

BOOLTEENS/KEEL

1.0 CONTEXT

Location

Keel and Boolteens are small settlements 1.5kms apart and located along the R561 approximately 3.7 km to the west of Castlemaine.



Population

There are no population figures recorded for the plan area. Boolteens is located within the Boolteens ED and Keel within the Kilgarrylander ED. Within the Boolteens ED the population was recorded as 421 persons in the 2006 census. This constitutes a population increase of 19 persons or 4.7% during the 2002 – 2006 census period. Within Kilgarrylander ED the population fell by 33 persons, a 4.9% decrease during the inter-censal period from 1996-

2002. There was a modest increase however, of 5 persons or 0.8% recorded between 2002 and 2006.

Functions

Boolteens and Keel are linked through shared services which cater for the needs of the surrounding area. Keel as a small residential cluster does not have any retail function while Boolteens houses a small number of commercial enterprises.

Facilities

A national school, childcare facility and GAA pitch are located in the Keel area. Boolteens is a small village with some commercial enterprises which include public houses, a shop and a catholic church.

Infrastructure

There is currently no waste water treatment plant and dwellings are served by individual septic tanks and waste water treatment systems. Although a proposal for 300pe plant at Boolteens has been included in the water services investment programme, it is unlikely to be constructed during the life time of this plan. This places significant constraints on the scale of development which can be accommodated in the short -term.

2.0 DEVELOPMENT ANALYSIS

Urban Form

Boolteens has developed in a semi circular form and with the exception of the village core which fronts both sides of the public road, there has been no development to the south. The centre of the village clusters around the main cross road. The village is urban in form and unlike Keel, has the structure and character of a small village. The building line is largely uneven and structures comprise a mix of traditional and modern building types. Undeveloped areas of land abutting the centre of the village on the southern side of the main road present an opportunity to extend the urban core with the development of additional streetscapes. This will also facilitate the development of a more in-depth and permeable settlement. Vacant land is also available to the north of, and adjacent to, the village, which on development, will create a compact village form.

Keel is comprised of a small number of dispersed detached houses laid out in a largely linear pattern on the R561. Its form and size is more comparable to a cluster of rural houses than to a structured settlement.



Built and Archaeological Heritage

There is one protected structure within the plan area

St. Gobnait’s Catholic Church, Lassaboy.
Reference No. Dúchas 21304711
Reference No. Kerry Country Council 47-11

There are no archaeological monuments in the plan area. It will be necessary however, for new development to comply with the archeological objectives and development standards of the Kerry County Development Plan 2003-2009 where appropriate.

Although there is only one protected structure in the plan area, the village has a rich historical heritage evidenced by a range of structures such as the village pump and the remains of the McCarthy Mor Castle. An additional point of cultural interest is that a blacksmith still operates within the village.



Natural Environment

Although there are no designated landscape amenity areas or protected views and prospects in the plan area, the rural landscape within which the village is set is attractive, and an asset to both settlements. Future development therefore, should be cognisant of the necessity to protect the character of the natural environment.

Vehicular and Pedestrian Traffic

Vehicular and pedestrian connectivity is an important aspect of urban life. Within the centre of Boolteens the proximity of some structures to the main road may make road improvements and the construction of pavements difficult in some areas. New development will be required to facilitate the provision of footpaths and road widening where appropriate. An additional access point is required to service lands to the north of the R561.

Parking is provided on- street and in a lay by opposite the church and is sufficient to cater for current demand. Should the village expand, the application of the development objectives and standards relating to the provision of parking as set out in the Kerry County Development Plan 2003-2006, will ensure sufficient parking is provided to serve new development.

Employment

Employment opportunities are limited to those provided in local services and facilities. Given the scale of the existing village and the degree of planned growth the number of additional jobs created in this sector through planned population increases will not be

significant. It is likely that the population will continue to commute to larger urban centres for employment.



Growth and Residential Development

The strategy for growth and residential development must be based on sustainability, the need to create the critical mass necessary to support the development of local services and the potential to develop the physical structure and compact form of a rural village. There is not sufficient population demand for the development of a new settlement at Keel. Facilitating development at both locations would undermine the capacity of either village to grow in population, services, community development or sustainability.

Boolteens as the larger of the two settlements has developed a strong urban form and there is the capacity to develop the village by facilitating the construction of an expanded streetscape on lands adjacent to the existing village centre. Furthermore commercial enterprises have developed in Boolteens indicating that it has the potential to attract such uses. It is considered therefore, that Boolteens should continue as the location for future development.

Keel is effectively a small rural cluster and it is envisaged that it will remain to be so.

3.0 DEVELOPMENT STRATEGY

The development strategy for the area is to:-

- Facilitate the development of Boolteens to attract the critical mass in population necessary to support the development of local services.
- Regulate development in the Keel area in accordance with the policies for development of rural areas contained in the Kerry County Development Plan 2003-2009.
- Facilitate the development of the village centre at Boolteens and make provision for the development of mixed uses.
- Ensure that the provision of social and physical infrastructure keeps pace with development within the village.
- Identify suitable land for a central village green/amenity space to provide an identifiable civic space and public domain
- Develop the village of Boolteens as the urban service and residential centre for the area.

4.0 OBJECTIVES

| Objective No. | Vehicular and Pedestrian Traffic: It is an objective of the Council: |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| T-1 | To secure the provision of pavements throughout the plan area. |
| T-2 | To ensure that development proposals within the plan area shall include road widening and road re-alignment and any pavements which maybe necessary to increase carrying capacity and provide for safe pedestrian movement. |
| T-3 | To reserve new access points to facilitate orderly in-depth development |
| T-4 | To provide through roads on zoned lands within the plan area to ensure connectivity throughout the plan area and to provide access to adjacent land. |
| T-5 | To improve the junction as indicated on the zoning map. |
| T-6 | To secure the provision of a footbridge on the southern side of the village as indicated on the zoning map. |

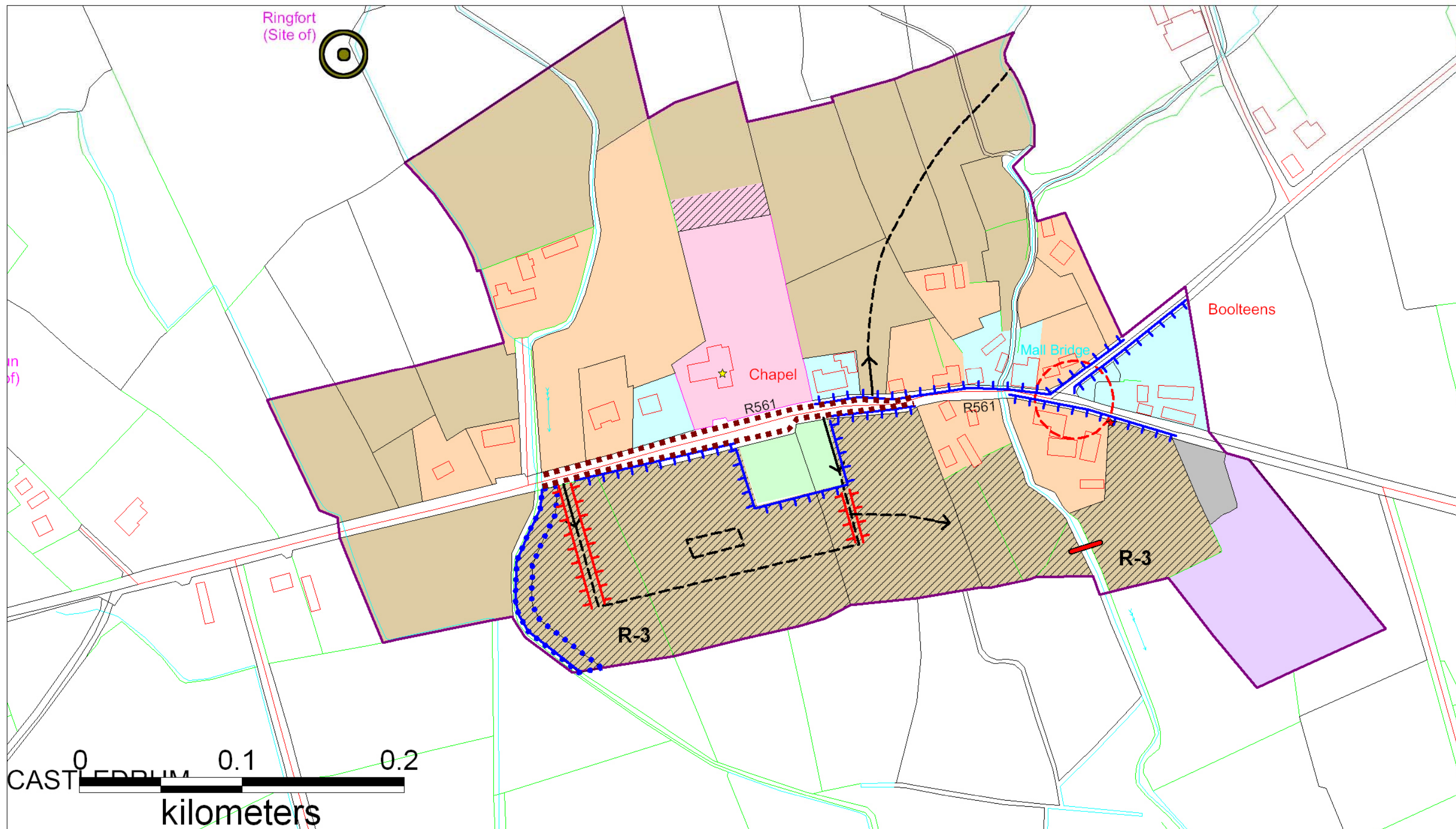
| Objective No. | Amenity: It is an objective of the Council: |
|---------------|---------------------------------------------------------------------------------------------------|
| A-1 | That the lands as indicated on the zoning map are reserved for the development of a village park. |

| Objective No. | Institutional/Community Facilities: It is an objective of the Council: |
|---------------|---------------------------------------------------------------------------------------------------------------|
| ICF-1 | That the lands as indicated on the zoning map are reserved for the future expansion of the village graveyard. |

| Objective No | Residential Development: It is an objective of the Council that |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R -1 | The development of lands as indicated on the zoning map shall include the provision of public recreational amenities to cater for the needs of the planned increase in population. |
| R-2 | 20% of the land zoned in this plan for residential development or for a mix of residential and other uses, shall be reserved for the provision of social and affordable housing. |
| R-3 | Development of these lands shall be the subject of a flood risk assessment by a qualified hydrologist. |

| Objective No | Infrastructure: It is an objective of the Council that |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| INF-1 | On land adjacent to a maintainable channel or embankment, a strip of 10m of land on either side of the channel is to be retained without landscaping along the length of the channel, to provide access for mechanical plant and facilitate maintenance as indicated on map BK1 |

| Objective No | Architectural Heritage It is an objective of the Council to |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AH-1 | Secure the inclusion of the structures indicated on the zoning map on the Record of Protected Structures, where they are shown to have sufficient merit following further evaluation. |



Boolteens

Map Land Zoning Map

Adopted

June 2008

Kerry County Council
Planning Policy Unit



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|---------------------------|---------------------|----------------------------------|-------------------------------|
| Residential (ext.) | Graveyard Extension | Existing Protected Structure | Indicative Roads T-5 |
| Residential (prop.) | Car Park | Proposed Protected Structure | Indicative Access Points |
| Residential R-3(prop.) | Village Green | 10m Access and Maintenance Strip | Mixed Use Urban Streetscape |
| Mixed Use | Light Industry | Pavement Improvements | Residential Urban Streetscape |
| Institutional / Community | Indicative Pitch | Proposed Footbridge | Development Boundary |