 - * Very careful consideration will be required for alterations and extensions affecting the roof of a property as these have the potential to significantly impact on the character and appearance of the ACA
6. *Commercial Frontages.*
 - * The alteration of frontages of shops or other commercial premises within the ACA, the installation of new signage and the installation of additional external elements such as security shutters or grilles to the facades of commercial premises.
7. *Plot Widths/ Building Lines.*
 - * Any such alterations could impact negatively on the character of the area.
8. *Amalgamation of Sites /Properties.*
 - * Any such alterations could impact negatively on the character of the area.
9. *New Build / Replacement*
 - * Developers will be required to demonstrate that any new build reflects the established character of the buildings in the ACA, developers need to take account of such aspects as roof line, overall proportions and external finish.
10. *Backland Development.*
 - * The height of any backland development should not exceed that of the existing building stock.
11. *Demolition.*
 - * **The demolition of any house in the ACA would have to be justified on the grounds of structural defects or failure. As part of the justification for demolition, details will be required of repairs/or remedial works normally used in such circumstances and an explanation as to why they are not suitable in this case.**
 - * The developer will also be required to submit a comprehensive photographic survey of the structure to be demolished

APPENDIX 3

Opportunity Sites

Site A *North Quay Site/ Former Boatyard Site*

Aim: To sustainably develop this large landmark waterfront brownfield site as a new mixed use urban streetscape providing new tourist facilities in close proximity to the waterfront and town centre.

Site Location and Description

This waterfront brownfield site is roughly rectangular in shape and is located between Strand St., The Tracks and the harbour. It occupies almost 0.2 ha(0.5acres). The Tourist Office/Harbour Office building is located on the western end of the site, while the old Ice Plant is along the northern perimeter of the site. The old buildings associated with its former use as a Boatyard were demolished a number of years ago. The site is currently enclosed with a wooden palisade fence.

Access

Access to the site is via Strand St and the Tracks. Most commercial/marine access currently is associated with the harbour and is assessed via the quayside.

Development Potential

The redevelopment of this site presents an opportunity to regenerate a large waterfront site close to the heart of the town. The size, location and configuration of the site will allow for the development of a new streetscape along Strand St. The proposed streetscape would be contemporary in design but would reflect a traditional Irish streetscape in scale and massing.

It is intended that the development at this landmark site should be for uses benefiting the community of Daingean Uí Chúis. . Any proposal shall be of high quality design integrating with the waterfront location and contributing to the public domain. Provision is to be made for vehicular access on the south (water frontage) of this site from the pier to the North Quay so as to enable port related activity traffic travel from one to the other without the need to go onto Strand Street, thereby alleviating traffic congestion.

The harbour front side would facilitate tourist/commercial uses such as café/restaurants and yet recognizing that the area is still is a working harbour. A theatre and an open air performance area/plaza would contribute to the public domain.

The use of contemporary architecture along the southern facades overlooking the harbour will address the character and strategic location of this site, its sensitive location, the need to maintain public access as well as visual and pedestrian permeability.

It is of significant importance that the relevant landowners work together to ensure the entire land is developed in a uniformed and coherent approach. Piecemeal development of these lands will not be favorably considered.

General Requirements

To ensure that the proposed development is a success and will integrate easily into the surrounding townscape, the design and layout of the development will be required to be of a high design standard and must contribute to a visual identity that can be marketed outside the area. Permeability for both pedestrians and vehicle users is of utmost importance throughout the development as this site is adjacent to a working harbour. It is envisaged that there will be pedestrian access only directly from Strand Street with a road along the quay side serving the site and the harbour.

Given the size of the site an urban design statement must be prepared and submitted to the council with any planning application for the lands. The urban design statement must comply with the requirements of section 13.3 of the County Development Plan 2009-2015. A high standard of finished materials, landscaping (both hard and soft) and street furniture including lighting, will be expected. The use of public art which has been such a huge success in the Civic Office/Library complex in Killorglin will also be encouraged as will the creation of a public art space.

It is envisaged that all new buildings will be energy efficient and should incorporate renewable energy technologies in a sensitive manner, where possible. The use of sustainable urban drainage system (SUDS's) in addition to a high level of water conservation will also be required.

Site B *Fearann Na Cille site north of Strand Street*

Aim: To sustainably develop this large greenfield site as a new mixed use urban streetscape providing new residential, commercial outlets and office use in close proximity to the town centre and providing direct access onto Strand Street.

Site Location and Description

This greenfield site is roughly rectangular in shape and is located to the rear of Strand Street occupies almost 1.23 ha(3acres). There are a number of small cul de sacs and laneways to the north of Strand St in the area known as The Woods. There are a number of dwellings, sheds and outbuildings along the perimeter of the site. There are also a small number of two storey buildings along the street.

Access

Access is via Strand Street and a number of small laneways.

Development Potential

The development of this site presents an opportunity to regenerate a large site close to the heart of the town. The development would be mixed use including a mixture of residential type, small scale commercial and office units typical of any town centre site.

The new Civic Offices/Library in Killorglin demonstrates how a contemporary development can add new life to a small country town. A similar style development is planned for this site.

A number of laneways along Strand Street have the potential to be extended to integrate new development into the urban fabric in a sensitive way by extending the established pattern of stepped terraced housing or by building around courtyards off the new street network. An urban design statement should be submitted as part of any proposal in order to maximise the development potential of this site for the economic, physical and social benefit of Daingean Uí Chúis. This would regenerate this central part of town and serve as a possible focus for further regeneration in the vicinity; it would also serve to anchor new development within the site.

It is of significant importance that the relevant landowners work together to ensure the entire land is developed in a uniformed and coherent approach. Piecemeal development of these lands will not be favorably considered.

General Requirements

To ensure that the proposed development is a success and will integrate easily into the surrounding townscape, the design and layout of the development will be required to be of a high design standard and must contribute to a visual identity that can be marketed outside the area. Permeability for both pedestrians and car users is of utmost importance throughout the development. It is envisaged that there will be a single vehicular entrance adjacent to the hostel and pedestrian access only to the smaller laneways off Strand St.

Given the size of the site an urban design statement must be prepared and submitted to the council with any planning application for the lands. The urban design statement must comply with the requirements of section 13.3 of the County Development Plan 2009-2015.

A high standard of finished materials, landscaping (both hard and soft) and street furniture including lighting, will be expected. The use of landscaping and public art which has been such a huge success in the Civic Office/Library complex in Killorglin, this will also be encouraged as will the creation of a public art space.

It is envisaged that all new buildings will be energy efficient and should incorporate renewable energy technologies in a sensitive manner, where possible. The use of sustainable urban drainage system (SUDS's) in addition to a high level of water conservation will also be required.

Site C *The Old Hospital Building*

Aim: To redevelop this large prominent building in a sustainable manner for tourist related uses, while protecting its architectural and cultural heritage

Site Location and Description

The old hospital building is located at the top of Goat Street and is the most dominant structure in the town. The three storey building was used as the hospital until the opening of the new West Kerry community hospital in 2010. This building is a protected structure (KY 043-031) by virtue of its architectural, historical and cultural heritage. The building is currently vacant and boarded up.

Development Potential

The redevelopment of this building presents an opportunity to regenerate Upper Goat Street and the northern edge of the town. The closure of the old hospital has shifted the emphasis onto the eastern approach into the town. Given the protected nature of the structure the development potential and redevelopment of the building is very limited however it is important that we maximise the development potential of this building and associated site for the economic and social benefit of Daingean Uí Chúis.

It is envisaged that the structure could be used for tourist related activities such as a hostel and museum. The interior layout of the building is suitable for hostel use therefore requiring minimal structural alterations to this protected structure. Given the historical and cultural heritage of the building a small museum reflecting social and cultural history of the town and wider area. The importance of the building especially during the Great Famine can also be shown.

General Requirements

Given that the building is a protected structure, an architectural impact assessment and a design statement must be prepared and submitted to the council with any planning application for the building. All renovation and all other development /works shall be carried out in a sensitive manner having regard to best conservation practice.

A high standard of finished materials, landscaping (both hard and soft) and will be expected. The use of traditional materials, wooden sash windows should be incorporated into the structure.

Site D Northern Road Frontage of The Tracks

<i>Aim: To sustainably develop this brownfield site and provide for a streetscape along the public road</i>

Site Location and Description

This site is located along the northern road edge of The Tracks. The site is to the rear of Garveys Supermarket and O'Flahertys. The site is currently used as two car parks and delivery area.

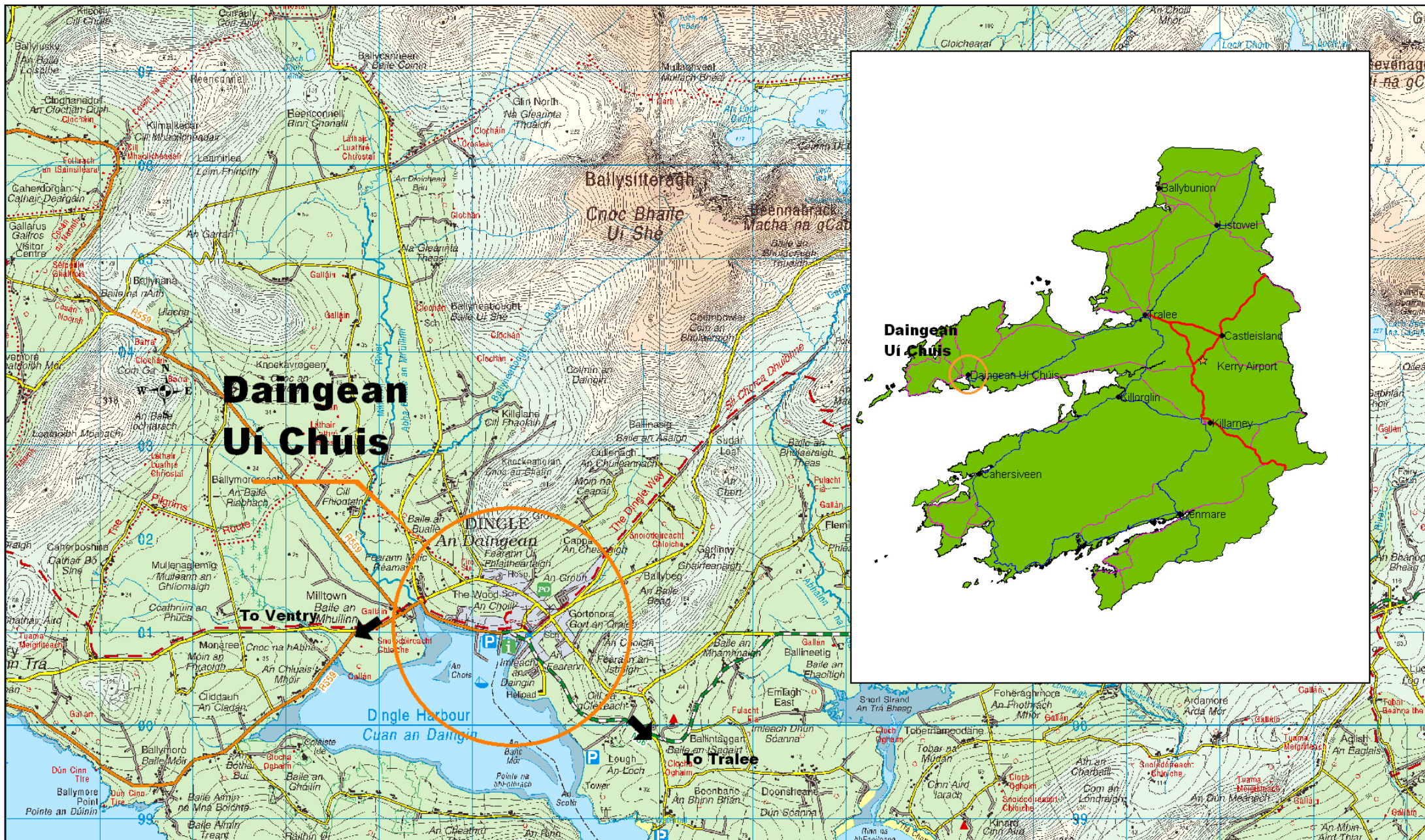
Development Potential

The redevelopment of this site presents an opportunity to regenerate a large site close to the heart of the town while overlooking the harbour. The development would be mixed use including a mixture of residential types and small scale commercial units typical of any town centre site. The proposed streetscape could be contemporary in design but would reflect a traditional streetscape in scale and massing. Permission has been granted for such a development on part of the site.

It is of significant importance that the relevant landowners work together to ensure the entire land is developed in a uniformed and coherent approach. Piecemeal development of these lands will not be favorably considered.

General Requirements

To ensure that the proposed development is a success and will integrate easily into the surrounding townscape, the design and layout of the development will be required to be of a high design standard and must contribute to a visual identity that can be marketed outside the area. Permeability for pedestrians is of utmost importance throughout the development.

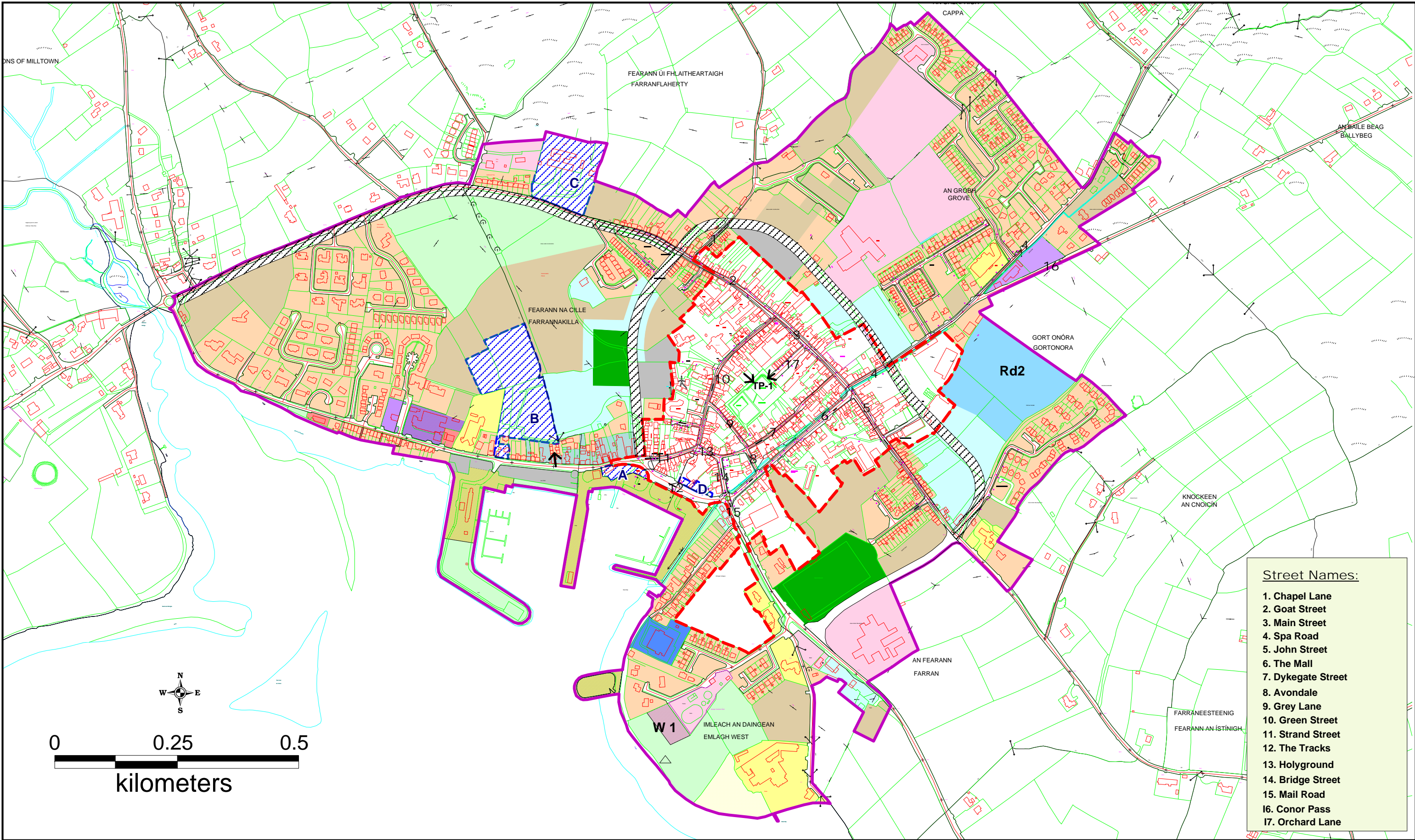


Daingean
Uí Chúis

Map 1
Location
June 2012

Kerry County Council
Planning Policy Unit



























**Daingean
Uí Chúis**

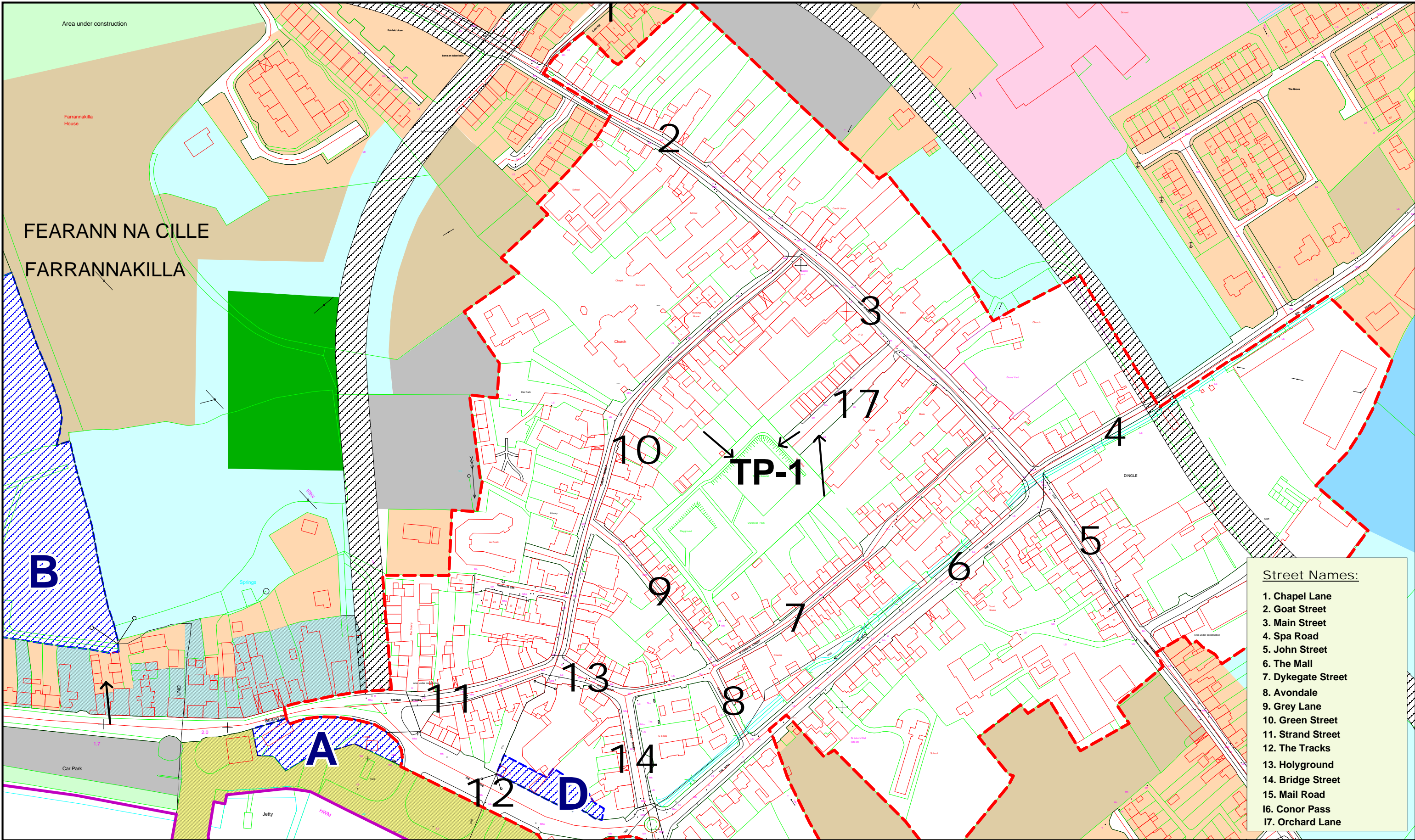
Kerry County Council
Planning Policy Unit

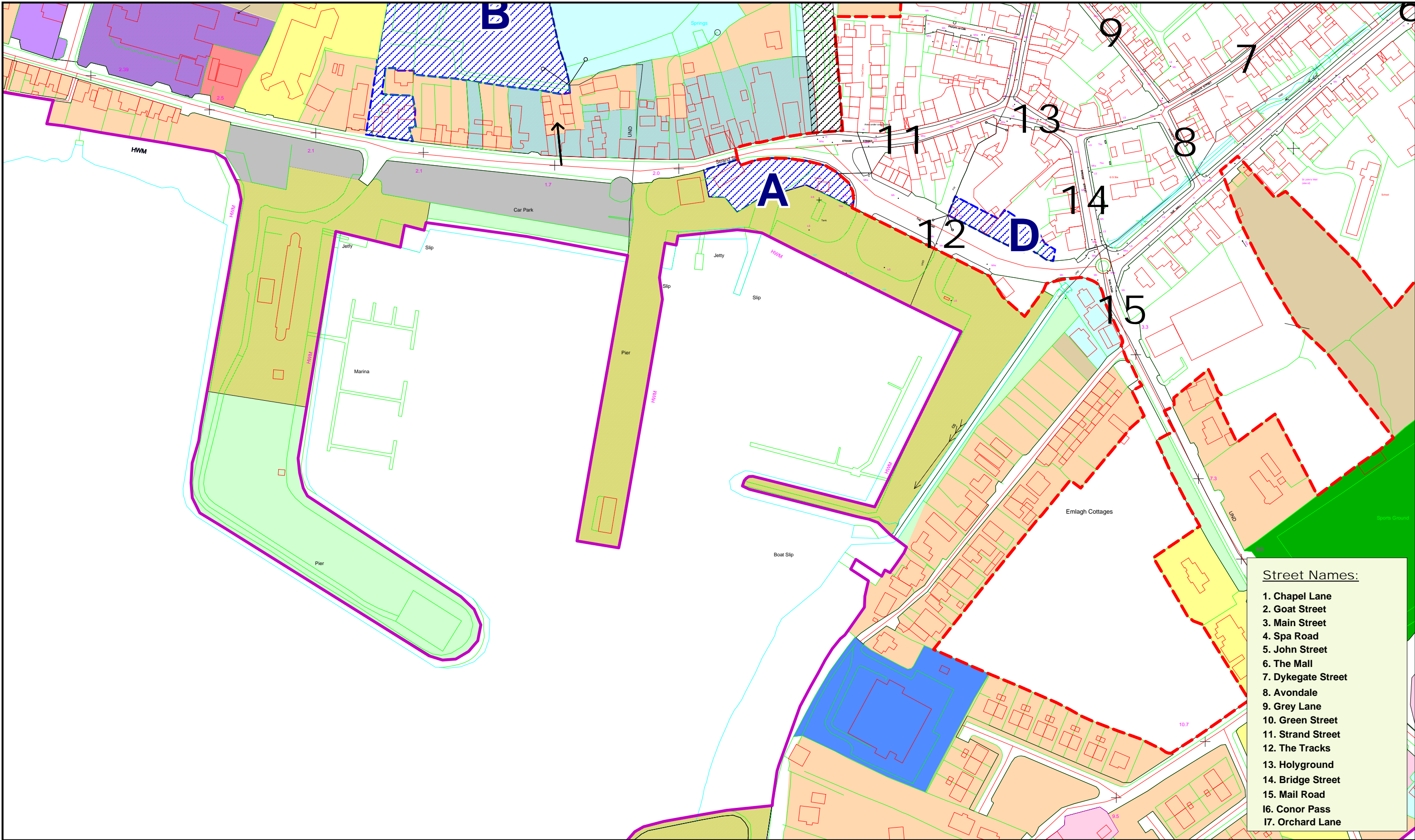
Map 2a

Land Use Zoning

June 2012

 Proposed Residential	 Tourism / Leisure	 Business Park/Offices	 Active Open Space	 Car Park	 Opportunity Sites	 Indicative Corridor of An Daingean Relief Road
 Existing Residential	 Tourism / Leisure Expansion	 Harbour/Marine/Related Activities	 Passive Open Space	 Industry	 Commercial	 Town Centre
 Mixed Use	 Public/Community/Institutional/Educational	 Retail Warehousing	 Retail	 Waste Treatment Extension	 Light Industry	 Pedestrian Access
						 Town Boundary





**Daingean
Uí Chúis**

Kerry County Council
Planning Policy Unit

Map 2c

Land Use Zoning

June 2012

Proposed Residential

Existing Residential

Mixed Use

Tourism / Leisure

Tourism / Leisure
Expansion

Public/Community/
Institutional/Educational

Business Park/Offices

Harbour/Marine/
Related Activities

Retail Warehousing

Active Open Space

Passive Open Space

Retail

Car Park

Industry

Waste Treatment
Extension

Opportunity Sites

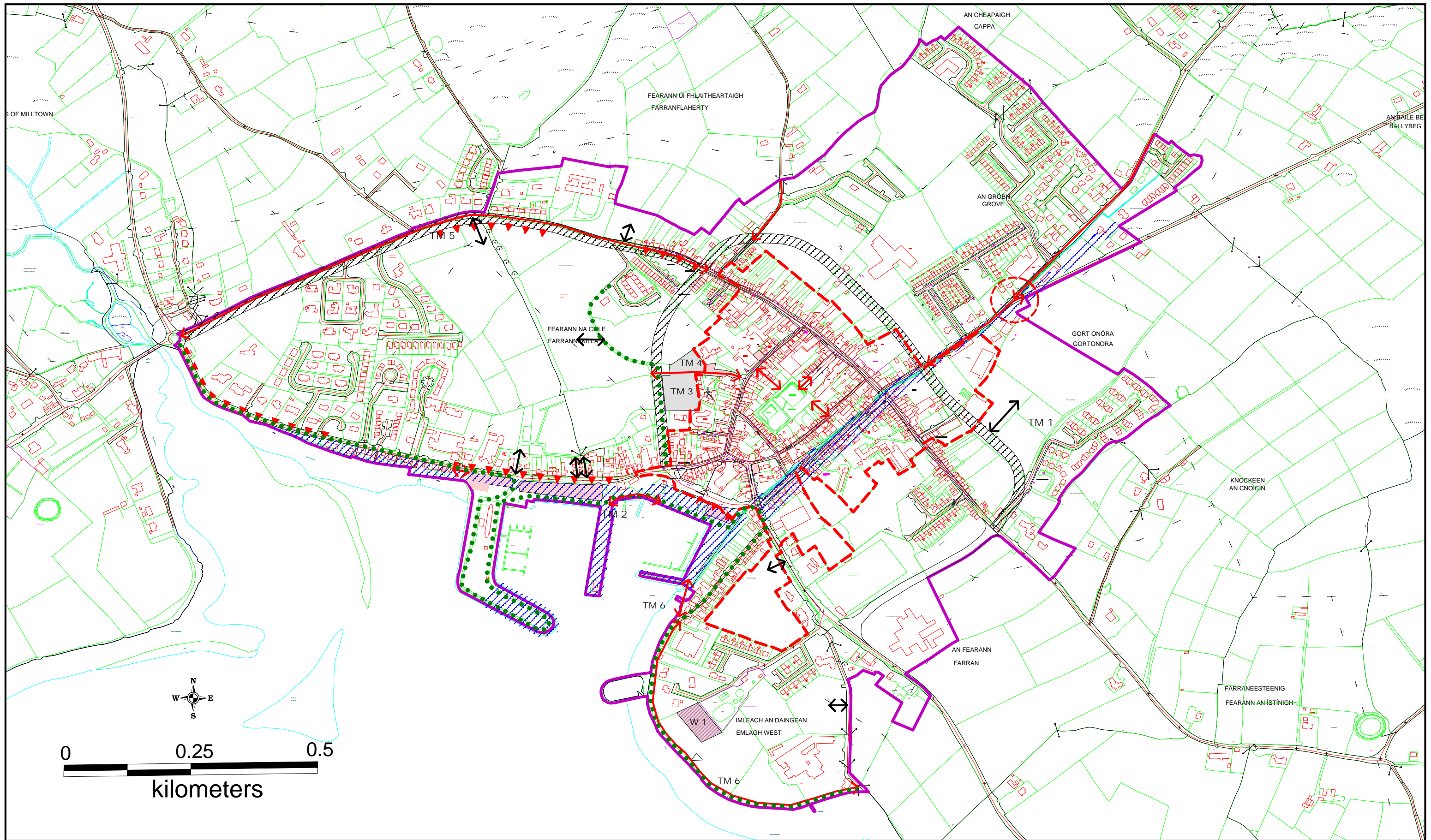
Commercial

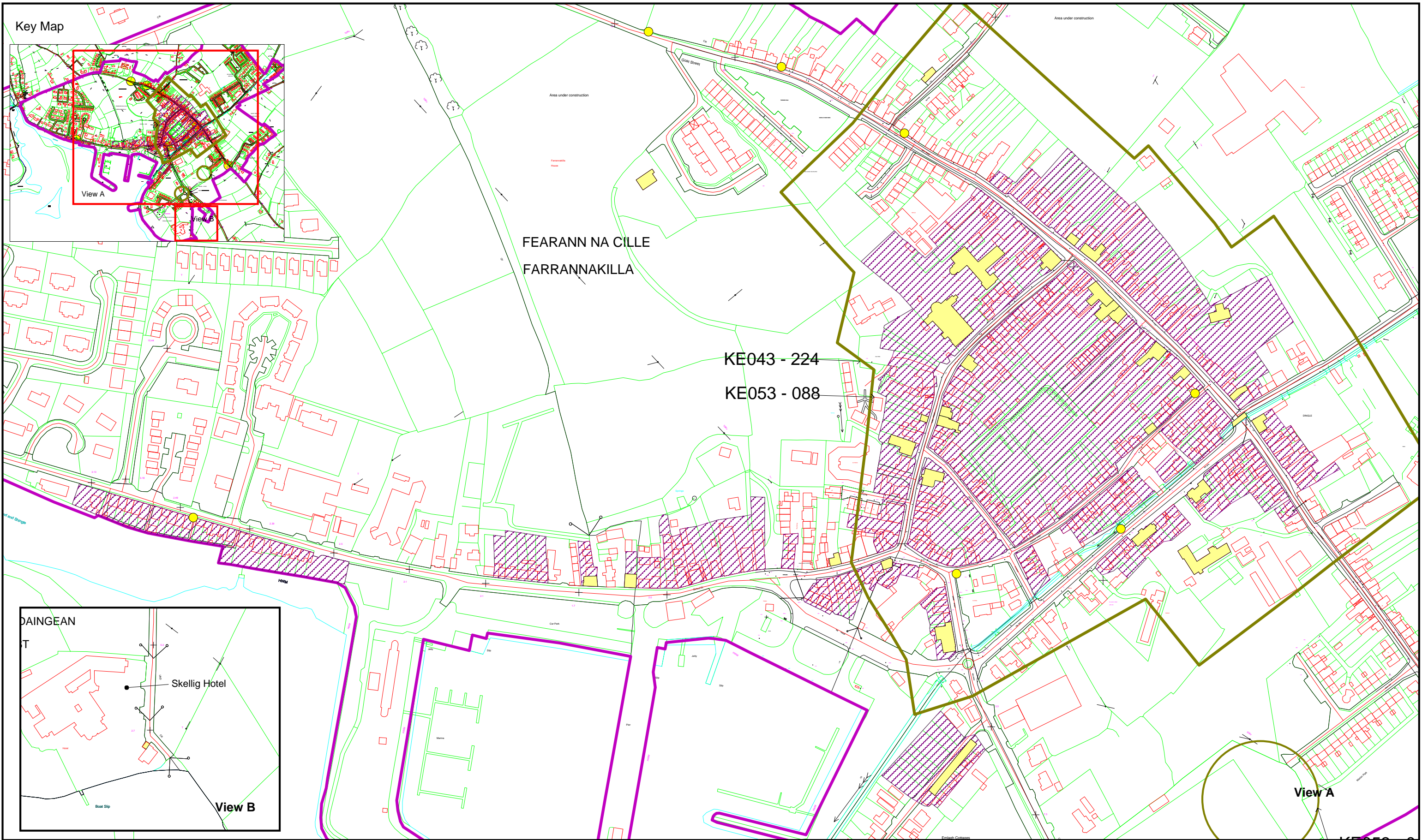
Light Industry

Indicative Corridor of
An Daingean Relief Road

Town Centre

Pedestrian Access
Town Boundary





ANNASCAUL LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Annascaul (Abhainn an Scáil or Áth na Scál) is a village located on the National Secondary route N86, approximately 30km West of Tralee, just over 19km East of Daingean Uí Chúis and approximately 5km to the Northwest of Inch Strand. The village nestles between Cnoc Mhaoilionáin to the northwest and Brackloon to the southeast.

1.2 Population

There is no specific census returns for Annascaul. The two DEDs are Ballinvoher and Ballynacourty. The 2006 census showed 509 persons in Ballinvoher and 226 in Ballynacourty. These figures increased from 421 and 219 persons respectively in 2002. This represented a 14% increase in population. The population in 2011 for Ballinvoher was 531 and Ballynacourty was 268.

1.3 Functions & Facilities

Annascaul is mainly a residential settlement which provides service and community facilities to the local community. Social services include a church, a health centre, a national school, a garda station, and a community centre. Commercial uses comprises of two shops, a post office, several public houses, a hairdressers, a hostel and a pottery shop.

Because of its location the village therefore benefits from passing trade between Tralee and Daingean Uí Chúis. In addition, Annascaul also functions as a tourist destination. It is the birth place of Antarctic explorer Tom Crean and sculptor Jerome O'Connor. The South Pole Inn Public House and the O'Connor Crean Centre both attract visitors. The Connor Crean Centre houses a tourist information point, resource centre and community office. The Randy Leprechaun and the adjoining Paddy's Palace Dingle Peninsula Hostel are a major stop off destination for the Paddy Wagon Tours.

For its size Annascaul village has a broad range of services and facilities both for locals and tourists, however many of these facilities/services are only open during the tourist season. There are also a number of bed and breakfasts and holiday homes developments in the village and surrounding area.

The proximity of Inch beach is an integral part of the village's tourist attraction and walking routes such as "the foot of the hill loop walk" and the "South pole to Brandon bay" walk provide outdoor recreational opportunities for local people and tourists alike.

1.4 Infrastructure

The existing sewerage treatment plant consists of Primary Treatment (an Imhoff Tank) which is considered to be at capacity based on current population. There are currently no plans to upgrade this plant within the lifetime of this plan. A new WWTP is recommended to treat current and future loading. A Preliminary Report has been prepared for Annascaul Sewerage Scheme but funding has not been provided in the Water Services Investment Programme to progress the scheme.

Annascaul is served by a public water Supply. While there is ample water for the duration of this Plan, some water management measures may be necessary at times of seasonally peak demand, because of limitations in the sizes of some of the pipe network.

1.5 Urban Form

The village has developed in a largely linear fashion along the N86. The main street is approximately 700m in length, and features strong streetscapes to the north and south of the main road. There are some fine examples of vernacular architecture which are mainly in the form of two-storey structures. As is the case in many small villages which developed slowly over time, the building line is uneven. Stone fronted two-storey dwellings and out buildings, including a number of attractive stone sheds to the rear of several properties on the main street, are also feature of the townscape. Small-scale residential development is occurring to the rear of some properties along the main street. New housing developments have been constructed to the west of the village at Annagap, and to the south east of the village on the Maum road. These developments take the form of modern suburban type housing estates. There are extensive areas of both developed and undeveloped land to the rear of roadside development. The creation of in-depth development would provide for a more compact and sustainable urban form.

The development of the village has been constrained by the topography of adjacent lands and by the Abhainn an Scáil River and its tributary which meets to the north of the village and run in a southerly direction. The building of Main Street and the approach roads into the village have not incorporated access points to lands at the rear. Access off Main Street to substantial backland sites is therefore limited and this must be addressed if a compact and permeable urban structure is to be achieved.

The Local Authority housing scheme has extended the village at the south eastern end of the town while the modern housing development at Annagap is suburban in character. Ribbon development has occurred along the approach roads into town and mainly on the southern side of the road in the direction of Tralee. Some development has occurred on the road that leads to Adrianne but it is envisaged that further development along this road should be limited due to the width and alignment of the roadway and the elevated nature of the lands at this location

1.6 Built Heritage

There are four protected structures in the plan area.

21304403 (44-3)	Sacred Heart Catholic Church,
21304404 (44-4)	Brackloon House (hostel and public house)
21304405 (44-5)	Annascaul Old Bridge
21304406 (44-6)	South Pole Inn (public house)



Fig 2.1; A view of the Catholic Church

It is not proposed to include any additional structures on the Record of Protected Structures. It is considered however, that those elements of the built environment which define the character of the village need to be enhanced and preserved. It is an objective of this plan to designate an ACA along a section of the Main Street so that its attractive form and character can be retained in any future development.



Fig 2.2 : The urban streetscape and part of the ACA

It is necessary to ensure that the local character and sense of place are enhanced and a coherent urban structure is created. It is important therefore that new development reflects the traditional elements of the existing streetscape.

1.7 Archaeology

There are several archaeological monuments in proximity to the plan area, but not within it. It will be necessary however, for development within the plan area to be subject to archaeological assessment and compliance with the archaeological objectives and development standards of the Kerry County Development Plan 2009-2015 where appropriate.

1.8 Natural Environment and Amenity

Although there are no environmental designations or designated landscape areas, the village is located in an area rich in natural beauty and amenities. The mountains to the north and south provide attractive views from the village and form scenic backdrops against which the village is set. The river in conjunction with the green areas on its banks is an attractive and natural feature. The landscape is generally elevated to the south of the N86 and drops in gradient from the N86 to the tributary to the north and rises again gently towards the mountains.

There are several walking routes identified in the vicinity of the village and hill walking/mountaineering attracts many visitors to the area. Loch an Scáil is located to the North of the village and the Abhainn an Scáil River flows from the Annascaul lake, through the village in a north south direction. There is a designated SPA and SAC to the south of the village, outside the development boundary

There is a small park dedicated to Tom Crean, and an amenity area dedicated to Jerome O'Connor. With these exceptions there are no amenity areas or play facilities in the village. It is proposed therefore that land is reserved for a village park and play facility.

1.9 Vehicular and Pedestrian Traffic

The village is located on a busy national route and, despite speed limits, speeding is evident and traffic calming measures are required at the main entrances into the village on the N86.

The set back distance of many of the buildings on the main street provides sufficient parking to meet current demand. There is one small car park adjacent to the GAA Pitch/School and a dedicated parking area within the Church grounds. The proposed amenity area adjacent to the GAA club and community centre will increase parking requirements in this vicinity. It is proposed therefore, to zone land adjacent to the community centre as a car park.

There are no access points between the main street and the Maum Road. Such access is necessary to service new development and create a permeable integrated settlement. It is an objective of this plan therefore, that the narrow lane/ pedestrian path running from the main street to the Maum road situated adjacent to the church be developed as a road. This will provide connectivity between the village and the residential area fronting Maum road which is necessary for the integration of these two areas

1.10 Employment

The 2006 Small Area Population Statistics for the EDs in which Annascaul are located (Ballynacourty and Ballinvoher) indicate that the main source of employment for males in the area is the construction industry (25%) followed by agriculture (20%) and manufacturing (13%).

The majority of employed females are professionals, followed by those working in the service sector. It is likely that a number of residents commute to Tralee, Killarney and Daingean Uí Chúis for employment. In order to encourage indigenous businesses and more employment in the village, lands designated for tourism and small scale industrial use are zoned within the settlement boundary.

1.11 Growth and Residential Development

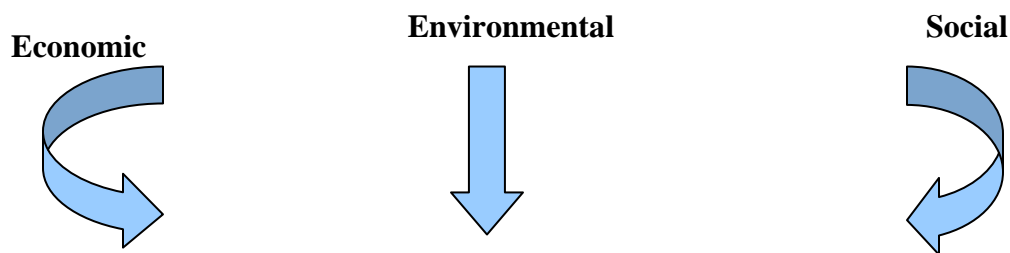
Like other towns and villages in the county, Annascaul experienced a period of growth as evidenced by the 2006 census. However the level of residential planning permissions granted in the period 2005 – 2010 has indicated a limited growth potential over the next number of years.

The development boundary for Annascaul defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion and re-development in the village core. The development boundary for Annascaul is largely determined by topography and infrastructural considerations. It is the an objective of the plan to encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous to existing development and makes effective use of backland and infill sites. Where appropriate, the house should not be built in the centre of the proposed development site but in a position to the side or back so that, when the extra treatment capacity is available, one or more new houses can be added in an appropriate manner. All new development shall occur within the development boundary subject to compliance with the development management standards set out in the County Development Plan 2009-15.

2.0 DEVELOPMENT STRATEGY

The overall vision for Annascaul is to ensure that it develops as an attractive location for residents and tourists alike and that future development preserves the village's character and reinforces it where necessary.

The development strategy for the village is to:



- Maximise growth in population and services to a level which will create a vibrant village, while maintaining and enhancing its physical assets, unique character and natural attributes.

- Support the existing role and function of the village as a rural service centre and small tourist village having regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
- Ensure that all new development is of traditional design and layout and does not detract from the character of the settlement
- Ensure that all new development is located within the settlements development boundary. A sequential approach shall be taken to all new development.
- Ensure that any future tourism developments be sensitive to the existing character of the village and appropriate in scale. Developments which are open on a year round basis should be encouraged.
- Provide for adequate sporting and playground facilities to cater for the recreational needs of locals and tourists.
- Ensure that future residential development caters for the needs of the local population who wish to live in the area on a permanent basis.
- Encourage the expansion in the range and number of commercial services within the village which in turn will provide local employment and improve the quality of life of the local community.
- Ensure that development proposals be compatible with the conservation objectives for Natura 2000 sites in the vicinity.

Annascaul is reliant in part on tourism to support existing services. Retaining and enhancing the character of the village is essential to the continued success of its tourism industry. It is also important that the village capitalises on its location on N86 which is an important tourist route, especially to Daingean Uí Chúis. It is considered that, through the implementation of high quality urban design, architecture and public facilities, that Annascaul can enhance its appeal to tourists. It is important that the features which attract tourists to the area are protected and appropriate opportunities for employment generating tourist development are encouraged.

3.0 OVERALL OBJECTIVES

Objective No.	Overall Objectives It is an objective of the Council to:
OO-1	Ensure that new residential developments on unserviced lands shall be small scale and low density served by individual treatment systems to current EPA standards, pending upgrading construction of a wastewater treatment plant in the village.
OO-2	Promote the development of attractive urban spaces throughout the village.
OO-3	Ensure that development on un-serviced lands comply fully with the “Code of Practice; Waste Water Treatment and Disposal systems serving single houses” and where necessary “Wastewater Treatment Manuals - Treatment Systems for Small Communities, Business, Leisure Centres and Hotels” pending the upgrading of the public Waste Water Treatment System.

4.0 SPECIFIC OBJECTIVES

Objective No.	Architectural & Built Heritage It is an objective of the Council to:
AH-1	Preserve the village's architectural heritage and encourage development to be designed in a manner that is in keeping with the scale and character of the existing village. New developments should respect local design features.
AH-2	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties along the Main Street.
AH-3	Designate the area indicated on the map as an Architectural Conservation Area (ACA)
AH-4	Encourage streetscape improvement works were appropriate.

Objective No.	Employment & Enterprise It is an objective of the Council to:
EE-1	Zone lands for the development of light industry at an appropriate location to provide for the expansion of local employment and service uses.

Objective No.	Vehicular and Pedestrian Traffic It is an objective of the Council to:
T-1	Seek the provision/improvement of continuous footpaths / walkways as indicated on the Land Zoning Map.
T-2	Provide for an additional public carpark as indicated on the Land Zoning Map.
T-3	Facilitate the development of a road connecting Main street and Maum Road on the route of the existing pedestrian lane to the west of the church as indicated on Land Zoning Map
T-4	Provide an indicative access point to serve lands
T-5	Facilitate roadway widening and pavement improvement.
T-6	Facilitate the provision of pedestrian bridges over the river subject to screening for appropriate screening.

Objective No	Natural Environment It is an objective of the Council to:
NE-1	Preserve any existing mature trees and promote additional planting of native trees and shrubs in new developments.

Objective No.	Amenity It is an objective of the Council to:
A-1	Facilitate the development of a village park at the location indicated on the zoning map.
A-2	Facilitate the sustainable development of a playing pitch at an appropriate location

Objective No	Tourism It is an objective of the Council to:
TM-1	Encourage the provision of an all year round tourism and recreational facility.

Objective No.	Flood Risk Management It is an objective of the Council to:
FM-1	Ensure that any development proposals on these lands shall be subject to a flood impact assessment

Annascaul Architectural Conservation Area (ACA)

Introduction

An ACA is ‘a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure and whose character it is an objective of the Development Plan or Local Area Plan to preserve’. The objective of an ACA is to prevent the erosion of our built heritage and to protect against demolition or inappropriate alterations through the careful control and management of change. Owners, occupiers or developers proposing to carry out works within the ACA should be aware that the normal exemption development regulations, will no longer apply. Therefore, in its assessment of whether or not works constitute exempted development, the Planning Authority must have regard to not only the impact on the character of the structure itself and adjacent structures, as required under Section 4(1)(h), but must now also have regard to the impact on the overall character of the area, as required under Section 82(1).

The designation of ACA status therefore results in restrictions on certain works to the exteriors of structures, their settings and plot boundaries. For example, the construction of a small house extension or a boundary wall within an ACA may require planning permission, although such works may be exempted development elsewhere.

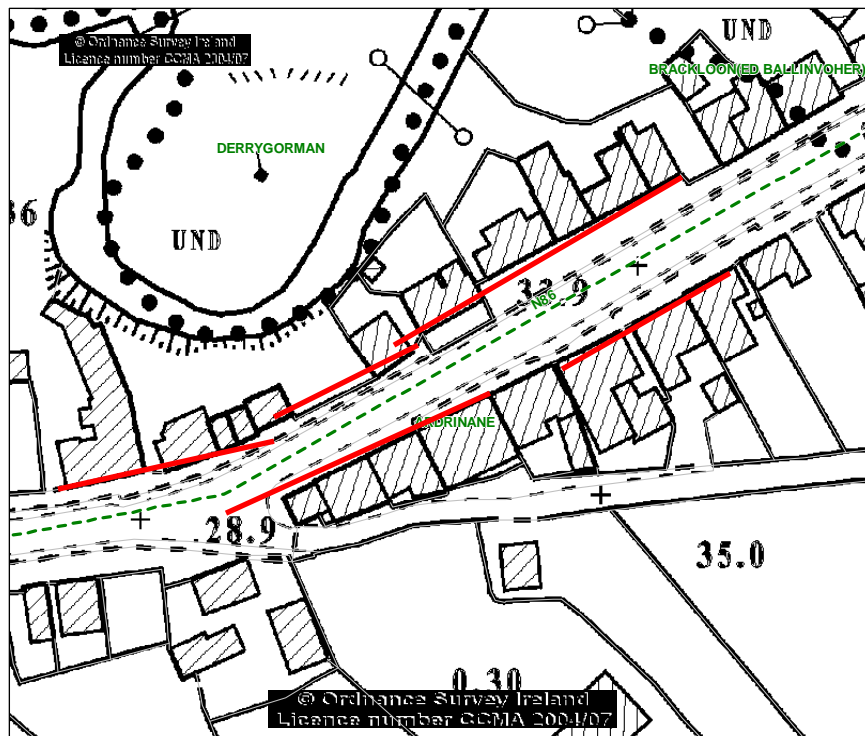


Fig. 1 ACA Boundary

LOCATION AND BOUNDARY OF THE CONSERVATION AREA

The proposed ACA is located on both sides of the main street at the western end of the village, as shown in fig 1. The ACA is comprised of a continuous block along the north side of Main Street and a number of buildings on the south side of the street.

HISTORICAL DEVELOPMENT OF THE AREA

According to Lewis' Topographical Dictionary of 1837 there were only eleven houses in the village at that time, in addition, it had a Post office and a Constabulary Barracks. The village had a Protestant and a Roman Catholic Church, both of these structures are shown on the first OS map of 1841, although a new Catholic church had been constructed to the east of the old village in 1838. The old R.C. church was located in the triangular space formed by the junction of the main road and the Maum road. The housing layout has altered significantly since the first OS map. The first edition of the OS map (Fig. 2) and the second edition of 1896 show a concentration of development at the junction of the main Tralee to Dingle road and the Ardrinane and Maum roads. This is also evident in one of the early Lawrence photographs of the area (Fig. 3).



Fig. 2 1841 OS map



Fig. 3 Lawrence image c.1880-1910

Schedule of Protected Structures and Recorded Monuments

There are no structures included in the Record of Protected Structures within the ACA. The south Pole Inn and the Old Annascaul Bridge, which are both Protected Structures, are nearby to the south west.

There are no known Recorded Monuments within the boundaries of the ACA.

Description of Existing Built Environment

(a) Street pattern and materials: Main Street is oriented in a north east south west direction. Annascaul is a typical Kerry village with one main street and all the services including church, Garda station, shops and pubs located on this one street. Red sandstone is the dominant material and is the predominant characteristic of the ACA. Some buildings are terraced some semi detached and a few detached.

(b) Form and Arrangement of Public and Private Open Space: There is no public open space within the boundaries of the ACA. The main public space in the village is the newly created park to the west of the ACA. The buildings on the south side of the main street within the ACA access directly onto the public footpath and any private open space is to the rear of these properties. Those on the north side of the main street apart from Herlihy's Bar do not front directly on to the public footpath but either have a gravelled area (Fig. 5), a grassed area and in one case cobbles and flagstones. This variety adds to the character of the ACA

(c) Socio Economic Functions: The buildings are a mixture of private and commercial buildings. There are a few simple vernacular structures attached to Herlihy's, which are a visual reminder of the area's farming legacy (Fig. 4).

(d) Built Fabric / General Description: The buildings in the ACA are all two storey with sloping slated roofs apart from a few outbuilding which are single storey. The building line is irregular. The building types are relatively homogenous, two storey terraced houses with pitched slate roof and smooth plaster or red sandstone facing. Overall the built fabric is in good condition. There are still some original window features, but the majority of the windows are either aluminium or uPVC.



Fig. 4



Fig.5

(e) Roofs, Ridges, Bargeboards, Chimneys: Simple robust chimneys, no set ridge pattern

(f) Walls: Some of the buildings in the ACA have a painted plaster finish and some have a red sandstone finish. The buildings possess little ornament apart from some window and door surrounds and some quoin stone features (Fig. 6)

(g) Openings: Entrances and openings have been altered over the years to suit particular commercial or domestic circumstances. There are a few remaining wooden sash windows within the ACA (Fig.8).



Fig. 5



Fig. 6

(h) Boundaries: Stonewall boundary and a picket fence are evident (Fig.5), surviving cobblestones are an attractive feature (Fig.7).



Fig. 7



Fig.8

(i) Rainwater Goods: Some original cast-iron rainwater pipes and gutters remain but uPVC gutters and downpipes predominate.

SUMMARY OF SPECIAL CHARACTER

The principle features of the built form are:-

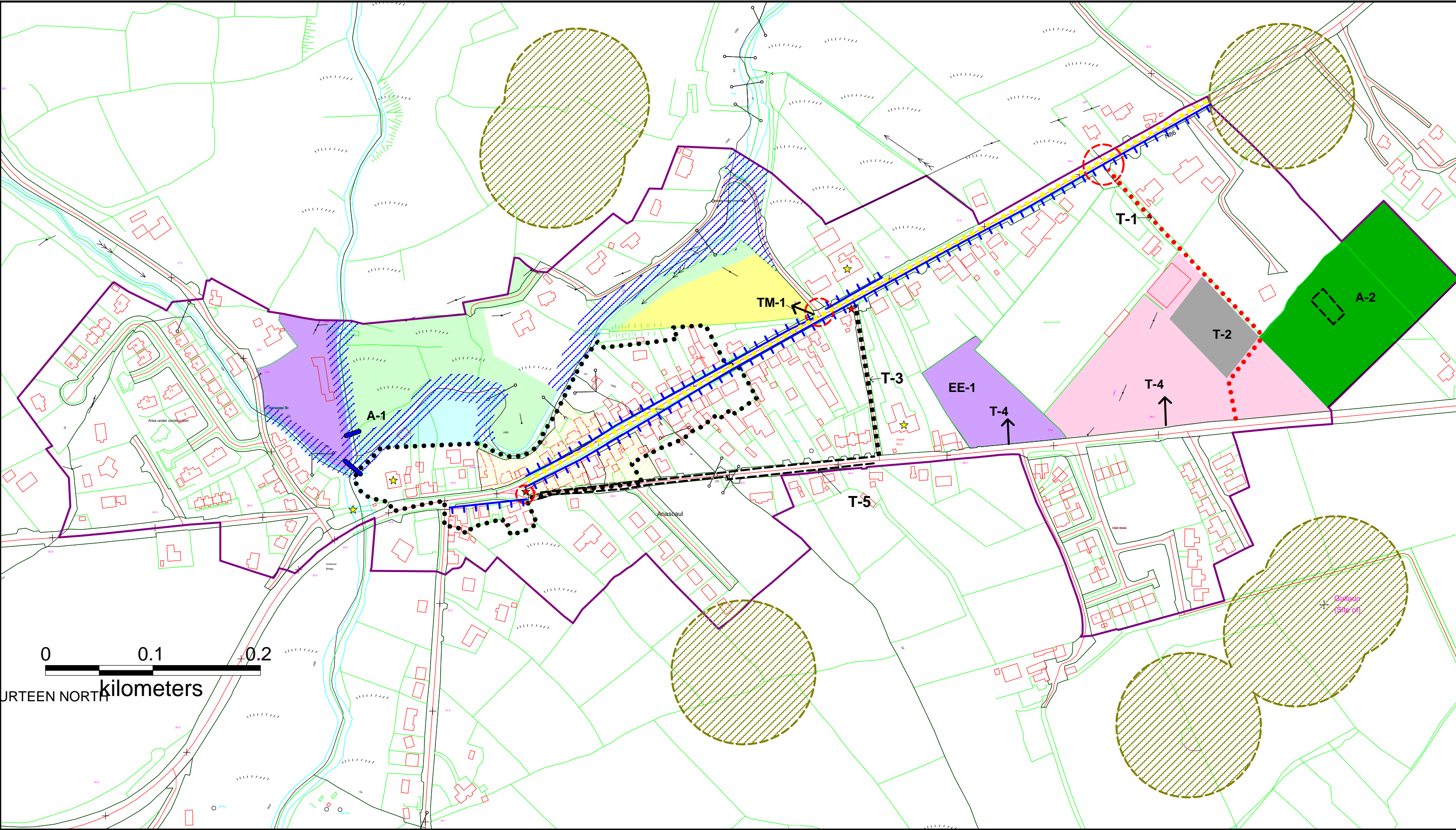
- pitched roofs covered in slate or artificial slate
- the predominance of old red sandstone is one of the main characteristics of the ACA
- some remaining timber sash windows, mainly UPVC top opening windows.

Guidelines for development, within the Conservation area

See Daingean Uí Chúis ACA.

Planning Implications

See Daingean Uí Chúis ACA.



Annascaul

Land Zoning Map



Passive Open Space	Mixed Use	Indicative Flood Risk Assessment Area	New Road T-3	Indicative Pedestrian Bridge
Active Open Space	Public / Community / Institutional / Educational	ACA(AH-3)	Mixed Use Streetscape	Pedestrian Route(T-1)
Tourism / Leisure	Indicative Playing Pitch	Junction Improvements	Roadway Widening Pavement Provisions(T-5)	Streetscape Improvements(AH-4)
Light Industry	Proposed Car Park	Existing Protected Structure	Indicative Access(T-4)	Village Core
		Proposed Protected Structure	Recorded Monuments	Development Boundary

BAILE AN FHEIRTÉARAIGH LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Baile an Fheirtéaraigh, also known by its older Irish name as An Buailtín, is located on the R559 Sleah Head Drive and is the largest settlement west of Daingean Uí Chúis which is approximately 10km away. The village is set at the southern base of Croaghmarhin Hill and the landscape becomes open and low-lying on the seaward side of the road to the north. Along the approach roads into the village, there are dramatic views of Smerwick (Ard na Caithne) Harbour and An Triúr Deirféar (The Three Sisters) to the east and Ceann Sibéal to the west.

1.2 Population

There are no specific population statistics for the plan area of Baile an Fheirtéaraigh. The village of Baile an Fheirtéaraigh is located within the DED's of Dún Urlann and Márhain. The population in these DED's has been marginally increasing since 1996 when the population was recorded as 599, rising to 665 in 2002 and 727 in 2006. The population for the area was 674 for 2011; this is a 9% decrease. Given the level of holiday homes in the area it is likely that the population in the area is significantly higher during the summer months.

The Irish language is an important aspect of everyday life in the village with 70% of the local population speaking Irish on a daily basis in 2006. This is a drop from 72 % and 76% of the local population speaking Irish on a daily basis in 2002 and 1996 respectively.

1.3 Functions & Facilities

Baile an Fheirtéaraigh is a local service centre for its agricultural hinterland but is also has a significant tourism function. The village is situated in a very scenic area and is an important tourist stop on the Ceann Sléibhe(Slea Head) Drive.

It also has an educational function particularly in the summer months when the village comes alive with students of the Irish language who are mainly based at the UCC Building, Dun Chiomhain

Baile an Fheirtéaraigh has a broad range of services and facilities both for locals and tourists. However, many of these facilities/services are only open during the tourist season. There are four public houses, a hotel (Ostán Ceann Sibéal), a café and a craft shop and a museum (Museum Chorca Dhuibhne) in the village. The village also has a number of important community facilities such as a National School (Scoil an Fheirtéaraigh), Church (St Vincents) and community based local development offices (Comharchumann Forbartha Chorca Dhuibhne Teo and Meitheal Forbartha na Gaeltachta Teoranta).

There are also a number of bed and breakfasts and holiday homes developments in the village and surrounding area. The village has one small shop/newsagents situated in the centre of the village.

The proximity of the Ceann Sibéal Golf course and beach is an integral part of the village's tourist attraction. The adjacent beaches and walking routes provide outdoor recreational opportunities for local people and tourists alike.

1.4 Infrastructure

Baile an Fheirtéaraigh is served by an Imhoff Sewerage tank which is currently at capacity. There are no immediate plans to upgrade or expand this facility. A new WWTP is recommended to treat current and future loading but there are no plans and no funding at present to provide this facility. The village is serviced by adequate public water supply. The constraints of the existing sewerage facilities will be a limiting factor in the future development of the village in the short-term.

1.5 Urban Form

The village has evolved in a linear fashion along the R559 in an east-west direction. The core of the village on the western side consists of a strong and attractive streetscape while the eastern approach into the village is more dispersed in character. The recently built Local Authority housing has extended the streetscape towards the eastern end of the town while the recent housing development at the Cloonties is more suburban in character. Ribbon development has occurred along the approach roads into town and mainly on the southern side of the road in the direction of Dún Chaoin. Some development has occurred on the road that leads to Ballineanig past the Church but it is envisaged that further development along this road should be limited due to the width and alignment of the roadway and the elevated nature of the lands at this location

The village has a small but strongly defined urban core centred along both sides of the R559. Village architecture is largely comprised of traditional 19th century two storey structures.

The number of vacant/ derelict sites within the village is small, but new development which will break the building line at these locations would undermine the village's potential to develop a stronger village form and should not be considered. Extending the streetscape to include vacant sites on the perimeter of the existing street would serve to reinforce the character of the village centre while allowing for the expansion of its retail and service core. New development will need to reflect the traditional character of the existing built form in order to maintain and enhance the tourist approach appeal of the village.

Houses outside the streetscape area are largely set back and well landscaped giving the approach to the village a rural aspect. Outside the designated streetscape area new development should be similar in nature in order to retain attractive approaches to the village. Extensive development of one off housing has occurred on local roads in the vicinity of the village creating a haphazard development pattern which is unsustainable, erodes the rural environment and undermines the development of a compact village form.

1.6 Built Heritage

St Vincent's Catholic Church at Cathair Choinn which dates from the 19th Century is the only Protected Structure in the village. Duchas ref: 21306301. The village contains several attractive structures which form part of the streetscape of the core of the village.

In addition to the architectural and social value found in individual buildings, existing streetscapes present an attractive traditional aspect which is important to the community and in its contribution to tourism. Glebe House (Gortmore) is an imposing two storey structure with a significant ecclesiastical history to the west of the village.

It is an objective of this plan to designate an ACA along a section of the Main Street so that its attractive form and character can be retained in any future development. The vernacular architecture defines the character of the village and needs to be enhanced and preserved. It is important that new development reflects the traditional elements of the existing streetscape.

1.7 Archaeology

Baile an Fheirtéaraigh is located in an area rich in archaeology and it has been said that the village is located in what is known as the richest square mile of Christian heritage in Ireland. The study area however contains one recorded monument Ke042 088 which is a Souterrain at An Gort Mór.

1.8 Natural environment and Amenity

There is a proposed NHA to the north and west of the village, outside the development boundary. The pNHA to the north and west of the village consists of Smerwick (Ard na Caithne) Harbour Sandhills and Marshes. Development proposals in close proximity to the pNHA shall demonstrate compatibility with the biodiversity interests of the pNHA

1.9 Vehicular and Pedestrian Traffic

The village is on the R559 which is a busy tourist route on the Sleah Head Drive. There is car parking available in front of the primary school and there is on-street parking available on both sides of the street.

Parking is provided for on-street, or roadside parking areas, and is adequate to meet existing demand. Kerry County Council plans to provide a new car park adjacent to the proposed playground.

1.10 Employment

Agriculture and fishing was the largest single source of employment in the DEDs of Dún Urlann and Máarthain in 2006, this is followed closely by professional workers and subsequently by manufacturing industry and construction. Employment opportunities are largely within the local service sector, agriculture and tourist related services. It is likely that a number of residents commute to Daingean Uí Chúis for employment.

1.11 Growth and Residential Development

The development boundary for Baile an Fheirtéaraigh defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for some re-development in the village core. The development boundary for Baile an Fheirtéaraigh is largely determined by topography and infrastructural considerations. It is an objective of the plan to encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites

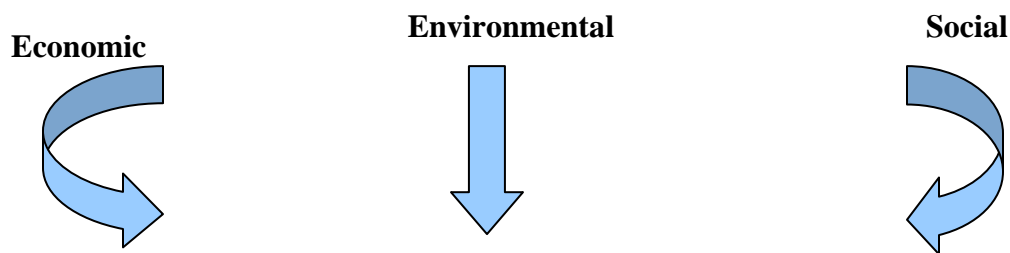
Planning permission has been granted for Community and Educational Services indicating that the village may develop as a stronger local and national service centre. The development of lands to the north and west of the main street for educational purposes will give greater vitality to the settlement. There is a potential pool of new residents that could be attracted to the village if the community and educational services required are provided. The house should not be built in the centre of the proposed development site but in a position to the side or back so that, when the extra treatment capacity is available, one or more new houses can be added in an appropriate manner.

All new development shall occur within the development boundary subject to compliance with the development management standards set out in the County Development Plan 2009-15

2.0 DEVELOPMENT STRATEGY

The overall vision for Baile an Fheirtéaraigh is to create a compact and sustainable village which is an attractive place to live in and to visit. Future development should be in-depth to create a strong and identifiable village core and to avoid ribbon development along the approaches to the village.

The development strategy for the village is to:



- Maximise growth in population and services to a level which will create a vibrant village, while maintaining and enhancing its physical assets, unique character and natural attributes

- Support the existing role and function of the village as a rural service centre and small tourist village having regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
- Provide for greater commercial opportunities to meet the needs of the local community and bring vacant and unused buildings within this area into productive use.
- Ensure that all new development is of traditional design and layout and does not detract from the character of the settlement
- Ensure that all new development is located within the settlements development boundary. A sequential approach shall be taken to all new development.
- Improve and expand the further educational facilities within the village of Baile an Fheirtéaraigh in order to preserve and enhance the use the Irish language.
- Ensure that any future tourism developments should be sensitive to the existing character of the village and should be appropriate in scale. Developments which are open on a year round basis should be encouraged.
- Provide for adequate sporting and playground facilities to cater for the recreational needs of locals and tourists.
- Ensure that future residential development within the village should cater for the needs of the local population who wish to live in the area on a permanent basis.
- Encourage the expansion in the range and number of commercial services within the village which in turn will provide local employment and improve the quality of life of the local community.

Baile an Fheirtéaraigh is reliant in part on tourism to support existing services. Retaining and enhancing the character of the village is essential to the continued success of its tourism industry. It is also important that the village capitalises on its location on the Sleah Head Drive tourist route. It is considered that, through the implementation of high quality urban design, architecture and public facilities, Baile an Fheirtéaraigh can enhance its appeal to tourists. It is important that the features which attract tourists to the area are protected and appropriate opportunities for employment generating tourist development are encouraged.

It is considered that the proportion of holiday home developments in the area is at the point where the capacity of the village to attract permanent residents is diminishing and that provision should be made within the plan area for permanent residential development only in order to counter the negative effects of excessive holiday home developments. This will allow for the development of a cohesive community and support growth in commercial and social services.

3.0 OVERALL OBJECTIVES

Objective No.	Overall Objectives It is an objective of the Council to:
OO-1	Ensure that new residential developments on lands within the development boundary shall be small scale and low density served by individual treatment systems in accordance with the EPA standards pending upgrading /construction of the waste water treatment plant in the village.
OO-2	Protect the linguistic and cultural heritage of the Gaeltacht in Baile an Fheirtéaraigh including the promotion of Irish as the community language.
OO-3	Promote attractive streetscape and approaches into the village and preserve and enhance the elements of the built and natural environment which define the unique character of the village.
OO-4	Ensure that development within the development boundary complies with the “Code of Practice; Waste water treatment and disposal systems serving single houses” and where necessary “Wastewater Treatment Manuals - Treatment Systems for Small Communities, Business, Leisure Centres and Hotels” pending the upgrading / construction of the WWTS.

4.0 SPECIFIC OBJECTIVES

Objective No.	Architectural & Built Heritage It is an objective of the Council to:
AH-1	Preserve the village’s architectural heritage and encourage development to be designed in a manner that is in keeping with the scale and character of the existing village. New developments should respect local design features.
AH-2	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties along the Main Street.
AH-3	Preserve the architectural heritage of the ACA.

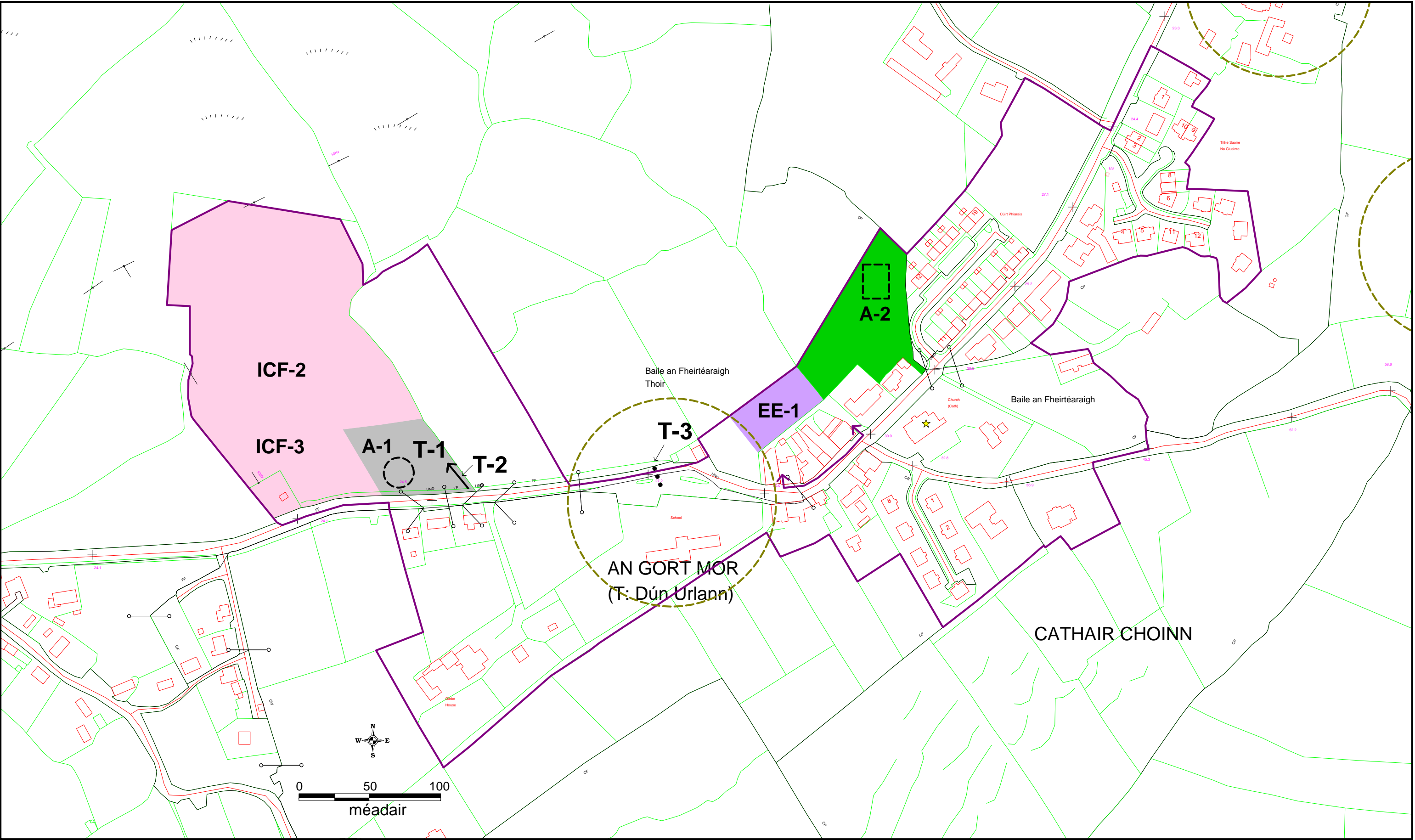
Objective No.	Employment & Enterprise It is an objective of the Council to:
EE-1	Zone lands for the development of light industry & enterprise at an appropriate location(s) to provide for the expansion of local employment and service uses.
EE-2	<u>Promote the sustainable development of tourism related activities.</u>

Objective No.	Vehicular and Pedestrian Traffic It is an objective of the Council to:
T-1	Provide for an additional public carpark as indicated on the Land Zoning Map.
T-2	Provide for a vehicular access and pedestrian footpath to serve these lands as indicated on the land zoning map.
T-3	Provide a pedestrian crossing at an appropriate location.

Objective No	Natural Environment It is an objective of the Council to:
NE-1	Preserve any existing mature trees where possible and promote additional planting of native trees and shrubs in new developments.

Objective No.	Amenity It is an objective of the Council to:
A-1	Facilitate the development of a playground at the location indicated on the zoning map.
A-2	Facilitate the development of a playing pitch

Objective No.	Infrastructure and Community Facilities It is an objective of the Council to:
ICF-1	Facilitate the provision of a public toilet in Baile an Fheirtearaigh
ICF-2	Improve and expand the further educational facilities within the village in order to preserve and promote the Irish language.
ICF-3	Facilitate the provision of a sewerage treatment Plant



Baile an Fheirtéaraigh

Land Use Zoning
June 2012



- | | | | |
|--|---------------------|--------------------------------------|--------------------------------|
| Public / Community Institutional / Educational | Light Industry | Indicative Playground (A-1) | Indicative Access Points (T-2) |
| Active Open Space | Protected Structure | Indicative Playing Pitch (A-2) | Proposed ACA (AH-3) |
| Carpark | Recorded Monuments | Indicative Pedestrian Crossing (T-3) | Development Boundary |

BAILE NA NGALL LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Baile na nGall is a small fishing village on the eastern side of Smerwick Harbour located approximately 1km to the north west of Muiríoch Village.

The name of the village is directly translated as “townland of the foreigner.” It is likely that the foreigners referred to were the Vikings, as Smerwick Harbour was a Viking settlement from which butter was shipped to Limerick.

The topography of the village is of land gently sloping from the east towards the beach to the west. Baile na nGall is situated in close proximity (c. 1 km) to An Mhuiríoch and is functionally linked to An Mhuiríoch. The village is situated some 10 km northwest of Daingean Uí Chúis on the R559 Slea Head Drive – an important tourist route.

1.2 Population

There are no specific population statistics for the plan area of Baile na nGall. The smallest available statistics relate to the DED of Cill Maolchéadair in which Baile na nGall is located. The total population of the DED in 2011 was 476, 511 in 2006 and 549 in 2002. This indicates a 6.3% decrease in the period 2006-2011. There is usually a large influx of people during the summer. It is estimated that the year round population of Baile na nGall is approximately one third that of the summertime population.

The census figures for those able to speak Irish in Baile na nGall has remained static at approximately 88% over the last decade between 1996-2006. From these figures it appears that the Irish language is strong in the area and is in widespread use making it one of the strongest Irish speaking areas in the Dingle Functional Area. Little change has occurred in its use and in the ability of people to speak the language in the period between 2002 and 2006.

1.3 Functions & Facilities

Baile na nGall is mainly a fishing and tourist village and is closely linked with An Mhuiríoch, An Bóthar Buí and An Fheothanach.

Baile na nGall has a basic range of services which includes two public houses, a shop and a post office. The Radio na Gaeltachta offices are located to the north of the village. There are two national schools within short driving distance, at An Mhuiríoch and An Fheothanach and a church at An Bóthar Buí. There are also several one-off and multiple holiday home developments in the plan area.

Baile na nGall has a pier and beach which is easily accessed. This beach acts as a focal point for the community and visitors to the village and is a great facility for adults and children throughout the year. The pier was recently extended and is a valuable asset to the area. There is a working Coastguard Station opposite the pier.

The village does not benefit to any great extent from tourism traffic on the Sleah Head Drive, or from its fine beach. There are a number of bed and breakfast operations and quite a number of holiday homes in the village.

1.4 Infrastructure

Baile na nGall is served by a septic tank which outfalls to the sea shore which is currently operating at capacity. There are no immediate plans to upgrade or expand on sewerage facilities in the village. The village is served by a public water supply.

The constraint on existing effluent treatment facilities will be a limiting factor in the future development of the village in the short-term.

1.5 Urban Form

Baile na nGall has developed to the east of Smerwick Harbour and has traditionally comprised of small groupings of buildings at the minor road junctions and at minor road ends with a nucleus of development around the pier area. In recent years some ribboning of development has occurred on the roads to An Fheothanach and An Mhuiríoch. Despite this the village itself is still quite compact in nature.

Baile na nGall is a dispersed rural settlement with no streetscape and is developed on an undulating rural landscape. Services are located a distance from each other. There is no obvious service focal point in the village, although the pier and waterfront area at Baile na nGall defines a geographic centre.

The predominant settlement pattern is of small to medium sized detached single storey dwellings on small plots with a random layout reflecting a traditional clachan style settlement. Extensive development of one off housing has occurred on local roads in the vicinity of the village creating a haphazard development pattern which is unsustainable, erodes the rural environment and undermines the development of a compact village form.

1.5.1 Character Area

The existing settlement pattern comprises of traditional dwellings at the core with more recent dwellings on the outskirts displaying a more dispersed pattern than the older core areas.

On the south-eastern side of the road towards the pier there is grouping of two-storey and single-storey buildings which has evolved over the years (see Figures 1 and 2 and zoning map CA-1). This group of structures consists of a tight knit group of dwellings and outhouses with a random layout and with gables to the public road. The buildings are finished in either local stone or rendered and are traditional in design and scale based on a narrow plan.



Figure 1: OS Map Character Area

This attractive settlement pattern is specific to the Baile na nGall area and constitutes a valuable blueprint for future residential and mixed use development within the plan area.



Figure 2: Character Area

1.6 Built Heritage & Archaeology

There are no recorded monuments or existing protected structures in the plan area.

1.7 Natural Environment and Amenity

There are no designated NHA's or SAC's in the plan area or immediately outside the plan area. The plan area adjoins the Dingle Peninsula SPA. Development proposals should be compatible with the conservation objectives of this SPA.

1.8 Employment

The 2006 Small Area Population Statistics for the DED in which Baile na nGall is located indicate that the main source of employment for males in the area is the construction industry (20%) and agriculture(20%) followed by manufacturing(14%). The majority of employed females are professionals, followed by those working in the service sector.

The development of ecotourism and other niche markets along with the sustainable extension and diversification of tourist facilities are a possible source of employment.

The provision of local based industry/ Craft Industry is seen as forming a significant part in the provision of sustainable employment in the area. This concept needs to be combined with nurturing existing indigenous talent to provide products which are unique to the area and capitalise on creative local talents.

1.9 Vehicular and Pedestrian Traffic

The village is located on a cross roads within a network of local roads (L-5006-0, L-12044-0 and L-8031-0) and traffic through the settlement peaks during the summer season. There is no public car park in the plan area or immediately outside of the plan area.

1.10 Growth and Residential Development

Like other towns and villages in the county, Baile na nGall experienced a period of growth as evidenced by the number of new dwellings built in the villages. The majority of dwellings built in the last ten years have been second homes and holiday homes. The level of residential planning permissions granted in the period 2008 – 2011 has indicated a limited growth potential over the next number of years.

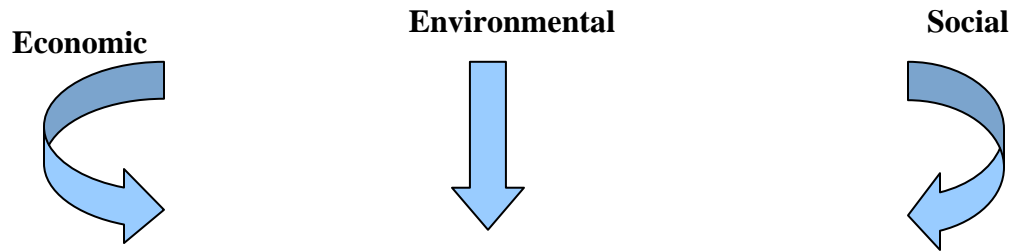
The development boundary for Baile na nGall defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for residential development adjacent to the village core. The development boundary for Baile na nGall is largely determined by topography and infrastructural considerations. During the lifetime of this Plan, development will focus mainly on these lands, located close to the village core.

It is the an objective of the plan to encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites. All new development shall occur within the development boundary and shall reflect the existing vernacular design subject to compliance with the development management standards set out in the County Development Plan 2009-15.

2.0 DEVELOPMENT STRATEGY

The overall vision for Baile na nGall is to maintain the character of this distinctive fishing village and to promote a compact and sustainable village which is an attractive place to live in and to visit. Future development should be in-depth to create a strong and identifiable village core and to avoid ribbon development along the approaches to the village.

The development strategy for the village is to:-



- Support the existing role and function of the village as a rural service centre and small tourist village having regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
- Ensure that all new development is of traditional design and layout and does not detract from the character of the settlement. New developments should have reference to the settlement pattern found in the grouping of buildings adjacent to the pier(Character Area)
- Ensure that all new development is located within the settlements development boundary.
- Provide for an attractive waterfront area incorporating residential and mixed uses.
- Preserve and enhance the use of the Irish language.
- Ensure that any future tourism developments should be sensitive to the existing character of the village and should be appropriate in scale. Developments which are open on a year round basis should be encouraged.
- Ensure that all residential development within the village should cater for the needs of the local population who wish to live in the area on a permanent basis.
- Encourage the creation of commercial services & craftwork enterprises within the village which in turn will provide local employment and improve the quality of life of the local community.

3.0 OVERALL OBJECTIVES

Objective No.	It is an objective of the Council to:
OO-1	Ensure that the high quality natural setting of the village is maintained and protected from inappropriate development.
OO-2	Protect the linguistic and cultural heritage of the Gaeltacht in Baile na nGall including the promotion of Irish as the community language.
OO-3	Facilitate the sustainable development of ecotourism and other niche markets. Facilitate the sustainable extension and diversification of tourist facilities.

Objective No.	It is an objective of the Council to:
OO-4	Ensure that new residential developments on lands within the development boundary shall be small scale and low density served by individual treatment systems in accordance with the EPA standards pending upgrading /construction of the waste water treatment plant in the village.
OO-5	Ensure that development within the development boundary complies with the “Code of Practice; Waste water treatment and disposal systems serving single houses” and where necessary “Wastewater Treatment Manuals - Treatment Systems for Small Communities, Business, Leisure Centres and Hotels” pending the upgrading / construction of the WWTS.

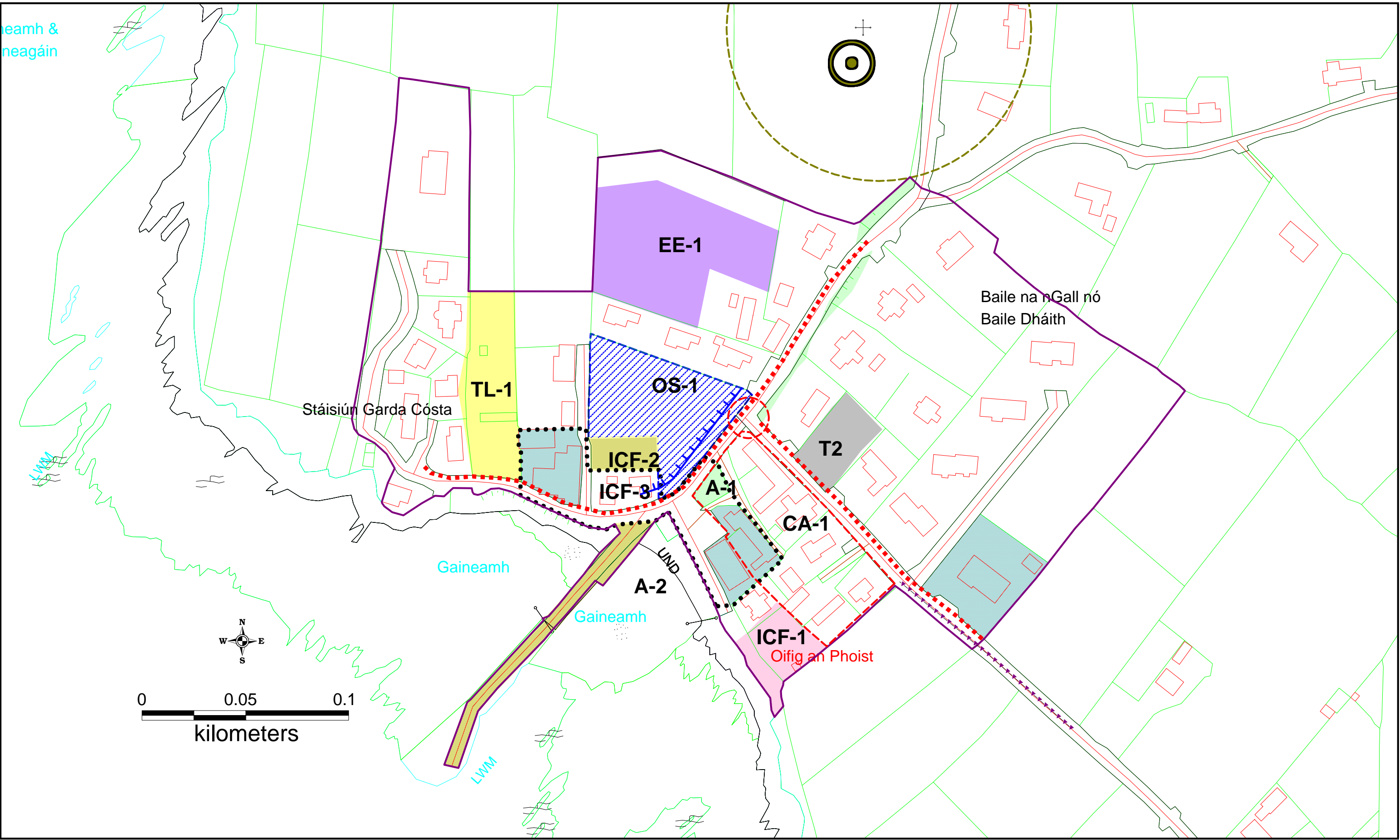
4.0 SPECIFIC OBJECTIVES

Objective No.	Opportunity Site It is an objective of the Council to:
OS-1	Ensure that the land as indicated on the zoning map OS-1 be promoted and developed as a mixed use opportunity site due to its current under use, its central location and its proximity to the beach and pier. Development of this site will require the preparation of a detailed design statement which will address the character, strategic location of this site and its sensitive location. Preference will be given to uses which support coastal and marine functions at the pier and beach. The need to maintain public access as well as visual and pedestrian permeability should also be addressed in the brief. In addition, development proposals should be of high quality architectural design and finish and should contribute to the public domain.

Objective No.	Amenity It is an objective of the Council to:
A-1	Retain this portion of land as an amenity area.
A-2	Protect and sensitively promote the beach as an area of amenity for the village. .

Objective No.	Institutional/Community Facilities It is an objective of the Council to:
ICF-1	Reserve land at this location for the future sustainable expansion of the public sewage infrastructure serving the village.
ICF-2	Reserve land at this location for the provision of storage facilities for maritime related activities such as fishing, water-sports etc.
ICF-3	Reserve this site for its continuing use as a Coastguard Station and/or for the provision of public facilities.

Objective No.	Vehicular and Pedestrian Traffic It is an objective of the Council to:
T-1	Improve pedestrian connectivity within the village, by providing pedestrian pathways and access, which is sensitive to the character of the village and its natural heritage, where necessary.
T-2	Provide a public car park at this location to allow for an increase in the provision of public car spaces within the settlement.
Objective No	Views & Prospects It is an objective of the Council to:
VP-1	Preserve views and prospects on the seaward side of the approach road into the village from An Mhuiríoch.
Objective No.	Design and Built Environment It is an objective of the Council to:
D-1	Ensure that all exposed stonework used in construction within the village should be indigenous and locally sourced.
D-2	Ensure that any new development shall incorporate / re-use the existing, traditional stone currently on the site.
D-3	Ensure that all existing traditional stone walls within the settlement shall be retained and restored where possible.
D-4	Encourage the appropriate reuse and sensitive restoration of the existing traditional structures for use as permanent places of residence.
Objective No.	Character Area It is an objective of the Council to:
CA-1	Identify this area as a character area on the basis of the distinctive settlement pattern that has evolved there along with the traditional scale and design of the structures. Applicants should refer to and take cognisance of the character of this area when designing new residential and mixed use areas within the village.
CA-2	Ensure that any future development in the character area should be sensitive to the settlement pattern and the nature and scale of the existing structures.
Objective No	Tourism & leisure It is an objective of the Council to:
TL-1	Encourage the development of an all year round tourism & leisure facility.
Objective No	Employment & Enterprise It is an objective of the Council to:
EE-1	Encourage the creation of commercial services & craftwork enterprises within the development boundary in a manner compatible with the proper planning and sustainable development of the area.
Objective No	Nature Conservation It is an objective of the Council to:
NC-1	Ensure that development proposals shall pay due regard to the rich natural heritage and bio diversity in the area. As part of this all proposals will be screened for Appropriate Assessment so as to ensure that the conservation interests of the Dingle Peninsula SPA are safeguarded.



Baile na nGall

Land Use Zoning

June 2012

Kerry County Council
Planning Policy Unit



- | | | | | | |
|--|-----------------------|--------------------|-------------------------|---------------------------|----------------------|
| Light Industry | Commercial | Passive Open Space | Opportunity Site (OS-1) | Views & Prospects (VP-1) | Development Boundary |
| Tourism / Leisure | Public Carpark (T-2) | Harbour / Marine | Junction Improvements | Pedestrian Pathways (T-1) | |
| Public / Community / Institutional / Educational | Character Area (CA-1) | Recorded Monuments | Village Core | Mixed Use Streetscape | |

CEANN TRÁ LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Ceann Trá is a village set on the northern edge of Ventry Harbour in a high value landscape setting, between the sea and An Chathair Aird Mountain. The village is situated some 7 km southwest of Daingean Uí Chúis on the R559 Sleah Head Drive – an important tourist route.



1.2 Population

There are no population statistics for the plan area of Ceann Trá. The smallest available statistics relate to the DEDs of namely Ceann Trá and Na Gleannta in which Ceann Trá is divided and located. The total population of both DEDs was 1909 in 2006, down 1.5% from 1930 in 2002. This figure has risen to 2231 in the 2011 census.

The census figures for those able to speak Irish in Ceann Trá and Na Gleannta was 76% in 2006 up from 73% in 2002 (down from 78% in 1996) with those stating that they spoke Irish daily at 38% in 2006 down from 43% in 2002 (down from 50% in 1996).

1.3 Functions and Facilities

The village functions as a small local focal point for its surrounding rural community, with a pub, shop, post office, national school and a small pier for local fishermen. In addition, the village benefits from tourism (e.g. pottery and café) on the Sleah Head Drive and from its fine blue flag beach with a large adjacent caravan park. There is, however, potential for Ceann Trá to benefit further from tourism.

A church, pub and small shop are located at Ard a' Bhóthair (Fionn Trá) some 2km from Ceann Trá. The Community Hall is situated outside the village boundary of the plan area, approximately 500m west of the main settlement.

Students of the Irish language attend classes in the local community hall during the summer. Similar to the other settlements in the area, provision of accommodation for these students is an important source of income for many householders.

Ceann Tra's proximity to Daingean Uí Chúis will also be a factor in its future growth and development.

Agriculture is another traditional function of the settlement; however its decline in recent years has led the way to significant development of single one off housing in this rural area.

1.4 Infrastructure

The existing sewerage treatment consists of Primary Treatment (a septic tank discharging to tidal waters) which is considered to be at capacity. A new WWTP is recommended to treat current and future loading. There are no plans and no funding at present to construct such a facility. The village is served by a public water supply with sufficient capacity.

1.5 Urban Form

There is a small core to the village that fronts onto the R559 and L-8039 roads, providing for local services. There is ribbon development on the Daingean Uí Chúis side of the village extending to Baile Mór and on the L-8039 high road which is highly visible. The village is dominated by a large central green area.

There is a suburban type holiday home development to the north of the village core, which detracts from the setting and character of the area. In effect the village is linear in pattern due to restriction on development on the seaward side of the R559, which is designated as an area of Prime Special Amenity in the County Development Plan. The traditional settlement pattern in the village core is two storey terraced dwellings with a larger three-storey structure at its western end.

The outlying rural area is characterised by a large amount of one off housing and extensive ribbon development, in particular on the Eastern approach road from Daingean Uí Chúis and on the road to the north (An Chathair árd). The extent and density of development in certain locations has undermined the rural character of the area as a whole.

1.6 Archaeology and Built Heritage

There are no recorded monuments or protected structures within the plan area.

1.7 Natural Environment

Ventry Dunes and Marshes pNHA which contain a small sand dune system, a small lake, wet grasslands and an extensive Common Reed swamp are all within or in close proximity to the plan area.

The area between the R559 Sleah Head Drive and the sea within the development boundary is designated Prime Special Amenity. This landscape is very sensitive and has little or no capacity for development. In this area, development will be generally prohibited.

1.8 Pedestrian and Vehicular Traffic

The village is on the R559 Sleah Head Drive which is an important tourist route. There is currently a private car park in the village and limited on-street parking.

1.9 Growth and Residential Development

In recent years a number of residential units have been built in and around the village. Taken in conjunction with the level of one-off houses in the vicinity there has clearly been a demand for residential development in the area. It is considered that a significant number of dwellings are holiday homes.

The level of residential planning permissions granted in the period 2008 – 2011 has indicated a limited growth potential over the next number of years. It is necessary to increase the proportion of permanent homes required to develop a critical mass of permanent residents and services necessary for the village to flourish all year round.

The development boundary for Ceann Trá defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion and development adjacent to the village core. During the lifetime of this Plan, development will focus mainly on these lands, located close to the village core.

It is an objective of the plan to encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites. All new residential, mixed use etc development shall occur within the development boundary subject to compliance with the development management standards set out in the County Development Plan 2009-15

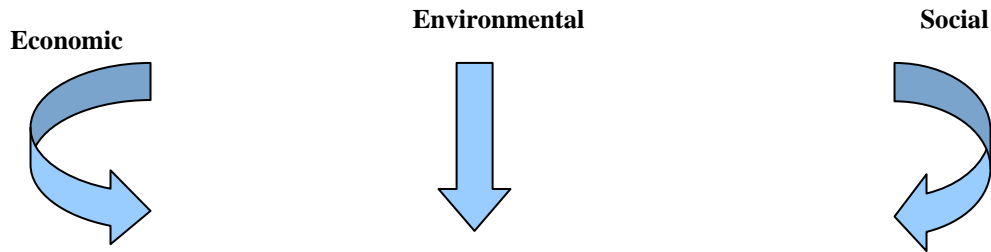
It is important however, that the village caters for detached dwellings that would otherwise be located in the surrounding rural area which is an area under urban pressure. This settlement pattern is unsustainable and it is necessary that future development is contiguous to the village core and contributes to a more compact village form.

It is also necessary to make provision for the development of an attractive and identifiable village centre, which would increase the attractiveness of Ceann Trá as a residential and tourist location. Further ribbon/linear residential development should be avoided on the approach roads into the village unless to facilitate the creation of an attractive streetscape.

2.0 DEVELOPMENT STRATEGY

The overall vision for Ceann Trá is to maintain its compact urban form and develop a vibrant sustainable village which is an attractive place to live in and to visit. Future development should be in-depth in order to create a strong and identifiable village core and to avoid developing the linear nature of the village to the east and west along the R559 regional road.

The development strategy for the village is:-



- Support the existing role and function of the village as a rural service centre and small tourist village having regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
- Ensure that all new development is of traditional design and layout and does not detract from the character of the settlement.
- Ensure that all new development is located within the settlements development boundary.
- Provide for an attractive waterfront.
- Preserve and enhance the use the Irish language.
- Encourage the development of ecotourism and other niche markets along with the sustainable diversification of tourist facilities
- Ensure that any future tourism developments are sensitive to the existing character of the village and is appropriate in scale. Developments which are open on a year round basis should be encouraged.
- Ensure that all residential development within the village should cater for the needs of the local population who wish to live in the area on a permanent basis.
- Encourage the creation of commercial services & craftwork enterprises within the village which in turn will provide local employment and improve the quality of life of the local community.

The future development strategy will provide for the modest development of Ceann Trá as a small rural village on a scale commensurate with its infrastructural capacity.

The strategy will therefore allow for permanent residential development and will enhance the urban form of village core. The development of a village centre with appropriate streetscape on the approach roads is envisaged. It is also anticipated that infill sites within the village centre will be development initially and the zoned lands on the periphery will be developed hereafter in a sequential manner, if demand arises.

The development of ecotourism and other niche markets along with the sustainable extension and diversification of tourist facilities are a possible source of employment. The provision of local based industry/ craft Industry is seen as forming a significant part in the provision of sustainable employment in the area. This concept needs to be combined with nurturing existing indigenous talent to provide products which are unique to the area and capitalise on creative local talents.

All development will by its nature and design contribute to creating an identity and sense of place. This will be achieved by ensuring new developments are of an appropriate local scale, and contribute to improvements in its urban form, and which preserve the character of the rural village.

3.0 OVERALL OBJECTIVES

Objective No.	Overall Objectives It is an objective of the Council to:
OO-1	Ensure that the high quality natural setting of the village is maintained and protected from inappropriate development.
OO-2	Protect the linguistic and cultural heritage of the Gaeltacht in Cenn Trá including the promotion of Irish as the community language.
OO-3	Promote the sustainable development of ecotourism and other niche markets. Encourage the sustainable extension and diversification of tourist facilities at appropriate locations.
OO-4	Ensure that new residential developments on unserved lands shall be small scale and low density served by individual treatment systems in accordance with the EPA standards pending upgrading /construction of the waste water treatment plant.
OO-5	Ensure that development on un-served lands comply fully with the “Code of Practice; Waste water treatment and disposal systems serving single houses” and where necessary “Wastewater Treatment Manuals - Treatment Systems for Small Communities, Business, Leisure Centres and Hotels”.

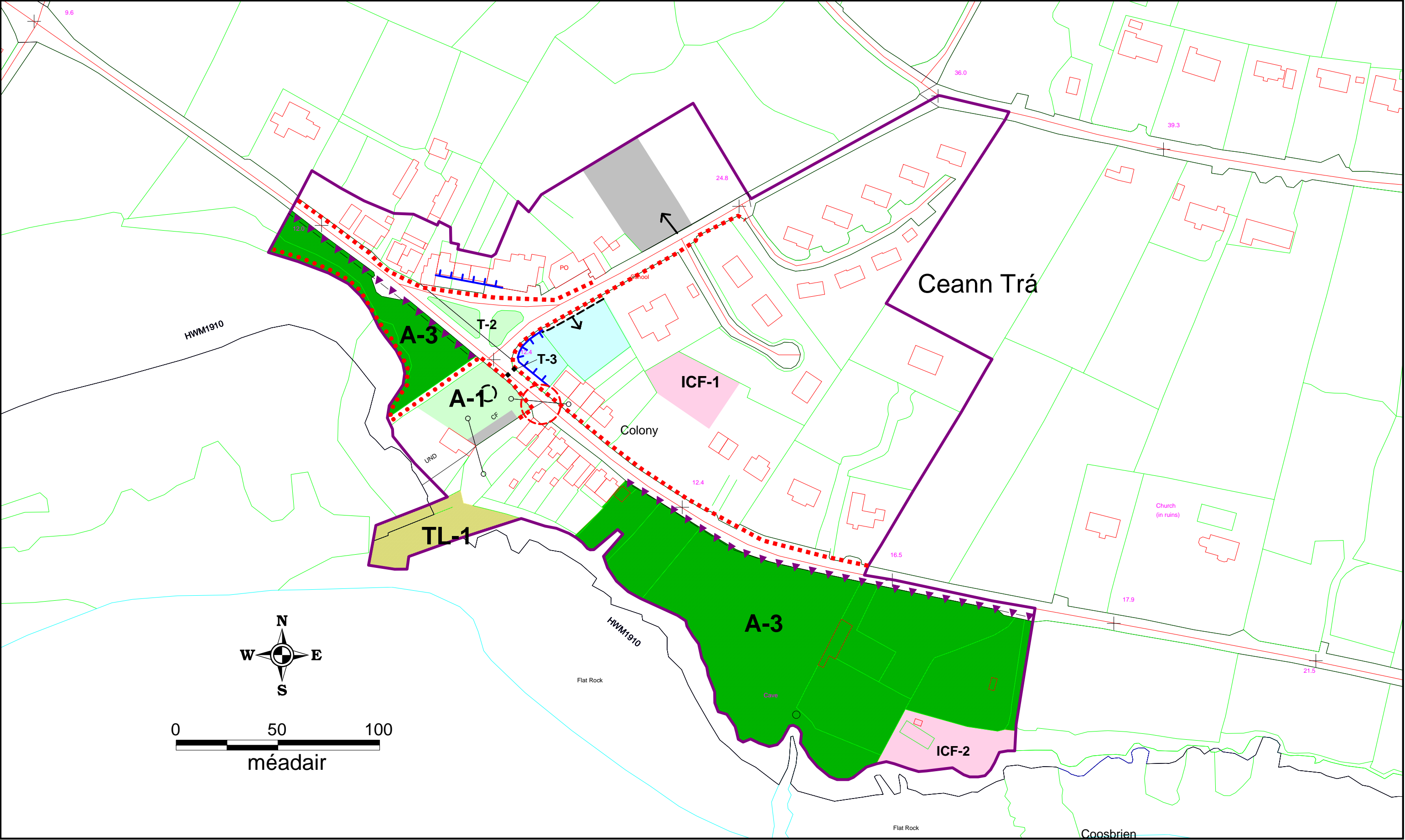
4.0 SPECIFIC OBJECTIVES

Objective No.	Vehicular and Pedestrian Traffic It is an objective of the Council to:
T-1	Reserve new access points to facilitate orderly in-depth development.
T-2	Consolidate the village green by reducing the number of access points onto the R559.
T-3	Facilitate the provision of a pedestrian crossing to the R559 as indicated on the Land Zoning Map.
T-4	Improve the junction of the R559 and the road down to the pier.
T-5	Seek the provision/improvement of continuous footpaths as indicated on the Land Zoning Map.
T-6	Provide for additional car parking areas.

Objective No	Institutional & Community facilities It is an objective of the Council to:
ICF-1	Ensure that the lands as indicated on the zoning map are reserved as a school expansion site.
ICF-2	Ensure that the lands as indicated on the zoning map are reserved for future expansion of the waste water treatment facility.

Objective No.	Amenity It is an objective of the Council to:
A-1	Provide for the development of a playground area
A-2	Facilitate the upgrading of the green area in the village core to act as a central focus and identifiable civic space
A-3	Ensure that the provisions of the Kerry County Development Plan 2009-15 shall apply in these areas designated as Prime Special Amenity.

Objective No.	Views and Prospects It is an objective of the Council to:
VP-1	Ensure that the views and prospects from the Sleah Head Drive (R559) shall be protected as indicated on the zoning map



Ceann Trá

Kerry Co. Council
Planning Policy Unit

Land Use Zoning June 2012

- | | | | | |
|--|-----------------------------|-----------------------------|--------------------------------------|--------------------------|
| Mixed Use | Car Park | Junction Improvements (T-4) | Proposed Indicative Walking Route | Views + Prospects (VP-1) |
| Public / Community Institutional / Educational | Passive Open Space | Indicative Playground (A-1) | Indicative Pedestrian Crossing (T-3) | Building Setback Line |
| Harbour/Marine | Prime Special Amenity (A-3) | Mixed Use Streetscape | Proposed Access Points | Pedestrian Pathways |
| | | | | Development Boundary |

DÚN CHAOIN LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Dún Chaoin is located at the western-most tip of the Corca Dhuibhne peninsula and is the most westerly settlement in Ireland. The settlement is located mainly along the R559 (Slea Head Drive) and a local road which connects on to the R559 and is dispersed in nature. Dún Chaoin is approximately 16km west of Daingean Uí Chúis.

Dún Chaoin is nestled in a fertile valley with Mount Eagle as a backdrop to the east and the Bealach an Bhlascoid (Blasket Sound) to the west. The coast is characterized by dramatic cliffs and there is a pier to the southwest of the settlement. Tráigh an Choma (Coumeenole Beach) is also to the southwest of the settlement.

Dún Chaoin has traditionally been strongly linked with the Na Blascaodaí. The parish of Dún Chaoin comprises eleven townlands on the mainland and Na Blascaodaí which are approximately three miles offshore

1.2 Population

There are no specific population statistics for the plan area of Dún Chaoin. Dún Chaoin is located in Dún Chaoin ED, the population of which has been fluctuating since 1996 when it was 174. The population rose to 212 in 2002 and dropped again to 163 in 2006 (a decrease of 23.1%). The population for the DED in 2011 is 172.

1.2.1 Irish Language and Cultural Heritage

In 1996, 86% of the total population of Dún Chaoin DED were able to speak Irish. This dropped substantially to 71% in 2002 and increased to 79% (120 persons) in 2006. 84% of the total population spoke Irish on a daily basis in 1996 while this dropped to 62% in 2002 and 59% in 2006. This drop in the numbers of persons able to speak Irish is the largest drop in the Dingle Functional Area and is a cause for concern.

Dún Chaoin has long been associated with the Irish language and culture and has traditionally been a destination for international scholars interesting in studying the Irish language, culture and stories of the area. It was the birth place of Peig Sayers and several of the famous Blasket writers such as Peig Sayers, Tomás Ó Criomhthain and Muiris Ó Súilleabháin are buried in the graveyard in Dún Chaoin.

1.3 Functions & Facilities

There are very few facilities or services in the area. There is currently one public house (Krugers), a Church (Seipéal Naomh Gobnait), a primary school (Scoil Náisiúnta Naomh Gobnait), an An Óige hostel and a pottery shop which is open in the summer.

Ionad an Bhlascoid Mhóir opened in 1993 and is open from Easter to October. The Office of Public Works operates the centre which provides exhibitions and presentations on the life of the Islands.

The pier is located at Fáill Mór from where passenger ferries operate to the Blasket Islands from April to October each year. There is presently no shop in the development node. There is a daily bus service during the summer months and a less frequent service during the rest of the year. The Siúlóid na Cille and the Dingle Way Walking Routes passes through Dún Chaoin on their perambulation of Sleah Head. There are a number of Bed & Breakfast and quite a number of holiday homes in the settlement.

1.4 Infrastructure

There is no public sewage infrastructure in Dún Chaoin and there are no plans to provide any in the near future, reflecting its essentially rural nature. The development node is serviced by adequate public water supply.

1.5 Settlement Pattern

Dún Chaoin is a dispersed rural settlement with a geographically identifiable centre at the cross roads close to Kruger's pub, and An Portán. The remainder of the facilities in the settlement such as the school and the pottery shop are located at the southern end of the settlement on the R559.

There are two identifiable areas with a large in-depth grouping of dwellings at An Ceathrú or Ferriters Quarter and a large number of linear dwellings at Baile na Ratha close to Kruger's. There are smaller clusters of dwellings on minor cul-de-sacs, Vicarstown being one of the oldest. In recent years, linear development along the roads has tended to reduce this definition and merge these areas.

The settlement pattern is of low density rural houses scattered over a wide geographic area. In recent years there have been a number of developments comprising identical houses which is not in keeping with the rural nature. The area has seen a significant amount of one-off dwellings built in the last few years, many of these being holiday homes. Even though the area is visibly quite densely populated with dwellings, the majority of these developments are holiday homes.

The predominant settlement pattern is of small to medium sized detached single storey dwellings on small plots with a random layout reflecting a traditional clachan style settlement. Extensive development of one off housing has occurred on local roads in the vicinity of the village creating a haphazard development pattern which is unsustainable and erodes the rural environment.

1.6 Built Heritage & Archaeology

The area has a rich archaeological heritage and has one of the highest concentrations of archaeological features in the county. This is evident in the Land zoning map. Seipéal Naomh Gobnait is a protected structure.

1.7 Natural Environment and Amenity

The sea at Bealach an Bhlascaoid (Blasket Sound) is designated an SAC. In addition, the coastal strip area forms part of the Dingle Peninsula SPA. The area is renowned for its natural beauty due to its setting, spectacular landscape and the dramatic sea views of the Atlantic Ocean and Na Blascaoid. The area forms part of the scenic tourist route; the Sleah Head drive.

1.8 Vehicular and Pedestrian Traffic

The village is located on a cross roads within a network of local roads (L-5006-0, L-12044-0 and L-8031-0) and traffic through the settlement peaks during the summer season. There is no public car park in the plan area or immediately outside of the plan area.

1.9 Growth and Residential Development

Dún Chaoin experienced a period of growth over the last number of years as evidenced by the number of new dwellings built. The majority of dwellings built in the last ten years have been second homes and holiday homes. The level of residential planning permissions granted in the period 2008 – 2011 has indicated a limited growth potential over the next number of years

The development boundary for Dún Chaoin defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for development adjacent to the housing areas. During the lifetime of this Plan, development will focus mainly in the three housing areas.

It is an objective of the plan to encourage the development of the housing areas by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites. All new development shall occur within the development boundary and shall reflect the existing vernacular design

The provision of local based industry/ Craft is seen as forming a significant part in the provision of sustainable employment in the area. This concept needs to be combined with nurturing existing indigenous talent to provide products which are unique to the area and capitalise on creative local talents.

It is considered therefore, rather than allocating prescriptive areas of zoned lands for smaller settlements such as Dún Chaoin, that managing the growth in a manner which will retain their character and create functional, attractive and well designed communities is a preferable approach. Housing areas have been identified and are indicative areas intended to provide for the full range of housing types required to meet demand and changing population projections in the area. These housing areas are adjacent to existing clusters of dwellings and make full use of infill and back land sites. All proposed residential units in these housing areas shall be in compliance with chapter 3 of the County Development Plan 2009-15.

The development boundary map identified the visual units, a preferred commercial area and housing areas as detailed below.

Two areas are identified which have seen a substantial amount of residential development in recent years, An Ceathrú and Baile na Ratha Thuaidh near Kruger's. An Ceathrú has historically been a traditional localized settlement in Dún Chaoin while the area identified at Baile na Ratha Thuaidh is more of a recent settlement.

Housing Areas

The visual unit has therefore been broken down into three different housing areas:-

- Housing Area 1 (HA-1): An Ceathrú
- Housing Area 2 (HA-2): Baile na Ratha Thuaidh
- Housing Area 3 (HA-3): The remaining land within the development boundary and outside the above two areas

Housing Areas HA-1 and HA-2 are identifiable clusters of houses and the development of further sites at suitable locations will consolidate existing development and will not detract from the visual amenities of the area, subject to appropriate scale and mass. It is envisaged that in these areas, housing will only be permitted for permanent use only and for persons who can show an intrinsic link to the area.

Housing Area HA-3 is considered to be relatively undeveloped landscape which is rural in character. It is felt that this sensitive landscape cannot absorb much further development. New dwellings will only be permitted for sons and daughters of landowners and for locals in the area (i.e. persons from the area residing permanently within the plan area purchasing sites).

The granting of permission in the above areas is also subject to the proper planning and sustainable development of the area i.e. dwellings should be designed to integrate with the landscape and should be satisfactory in terms of traffic safety, public health, design and be compatible with the Natura 2000 conservation objectives..

Commercial/Community Facilities

There are very limited commercial and community facilities within the plan area and at present there does not seem to be a huge demand for commercial facilities. It is envisaged, however, that in the event of commercial or community facilities being provided that they should be directed to a central area close to the cross roads near Kruger's.

Any such facilities to be provided in this area should be small in scale. Outside this area, small scale businesses which are ancillary to the residential use at the site will be considered subject to the proper planning and sustainable development of the area.

2.0 DEVELOPMENT STRATEGY

The overall vision for Dún Chaoin is to maintain the character of this distinctive dispersed settlement pattern, to promote the area as an attractive place to live in and to visit, while preserving and enhancing the use of Irish as the daily communal language.

Dún Chaoin is a dispersed rural settlement located in a dramatic coastal landscape and is unique in its settlement pattern when compared to other settlements in An Daingean Functional Area. The preparation of a development strategy for Dún Chaoin is complex and needs to address a number of issues. Firstly, Dún Chaoin is a popular destination due to it's location in an area of majestic scenery and its cultural identity.

The proliferation of holiday homes has had a negative impact on both of these characteristics. The landscape of the area is sensitive to development and is reaching the stage where the capacity for future development is very limited.

Secondly, the level of holiday home development has an adverse impact on social and community interaction and impact negatively on the usage and viability of the Irish language. Whether the large increase in holiday homes is the reason for the dramatic decrease in the daily use of Irish is difficult to determine. **No other area however has experienced such an increase in holiday home developments or such a decrease in the usage of Irish.**

The development strategy for Dún Chaoin therefore is to:

- Protect the landscape
- Preserve and promote the Irish language
- Maintain the character of the area. Ensure that all new development is of traditional design and layout and does not detract from the character of the area. New developments should have reference to the settlement pattern found in the grouping of buildings (Housing Areas)
- Ensure that all new development is located within the development boundary of the housing areas.
- Ensure that all residential development within the housing areas shall cater for the needs of the local population who wish to live in the area on a permanent basis.
- Promote strong social identity and community interaction.
- Encourage the creation of commercial services & craftwork enterprises within the village which in turn will provide local employment and improve the quality of life of the local community.
- Facilitate the development of ecotourism and other niche markets along with the sustainable extension and diversification of tourist facilities as possible sources of employment

3.0 OVERALL OBJECTIVES

Objective No.	It is an objective of the Council to:
OO-1	Ensure that all new residential units are permanent places of residence
OO-2	Ensure that new development takes place within the housing areas.
OO-3	Seek to protect and enhance the linguistic and cultural heritage of Dún Chaoin and to promote the use of Irish as the community language.
OO-4	Facilitate the development of ecotourism and other niche markets. Encourage the sustainable extension and diversification of tourist facilities.

4.0 SPECIFIC OBJECTIVES

Objective No.	Vehicular and Pedestrian Traffic It is an objective of the Council to:
T-1	Facilitate the provision of a lay-by/set down area and car park to serve the national school.

Objective No	Views & Prospects It is an objective of the Council to:
VP-1	Protect the views and prospects from the Sleah Head Drive (R559) and L-8047 as indicated on the zoning map.

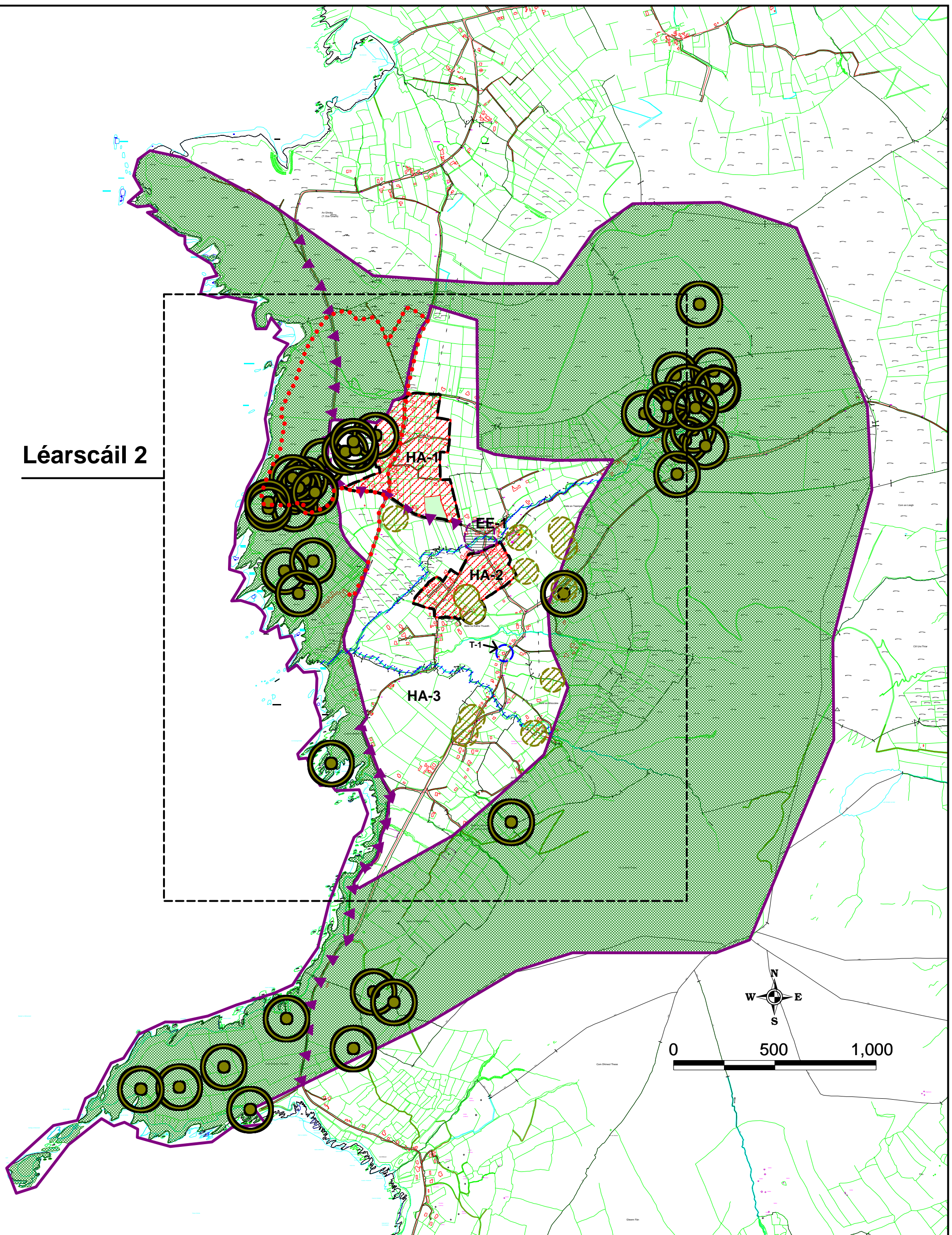
Objective No.	Employment & Enterprise It is an objective of the Council to:
EE-1	Ensure that lands as indicated be zoned as Preferred for Commercial /craftwork development.

Objective No.	Prime Special Amenity It is an objective of the Council to:
PSA-1	Ensure the provisions of the Kerry County Development Plan 2009-15 are applied to these areas.

Objective No.	Nature Conservation It is an objective of the Council to:
NC-1	Ensure that development proposals shall pay due regard to the rich natural heritage and biodiversity of the area. All proposals shall be screened for Appropriate Assessment so as to ensure the conservation objectives of adjacent Natura 2000 sites in the vicinity are safeguarded.

Objective No.	Flood Risk Management It is an objective of the Council to:
FM-1	Ensure that any development proposals on these lands shall be subject to a flood impact assessment

Léarscáil 2



Dun Chaoin

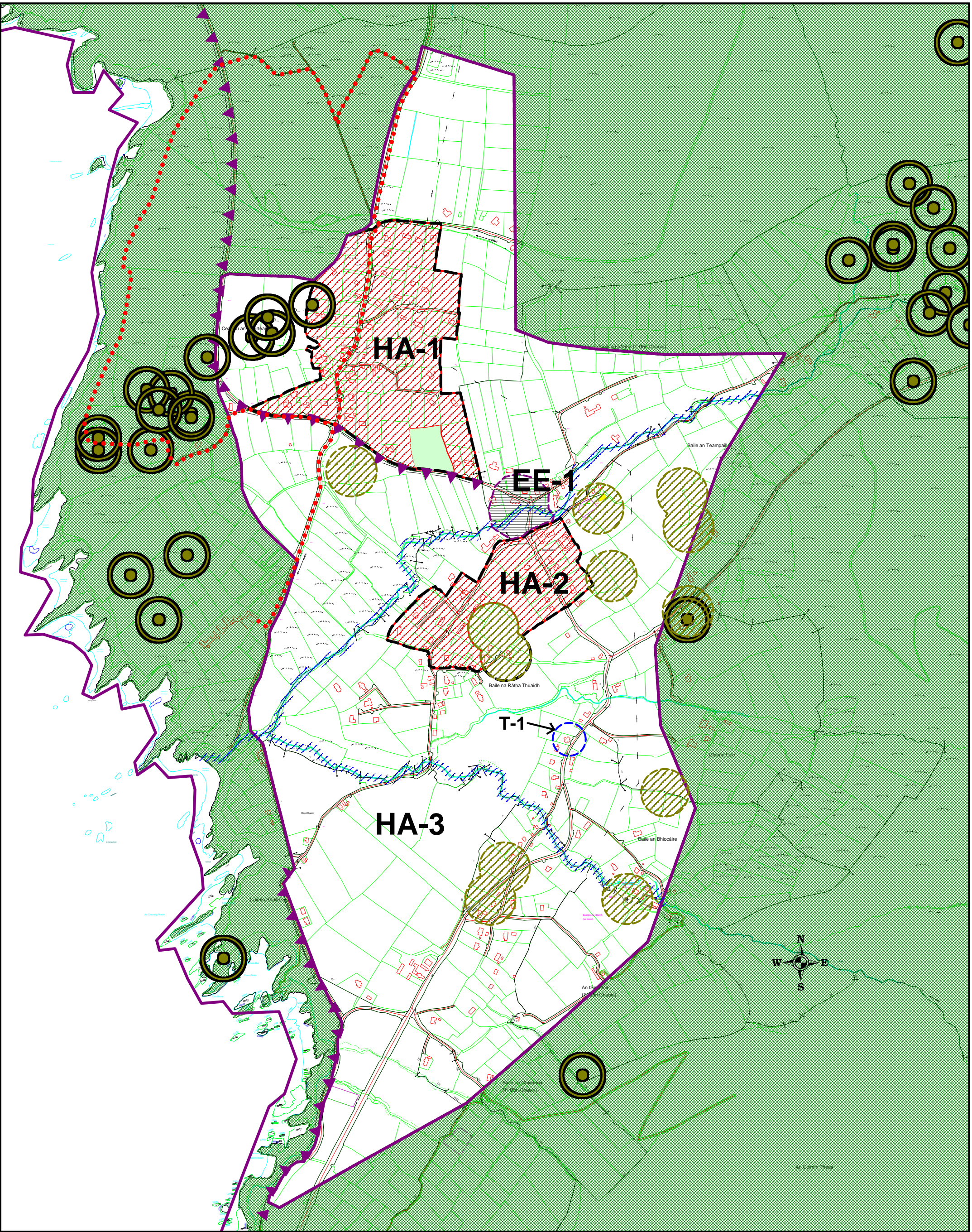
Map 1
Land Use Zoning

Kerry Co. Council
Planning Policy Unit



June 2012

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|------------------------------------|---|---------------------------------------|
| Open Space | Preferred for Commercial Development (EE-1) | Indicative Flood Risk Assessment Area |
| Housing Area (HA-1, HA-2) | Recorded Monuments | Views + Prospects |
| Rural General (HA-3) | Recorded Monuments/Passive Amenity | Siúlóid na Cille |
| Prime Special Amenity Area (PSA-1) | Existing Protected Structure | Development /Visual Unit Boundary |



Dun Chaoin

Map 2
Land Use Zoning

- | | | |
|------------------------------------|---|---------------------------------------|
| Open Space | Preferred for Commercial Development (EE-1) | Indicative Flood Risk Assessment Area |
| Housing Area (HA-1, HA-2) | Recorded Monuments | Views + Prospects |
| Rural General (HA-3) | Recorded Monuments/Passive Amenity | Siúlóid na Cille |
| Prime Special Amenity Area (PSA-1) | Existing Protected Structure | Development / Visual Unit Boundary |

LIOS PÓIL LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Lios Póil is a small village located on the Chorca Dhuibhne Peninsula along the N86 National Secondary Route and is situated approximately 8km to the east of Daingean Uí Chuis and 40km southwest of Tralee. Lios Póil is located in the Corca Dhuibhne Gaeltacht

1.2 Population

There are no population statistics for the Lios Póil Local Plan Area. The settlement is located in the An Mhín Aird Electoral Division where the population has varied from a population of 383 in 2002, 387 in 2006 and 388 in 2011.

In the DED of An Mhín Aird 83.5% of the population were able to speak Irish in 2006 of whom 46% speak Irish daily.

1.3 Functions & Facilities

The village functions as a small local focal point for its surrounding rural community. Lios Póil and its immediate vicinity has a basic range of services which includes a church, post office, a primary school, a sports field, general store, a pub and holiday home developments.

The surrounding landscape is open countryside and predominantly used for agriculture, a traditional and important source of employment.

1.4 Infrastructure

Currently there is no sewerage scheme in Lios Póil due to the dispersed nature of development. Foul effluent is currently disposed of using septic tanks and individual effluent treatment systems. A private Wastewater Treatment Plant to treat effluent from a private development is in existence at the eastern end of the village it is envisaged that future developments will be serviced by individual sewerage systems.

There are no immediate plans to install public sewerage facilities in the village which will be a limiting factor in the future development of the village in the short-term. The village is served by a public water supply which is adequate to cope with present and future demand.

1.5 Urban Form

The development pattern of the village is dispersed. Lios Póil is divided into two parts. There is a small cluster of public/commercial buildings, the Post Office/general store and the Church located at the western end. A National School, a community hall and a sports field are located to the eastern end. The village is dominated by a large holiday home scheme.

Due to the absence of additional facilities much of the population travel to Daingean Uí Chúis and Tralee for a greater range of services. The existing settlement pattern comprises of traditional dwellings at the core with more recent dwellings on the outskirts displaying a more dispersed pattern than the older core area.

1.6 Built Heritage & Archaeology

There is one recorded monuments within the plan area, i.e. Ke044-080 Ringfort Rath/Cashel site.

There is one existing protected structures in the plan area – namely the Church of John The Baptist.

1.7 Natural environment and Amenity

The area surrounding the development boundary is of high natural amenity value. While, there are no designated SPA's, NHA's or SAC's in the plan area , the Dingle Peninsula SPA, the Mount Brandon SAC , the Emlagh East Salt Marshes pNHA and the Abhainn an Lónraigh are all located close by.

1.8 Employment

The economy of Lios Póil is heavily dependent on the surrounding hinterland with limited opportunities for employment in the locality.

There is a quarry in close proximity to Lios Póil, which is a source of employment. The majority of the population is employed within the service sector, including the tourist industry and many people from the area travel to work in other centres; notably Daingean Uí Chúis and Tralee.

The 2006 census for An Mhín Aird indicate that the main source of employment for males in the area is in agriculture (26%), followed by construction industry (18%) and manufacturing (17%). The majority of employed females are professionals, followed by those working in the service sector.

1.9 Growth and Residential Development

Like other towns and villages in the county, Lios Póil experienced a period of growth as evidenced by the number of new dwellings built in the village. The majority of dwellings built in the last ten years have been second homes and holiday homes. There is a large holiday home scheme at Garraí na dTor(Garrynadur) and a new residential development at Deerpark. The level of residential planning permissions granted in the period 2008 – 2011 has indicated a limited growth potential over the next number of years with a further 10 residential units granted permission but not yet started.

The development boundary for Lios Póil defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for development adjacent to the village core. During the lifetime of this Plan, development will focus mainly on these lands, located close to the village core.

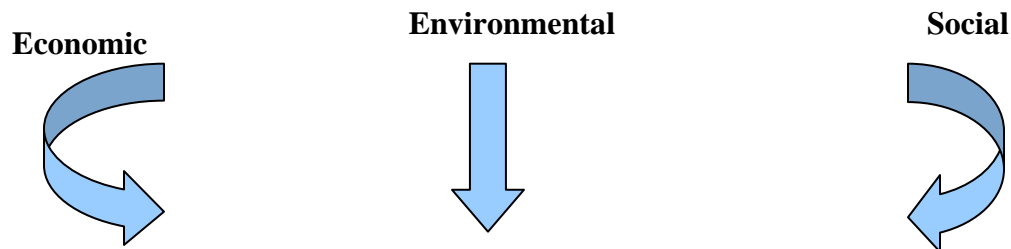
It is the an objective of the plan to encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites.

All new development shall occur within the development boundary subject to compliance with the development management standards set out in the County Development Plan 2009-15.

2.0 DEVELOPMENT STRATEGY

The vision for the village of Lios Póil is to maintain the character of this village and consolidate development by developing backland sites to create a compact settlement which is an attractive place to live in and to visit.

The development strategy for the village is to:



- Support the existing role and function of the village as a rural service centre and have regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
- Ensure that all new development is of traditional design and layout and does not detract from the character of the settlement. Ensure that all new development is located within the settlements development boundary.
- Ensure that the area south of the lay by along the N86 should be developed in an appropriate manner to provide an attractive core area incorporating mixed use streetscape
- Preserve and enhance the use the Irish language.
- Ensure that all residential development within the village should cater for the needs of the local population who wish to live in the area on a permanent basis.
- Ensure that all new development should be located to the South of the N86 in order to minimise the impact of development on the carrying capacity of the N86.
- Encourage the creation of sustainable commercial services & craftwork enterprises within the village which in turn will provide local employment and improve the quality of life of the local community.

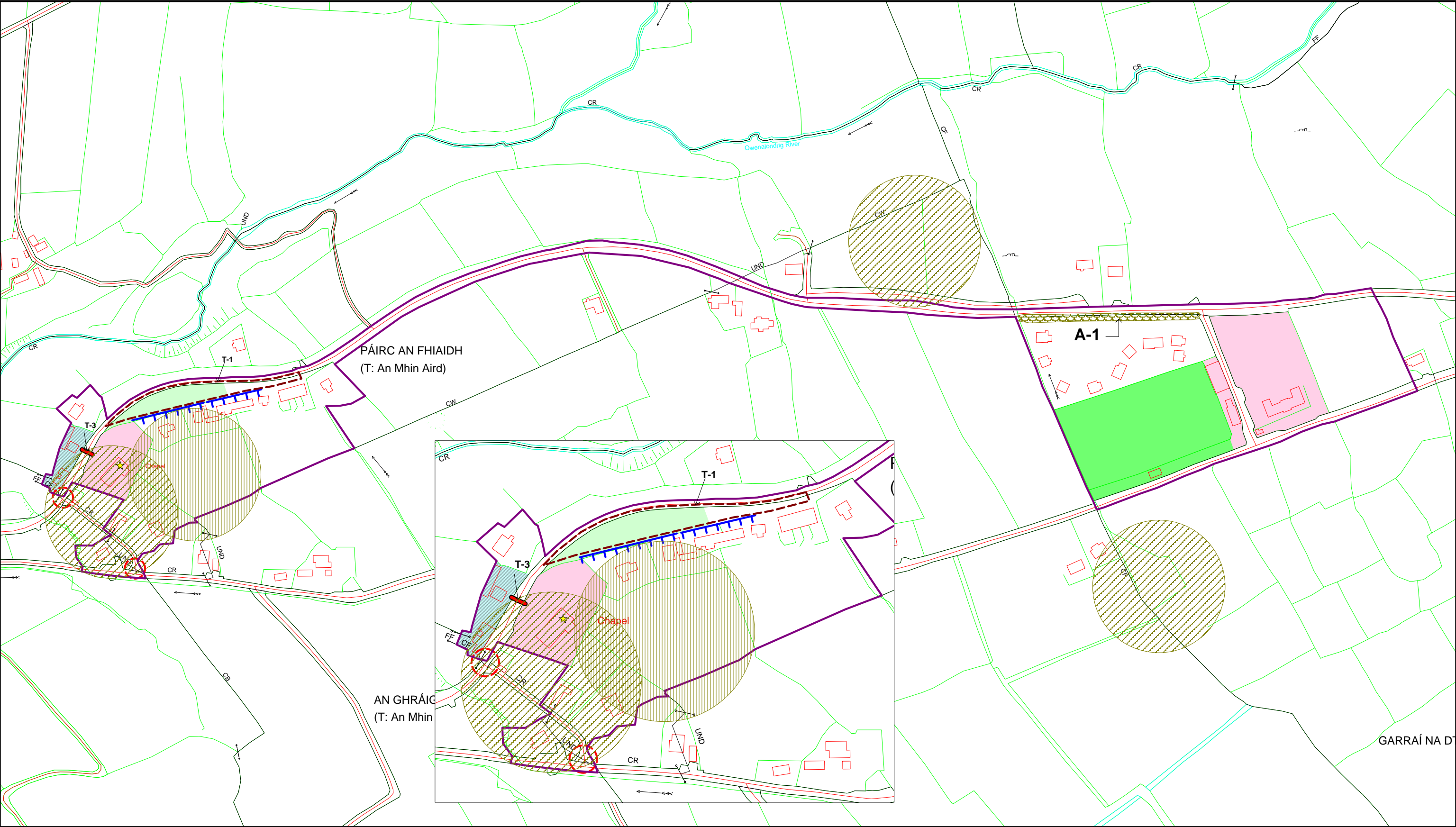
3.0 OVERALL OBJECTIVES

Objective No.	It is an objective of the Council to:
OO-1	Ensure that the high quality natural setting of the village is maintained and protected from inappropriate development.
OO-2	Ensure that new residential development shall be small-scale and low density served by individual treatment units/septic tanks to current EPA standards.
OO-3	Protect the linguistic and cultural heritage of the Gaeltacht in Líos Póil including the promotion of Irish as the community language.

4.0 SPECIFIC OBJECTIVES

Objective No.	Vehicular and Pedestrian Traffic It is an objective of the Council to:
T-1	Facilitate the improvement of definition of the road lay-by area to the northeast of the church as shown on the zoning map.
T-2	Facilitate improvement of the junction of the L-12241 road with the N86 & to facilitate improvement of the junction of the L-12241 road with the L-12098.
T-3	Provide a pedestrian crossing
T-4	Facilitate enhanced traffic calming on the N86 national secondary road.

Objective No	Amenity It is an objective of the Council to:
A-1	Encourage the provision of sustainable landscaping and further boundary treatment improvement.



Lios Póil

Land Zoning Map

- | | | | | |
|---|--|--------------------------------------|-------------------------------------|-----------------------|
| Public /Community / Institutional / Educational | Defination Improvements (T-1) | Protected Structure | Junction Improvements(T-2) | Mixed Use Streetscape |
| Passive Open Space | Boundary Improvement & Landscaping (A-1) | Recorded Monument (AR-1)(Dúchas Map) | Indicative Pedestrian Crossing(T-3) | Development Boundary |
| Commercial | Active Open Space | Monument Location (Actual) | Indicative Access Points | |

AN MHUIRÍOCH LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

An Mhuiríoch is a small dispersed rural settlement/village set on the eastern edge of Smerwick Harbour in a high value undulating landscape setting. The topography of the village is of land gently sloping from the east towards the beach to the west. An Mhuiríoch is situated in close proximity (c. 1 km) to Baile na nGall and is functionally linked to Baile na nGall and An Bóthar Buí. The village is situated some 9 km northwest of Daingean Uí Chúis on the R559 Sleah Head Drive – an important tourist route.

1.2 Population

There are no specific population statistics for the plan area of Muiríoch. The smallest available statistics relate to the DED of Cill Maolchéadair in which Muiríoch is located. Currently the total population of the DED is 476, which is down 6.3% down from the figure of 511 in 2006. This in turn is down 6.9% from a figure of 549 in 2002.

The census figures for those able to speak Irish in An Mhuiríoch was 88.5% in 2006 (88.0% in 2002 & 88.8% in 1996) with those stating that they spoke Irish daily at 84.5% in 2006 and 85% in 2002.

1.3 Functions & Facilities

The village functions as a small local focal point for its surrounding rural community, with a shop, community hall, national school, a disused tennis court and the An Ghaeltacht G.A.A. football pitches and clubhouse. The village does not benefit to any great extent from tourism traffic on the Sleah Head Drive, or from its fine beach. However there is potential for An Mhuiríoch to benefit further from tourism.

Students of the Irish language attend classes in the local community hall during the summer. Similar to the other settlements in the area, provision of accommodation for these students is an important source of income for many householders

There are a number of bed and breakfast operations and quite a number of holiday homes in the village. The adjacent beach and walking routes provide outdoor recreational opportunities for local people and tourists alike. An Chorca Dhuibhne Rugby & soccer pitches and clubhouse are located in the locality.

1.4 Infrastructure

The existing sewerage treatment consists of Primary Treatment (a septic tank discharging to tidal waters) which is considered to be overloaded based on current population. A new WWTP is required to treat current and future loading, however there are no plans and no funding at present to provide these facilities. The village is served by a public water supply

1.5 Urban Form

An Mhuiríoch is a dispersed rural settlement with no streetscape and is developed on an undulating rural landscape with services located a distance from each other. There is no obvious service focal point in the village, although the cross roads to Baile na nGall defines a geographic centre.

The predominant settlement pattern is of small to medium sized detached single storey dwellings on small plots with a random layout reflecting a traditional clachan style settlement.

Extensive development of one off housing has occurred on local roads in the vicinity of the village creating a haphazard development pattern which is unsustainable, erodes the rural environment and undermines the development of a compact village form.

1.6 Built Heritage & Archaeology

While Muiríoch is set in an area rich in archaeological remains, there are just two recorded monuments in the plan area.

KE042-013	Murreagh	Souterrain Possible
KE042-014	Carraig	Quern Stone

There are two existing protected structures (cottages) in the plan area.

1.7 Natural environment and Amenity

There is a designated pNHA in the southern portion of the plan area and immediately to the south west of the plan area which comprises a complex of fixed sand dune and dune slacks, fringed by young sand dunes on the seaward side and a series of freshwater marshes on the land ward side. The conservation interest of the site lies in the variety of habitat types it contains in the rich diversity of locally uncommon plant species that it supports. It also supports a population of Chough, a rare bird species listed in annex 1 of the EU Birds Directive. The Dingle Peninsula SPA for the Chough is also located in the vicinity of the plan area

The area between the R559 Sleah Head Drive and the sea within the development boundary is designated as Secondary Special Amenity in the Kerry County Development Plan 2009-15.

1.8 Employment

The 2006 Small Area Population Statistics for the DED in which An Mhuiríoch is located indicate that the main source of employment for males in the area is the construction industry (20%) and agriculture(20%) followed by manufacturing(14%). The majority of employed females are professionals, followed by those working in the service sector.

The development of ecotourism and other niche markets along with the sustainable extension and diversification of tourist facilities are a possible source of employment. The provision of local based industry/ craft is seen as forming a significant part in the provision of sustainable employment in the area.

This concept needs to be combined with nurturing existing indigenous talent to provide products which are unique to the area and capitalise on creative local talents.

1.9 Growth and Residential Development

Like other towns and villages in the county, An Mhuiríoch experienced a period of growth as evidenced by the number of new dwellings built in the villages. The majority of dwellings built in the last ten years have been second homes and holiday homes. The level of residential planning permissions granted in the period 2008 – 2011 has indicated a limited growth potential over the next number of years. It is necessary to increase the proportion of permanent homes required to develop a critical mass of permanent residents and services necessary for the village to flourish all year round.

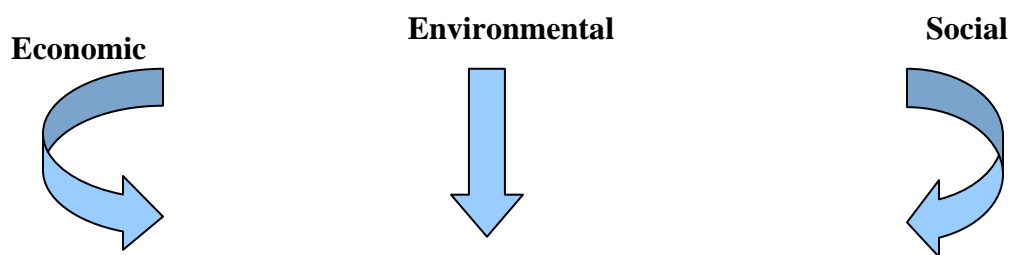
The development boundary for An Mhuiríoch defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for development adjacent to the village core. During the lifetime of this Plan, development will focus mainly on these lands, located close to the village core.

It is the an objective of the plan to encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites. All new development shall occur within the development boundary subject to compliance with the development management standards set out in the County Development Plan 2009-15.

2.0 DEVELOPMENT STRATEGY

The overall vision for An Mhuiríoch is to promote a compact and sustainable village which is an attractive place to live in and to visit, while maintaining the existing traditional settlement pattern of the area. Future development should be in-depth to create a strong and identifiable village core and to avoid ribbon development along the approaches to the village.

The development strategy for the village is to:



- Support the existing role and function of the village as a rural service centre and small tourist village having regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
- Ensure that all new development is of traditional design and layout and does not detract from the character of the settlement.

- Ensure that all new commercial and residential development is located within the settlements development boundary.
- Preserve and enhance the use of the Irish language.
- Ensure that any future tourism developments be sensitive to the existing character and natural heritage of the village and be appropriate in scale. Developments which are open on a year round basis should be encouraged.
- Ensure that all residential development within the village cater for the needs of the local population who wish to live in the area on a permanent basis.
- Encourage the creation of commercial services & craftwork enterprises within the village which in turn will provide local employment and improve the quality of life of the local community.

3.0 OVERALL OBJECTIVES

Objective No.	It is an objective of the Council to:
OO-1	Ensure that the high quality natural setting of the village is maintained and protected from inappropriate development.
OO-2	Protect the linguistic and cultural heritage of the Gaeltacht in An Mhuiríoch including the promotion of Irish as the community language.

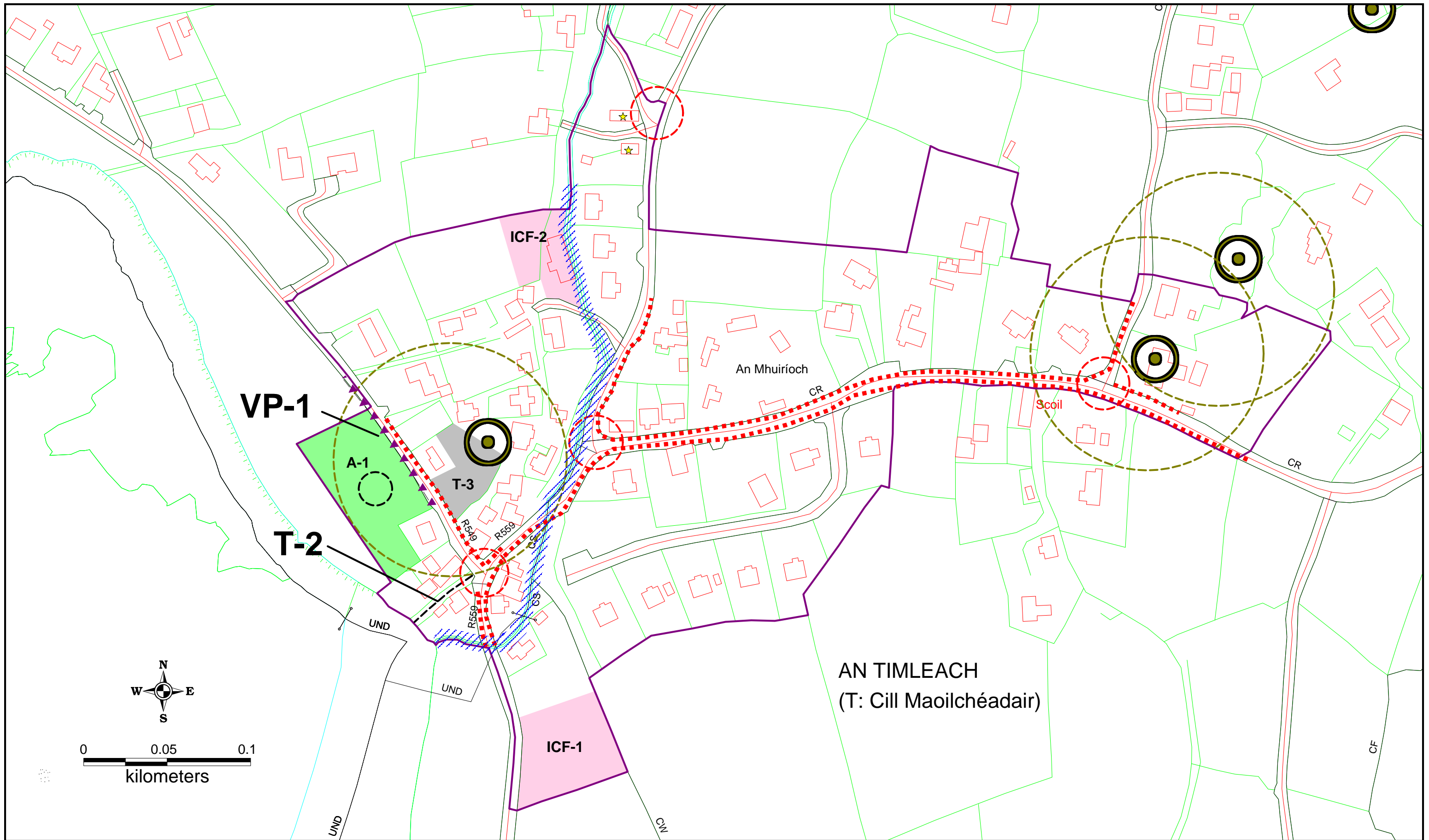
4.0 SPECIFIC OBJECTIVES

Objective No.	Amenity It is an objective of the Council to:
A-1	Provide for the development of a playground area.
Objective No.	Institutional/community Facilities It is an objective of the Council to:
ICF-1	Reserve the lands for future expansion of the waste water treatment facility. Any development shall be subject to an Ecological assessment.
ICF-2	Reserve the lands for future expansion of the community hall facility
Objective No.	Vehicular and Pedestrian Traffic It is an objective of the Council to:
T-1	Seek the improvement of footpaths / walkways/junctions as indicated on the Land Zoning Map
T-2	Facilitate the improvement of the existing road to the beach.
T-3	Facilitate provision of car parking at a central location near the beach, together with pedestrian access from same to the beach.

Objective No	Views & Prospects It is an objective of the Council to:
VP-1	Ensure that the views and prospects from the L-5006 (An Mhuiríoch to Baile na nGall) road be protected as indicated on the zoning map.

Objective No.	Nature Conservation It is an objective of the Council to:
NC-1	Ensure that development proposals shall pay due regard to the rich natural heritage and biodiversity of the area. All proposals shall be screened for AA so as to ensure the conservation of adjacent Natura 2000 sites.

Objective No.	Flood Risk Management It is an objective of the Council to:
FM-1	Ensure that any development proposals on these lands shall be subject to a flood impact assessment



An Mhuiríoch

Land Use Zoning

June 2012

Kerry Co. Council
Planning Policy Unit



- | | | | |
|--|---------------------------------------|---------------------------|-------------------------------|
| Public / Community / Institutional / Educational | Indicative Flood Risk Assessment Area | Recorded Monuments | Existing Protected Structures |
| Car Parking (T-3) | Indicative Playground (A-1) | Views & Prospects (VP-1) | Road Way Improvements |
| Active Open Space | Junction Improvements (T-2) | Pedestrian Pathways (T-1) | Development Boundary |

SECTION 3

AN BLASCAOD MÓR LOCAL AREA PLAN

3.0 CONTEXT

3.1.1 Introduction

An Blascaod Mór is located 3.5 km off the Slea Head coast of Corca Dhuibhne. Measuring 459 hectares, it is the largest of seven islands collectively known as Na Blascaodaí. The island's significance lies in its historical, cultural and ecological value. The historical village is located in proximity to the beach area where the gradients are less steep and this allowed for a village settlement and enclosed grazing and crop fields.

3.1.2 Population

At its most populated, the island sustained approximately 190 people. Severe weather conditions and emigration of young people with consequent lack of support for the older generation, contributed to a decline in the island's population. In 1953 the government decided to relocate the remaining islanders to the mainland. Since this time only local fishermen and those engaged in providing tourist facilities as well as a limited number of holidaymakers have occupied the island in the summer months.

3.1.3 Irish Language and Cultural Heritage

The island has made a significant impact on Ireland's cultural heritage. In particular the contribution of islanders to Irish literature has been significant. It's most well known authors, wrote about life on the island and their works are of great anthropological value. The island has long been associated with the essence of Irish language and culture and has traditionally been a destination for those interested in studying the Irish language, culture and folklore of the area.

3.1.4 Functions & Facilities

There are very few facilities or services on the islands. There is currently a hostel, a cafe and a weaver's shop which is open in the summer. Passenger ferries to Dún Chaoin operate from a small pier from April to October each year. Ionad an Bhlascaoid Mhóir is located in Dún Chaoin and is open from Easter to October. The Office of Public Works operates the centre which provides exhibitions and presentations on life on Na Blascaodai.

The main function of the island is the conservation of the cultural and natural heritage which includes the national conservation designations and education/tourism., which includes cultural, educational, recreational and ecological tourism.

3.1.5 Infrastructure

There is no public sewage infrastructure on the island. The development node is serviced by a private water supply.

3.1.6. Legislative Protection and Designations

The island's historical, cultural and ecological value is such that it has been recognised as being of national and international importance. This is reflected in the level of protection it has been afforded under European and National law. The island has been designated as a candidate Special Conservation Area under the provisions of European Communities (Natural Habitats) Regulations 1997, (see Maps 1 & 3). This is a designation aimed at protecting the habitats of species of flora and fauna of which the grey seal is one. The island is designated a NATURA 2000 site and forms part of a European network of special areas of conservation and special protection areas. The island is designated Prime Special Amenity in the Kerry County Council Development Plan 2009-15.

In recognition of its cultural and natural value, Dúchas are proposing to apply to UNESCO for World Heritage Site status for the island to secure further legislative protection for the island's cultural and natural heritage. An important qualifying criterion for consideration in assessing applications for World Heritage Status is the protection, management and integrity of the site being proposed. Adequate national long-term legislative and regulatory protection is a prerequisite for sites to qualify for World Heritage Status. Administrative arrangements to cover the management of the property, its conservation and its accessibility to the public are prerequisites. This Local Area Plan will be one arm of this legislative and regulatory protection.

3.1.7 Natural Environment and Amenity

The island's natural heritage encompasses both its landscapes and its abundant flora and fauna. An Blascaod Mór offers a prime example of impoverished maritime flora. It combines sea cliffs, maritime turf and dry grassland. A number of rare species have been observed. The sea surrounding the island is noted for its well-developed reef communities. The high water quality has facilitated colonies of anemones, sponges and corals.

The island in conjunction with its sister islands is an important habitat for a diverse range of sea birds. An Blascaod Mór is part of the Blaskets Special Protection Area (a European designation for the protection of birds) and the cSAC. In addition, the island hosts the second largest population of Irish grey seals in the country. The island also lies along the cetacean migratory path and the Blasket sound is noted for its sightings of whales, dolphins and porpoises. This natural and cultural heritage provides a unique opportunity for cultural and ecological tourism that could be further developed for national and international tourism.

Na Blascaodai are an SPA under the EU Birds Directive and is one of the most important sea bird colonies in the country with at least 11 species breeding regularly.

3.1.8 Archaeological Heritage

There are currently 15 listed archaeological sites on An Blascaod Mór, which are listed in the Record of Monuments and Places (RMP) and are shown on Map 1. The island has not been subject to methodical archaeological surveys. There are additionally a number of remains of shelters throughout the island. These are believed locally to have served as turf drying huts.

3.1.9 Built/ Architectural & Cultural Heritage

The island's only settlement, is located at the north-eastern end of the island, and is of considerable historic and cultural interest. Architecturally and archeologically, it represents a unique example of the fabric of a Clachan settlement. The true value of the village is not primarily the architecture, but rather the undisturbed architectural landscape as a whole, which includes the village, the field structure and the natural setting that collectively present this unique window into the past.

The village is settled along the ascending roadway and is divided between the "Upper Village" and "Lower Village". The village houses are built as traditional cottages and the outhouses are freestanding or attached to the gable of the dwelling house. Some outhouses are shaped as the historic beehive type structures, entirely built in stone. The constraints, in terms of transport and limited monetary means of the islanders, confined the use of non-local building materials such as wood, cement and slate to a minimum. The Congested Districts Boards erected three buildings between the years 1911-1916.

The village in its present state comprises 33 structures, of which 28 are ruinous and 5 are reasonably intact with the roof on. The village contains stone foundations of houses predating the 1890's. There are in all, 37 structures on the island included in the Record of Protected Structures in the current Kerry County Development Plan 2009-2015. Thirty five of these structures are dwellinghouses or the remains of former dwellinghouses. It is proposed to add an additional structure to the RPS (Duchas Ref. No. 21305102). The village is designated as a large Architectural Conservation Area. This includes both the traditional upper and lower village and contains some 30 protected structures. The vernacular buildings and the village fabric are of special archaeological interest due to the vernacular building techniques and the well-preserved historical clachan fabric.

3.1.10 Growth and future Development

Permission has been granted for the upgrading and construction of new piers at both Dún Chaoin and on An Blascaod Mór. The construction of these piers is subject to Government funding being made available.

Increased access may generate demand from landowners for residential / holiday home developments. Dispersed building for such purposes would be damaging to the landscape. This would be contrary to the provisions of the European, National, and County land designations outlined in this plan. With the exception of a limited number of habitable houses which are used during the summer season and a small hostel, residential uses are not currently found on the island. This lack of new built forms and human habitation has allowed the island's natural and cultural heritage to remain intact. In this context it is considered that the construction of new dwellings will not be permitted.

The extension and alterations to the existing habitable dwellings shall in scale, materials and design respect existing site layout, character and special features. All works to the existing dwellings and habitable structures shall require planning permission.

All works to the occupied dwellings on the island must respect the historic setting and the character of the existing structure.

Currently tourist facilities on the island are inadequate, by reference to modern requirements for comfort and safety. The provision of such facilities is necessary to ensure the safety and comfort of visitors to the island. The island's natural and cultural assets have capacity to absorb the development of basic tourist facilities, if properly designed and sited. Planning permission has been granted in 2008 for a new café and service building.

Provision of further leisure facilities or tourist accommodation would be inappropriate and incompatible with the conservation of the island's landscape, ecology and built heritage.

3.1.11. Development Control

An Blascaod Mór is zoned Prime Special Amenity in the Kerry County Council Development Plan 2009-2015 and has other ecological designations. By virtue of these designations there is a restriction on exempted development under section 9(1)(vi) Planning & Development Regulations 2001. All permitted development will comply with objective BAC-1 below. All works shall follow best restoration and conservation practise. Any work shall in scale, materials and design respect existing site layout, character and special features.

3.1.12 Tourism

The island is a popular tourist destination. Its attractions are such that it appeals to a wide variety of visitors from those whose interest is in island literature to those with an interest in historical sites, and those who visit to enjoy the unspoiled beauty of the island. Currently, tourist facilities comprise a hostel, a cafe and a weaver's shop.

The diverse range of attractions on the island has resulted in the development of cultural, recreational and ecological tourism as the primary land use. Despite the dominance of tourism, the island's over-riding value is as a heritage asset of national and international importance and not as a tourist destination. The primary objective of this plan therefore is the conservation of the island's cultural and natural values. The development of tourism, though important, is a secondary objective. The Local Area Plan supports a modern approach of eco-tourism that underpins conservation and sustainability and avoids exploitation but, at the same time, recognises the need for socio-economical benefit for the local community. Both the elements of cultural and nature tourism are embraced by Eco-tourism.

3.1.13 Access to the Island

Public access is provided via a ferry service which operates during the summer months and leaves from Dún Chaoin with a secondary service from Daingean Uí Chúis. The islands landing slip is inadequate and passengers must board a smaller boat to reach it. This is also necessary during low tides at Dún Chaoin. This has obvious implications for safety, comfort, and continued accessibility. It is generally conceded that a new pier is necessary if access to the island is to be maintained and enhanced.

The limited access to the island has acted as a natural control on tourist numbers. The provision of new essential infrastructure on the island will reduce the controls that until now existed naturally. The DoECLG and Kerry County Council are proposing the provision of new piers and other essential infrastructure in order to facilitate modern safety standards and improve accessibility to the important natural and cultural heritage of the island. Due to the physical location and topography, access is and always will be difficult for people with restricted mobility. The Ionad an Bhlascaoid Mhóir in Dún Chaoin provides an alternative recreational and cultural opportunity for such people. In order to protect the Islands environment the number of visitors is regulated. The maximum number of visitors on the island on any one day is capped at 400 persons. This figure is reviewed periodically.

3.2 DEVELOPMENT STRATEGY

The vision for An Blascaod Mór is to maintain its natural and built environment, preserving its heritage and culture and capitalise on its unique character.

“The island is a National treasure. It is a very beautiful, unique and special place with a wealth of historical linguistic and heritage value that will need to be handled delicately and appropriately by all. The future of the Island is seen as a living Island supporting its own unique ecology and supporting a small number of people whose jobs will be associated with conservation, presentation and the educational value of the island. The future of the Island is seen as an integral part in the life of the local community in Dún Chaoin and as an integral part in the life of the wider community of the Dingle Peninsula. The Island will provide a small number of accommodation places for those who need to live on the Island, for those working on the Island and for a controlled number of visitors. The island should be accessible to all subject to those controls. Development of such minimal reasonable facilities as are required to support living on the Island, working on the Island, and to provide for the needs of visitors on the Island should be facilitated”.

*Source: Great Blasket Island Management Plan 2004

The following are the objectives contained in Chapter 9 of the Kerry County Council Development Plan 2009-15 :-

Objective No.	Great Blasket Island
	It is an objective of the Council to:
SG 9-50	Explore, during the period of this plan, the designation of the Great Blasket Island as a World Heritage Site.
SG 9-51	Have regard to the principles contained in the Great Blasket Island Management Plan 2004 in the formulation and implementation of Land-Use planning policies for the Island:
SG 9-52	Ensure that emphasis is placed on the Irish language on the Island.
SG 9-53	Support the implementation of the Great Blasket Island Management plan.

3.3 OVERALL OBJECTIVES

It is clear that the natural cultural and built heritage of the island is of local, national and international significance and their preservation must underpin any strategy for the future development of the island. In order to achieve this, it is important that all future activities, land use and proposals on the island contribute to achieving its preservation. This will also serve to protect the island's cultural heritage to the level required to achieve World Heritage Status. Any activities, land use or proposals which undermine the island's heritage values and detract from the potential of the island to achieve World Heritage Status will not be permitted.

Objective No.	Overall Objectives It is an objective of the Council to:
OO-1	Facilitate the designation of the An Blascaod Mór as a World Heritage Area by preserving the integrity and authenticity of the island's built and natural heritage and to ensure that the functionality, activities, land use, infrastructure or new building are sustainable and not in conflict with UNESCO's guidelines and qualifying criteria for a World Heritage site
OO-2	Have regard to the principles contained in the Great Blasket Island Management Plan 2004.
OO-3	Support and regulate the primary conservation land-use and secondary education/tourism land-use on the island and limit activities, land use, infrastructure or new buildings that are secondary to the main functions.
OO-4	Preserve and protect the cultural (archaeological, architectural and literary) heritage and the natural heritage that is represented in the semi natural unpopulated character of the landscape.
OO-5	Facilitate the provision of improved and safe access to the island.

3.4 SPECIFIC OBJECTIVES

Objective No.	Natural Environment It is an objective of the Council to:
NH-1	Prohibit any development which, individually or cumulatively, will alter, damage, interfere with or destroy terrestrial and maritime habitats, or flora or fauna listed in Annex I and II of the European Habitats Directive 1992.
NH-2	Ensure that all development proposals are screened for Appropriate Assessment.
NH-3	Sustain the high level of water quality in all water bodies and courses, having regard to its various vital uses as a landscape feature and habitat.

Objective No	Archaeological Heritage It is an objective of the Council to:
AH-1	Ensure the preservation of all archaeological monuments included in the Record of Monuments and Places under of the National Monuments (Amendment) Act, 1994. In ensuring such preservation, the Council will have regard to the advice and recommendations of the DoEHLG, The National Museum of Ireland and other statutory agencies.

Objective No.	Built, architectural and Cutlural Heritage It is an objective of the Council that:
BAC-1	An appraisal and objectives for each particular protected structure is outlined in Appendix C . It shall be an overriding principle to: <ul style="list-style-type: none"> - Permit restoration and conservation of standing houses where the roof is still intact. Any such work shall require planning permission. - Promote uses, which will contribute to an interpretative experience of the cultural, architectural, archaeological, historical, social and natural experience of the village and the island. - Permit stabilisation and restoration of stonewalls of house ruins, following best restoration and conservation practise in accordance with the ‘<i>Conservation and Repair of Masonry Ruins</i>’ issued by the DoEHLG in 2010 Any such work shall require planning permission.
BAC-2	Designate the village including the surrounding fields, the village foreshore and the setting of the village as an Architectural Conservation Area, as outlined on Maps 1 & 2, in order to preserve the character and setting of the village.
BAC-3	Preserve features such as fields, fences, roadways and the landing slip, which contribute to the appreciation of the Architectural Conservation Area.
BAC-4	Ensure that development within the curtilage and attendant grounds of a protected structure shall not be detrimental to the appreciation of that structure.

Objective No.	Development Control It is an objective of the Council to:
DC-1	<p>Apply the following objectives within the Architectural Conservation Area in order to protect the village fabric and the elements forming it:</p> <ul style="list-style-type: none"> • That roadways shall not be altered or surfaced. (Not withstanding maintenance and repairs). • That earth ditches shall not be altered or demolished. (Not withstanding maintenance and repairs). • That cabling and piping shall be underground. Any such work shall require planning permission. • That any underground works shall be undertaken with due archaeological supervision and shall not lead to alteration of any existing features, surfaces or ground levels after its completion. Any such work shall require planning permission. • That any fixed out-door technical equipment such as aerials, oil tanks, septic tanks and water tanks shall not be visible. Any such work shall require planning permission. • That out-door fixed electrical lighting shall be prohibited. • That insertion of any external element on any building shall respect the character of that building the Architectural Conservation Area and shall require Planning Permission • That out-door signage shall respect the character of any protected structure, the character of the Architectural Conservation Area and shall require Planning Permission. • That the erection of any permanent structure shall respect the character of any protected structure, the character of the Architectural Conservation Area and shall require planning permission. • That any new dwellings shall not be erected except for extensions to buildings in accordance with the appraisal and objectives shown in Appendix C. Any such work shall require planning permission

Objective No.	Growth and future Development It is an objective of the Council to:
GD-1	Ensure development will not adversely affect the integrity of the island's cultural or natural heritage
GD-2	Require all applications for development that would be likely to alter, damage, interfere with or destroy the integrity of Natura 2000 sites to be accompanied by a Natura Impact Statement.
GD-3	Ensure that the construction of new dwellings as primary or holiday homes will not be permitted on the island.

Objective No.	Growth and future Development It is an objective of the Council to:
GD-4	Facilitate development at the minimum level required for the management and maintenance of the island where it is carried out in an environmentally sensitive manner.
GD-5	Restrict tourist-related development to the minimum required to service visitors. Permitted development would include toilet facilities and a café where proposals comply with the development objectives and standards of this local area plan, the current development plan for the area and the proper planning and sustainable development of the area.
GD-6	Facilitate the development of a pier where proposals are satisfactorily designed, constructed and operated to mitigate any impacts on the ecological, cultural or landscape values of the island

Objective No.	Access & Transport It is an objective of the Council to:
T-1	Require any permitted development to be designed to facilitate an appropriate level of access while respecting that the objective for conservation and preservation of the heritage of the island and the physical layout and features on the island in themselves may represent a restraint on access in certain circumstances

Appendix 1

Archaeological Heritage

There are currently 15 listed archaeological sites on An Blascaod Mór, which are listed in the Record of Monuments and Places (RMP) and are shown on Map 1. The island has not been subject to methodical archaeological surveys

Three of the archaeological sites are the houses of island writers Peig Sayers, Tomás Ó Criomhthain and Muiris Ó Súilleabháin. The houses are all located within the village area. The houses are of special interest in terms of Part IV of the Local Government (Planning and Development) Act, 2000 and are, therefore, included in the Record of Protected Structures. Provisions regarding these houses are set out in section 3.2 Architectural Heritage of this plan.

The twelve other archaeological sites include:-

- The remains of stone foundations (an archaeological complex) located adjacent to the village.
- Circular stone foundations of a fort known as the Dún, located on the western side of the island.
- Unmarked graveyard known as "The Children's Burial Ground", located adjacent to the village
- Remains of stone foundations of a possible church site, castle site and circular hut; all located within the village (includes 3 sites).
- Remains of stone foundations of three circular huts and an adjoining circular huts (a conjoined clachan site, located on the south western side of the island (includes 4 sites).
- Remains of foundations of a possible holy well and a possible cross-inscribed stone located adjacent to the village. (Cross inscribed stone is not located)

Appendix 2

Habitats & Wildlife

The Great Blasket Island and its neighbouring islands have been proposed as a Special Area of Conservation due to the presence of habitats and species listed under Annex 1 and Annex II of the EU Habitats Directive 1992, (see Maps 1 & 3). This directive was transposed into Irish law under the European Communities (Natural Habitats) Regulations 1997.

The protected habitats and species listed in Annex 1 & 2 of the Habitats Directive are:-

European Dry Heaths:- This habitat occurs largely on the westerly side of the Island Reefs. There are sub-marine, infralittoral and circalittoral reef communities around the island. Well-developed kelp forest extends to 18m below sea level. Conservation of the reef structure is excellent with a high level of species richness in some communities.

Submerged or part-submerged sea caves; Caves have been noted around the island which form the most southwestern example of this formation in Ireland

Harbour Porpoise (*Phocoena phocoena*); frequent sightings of Harbour Porpoise indicate a strong presence in the area. **Grey Seal (*Halichoerus Grypus*):-** The grey seal live on and around the Blasket islands. The islands are home to at least one quarter of the national total of Grey Seals. The second largest breeding site in Ireland is situated at An Trá Ban on the western side of the Great Blasket. The seal breed during the months of August and September and are particularly vulnerable to disturbance by land or sea at this time.

The SPA is designed to protect the following birds and bird life in general (annex 1 Birds Directive). **Storm Petrels (*Hydrobates pelagicus*):-** It is estimated that more than 40,000 pairs of Storm Petrels breed within the SPA. This is likely to be at least half of the Irish total and is of international importance. **Arctic Terns (*Sterna paradisica*):-** some years internationally important numbers appear on the island. **Choughs (*Pyrrhocorax pyrrhocorax*):-** 4-12 breeding pairs. **Leach's Petrel (*Oceanodroma leucorhoa*):-** occasionally breed on the Island. **Peregrines (*Falco peregrinus*):-** 1-2 pairs of peregrines. **Great Black-backed Gull (*Larus marinus*):-** The SPA supports 380 pairs (1998) of Black-backed Gull and numbers are of international importance.

Puffin (*Fratercula arctica*):- nationally important numbers of Puffins are present in the cSAC. **Manx Shearwater (*Puffinus puffinus*):-** Manx Shearwater is present in internationally important numbers (27,000 pairs, Seabird data 2000).

Flora

There are no species of Flora listed under the European Communities (Habitats) Directive 1992. However, uncommon marine flora has been noted. The red algae *Schizymenia* and *Radicilingua thysanorhizans* can be found in kelp forests. The uncommon brown algae *Carpomitra costata* is found at depths greater than 20m.

Geology and Geomorphology

The basic geological form of the Blasket Island complex is Old Red Sandstone – possibly the 2nd oldest rock formations in the country, with some outcrops of Silurian and volcanic rock. A Silurian fossil bed can be seen to the north east of the island.

Appendix 3

Record of Protected Structures

DoEHLG Ref	Council Ref	Structure-Type	Name of Structure
21305101	51-1	Houses	Peig Sayer's House
21305103	51-3	Detached House	An Dail
21305104	51-4	Cottage	
21305105	51-5	Detached House	Puicin Bui
21305106	51-6	Detached House	The King's House
21305107	51-7	Detached House	
21305108	51-8	Two Semi-detached Buildings	

Council Ref	Structure-Type
RPS KY-051-001	Dwelling and outhouse (roofed)
RPS KY-051-002	Dwelling house (roofed)
RPS KY-051-003	Dwelling house (roofed)
RPS KY-051-004	Dwelling house
RPS KY-051-005	Dwelling house (shop/café)
RPS KY-051-006	Dwelling house and outhouse
RPS KY-051-007 to RPS KY-051-19	Dwelling houses
RPS KY-051-020	Dwelling house (roofed)
RPS KY-051-021 to RPS KY -051-23	Dwelling house
RPS KY-051-024 to RPS KY -051-26	Dwelling house (roofed)
RPS KY-051-027	Dwelling house
RPS KY-051-028	Dwelling house (roofed)
RPS KY-051-029	(a) Landing slip (b) Breakwater
RPS KY-051-030	Light house/watch tower/ signal tower (Martello Tower)

Appraisal & Objectives for Protected Structures

Structure	1	
Appraisal	Original Type:	Outhouse.
	In use as:	Not in use.
	Date of Origin:	1890-1920.
	Condition:	Ruin.
	Composition:	One of three adjoining houses. Semi detached
	Importance Value Codes:	Architectural, Interior, Group, Vernacular, Streetscape/Setting, Material.
	Rating Value Code:	Local.
	Special Interest:	Architectural, Cultural, Social.
Objectives	Maintenance & Restoration	(a) Stonewalls should be stabilised and restored following best conservation practice. (b) No material changes should be done to structure and the curtilage except for restoration works. (c) Restoration works shall be subject to planning permission.
	Use	Ruin may be open to the public if this does not impinge on the preservation of the structure and the adjoining grounds.

Structure	2	
Appraisal	Original Type:	Dwelling house.
	In use as:	Not in use.
	Date of Origin:	1890-1920.
	Condition:	Poor.
	Composition:	One of three adjoining houses.
	Importance Value Codes:	Architectural, Interior, Group, Streetscape/Setting
	Rating Value Code:	Local.
	Special Interest:	Architectural, Cultural, Social.
Objectives	Maintenance & Restoration	(a) Exterior should be maintained and restored following best conservation practice. (b) No material changes should be done to exterior e.g. insertion of openings, Velux windows and extensions of any scale. (c) Interior may be restored and upgraded following best conservation practice, respecting existing layout and features. (d) Restoration works shall be subject to planning permission
	Use	Building may serve as holiday home, museum or information office.
Structure	3	
Appraisal	Original Type:	Dwelling house.
	In use as:	Not in use.
	Date of Origin:	1890-1920.
	Condition:	Derelict
	Composition:	Semi detached. One of three adjoining houses.
	Importance Value Codes:	Architectural, Interior, Group, Streetscape/Setting.
	Rating Value Code:	Local.
	Special Interest:	Architectural, Cultural, Social.
Objectives	Maintenance & Restoration	(a) Exterior should be maintained and restored following best conservation practice. (b) No material changes should be done to exterior e.g. insertion of openings, Velux windows and extensions of any scale. (c) Interior may be restored and upgraded following best conservation practice, respecting existing layout and features. (d) Restoration works shall be subject to planning permission.
	Future Use	Building may be used as museum or information office.
Structure	4	
Appraisal	Original Type:	Dwelling house, (Belonged to Muiris Ó Súilleabháin, 1904-1950).
	In use as:	Not in use.
	Date of Origin:	1890-1900.
	Condition:	Ruin.
	Composition:	Freestanding and partly embedded in sloping ground.
	Importance Value Codes:	Architectural, Historical, Interior, Group, Personal Association, Vernacular, Streetscape/Setting, Material.

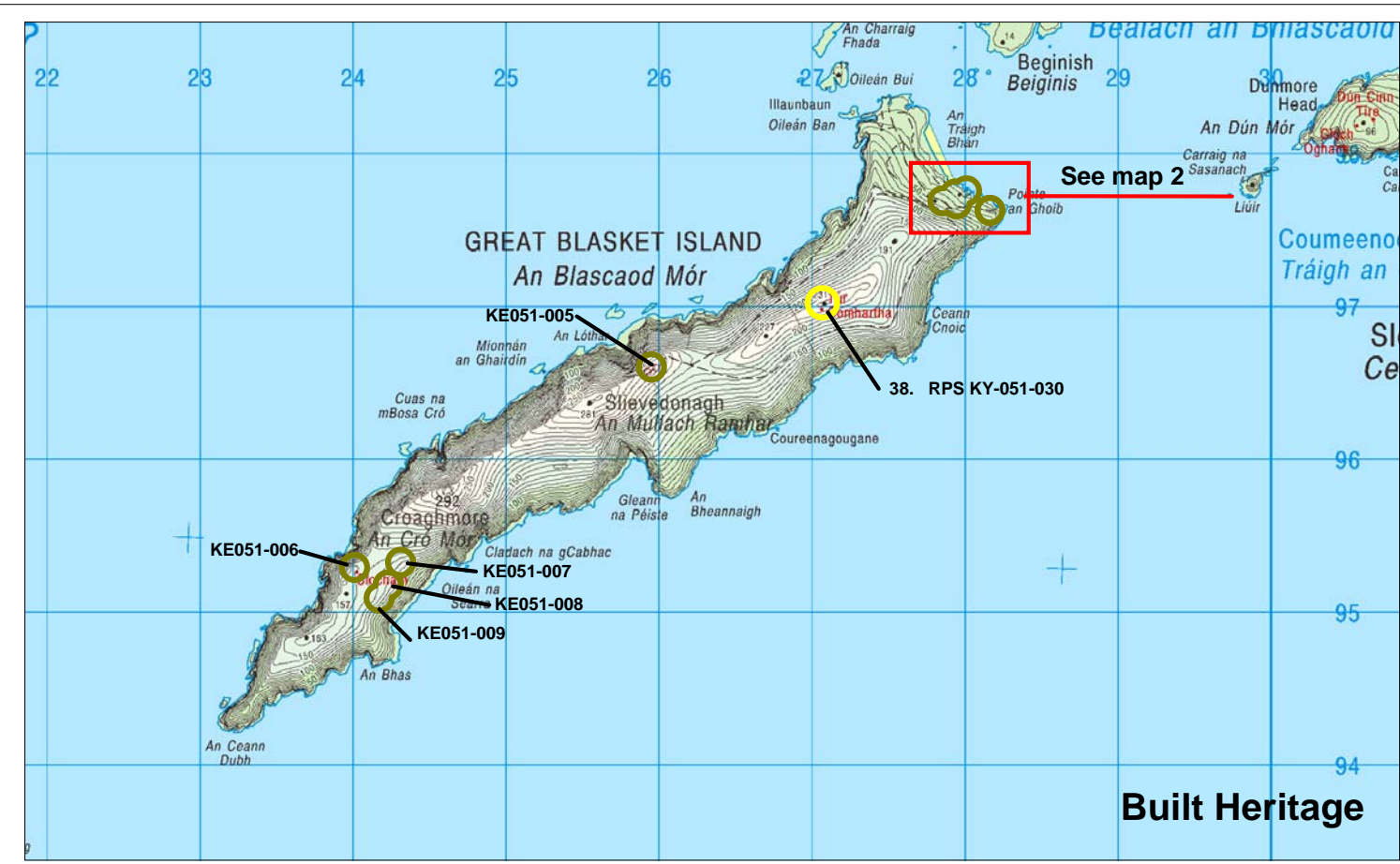
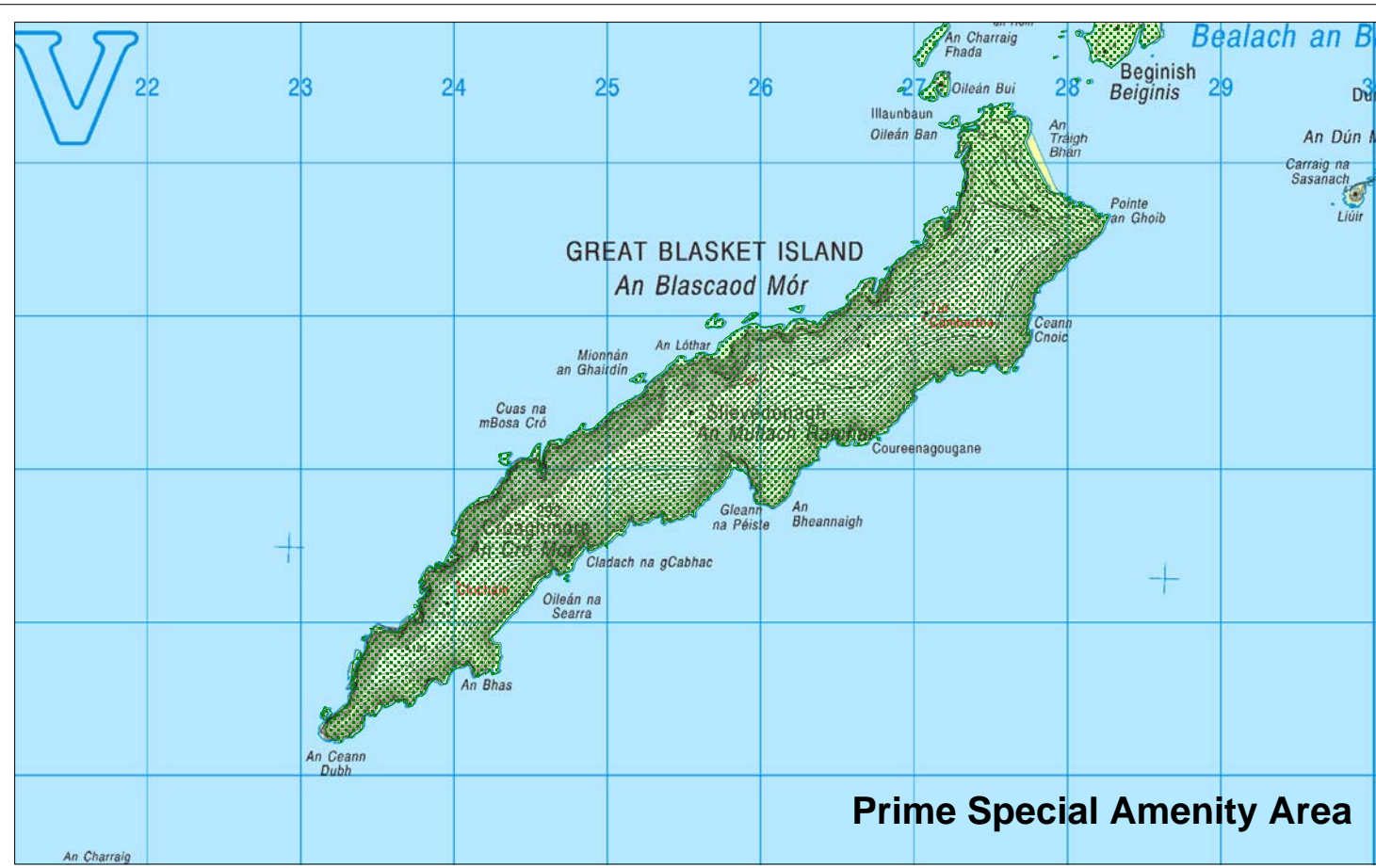
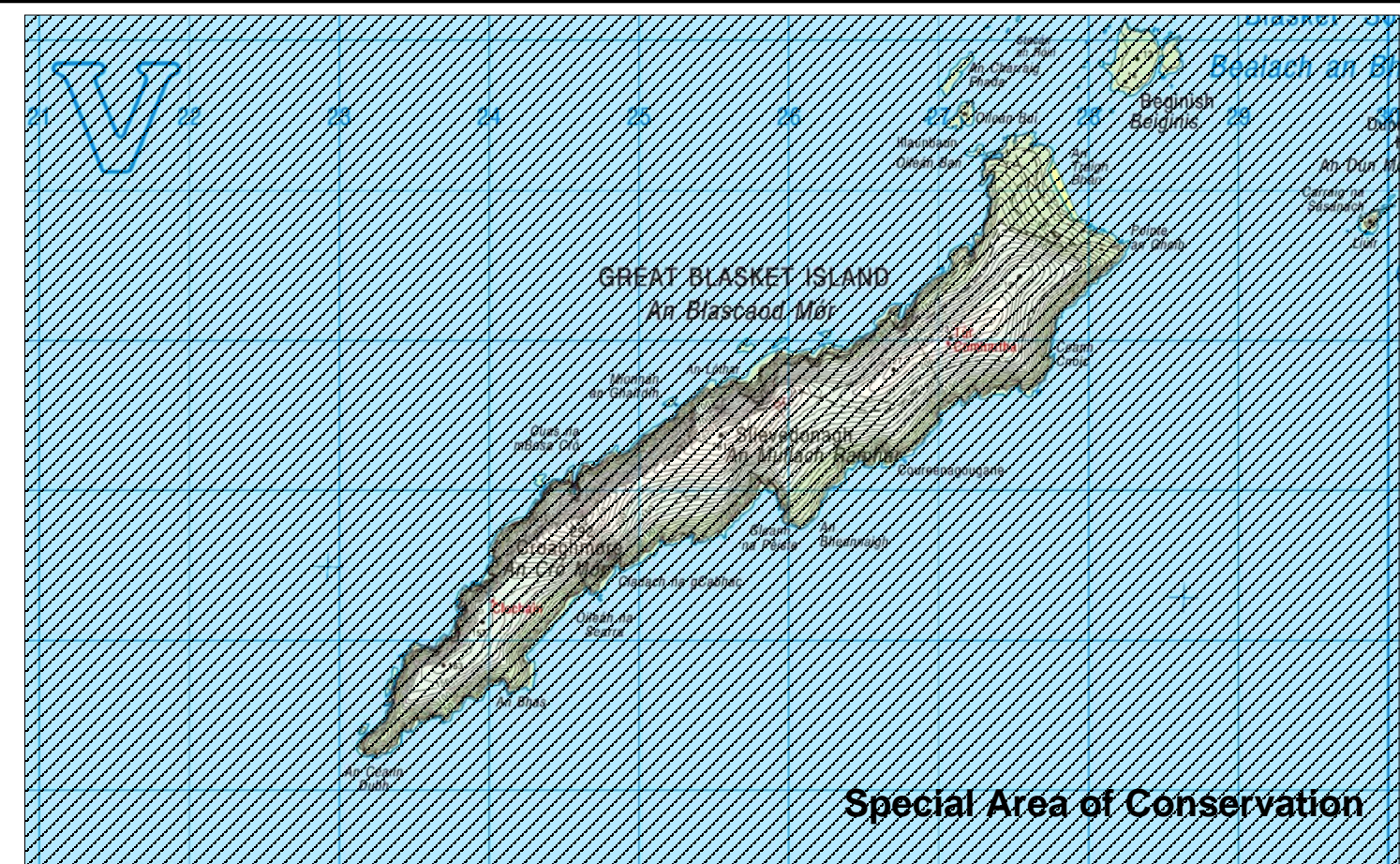
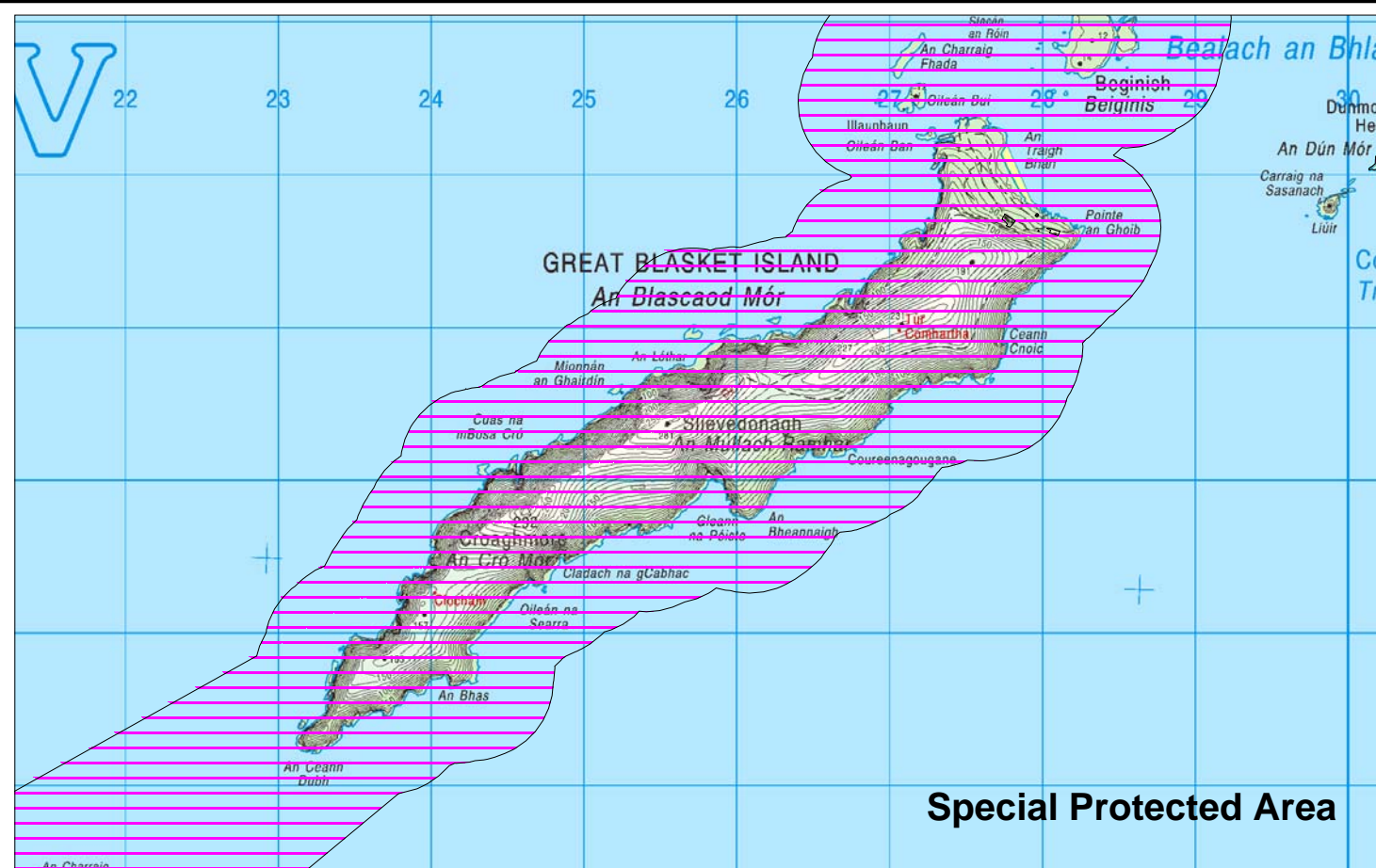
Structure	4	
	Rating Value Code:	National
	Special Interest:	Architectural, Historical, Cultural, Social.
Objectives	Maintenance & Restoration:	(a) Stonewalls should be stabilised and restored following best conservation practice. (b) No material changes should be done to structure and the curtilage except for restoration works. (c) Restoration works shall be subject to planning permission.
	Use:	Ruin may be open to the public if this does not impinge on the preservation of the structure and the adjoining grounds.
Structure	5	
Appraisal	Original Type:	Dwelling house.
	In use as:	In use as craft shop and cafe.
	Date of Origin:	1890-1910
	Condition:	Fair.
	Composition:	Dwelling house with attached outhouses. Outhouse fitted with flat roof around 1990.
	Importance Value Codes:	Architectural, Interior, Group, Streetscape/Setting.
	Rating Value Code:	Local.
	Special Interest:	Architectural, Cultural, Social
Objectives	Maintenance & Restoration	(a) Exterior should be maintained and restored following best conservation practice. (b) No material changes should be done to exterior e.g. insertion of openings, Velux windows and extensions of any scale. (c) Interior may be restored and upgraded following best conservation practice, respecting existing layout and features. (d) Restoration works shall be subject to planning permission.
	Use	Building may be used as café, craft shop, museum or information office with ancillary accommodation for shopkeeper / caretaker.
Structure	6, 8, 9, 10, 11, 12, 13, 15, 17, 19, 21, 22, 23, 25, 27, 28, 29, 30, 36.	(The appraisal and objectives apply to each building)
Appraisal	Original Type:	Dwelling house. Outhouses are attached to dwelling house except to house no. 8, 11, 22, 23, 29, 30, 36 which has no outhouse attached.
	In use as:	Not in use.
	Date of Origin:	1865-1900.
	Condition:	Ruin.
	Composition:	Rectangular layout. Partly embedded in sloping terrain.
	Importance Value Codes:	Architectural, Interior, Group, Vernacular, Streetscape/Setting, Material.
	Rating Value Code:	Regional
	Special Interest:	Architectural, Archaeological, Cultural, Social.

Structure	6, 8, 9, 10, 11, 12, 13, 15, 17, 19, 21, 22, 23, 25, 27, 28, 29, 30, 36.	(The appraisal and objectives apply to each building)
Objectives	Maintenance & Restoration	(a) Stonewalls should be stabilised and restored following best conservation practice. (b) No material changes should be done to structure and the curtilage except for restoration works. (c) Restoration works shall be subject to planning permission.
	Use	Ruin may be open to the public if this does not impinge on the preservation of the structure and the setting.
Structure	7	
Appraisal	Original Type:	Former Protestant School
	In use as:	Not in use.
	Date of Origin:	1860-1900.
	Condition:	Ruin.
	Composition:	Rectangular layout. Partly embedded in sloping terrain.
	Importance Value Codes:	Architectural, Historical, Interior, Group, Vernacular, Streetscape/Setting, Material.
	Rating Value Code:	Regional
	Special Interest:	Architectural, Cultural, Social.
Objectives	Maintenance & Restoration	(a) Stonewalls should be stabilised and restored following best conservation practice. (b) No material changes should be done to structure and the curtilage except for restoration works. (c) Restoration works shall be subject to planning permission.
	Use	Ruin may be open to the public if this does not impinge on the preservation of the structure and the adjoining grounds.
Structure	14	
Appraisal	Original Type:	Dwelling house / outhouse / fence.
	In use as:	Not in use.
	Date of Origin:	1890-1900.
	Condition:	Ruin.
	Composition:	Square layout. Partly embedded in sloping terrain.
	Importance Value Codes:	Architectural, Historical, Interior, Group, Vernacular, Streetscape/Setting, Material.
	Rating Value Code:	Local
	Special Interest:	Architectural, Cultural, Social.
Objectives	Maintenance & Restoration	(a) Stonewalls should be stabilised and restored following best conservation practice. (b) No material changes should be done to structure and the curtilage except for restoration works. (c) Restoration works shall be subject to planning permission.
	Use	Ruin may be open to the public if this does not impinge on the preservation of the structure.

Structure	16	
Appraisal	Original Type:	Outhouse.
	In use as:	In use for storage.
	Date of Origin:	1890-1900.
	Condition:	Fair.
	Composition:	Freestanding, beehive shaped circular hut.
	Importance Value Codes	Architectural, Historical, Interior, Group, Vernacular, Streetscape/Setting, Material.
	Rating Value Code:	Local
	Special Interest:	Architectural, Cultural, Social.
Objectives	Maintenance & Restoration	(a) Exterior should be maintained and restored following best conservation practice. (b) No material changes should be done to exterior e.g. insertion of openings and extensions of any scale. (c) Interior may be restored and upgraded following best conservation practice, respecting existing layout and features. (d) Restoration works shall be subject to planning permission.
	Use	Building may serve as facility for storage or as a part of a museum activity.
Structure	18	
Appraisal	Original Type:	Dwelling house.
	In use as:	In use as holiday home.
	Date of Origin:	1890-1900.
	Condition:	Good. Inappropriately designed Velux windows inserted on roof.
	Composition:	Semi detached.
	Importance Value Codes:	Architectural, Interior, Group, Streetscape/Setting.
	Rating Value Code:	Regional
	Special Interest:	Architectural, Social.
Objectives	Maintenance & Restoration	(a) Exterior should be maintained and restored following best conservation practice. (b) No material changes should be done to exterior e.g. insertion of openings, Velux windows and extensions of any scale. (c) Interior may be restored and upgraded following best conservation practice, respecting existing layout and features. (d) Restoration works shall be subject to planning permission.
	Use	Building may be used as holiday home, museum or information office with ancillary accommodation for shopkeeper/caretaker.
Structure	20	
Appraisal	Original Type:	Dwelling House. Belonged to Tomás Ó Criomhthain (1855-1937)
	In use as:	Not in use.
	Date of Origin:	1850-1900.
	Condition:	Ruin.

Structure	20	
	Composition:	Rectangular layout. Partly embedded in sloping terrain.
	Importance Value Codes:	Architectural, Historical, Interior, Group, Personal Association, Vernacular, Streetscape/Setting, Material.
	Rating Value Code:	Local
	Special Interest:	Architectural, Archaeological, Cultural, Historical, Social.
Objectives	Maintenance & Restoration	(a) Stonewalls should be stabilised and restored following best conservation practice. (b) No material changes should be done to structure and the curtilage except for restoration works. (c) Restoration works shall be subject to planning permission.
	Use	Ruin may be open to the public if this does not impinge on the preservation of the structure and the adjoining grounds.
Structure	24, 26, 37	
Appraisal	Original Type:	Dwelling house / outhouse
	In use as:	Holiday home
	Date of Origin:	1890-1920.
	Condition:	Fair.
	Composition:	Freestanding.
	Importance Value Codes:	Architectural, Interior, Group, Streetscape/Setting
	Rating Value Code:	Local.
	Special Interest:	Architectural, Social.
Objectives	Maintenance & Restoration	(a) Exterior should be maintained and restored following best conservation practice. (b) No material changes should be done to exterior e.g. insertion of openings, Velux windows and extensions of any scale. (c) Interior may be restored and upgraded following best conservation practice, respecting existing layout and features. (d) Restoration works shall be subject to planning permission
	Use	Building may serve as holiday home, museum or information office.
Structure	31, 32	
Appraisal	Original Type:	Dwelling House. Pig Sayers (1873-1958) lived in either no. 31 or 32.
	In use as:	Holiday Home
	Date of Origin:	1910-1916.
	Condition:	Good
	Composition:	Rectangular layout. Semi detached.
	Importance Value Codes:	Architectural, Historical, Interior, Group, Personal Association, Streetscape/Setting, Material.
	Rating Value Code:	National
	Special Interest:	Architectural, Cultural, Historical, Social.

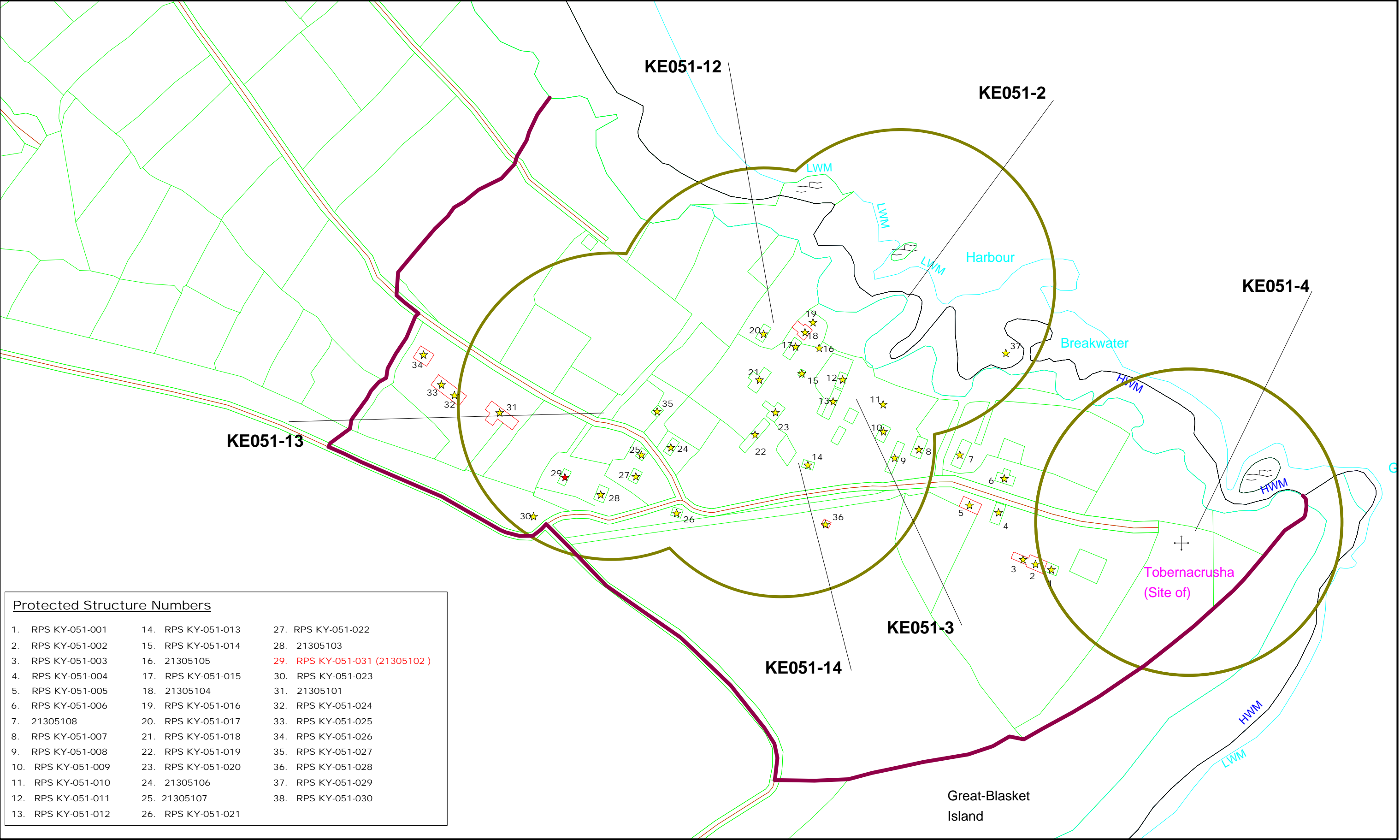
Structure	31, 32	
Objectives	Maintenance & Restoration	(a) Exterior should be maintained and restored following best conservation practice. (b) No material changes should be done to exterior e.g. insertion of openings, Velux windows and extensions of any scale. (c) Interior may be restored and upgraded following best conservation practice, respecting existing layout and features. (d) Restoration works shall be subject to planning permission
	Use	Building may be used as holiday home or museum with ancillary accommodation for shopkeeper/caretaker.
Structure	33, 34	
Appraisal	Original Type:	Dwelling House.
	In use as:	Holiday Home
	Date of Origin:	1910-1916.
	Condition:	Good
	Composition:	Rectangular layout. Semi detached.
	Importance Value Codes:	Architectural, Historical, Interior, Group, Streetscape/Setting, Material.
	Rating Value Code:	Local
	Special Interest:	Architectural, Cultural, Social.
Objectives	Maintenance & Restoration	(a) Exterior should be maintained and restored following best conservation practice. (b) No material changes should be done to exterior e.g. insertion of openings, Velux windows and extensions of any scale. (c) Interior may be restored and upgraded following best conservation practice, respecting existing layout and features. (d) Restoration works shall be subject to planning permission
	Use	Building may be used as holiday home or museum with ancillary accommodation for shopkeeper/caretaker.



An Blascaod Mór

Map 1
Designations
June 2012





SECTION 4

RURAL AREA

4.0 OVERVIEW

4.1.1 Introduction

The purpose of this section of the plan is to make provision for planning policies in rural areas that are below the strategic level of the County Development Plan and are more local in nature. The rural area of the Dingle Functional Area Local Area Plan, shown in Figure 1.1, is defined as all the rural area within the functional area boundary and outside the boundaries of the town, villages and the small villages/development nodes. The rural area, as defined in this plan, is functionally linked to the settlements.



Figure 4.1 Dingle Functional Area

Those living in the rural area are largely dependant on the town and villages for services such as schools, services and employment. It is likely that a substantial proportion of people travel to larger towns such as Daingean Uí Chúis, Tralee and Killarney for employment. Tourism and agriculture are strong in the area.

4.1.2 Purpose of Rural Area Plan

- Look at rural area at a local level as opposed to the more strategic level of the County Development Plan.
- Identify strengths, weaknesses, opportunities, threats in the rural area.
- Gather information on the rural area.
- Identify protected structures in the rural areas.
- Identify objectives for the rural area that are not at the strategic County Development Plan level.

4.1.3 SWOT Analysis for Rural Area

Strengths

- Has a strong urban centre (Daingean Uí Chúis) as a focal point.
- Major tourist destination
- Strong cultural & linguistic heritage
- Attractive and varied landscape/seascape with rivers, lakes, pastures and mountains
- A large part of the rural area has been relatively untouched by development.
- Strong economic and social linkages between the rural area and urban settlements.
- Villages in particular have in the most part retained their character.
- Area with some of the best scenery in the country.
- Sleah Head Drive is an important tourist route.
- Existing piers and Outdoor pursuits e.g., bird watching, fishing, walking, hill and mountain climbing, marine leisure, dolphin/whale watching etc
- Existing pedestrian walkway – The Dingle Way.
- 18 hole golf courses at Ceann Sibéal
- Blue Flag Beach at Ceann Trá
- Strong image and brand name

Weaknesses

- Peripheral location.
- Difficulty in competing with the range of services and attractions on offer in Tralee and Killarney.
- Reliance on tourism with seasonal nature
- Limited employment opportunities

Opportunities

- Conserve built heritage
- Identify walking and cycling routes.
- Protect the natural environment and biodiversity.
- Increase level of marine leisure activities and ecotourism.
- Increase level of walking tours, hill and mountain climbing.
- Increase level of mariculture
- Greater use of the marine environment for leisure activities.
- Develop indigenous employment opportunities.
- Develop local production and sale of creative, craft and food industries.

Threats

- Over-development of rural area.
- Decrease in numbers speaking Irish on a daily basis
- Pollution of surface and groundwater.
- Loss in quality of landscape
- Unemployment.
- Emigration and loss of population and consequent reduced demand for services
- Loss of biodiversity.
- External economic factors
- Competition from cheaper locations

4.1.4 Population

The population of the entire functional area, excluding Daingean Uí Chúis, was 5376 persons in 2011 which increased from 5127 persons in 2006. The projected population for the functional area, excluding Daingean Uí Chúis, during the plan period, up to 2017 is 5658 persons.

	2006 census	2011 census	2017 projection
Dingle Functional Area (excluding Daingean Uí Chúis)	5127	5376	5658

Table 4.1 Existing and projected population in Dingle Functional Area (excluding Daingean UíChúis)

4.1.5 Transport

The area is served by the N86, national secondary routes, the R559 regional road and a network of local roads. It is important that any development in the rural areas is acceptable in terms of traffic safety and does not impact negatively on the carrying capacity and general safety of public roads.



Figure 4.2 Road network

4.1.6 Water Supply

The area is served by public water mains, group water mains and private water supplies. It is imperative that groundwater in the area is protected from polluting development. All development shall have regard to the zones of influence for groundwater public water supplies and catchments for surface water public supplies within the functional area.

4.1.7 Wastewater Treatment

Developments in the rural area are served by individual septic tanks/treatment units based on an assessment of soil characteristics in accordance with the EPA's "Code of practice- Wastewater Treatment and Disposal Systems serving Single House (p.e. ≤ 10)" or any subsequent amendment or revision documents.

4.1.8 Landscape

The study area predominantly consists of extensive heathland, peat bog, pasture, natural grasslands, (Source; Corine 2006 Landuse Database). There is a large area of reed wetland around the Abha na Feothanaí and there are other inland marshes located at Baile an Reannaigh / An Riasc and at Baile an Cnótaigh/Imleach Slat.

4.1.9 Natural Environment

The extent of SPA (Special Protection Areas), and cSAC (candidate Special Areas of Conservation) areas in the rural area are shown in Figures 4.3 and 4.5 and are listed in Table 4.2



Figure 4.3 SPA in the Rural area

The Dingle Peninsula SPA is of special conservation interest for the following species; chough, Peregrine and Fulmur. Vegetative cliffs are the predominant habitat in the site and support a good variety of plant species such as Thrift (*Armeria maritime*), Sea Campion (*Silene vulgaris subsp. Maritima*), Sea Spleenwort (*Asplenium marinum*) and Rock Sea-spurry (*Spergularia rupicola*). The land adjacent to the cliff edges, areas of sand dunes and some uplands are also included within the SPA. The chough is a medium sized, red legged member of the crow family. It is a specialised feeder on soil invertebrates, although it also takes split grain. The coastal tip of the peninsula is a stronghold for the chough with feeding and nesting sites available.

The high cliffs of this Natura 2000 site are steeply sloping rather than sheer and are likely to be suitable for breeding Fulmar. The frequent rock outcrops in the site provide excellent nesting ledges for peregrines, which utilise the coastal fringe, bog and heath habitat in the area for foraging.

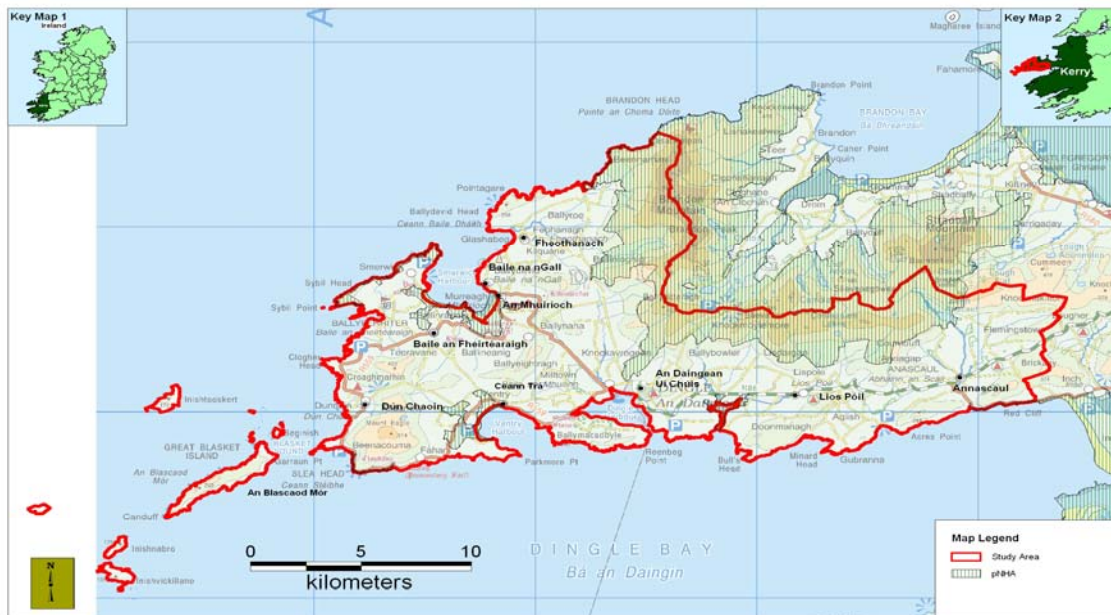


Figure 4.5 pNHA in the Dingle Functional area

The main river channels in the area are the Milltown River (Abha Bhaile an Mhuilinn), Feohanagh River (Abna na Feothanaí), Garfinny River (Abhainn na Gairfeana), Owenanscaul River (Abhainn an Scail) and the Owenalondrig River (Abhainn an Lóndraigh). The main surface water features in the area, including lakes, are shown in Figure 4.6.



Figure 4.6 Watercourses/Lakes in the Rural Area

There are a number of mature trees and woodlands in the area around Coláiste Ide which are important in terms of biodiversity and providing amenity areas to the public.

4.1.10 Amenity

It is proposed that a green route be developed along The Dingle Way between Tralee, Annascaul and Daingean Uí Chúis in a sustainable manner in accordance with development objective INF8-38 of the Kerry County Development Plan (2009-2015), see objective RU-AT-4. It is also proposed to provide a cycle route between Daingean Uí Chúis and Ceann Trá (Objective RU-AT-6) see fig 4.6. Subject to Habitats Directive Assessment, at project level, these green routes could facilitate recreational activities such as walking, cycling and nature observation. This would provide a valuable amenity resource for the area with some spectacular sea and mountain views and would constitute additional tourist attractions in the Dingle area.

Ceann Trá beach is a blue flag beach. The whole area is linked by the arc of Cuan Fionntrá (Ventry Harbour), with one of the most attractive and unpolluted beaches in Ireland.

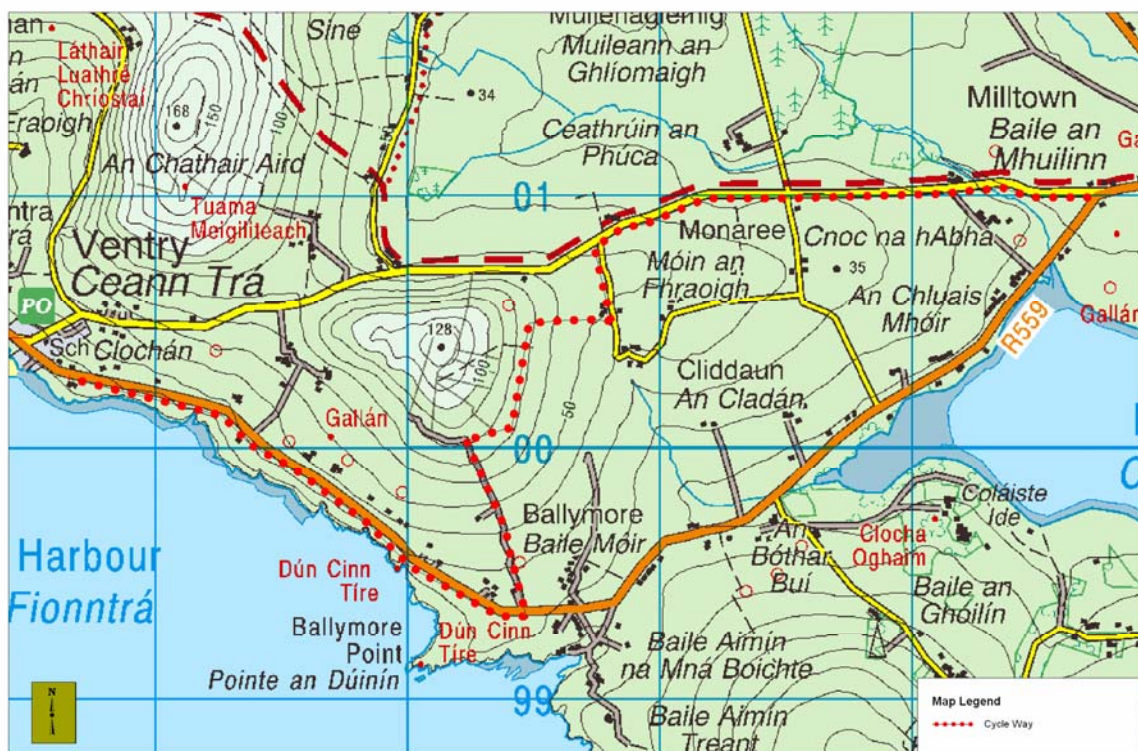


Figure 4.7 Proposed Ceann Trá Cycle Way

4.1.11 Tourism

Tourism is an important element of the economy of the Dingle Functional Area. The existing tourism product needs to be protected, with greater value being derived from it. In addition, efforts need to be made to lengthen the tourism season. Tourism needs to focus on the strengths of the area, namely the scenic rural landscape, the marine environment, the built heritage of An Corca Dhuibhne and the areas interesting history.

The area offers scope for outdoor pursuits such as birdwatching, walking, hill and mountain climbing, dolphin/whale watching and marine leisure. The potential for ecotourism in the area is immense, but is not fully developed.

Ecotourism is a form of tourism which appeals to the ecologically and socially conscious. Ecotourism focuses on the local environment and culture, typically involving travel to destinations where flora, fauna, high quality environment and cultural heritage are the primary attractions. Responsible ecotourism includes programmes that minimize the negative aspects of conventional tourism on the environment, and enhance the local community.

Therefore, an integral part of ecotourism is the promotion of recycling, energy efficiency, water conservation, and the creation of economic opportunities for the local communities.

The landscape, cultural and linguistic heritage and amenities of the area constitute a prime asset on which the tourism industry is based. The size of the settlements and their unique character make them particularly sensitive to development.

It is accepted however that expansion of the tourism industry is based on appropriate development. This plan, in accordance with the principles of sustainable tourism development outlined by Fáilte Ireland promotes suitable sustainable tourism development. When considering proposals for new tourism development, priority will be given to those that are encouraging longer visitor stays and add to the range of facilities available to people who live in the area all year round.

Recreation and tourism activities can cause increased disturbance to habitats and species that are important for biodiversity. Accordingly, tourism and recreation projects, strategies and activities should ensure that the ecological integrity of the region's natural environment is maintained, particularly with regard to Natura 2000 sites.

In order to boost tourism, the profile of the area needs to be highlighted with increased and updated tourist signage at strategic points in the area. Tourist signage needs to be improved.

4.1.12 Built Heritage

There are 6 existing protected structures in the rural area and full details of these protected structures are contained in Volume One of the Kerry County Development Plan 2009-2015. The Council proposes to designate two architectural conservation areas (ACA) in the rural areas; the Ardamore ACA and the Kildurrihy ACA (see Appendix 1).

4.1.13 Rural Areas with Distinctive Clustered Settlement Patterns

The Core Strategy of the County Development Plan identified four different rural area types. One of these areas; Rural areas characterized by distinctive clustered settlement patterns are predominately found in isolated Gaeltacht areas. These areas are characterized by a tradition of clustered development in the traditional clochan/cluster form. Baile na nGall, An Riasc, Leataoibh Mór, Dún Séanna and Cill Dhoirche(Kildurrihy), Gleann na Mine Airde (Glanminard) are fine examples of this traditional clochan type layout. Kildurrihy and Ardamore are designate proposed Architectural Conservation Areas (see Appendix 1)

4.1.14 Archaeology

The general archaeology of the Corca Dhuibhne Peninsula is dominated by early ecclesiastical sites and secular sites of the Early Medieval Period. Ecclesiastical sites such as An Riase, Cill Mháoilchéadar and Gallarus are of international importance, while palimpsest landscapes such as those around Ceann Trá and Brandon provide a vital commentary on the landscape archaeology of Early Medieval Ireland.

Prehistoric sites with rock art, megalithic tombs and standing stones are scattered throughout the area. Excavations at Ferriter's Cove, 11km west of Daingean Uí Chúis, uncovered remains of a camp dating to the Mesolithic/Neolithic transition around 4,000 BC. The Dingle Functional Area Plan contains probably the most archaeologically rich area of the county.

There are 1214 monuments listed in the Record of Monuments & Places within the FAP area, the majority dating to the Early Christian and Early Medieval periods. These Early Medieval remains range from numerous early monastic and ecclesiastical sites to the extensive clochán settlements in Fahan and Glanfahan with associated stone forts and enclosures.

The outstanding Early Medieval heritage of the area is reflected in the density of National Monuments located here; there are 44 National Monuments of which 36 are in state ownership, 2 are in state guardianship and 6 are subject to a preservation order. A further 16 monuments have been entered in the Register of Historic Monuments (Registration).

4.1.14.1 Fahan/Glanfahan

Particularly high densities of Recorded Monuments occur in the townlands of Fahan, Glanfahan, Coumeenoole North and South (see RMP constraint map below). Within the areas shown as detail A and B in the map below (OS sheet 52) there are 248 recorded monuments of which 6 are National Monuments while slightly further to the west in Coumeenoole North the large promontory fort of 'Dunmore' is also a National Monument.

4.1.14.2 Western Slopes Mount Brandon

On the western slopes of the Mount Brandon uplands, particularly the townlands of Ballynahow, Ballinknockane, Ballynavenooragh, Ballybrack and Ballinloghig there is another high concentration of monuments. Here there are approximately 100 recorded monuments including 5 National Monuments. These figures do not include up to 20 monuments found during a KCC/Heritage Council funded uplands study of the area and not shown on the RMP. The uplands on this side of Mount Brandon are rich in archaeological remains, many of which probably remain to be recorded.

These two areas, located in upland regions, would be particularly sensitive to development and provision should be made to ensure that these areas are protected in as much as possible, given that they represent two outstanding examples of relict, Early Medieval landscapes.



Fig 4.8 Special Protection Site - Glanfahan, Fahan, Coumeenoole

These historic landscapes need to be treated with special sensitivity and afforded special protection.

A The townlands of Glanfahan, Fahan, Coumeenoole North & South, west of Ventry are the location of an extensive Early Medieval, secular landscape comprising hut sites or clocháns, cahers/cashel or stone forts, enclosures and associated palimpsest field systems. The quality of the remains and the ‘upland’ nature of much of the area have helped to preserve this landscape and the important physical relationships between the various monument types and the landscape itself. The archaeological remains attest to a vanished way of life and are crucial to our understanding of the Early Medieval period locally, regionally and nationally.

B The townlands of Ballynahow, Ballinknockane, Ballynavenooragh, Ballybrack and Ballinloghig are the location of an extensive and nationally important, ecclesiastical and secular Early Medieval landscape that owes its outstanding preservation to its location in an upland area of marginal lands. The national importance of the landscape is attested to by the presence of 5 National Monuments in the area. Apart from its archaeological importance the area also has major cultural significance within the overall religious and mythological landscape of Mount Brandon. *Cosán na Naoimh*, the pilgrimage route to the summit of Mount Brandon, passes through this area, linking the archaeological remains on the lower slopes with the mountain summit but also connecting the present with the traditions of the past.

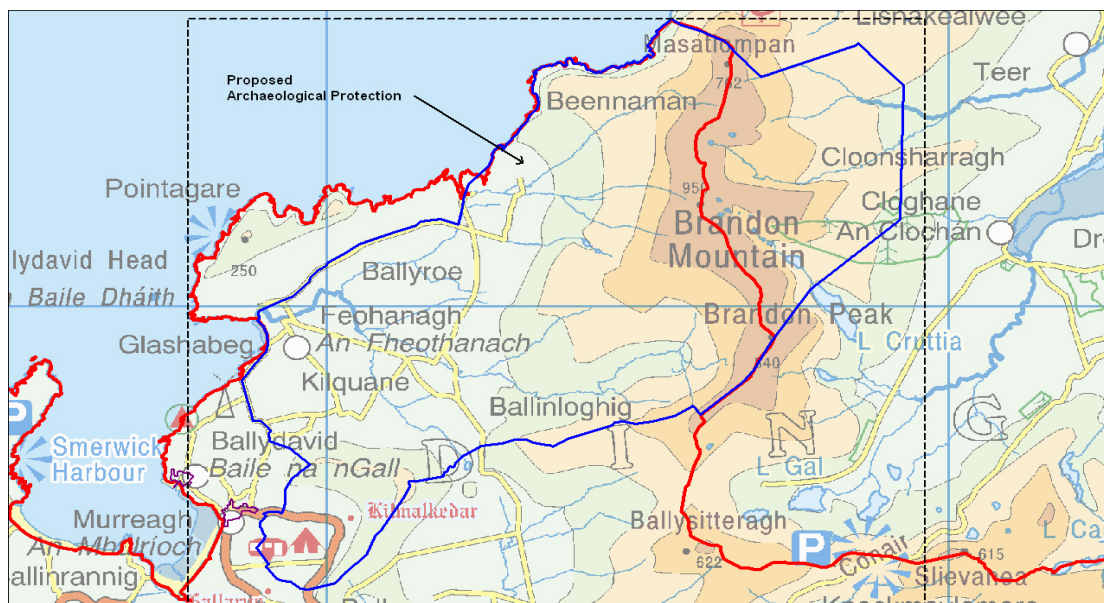


Fig 4.9 Special Protection Site – Ballynahow, Ballinknockane, Ballynavenooragh, Ballybrack and Ballinloghig Western side of Mount Brandon

4.1.15 Flood Risk Management

Flood Risk Data for the functional area has been mapped on figure 4.10, using soil maps, recorded flood event locations and lands benefitting from OPW drainage schemes (available on www.floodmaps.ie). The OPW have published draft preliminary catchment based flood risk management plan for the area. Flood Risk Management in the area will be in accordance with the 2009 Government Guidelines on ‘The Planning System and Flood Risk Management’, the relevant development objectives of this plan and with Section 11.4 of the Kerry County Development Plan 2009-2015.



Figure 4.10 Flood Data

Figure 4.10 shows recorded flood locations and other potentially vulnerable areas.

Kerry County Council has a policy to limit and manage the permitted runoff from all new developments, in order to protect river water quality and to avoid downstream flooding of the sewer network or river. Any large scale developments must incorporate Sustainable Urban Drainage Systems (SUDS) to restrict the discharge of stormwater from developments. Kerry County Council has a number of interim standards covering river quality protection, river regime protection and river and coastal flooding protection.

4.1.16 Windfarms

Most of the Dingle Functional Area is designated “Area unsuitable for development” in terms of windfarm development in the Kerry County Development Plan 2009-2015. However, a small portion of the rural area just east of Annascaul in Flemingstown has been designated “Open to consideration”.

4.1.17 Light Industrial Zoning

For clarification, development of land zoned Light Industrial in the Dingle Functional Area (e.g. at Baile an Buaile north of Daingean Uí Chúis and Flemingstown east of the town) shall be regulated in accordance with the provisions of the Zoning Matrix. Any proposed development on these lands shall be accompanied by traffic and transport assessment and a road safety audit.

4.1.18 Piers / Harbours

There are a number of small piers and harbours located around the coast of the functional area. These piers are used for various purposes including fishing, tourism and leisure. These piers are maintained by Kerry County Council. It is the policy of Kerry County Council to maintain and repair these piers for public use and to support the sustainable development of the piers as potential economic generators for the area and support the maintenance of other facilities such as slipways and to protect them from inappropriate uses.

4.1.19 Coastal Zone Management

Kerry County Council recognises that areas of the Coastline are a valuable amenity resource with significant recreation potential. The natural assets of the coastline including Dingle Harbour, piers/ harbours and numerous beaches enable the county to offer tourism as an important economic activity.

Some of the key issues facing the coastal zone of the Functional area are:-

- Lack of integration between regulatory bodies that control activities in the Coastal Zone.
- Greater public awareness of and involvement in environmental issues including nature conservation and visual impact.
- Decline in traditional industries such as fishing due to impact of EU quota restrictions/decline in fish stocks and larger trawlers.
- Expansion of newer industries such as aquaculture which require an integrated response between land and sea
- Protection against risks including flooding and erosion.
- Development of sustainable marine tourism opportunities.

Kerry County Council with other agencies shall seek:-

- The regeneration of coastal towns and communities, reinforcing their local economic and social roles and importance to the wider region;
- The conservation of the coastal environment and coastal waters, including the natural character, historic environment and tranquility of undeveloped areas, particularly in the areas of coastline and estuary designated as sites of European or international importance for nature conservation.

The overall maritime area provides new opportunities for economic development, which includes the potential for the sustainable development of new off-shore resources in terms of renewable energies and other seabed based opportunities.

Kerry County Council is part of a collaborative project led by the Heritage Council in partnership with neighbouring counties. It commenced in 2010 and is due for completion 2012. The overall purpose of the project is to develop a GIS-based approach to enable the comprehensive audit and subsequent assessment of heritage (as defined in the Heritage Act 1995) in the coastal areas of these counties. It is hoped that the outcomes and deliverables of the project will provide a clearer understanding of heritage and its significance and will provide the basis for environmental assessment and future management of the coastal zone.

4.1.20 Opportunity Site

Fionn Trá / Imleach Slat Opportunity Site

Overall Aim

To sustainably provide for the transitory service needs of recreational vehicle users and other low impact tourism related initiatives in support of rural tourism

4.1.20.1 Site Location and Description

This opportunity site (1.77Ha) is comprised of two portions of land both of which are located between the R559 Regional Roadway and Ventry Strand. One portion comprises of the existing pub and the second portion is on the eastern side of a crossroads, to the rear and side of the church (Map RU-1). This crossroads is located approximately 2Km west of Ceann Trá (Ventry) and 450m from Ventry Strand. Slea Head Drive, which is an important tourism route in the County forms part of the R559.

The Fionn Trá / Ard na Bothair portion of the opportunity site (0.16Ha), is located in the Townland of Fionn Trá, is roughly rectangular in shape and has direct access onto both the R559 and a local secondary roadway. This local secondary roadway leads from the R559 to Ventry Strand. The Imleach Slat portion of the opportunity site (1.6Ha) is located in the Townland of Imleach Slat on the opposite side of the local secondary roadway to the Fionn Trá portion and is also roughly rectangular in shape. St Catherine's Church, which is a protected structure, is located between the Imleach Slat portion and the R559.

An existing pub is located in the Fionn Trá portion of the opportunity site while the Imleach Slat portion, which consists of three fields, consists of improved grasslands and is used for agricultural purposes. The pub has established itself as a tourist attraction in the West Kerry area.

A shop, church and a number of dwellings, including a contemporary cluster holiday home rental development, are located in close proximity to the crossroads.

4.1.20.2 Development Potential

This site presents an opportunity to provide sustainable low impact tourism related facilities with a view towards attracting additional tourists and providing for transitory service needs of recreational vehicles users in a sustainable manner, thereby complementing and supporting rural tourism in the area.

Low impact tourist attraction facilities are considered to be those which by their nature, form, scale and design would be compatible with the general amenities, character and the built, natural, cultural heritage of the area. As part of this, rest areas, drinking water points, waste stations, information points and picnic areas will be considered. Overnight accommodation / parking shall be for recreational vehicles / camper van type vehicles only and shall be restricted to short stay periods. Additional tourist attraction facilities will also be considered subject to appropriateness of nature, form, scale and design.

Residential units, chalets, mobile homes and facilities for similar static type units will not be permitted within this opportunity site.

4.1.20.3 Development Constraints include:

- **Visual Impact**

Development proposals will be required to successfully integrate into the landscape so as to protect the landscape of the county as a major economic asset as well as for its invaluable amenity value and beauty. As part of this, proposals should be appropriately screened and carefully designed having regard to the opportunity sites visually sensitive location between the R559 and Ventry Strand. Native and naturalised hedge species should be maintained / planted, where appropriate, in order to help integrate development proposals within their setting while a high standard of materials and finishes will be expected throughout.

- **Water Quality**

The Beach at Ventry is included in the Register of Protected Areas for the South Western River Basin District for Bathing Water Purposes and accordingly is protected by European legislation. The Bathing Water Quality Regulations (SI 79 of 2008) which transposed the new Bathing Waters Directive (2006/7/EC) establishes a new classification system for bathing water quality and requires monitoring and management plans to preserve, protect and improve the quality of bathing waters. Ventry Harbour also supports aquaculture and fishing activities.

Development proposals should include detailed proposals for dealing with all foul water effluents and surface water runoffs generated within the opportunity site so as to ensure that water quality in the area (and the Blue Flag Status of Ventry Beach) are maintained / improved. As part of this the cumulative impacts on water quality, of existing and proposed developments in the opportunity site, should be assessed.

- **Built Heritage**

The opportunity site is located in close proximity to St Catherine's Church, which is a protected structure. Development proposals will be required to take cognizance of this. Proposals which would detract from the 'special interest' of the protected structure will not be permitted.

- **Road Safety**

Proposals should be supported with a road safety audits / traffic and transport assessments, where appropriate.

- **Biodiversity**

Development proposals should seek to minimise direct and indirect impacts on biodiversity. Of particular interest in the area is the Ventry Dunes and Marshes pNHA(001384). This is located less than 100m to the east. This pNHA comprises Ventry Strand, a small dune system, a small lake, wet grasslands and an extensive common reed (*Phragmites Australis*). Recreational pressure can be harmful to such habitats and accordingly this should be given due consideration as part of any development proposal.

- **Flood Risk Management**

Where appropriate, development proposals will be required to incorporate sustainable flood risk management designs and practices as recommended in the DoEHLG (2009) publications ‘The Planning System and Flood Risk Management – Guidelines for Planning Authorities and Technical Appendices’.

- **Waste Management**

Development proposals should be accompanied by detailed waste management plans covering both the construction and operation phases of proposals.

- **Irish Language / Gaeltacht**

Proposals which would have a potentially harmful impact on the Irish language or the culture of the Gaeltacht should be avoided.

4.2 OVERALL OBJECTIVES

	It is an objective of the Council to:
Ru-1	Provide for the development of sustainable rural housing in the county in accordance with the ‘Sustainable Rural Housing’ guidelines issued by the Department of the Environment, Heritage and Local Government.
Ru-2	Provide for balanced growth throughout the area by promoting the strengthening of rural communities and provide the infrastructure to facilitate job creation and diversification in these areas in a sustainable manner.
Ru-3	Ensure that development on un-serviced lands comply fully with the “Code of Practice; Waste water treatment and disposal systems serving single houses” and where necessary “Wastewater Treatment Manuals - Treatment Systems for Small Communities, Business, Leisure Centres and Hotels”.
Ru-4	Ensure that all fish bearing watercourses within the plan area and their riparian zone including the flood plain are protected from significant development and from the effects of wastewater discharges.

4.3 SPECIFIC OBJECTIVES

	Archaeology Objectives It is an objective of the Council to:
Ru-A-1	Secure the inclusion of the structures as included in appendix A in the Record of Protected Structures and in particular the two (archaeological) special protection areas.
Ru-A-2	Protect the views and vistas around the monuments, the inter-visibility of the monuments and the integrity of the existing archaeological landscape setting in the two prehistoric landscapes identified (see Map Ru2). Applicants are advised to liaise with the County Archaeologist in advance of any application for development within these sites.

	Amenity & Tourism It is an objective of the Council to:
Ru-AT-1	Encourage the development of walking routes within the plan area and associated car parking facilities at appropriate locations so as to facilitate sustainable outdoor recreational activities in the plan area.
Ru-AT-2	Encourage the improvement of sensitively designed tourist information boards and signage at appropriate locations.
Ru-AT-3	Protect and encourage the development of literary, musical, artistic, sporting and other cultural heritage initiatives.
Ru-AT-4	Facilitate the development of a 'green route', in a sustainable manner, along the dismantled railway line between Camp Junction and Daingean Uí Chúis. This green route could be used, where appropriate, for recreational activities such as walking, cycling and nature observation.
Ru-AT-5	Facilitate the sustainable extension and diversification of tourist facilities.
Ru-AT-6	Facilitate the development of a 'Cycle route', between Ceann Trá and Daingean Uí Chúis.

	Built Environment It is an objective of the Council to:
Ru B-1	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties.

	Employment and Economic Activity It is an objective of the Council to :
Ru-EE-1	Facilitate sustainable diversification of the rural economy
Ru-EE-2	Provide the infrastructure and support for the sustainable development and expansion of employment opportunities, including indigenous knowledge based industries.

	An Gaeltacht It is an objective of the Council to:
Ru-G-1	Seek to protect and enhance the linguistic and cultural heritage of the Gaeltacht and to promote the use of Irish as the community language.
Ru-G-2	Ensure that all directional signage in the Gaeltacht area shall be in Irish only. All other signage in the area shall be in Irish or bilingual. Where bilingual language is used, the Irish version shall be the dominant wording on the sign.

	Piers And Harbours It is an objective of the Council to:
Ru-PH-1	Support the sustainable development of the piers and harbours as potential economic generators for the area and support the maintenance of other facilities such as slipways and to protect them from inappropriate uses.
Ru-PH-2	Facilitate improved access to, improved launch facilities and marine leisure activities at piers in a sustainable manner while safeguarding the ecological integrity of the area

Objective No.	Flood Risk Management It is an objective of the Council to:
FM-1	Ensure that any development proposals on these lands shall be subject to a flood impact assessment.
FM-2	Ensure that vulnerability of wastewater treatment systems to flooding is taken into consideration by the Wastewater Site Assessment Unit of the Planning Authority, when assessing planning proposals for residential units.
FM-3	Have regard to OPW Flood Zone Maps for coastal flooding, when assessing planning proposals.

Objective No.	Archaeology & Heritage It is an objective of the Council to:
RU-AH-1	Ensure the preservation and protection of all archaeological monuments in the Special Protection sites.

Objective No.	Biodiversity It is an objective of the Council to:
RU-BIO-1	It is the objective of the council to have regard to the “ <i>The Kerry Barn Owl research project 2010 report</i> ” and to safeguard from development, where possible, the known active sites and traditional nesting sites in the functional area.
RU-BIO-2	Ensure that any planning application for development in or adjacent to Coláiste Ide shall be accompanied by a tree survey and a report on the potential impact of the development on the woodland, or an ecological impact assessment if necessary
RU-BIO-3	Protect the sand dunes / dune system in the plan area and prohibit any development that would damage or lead to erosion of any dune system.

APPENDIX 1

PROPOSED ARCHITECTURAL CONSERVATION AREAS

Introduction

Many of the towns, villages and rural areas of County Kerry contain areas which exhibit a distinct character and intrinsic qualities, based on their historic built form and layout. This character is often derived from the cumulative impact of the area's buildings, their setting, landscape and other locally important features. The materials used and the manner in which they are used in the buildings all possess historical significance and render a sense of place and identity. These areas are an expression of our culture and our identity and constitute an important part of our heritage. The Planning and Development Act, 2000 provides the legislative basis for the protection of such areas, known as Architectural Conservation Areas, or ACAs.

An ACA is 'a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest'

A wide variety of areas can be considered for designation as an ACA. For example, an ACA could be centred on an individual building, or a terrace of houses; they may be rural or urban. ACA designation forms the basis for policies to preserve or enhance an area, and provides a basic control over the external appearance of buildings, which make a positive contribution to the character of the area. Planning controls are more extensive with exempted development limited. Any works that would have a material effect on the character of an ACA require planning permission.

Owners, occupiers or developers proposing to carry out works within the ACA should be aware that the normal exemption development regulations, will no longer apply. Therefore, in its assessment of whether or not works constitute exempted development, the Planning Authority must have regard to not only the impact on the character of the structure itself and adjacent structures, as required under Section 4(1)(h), but must now also have regard to the impact on the overall character of the area, as required under Section 82(1).

While new development and alterations to existing structures can still occur subject to planning, proposals should respect or enhance the area's special character. The key consideration for the Planning Authority will be to ensure that development proposals respect the special character and appearance of the area and contribute to its preservation and enhancement.

It is proposed to have two ACAs, Ardamore and Kildurrihy.

ARDAMORE Proposed Architectural Conservation Area

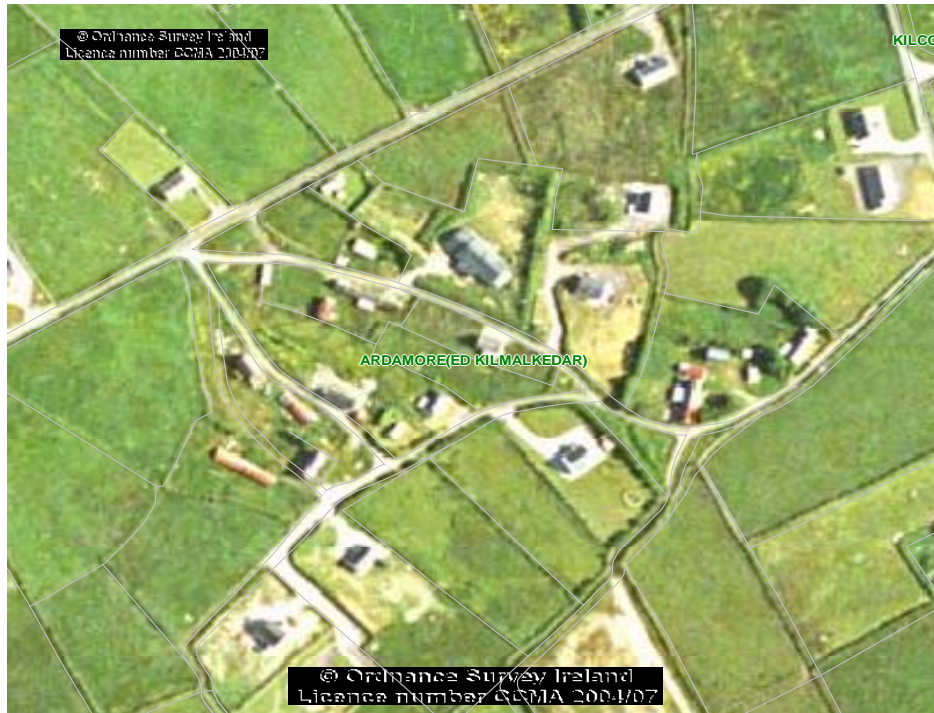


Fig. 1 Aerial view of Ardmore

Location and Boundary of the Conservation Area

The proposed ACA is located in the townland of Ardmore, approximately 1.7 km north of Ballydavid. The settlement is within 400 metres of the coastline.



Fig.2 ACA boundary

Historical Development of the Area

This group of buildings is shown in the first edition of the OS map (1841) and also in the second edition (1896). The buildings are still in place and represent the extant remains of a former clachan type settlement which would at one time have been very prevalent on the Dingle Peninsula.

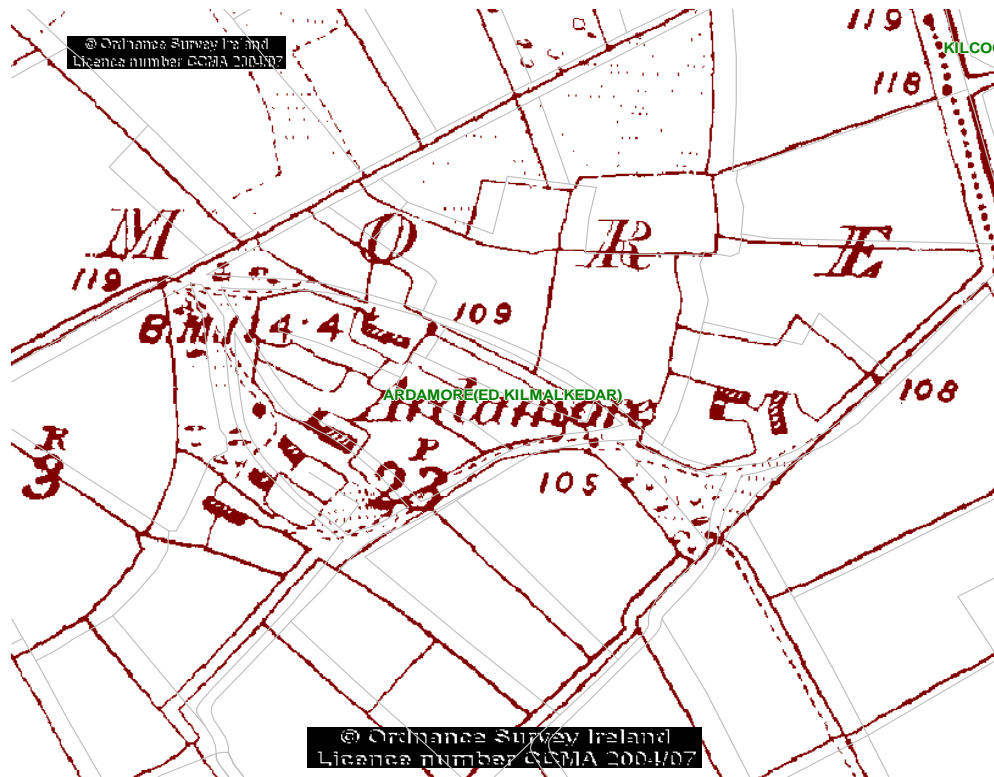


Fig. 3 1896 OS Map

Schedule of Protected Structures and Recorded Monuments

There are no Protected Structures or Recorded Monuments located within or adjacent to the ACA.

Description of Existing Built Environment

The structures are single storey or with attic development of rubble sandstone construction with corrugated iron or slate roofs. The buildings are arranged in a dispersed pattern but are all orientated in a North West south east direction with the North West gables facing the sea. The underlying geology is sandstone; this is reflected in the use of this material in the construction of the older vernacular buildings of the area. Structure B has been modernised in recent years but there are still elements of the older structure within the fabric of the building. The structures are one room deep with lateral extensions.



Fig. 4 Structure A



Fig. 5 Structure B



Fig. 6 Structure C



Fig. 7 Structure D



Fig. 8 Structure A



Fig. 9 Structure D

Summary of Special Character

The principle features of the built form are:

- *the buildings are a significant part of the architectural heritage of the Dingle Peninsula and represent an important element of the vernacular tradition in the area*
- *uniformity of building material-old red sandstone*
- *clustered settlement of dwellings and outbuildings.*

PLANNING IMPLICATIONS

Works not affecting the character of the ACA (do not require planning permission)

a) Maintenance and Repairs

Planning permission is not required for regular maintenance works and genuine repairs within the ACA (such as *roof*, *window repairs* or *rainwater goods*) as long as original materials are retained where they exist or where replacement is necessary that it is on a like-for-like basis. When repairing a building in a conservation area the original character of masonry and /or brickwork walls should be maintained.

b) Restoration of Character

Where original materials have been removed and replaced with inappropriate alternatives, the restoration or reinstatement of such features will not require planning permission where the method, materials and details for the works have been agreed with Kerry County Council

Works impacting on the character of the area (works requiring planning permission)

a) Demolition

The demolition of any house in the ACA would have to be justified on the grounds of structural defects or failure. As part of the justification for demolition details will be required of repairs/or remedial works normally used in such circumstances and an explanation as to why they are not suitable in this case.

The developer will also be required to submit a comprehensive photographic survey of the structure to be demolished

KILDURRIHY PROPOSED ARCHITECTURAL CONSERVATION AREA



Fig. 1 Aerial view of Kildurrihy

Location and Boundary of the Conservation Area

The proposed ACA is located in the townlands of Kildurrihy East and Kildurrihy West, which is situated approximately 4km west of Ventry on the eastern slopes of Mount Eagle.



Fig 2 ACA boundary

Historical Development of the Area

Kildurrihy (*Cill idir dá shruth*, the church between two streams) is the site of a *ceallúnach* or burial ground and of Templebeg, a small church of which very little remains and which was probably of eighth or ninth century origin. Kildurrihy is comprised of a cluster of houses and is a good example of what is known as a clachan. Clachan is a Scots Gaelic term which is usually defined as a small village without a church, post office or other civic or commercial building. Clachans tended to be comprised of single storey buildings and the inhabitants were usually involved in either farming or fishing. In many instances former dwellinghouses have now been converted to outhouses. The area is rich in archaeological remains.



Fig. 3 1896 OS map



Fig 4 Kildurrihy

Schedule of Protected Structures and Recorded Monuments

There are seven Recorded Monuments located within or adjacent to the ACA.

KE052-035	Rath	KE052-036	Holy Well
KE052-037	Bullaun Stone	KE052-03801	Church site
KE052-03802	Graveyard	KE052-03803	Enclosure
KE052-03804	Cross inscribed stone		

Description of Existing Built Environment

The older structures are single storey of rubble sandstone construction with corrugated iron roofs, one of the structures has a sod/thatch roof. It is probable that a number of these structures were once used for human habitation as many are well constructed. A number of existing dwellings are also comprised of older built fabric. The buildings are arranged in a dispersed pattern. The underlying geology is sandstone this is reflected in the use of this material in the construction of the older vernacular buildings of the area.





Fig 5 Vernacular Style Buildings

Summary of Special Character

The principle features of the built form are

- the remaining outbuildings and some elements of existing dwelling houses are a significant part of the architectural heritage of the Dingle Peninsula and represent an important element of the vernacular tradition in the area.
- uniformity of building material-old red sandstone
- clustered settlement of dwellings and outbuildings

Planning Implications

Works not affecting the character of the ACA (do not require planning permission)

a) Maintenance and Repairs

Planning permission is not required for regular maintenance works and genuine repairs within the ACA (such as *roof, window repairs or rainwater goods*) as long as original materials are retained where they exist or where replacement is necessary that it is on a like-for-like basis. When repairing a building in a conservation area the original character of masonry and /or brickwork walls should be maintained.

b) Restoration of Character

Where original materials have been removed and replaced with inappropriate alternatives, the restoration or reinstatement of such features will not require planning permission where the method, materials and details for the works have been agreed with *Kerry County Council*.

Works impacting on the character of the area (works requiring planning permission)

a) Demolition

The demolition of any house in the ACA would have to be justified on the grounds of structural defects or failure. As part of the justification for demolition details will be required of repairs/or remedial works normally used in such circumstances and an explanation as to why they are not suitable in this case.

The developer will also be required to submit a comprehensive photographic survey of the structure to be demolished.

APPENDIX 2

PROPOSED PROTECTED STRUCTURES

SHEET 1

Planning Authority: Kerry County Council

Unique Identity Number: RPS KY042-002

Address: Emlagh, Ballydavid

Description: Detached, single storey, six bay, slated roof

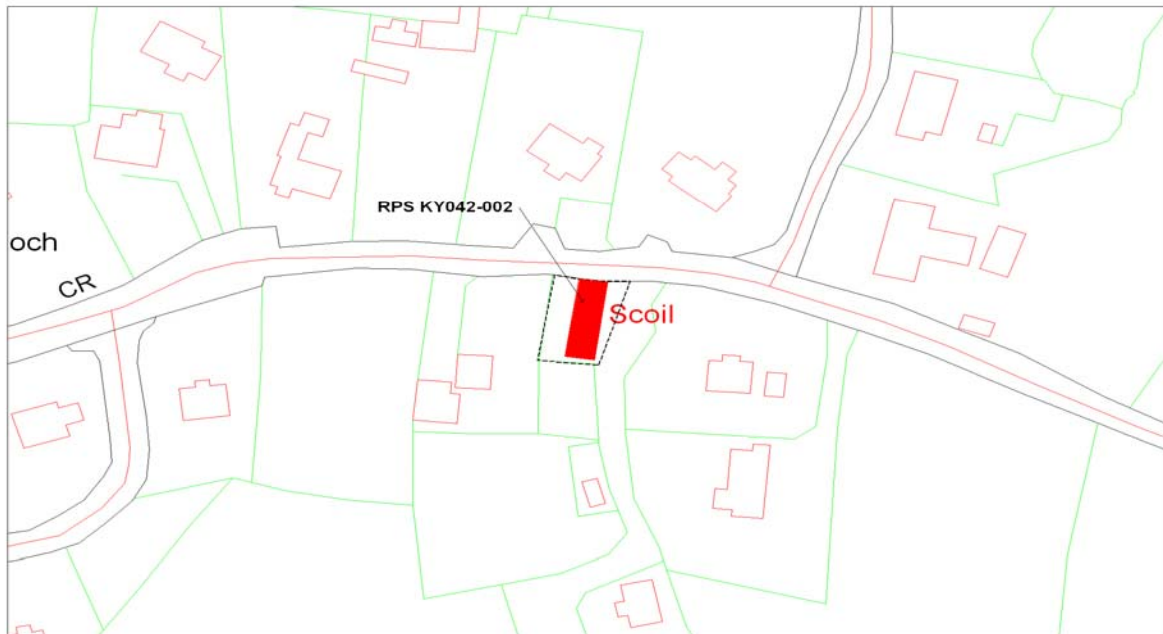
Ordnance Survey Map: 5661

National Grid co-ordinates: 37,713M : 106,361M

Special interest: Historical, social, architectural



Location Map (*not to scale*)



Appraisal: This is a simple rectangular slate roofed structure erected in 1851. It retains its square headed window openings with limestone sills and three over three timber sliding sash windows, although now mostly boarded up. It is typical in form and size of many schools of that era in Ireland. It is now no longer in use but remains relatively intact.

SHEET 2

Planning Authority: Kerry County Council

Unique Identity number: RPS KY

Address: Ballydavid

Description: Ruinous structure

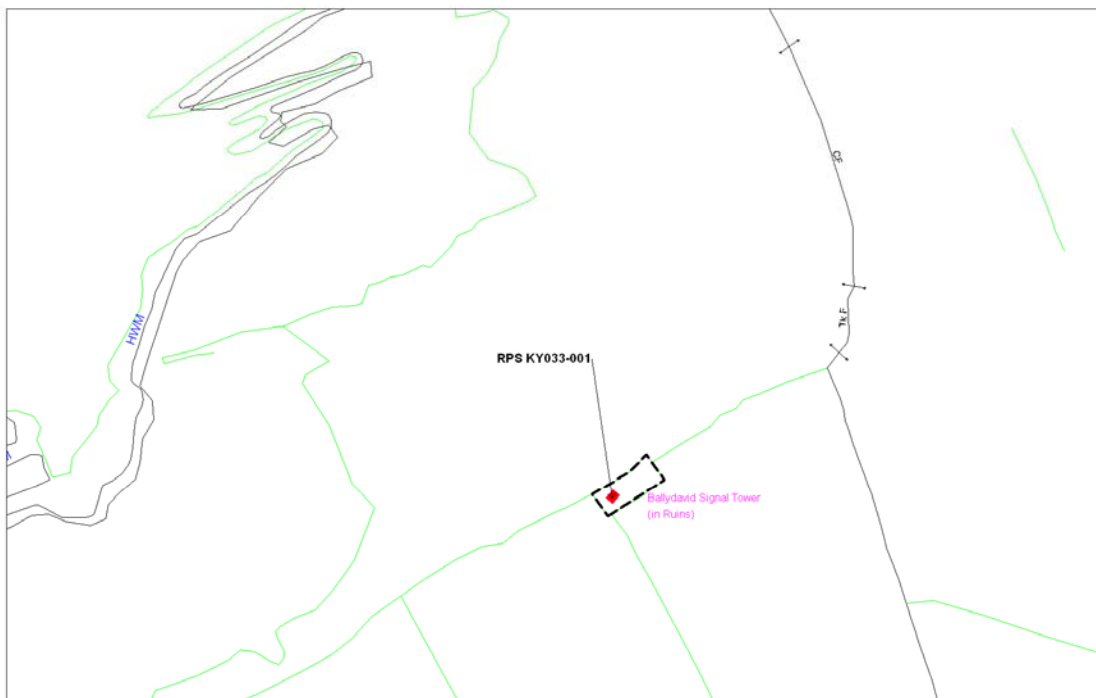
Ordnance Survey Map:

National Grid co-ordinates: 38,745M: 111,287M

Special interest: Historical, architectural.



Location Map (*not to scale*)



Appraisal: This structure was constructed around 1801 and was one of a network of signal towers built around the south, east and west coast in the early nineteenth century to ensure a quick response to any attempted French invasion. The structure had fallen into disuse by the middle of the 1800s but was reoccupied during the First World War. Though now largely in ruins, it was a three storey building of typical square plan, the remains of the garrison house as well as the tower itself can still be seen. There are a number of similar structures around the Kerry coast.

SHEET 3

Planning Authority: Kerry County Council

Unique Identity number: RPS KY045-004

Address: Ballintermon, Annascaul

Description: Single storey, four bay, corrugated iron roof, gable end chimneys. Roadside location

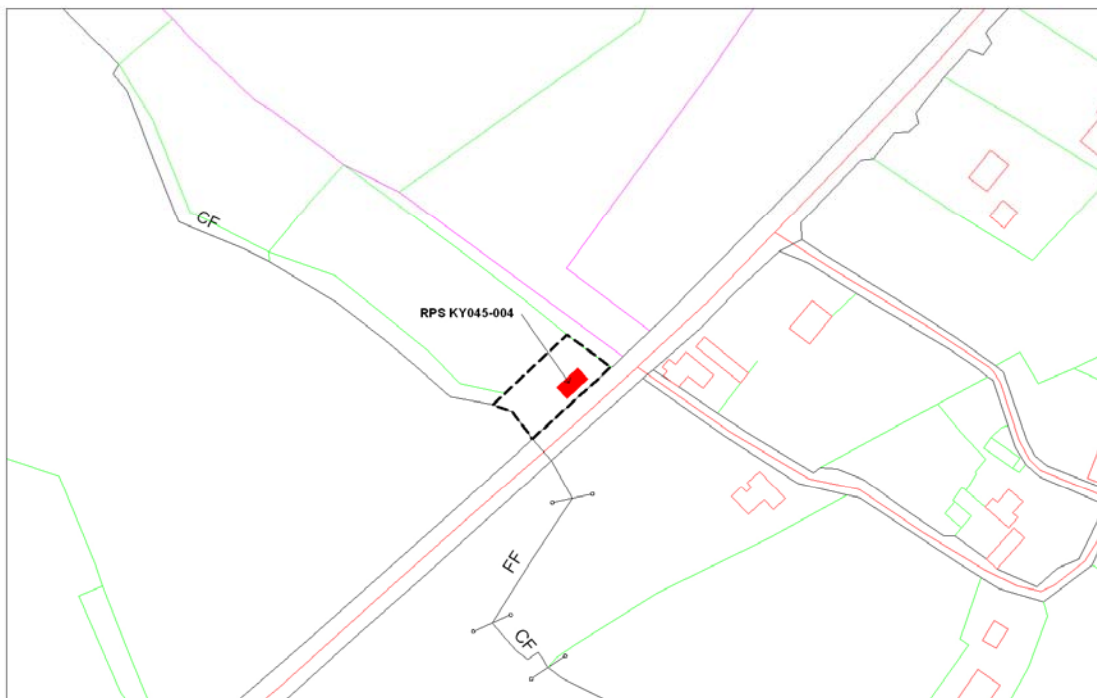
Ordnance Survey Map: 5661

National Grid co-ordinates: 60,374M: 102,512M

Special interest: Social, architectural



Location Map (*not to scale*)



Appraisal: A good example of a single storey vernacular building which retains its early form and fabric. Single storey dwellings of this type were once a common feature of the Kerry countryside but are now becoming rare.

SHEET 4

Planning authority: Kerry County Council

Unique identity number: RPS KY

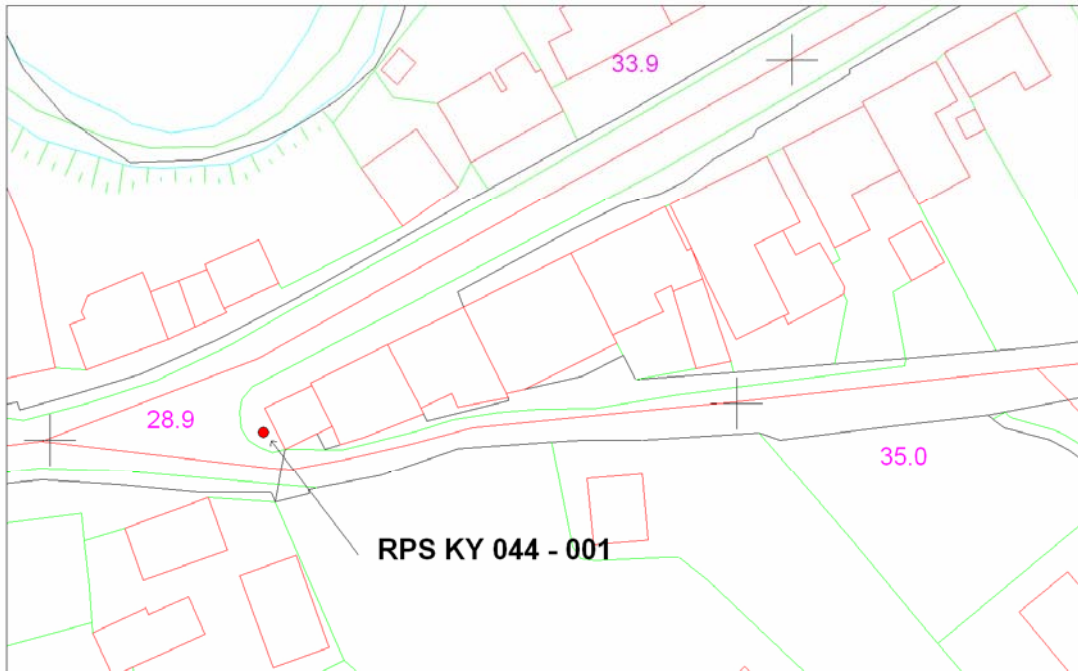
Address: Annascaul

Description: Painted cast-iron waterpump, no longer in use. Fluted shaft and head with embossed lion head emblem. Lever handle and spout missing. Foundry stamp on shaft: Glenfield and Kennedy, Kilmarnock.

Ordnance Survey Map: 5661

National Grid co-ordinates: M595 018

Special interest: industrial, social



Location Map (not to scale)

Appraisal: One of two surviving cast-iron water pumps in the village, Significant as part of the historic street furniture of the village. The surviving foundry stamp adds to its significance. The pump was manufactured by a Scottish company founded in 1865.

SHEET 6

Planning Authority: Kerry County Council

Unique Identity number: RPS KY

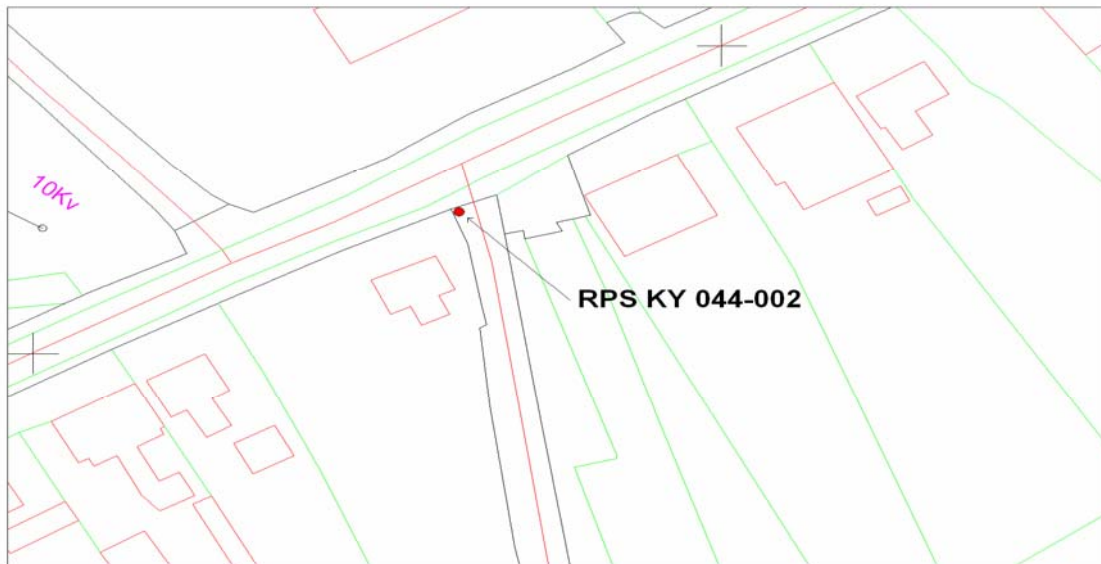
Address: Annascaul

Description: Painted cast-iron water pump, no longer in use. Fluted shaft and head with embossed lion head emblem. Lever handle missing, new spout. Foundry stamp on shaft: Glenfield and Kennedy, Kilmarnock.

Ordnance Survey Map: 5661

National Grid co-ordinates: M597 021

Special interest: industrial, social



Location Map (*not to scale*)

Appraisal: One of two surviving cast-iron water pumps in the village, Significant as part of the historic street furniture of the village. The surviving foundry stamp adds to its significance. The pump was manufactured by a Scottish company founded in 1865.

APPENDIX 3

EXISTING PROTECTED STRUCTURES

Name & Address

1. Séipéal na Carraige, Kilcooly, An Mhuiríoch

RPS Ref. No. 21303301



2. St. Vincents Church, Ballyferriter

RPS Ref. No. 21304201



3. Cottages, Reask

RPS Ref. No. 21304202



4. Church of Ireland (former), Kilmalkeadar

RPS Ref. No. 21304203



5. Cottages, Murreagh

RPS Ref. No. 21304204



6. Church of John the Baptist, Lispole

RPS Ref. No. 21304401



7. Viaduct, Lispole

RPS Ref. No. 21304402



8. Sacred Heart Church, Annascaul

RPS Ref. No. 21304403



9. Detached House, Brackloon, Annascaul

RPS Ref. No. 21304404



10. Old Bridge, Annascaul

RPS Ref. No. 21304405



11. Detached House, South Pole Inn, Annascaul

RPS Ref. No. 21304406



12. Séipeal Chaitlin Naofa, Ventry

RPS Ref. No. 21305201



13. Tower, Hussey's Folly. Lough. An Daingean

RPS Ref. No. 21305302



4. Detached house, Lough House, An Daingean

RPS Ref. No. 21305303



15. Coláiste Ide, Burnham East, Dingle

RPS Ref. No. 21305304



16. Mausoleum, Ventry

RPS Ref. No. 21305305



17. Eask Tower, Carhoo Hill, Dingle

RPS Ref. No. 21305306



18. Séipéal Naomh Gobnait, Dún Chaoin

RPS Ref. No. KY 052-001



19. Beacon tower, Reenbeg, Dingle

RPS Ref. No. KY 053-001



20. Lighthouse, Lough, Dingle

RPS Ref. No. KY 053-002





Dingle Functional Area

Map Ru1 Rural Area Zoning



- | | |
|---------------------------|-----------------------------------|
| Light Industrial | Opportunity Site |
| Industrial | Views & Prospects |
| Prime Special Amenity | Area Under Strong Urban Influence |
| Secondary Special Amenity | Town Boundary |
| | Functional Area Boundary |



Dingle Functional Area

Map Ru 2 Archaeological Sites - Special Protection Sites



- ▬ Area of objective RU-A-2
- ▬ Development Boundaries
- ▬ Functional Area Boundary

