



CAMP

1.0 CONTEXT

Location

Camp is a dispersed settlement located approximately 16km west of Tralee and 9km east of Castlegregory on the intersection of the L-8012 and the N86 National Secondary road.



Demographics

There are no population statistics available for the Camp plan area. The settlement is located within the ED of Knockglass where there was a 27% increase in population between 2002 (252) and 2006 (320). Only two additional dwellings were permitted in the plan area over the 2000-2006 period which suggests that the increased population is occurring within the wider electoral area.

Functions

Camp functions as a local service centre for its rural hinterland. The village offers limited services and

facilities and residents travel to the larger urban centres for weekly grocery and comparison shopping.

Facilities/Services

Camp has two public houses one with restaurant facilities, a petrol filling station with associated shop, café, a laundrette, hairdressers, gymnasium, a Roman Catholic church and a Garda station.

Infrastructure

The village does not have a public wastewater treatment system. The lack of waste water infrastructure will place significant restrictions on the level of residential growth that can be accommodated over the plan period.

Vehicular and Pedestrian Traffic

Camp experiences a large amount of through traffic, due to its location on the main Tralee to An Daingean route, particularly in the tourist summer season. The footpath network has recently been upgraded along the northern side of the N86 along with the resurfacing of same. On-street car parking is in general sufficient to meet current demand. However, it will be necessary to ensure additional car parking in key functional areas such as in the vicinity of the church, is provided to meet the needs of a growing population arising from the zoning provisions of this plan.

2.0 DEVELOPMENT ANALYSIS

Natural Environment

Camp is situated on the northern slopes of Corrin Mountain as it slopes down towards Tralee Bay. There is an SAC and an NHA c. 100 metres east of the proposed development boundary, while there is an SAC in Tralee bay to the north and in the Sliabh Mish mountains to the east.

Archaeological Heritage

There is one recorded monument at the southeast of the proposed plan area i.e. Ke037-031 Souterrain and one just outside the plan area i.e. Ke037-032 Castle.

Built Heritage

There are two buildings in the village included in the Record of Protected Structures namely St. Mary’s Catholic Church (RPS 21303606) and Ashe’s Pub (RPS-036-07). Two bridges to the east of the proposed village boundary are also included in the Record of Protected Structures.

Settlement Pattern

The village has developed as a crossroads settlement around St. Mary’s Catholic Church which was built c. 1830. In recent years a significant amount of development has taken place to the east of the village in the townland of Knockglassmore. There is minimal development in backland areas allowing future development to be accommodated within the village and securing the development of a more compact, efficient and sustainable pattern of development. The level of growth will be dependent on the expansion of social and physical infrastructure necessary to serve new development. A new footpath and street lighting has recently been put in place on the northern side of the N86. There is scope for the development of streetscape.

3.0 DEVELOPMENT STRATEGY & OBJECTIVES

The overall vision for the village of Camp 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:

- That lands will be zoned for development in areas that will have the minimum visual impact on the landscape while promoting the overall objectives for the settlement. Any in-depth development on backland sites should allow for good pedestrian and vehicular connectivity between the development and the village core.
- That new developments should respect the character of the village and should be of the highest quality in terms of design and layout. Any new



- developments in excess of 4 houses will require the submission of a urban design statement at planning application stage (see Introduction). Developments of 4 or less houses including commercial developments shall require the provision of a design statement.
- That any new multiple housing developments should ensure the integration of new development with the landscape and with the character of the existing development. The use of suburban type layouts should be avoided as these would be alien to the character of Camp.
 - That the zoning for commercial development will allow for the provision of an expansion in the range and number of commercial services within the village which in turn will provide local employment, improve the quality of life of locals and add to the services available for tourists.
 - That any future commercial tourism developments should be sensitive to the existing character of the village, the landscape and the environment and should be small in scale. Developments which are open on a year round basis should be encouraged.
 - 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.
 - That provision shall not be made for holiday home developments in order to allow for the development of a village which has a permanent year round population. This in turn will require year round services and facilities which will result in an attractive settlement.

4.0 SPECIFIC OBJECTIVES
DEVELOPMENT STRATEGY

The development strategy is to provide for the further development of Camp as a residential village and local service centre on a scale commensurate with the level of infrastructure provision. All development will by its nature and design contribute to the development of an attractive village, preserve the innate architectural and social values that contribute to its identity and sense of place. This will be achieved by ensuring new developments are of an appropriate scale, contribute to improvements in the village’s urban form and preserve its character and heritage.



Overall Objectives

Objective No.	Overall Objective It is an objective of the Council to:
OO-1	Facilitate the development of the village as an attractive settlement with a range of services and amenities for the benefit of new and existing residents.
OO-2	Retain 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.
OO-3	Consider low density development to cater for detached housing. Such proposals will be required to demonstrate how the development contributes to the creation of an attractive urban structure while integrating with the existing village structure.
OO-4	Facilitate development that integrates with the existing village and is consistent with the creation of a traditional village form.
OO-5	Ensure that the provision of social and retail facilities necessary to support a growing population and create a viable community keeps pace with the development of housing.
OO-6	Require new developments to demonstrate

	how proposals will link into existing and future pedestrian routes.
OO-7	Ensure that development shall not have a detrimental impact on the natural environment.
OO-8	Promote attractive streetscapes and approaches into the village.
OO-9	Protect existing trees and promote additional planting.
OO-10	Ensure that future development is carefully designed to avoid, where possible, and incorporate where appropriate, existing archaeological and historic features.

Objective No	Residential Development It is an objective of the Council:
R -1	That the lands as indicated on the zoning map are reserved for PERMANENT residential use.
R-2	20% of the land zoned in this plan for residential development or for a mix of residential and other uses, is reserved for the provision of social and affordable housing.

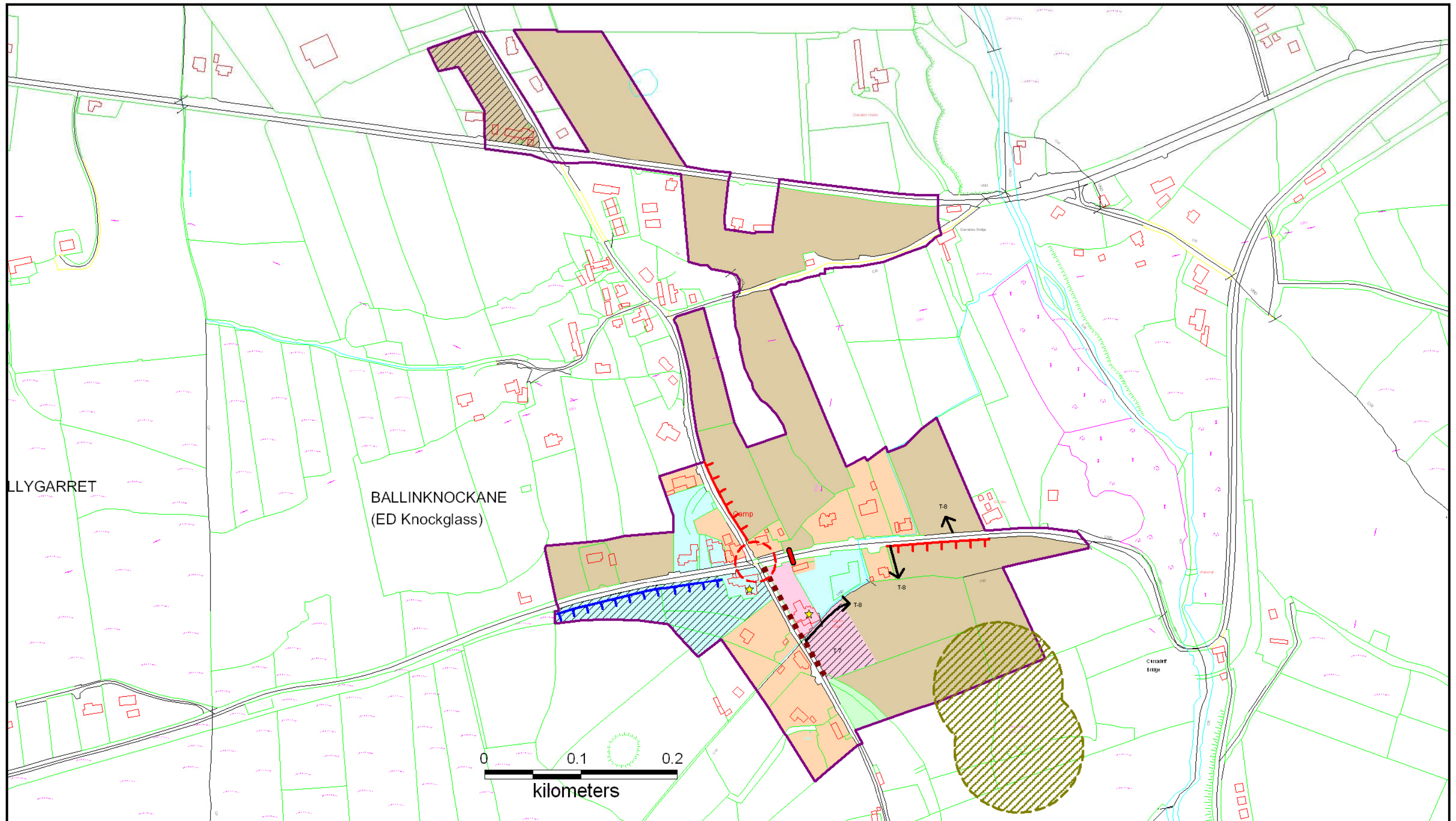


Objective No	Vehicular and Pedestrian Traffic It is an objective of the Council:
T-1	To improve pedestrian connectivity within the village, by providing pedestrian access which is sensitive to the character of the village, where necessary.
T-2	To facilitate improvement of the junction of the L-8012 road with the N86.
T-3	To facilitate enhanced traffic calming on the N86 national secondary road.
T-4	To facilitate the provision of a pedestrian crossing on the N86 in the vicinity of the church.
T-5	To include indicative access points to allow for the provision of suitable vehicular and pedestrian access to residentially zoned sites.
T-6	To facilitate the provision of public footpaths on the public road network within the development area, particularly in the vicinity of the Church. New developments shall be required to reserve land in accordance with the Planning Authority's requirements.
T-7	Reserve land for the development of a car park and additional community facilities.
T-8	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.

Objective No	Design Objective It is an objective of the Council that :
E-1	Ensure that development of zoned land within Camp is dependent on the provision of adequate water and wastewater infrastructure in accordance with the policies set out in this plan.

Objective No	Archaeology It is an objective of the Council that:
AR-1	Any proposed development within the lands highlighted as representing the zone of archaeological potential around a monument listed in the Record of Monuments & Places (RMP) will be referred to the National Monuments Section, DoEHLG. 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 or archaeological excavation.

Objective No.	Specific Zoning Objective It is an objective of the Council that:
UD-1	Proposed entrances to development lands will be required to present as road entrances rather than the walled entrances typical of housing estates in order to avoid breaking the urban streetscape with suburban estate type entry points.
UD-2	Settlement patterns and good urban design will not be compromised for the purposes of on-site wastewater treatment infrastructure



Camp

Map

Land Zoning Map

Adopted

June 2008

Kerry County Council
Planning Policy Unit



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|----------------------------------|--------------------------------------|--------------------------------|-------------------------------|
| Residential (ext.) | Institutional / Community | Recorded Monument (AR-1) | Indicative Access Points |
| Permanent Residential (prop.) | Institutional / Community (proposed) | Junction Improvements (T-2) | Residential Urban Streetscape |
| Residential (prop.) / Commercial | Amenity | Indicative Pedestrian Crossing | Mixed Use Urban Streetscape |
| Commercial | Existing Protected Structure | | Pavement Improvements |
| Commercial Proposed | | | Development Boundary |