



AN CLOCHÁIN

1.0 CONTEXT

Location

An Clochan is a small village located approximately 15km to the north west of An Daingean. It is a small coastal village on the northern side of the Dingle Peninsula beneath Mount Brandon and the Conor Pass where the Owenmore River flows into Cloghane Creek. The village has existed since the thirteenth century but there is scant information as to its early history.



Population

An Clochan is located within the ED of An Clochan. The population of this ED has been increasing marginally from a population of 252 in 1996, 268 in 2002 and 273 in 2006.

Irish Language

The percentage of Irish speakers in Gaeltacht areas in Kerry according to the 2006 census was 75.6%. The figure for Cloghane ED was 77.7% which is slightly above average.

Functions

An Clochan is mainly a fishing and tourist village, providing a range of local services to the surrounding hinterland. It is a good base for exploring on foot and is the easiest side from which to climb Mount Brandon.

Facilities/Services

An Clochan has a basic range of services which includes a Catholic church, a primary school a shop/post office, two public houses, a Garda station and a seasonal tourist office. A community centre known as Halla le Cheile which serves the general area is located midway between An Clochain and Ce Bhreannain. The centre is run by a community based co-operative: Comharchumann Forbartha an Leith Triuigh Teoranta, which was founded in 1973 and is seen as an important local resource. The centre provides a broad range of services including pre-school, day care centre for the elderly, medical practitioner services, facilities for business and sports facilities.

Employment

Agriculture, fishing and the construction industry are the biggest source of employment in the area according to the 2006 census figures.

Infrastructure

An Clochan is served by a septic tank which outfalls to the sea shore. There are no immediate plans to upgrade or expand on sewerage facilities in the village. The village is served by a public water mains supply.

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

Vehicular and Pedestrian Traffic

The village is located on the L 5012-26 local road 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.



2.0 DEVELOPMENT ANALYSIS

Natural Heritage

The plan area abuts the Tralee Bay and Magharees Peninsula (West to Cloghane) candidate Special Area of Conservation. The site is a candidate SAC selected for lagoons, fixed dunes and alluvial forests, all priority habitats on Annex 1 of the EU Habitats Directive and the site is of considerable ecological and conservation significance for the excellent diversity of habitats it contains.

An Clochain is located alongside a sandy inlet on the western shore of Brandon Bay. The village is situated on relatively flat ground surrounded on the west side by small irregular field systems with numerous rock outcrops. The ground rises steeply to the west and Mt Brandon which rises to over 950 metres is less than 5 km from the centre of the village. There are dramatic mountain and sea views from the village.

Archaeological Heritage

There is one Recorded Monument within the proposed plan area:
KE0235-025 Church and graveyard.
There are four Recorded Monuments abutting the proposed plan area:
KE035-024 Holy well
KE035-023 Rath
KE035-032 Midden
KE035-031 Rath

Built Heritage

There are a number of Protected Structures in the plan area including a group of eleven terraced houses, the former Church of Ireland structure and St. Brendan’s Catholic Church.

Settlement Pattern

An Clochan dates back to the thirteenth century although details of its early history are somewhat obscure at this stage. The settlement has developed in a linear pattern north south along the L5012-26. An attractive streetscape comprised of a number of Protected Structures with a mixture of vernacular mainly two-storey dwellings forms the heart of the village. This could be considered the most attractive length of streetscape in the Dingle Peninsula. There is a similar though altered and less extensive length of streetscape on the seaward (east) side of the road. A laneway connects the main street with the seafront. In recent years some ribboning of development has occurred on the road north to Brandon.

3.0 DEVELOPMENT STRATEGY & OBJECTIVES

The development strategy for An Clochan is to maintain the distinctive character of the village, and, to promote a more gradual organic development of An Clochan as a rural village and tourist centre commensurate with the level of infrastructure provision.
The village is located within a Gaeltacht area and it is important that no development takes place, which will be detrimental to the promotion of the Irish language.

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 important views from the village of the surrounding natural features should be maintained, given that the coastal and mountain landscape in which the village is set is outstanding in character.
- That the natural environment and the architectural and archaeological heritage of the area contribute greatly to the distinctive character of the area

and they should therefore be protected from developments of an inappropriate nature and scale.

- That any new multiple housing developments should have reference to the existing traditional streetscape. New developments that reflects the scale and design of the existing streetscape will ensure the integration of new development with the existing village.
- That any future 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 the future of the Irish language should not be threatened by inappropriate development. The impacts of any future developments on the language and culture of the area should be fully considered during the planning application process. Future developments should demonstrate the impact that they will have on the language and culture of An Clochan. Any developments that will impact negatively on the status of the Irish language in the area should be prohibited or appropriate measures should be taken to mitigate negative effects. The Irish language and culture is an important aspect of everyday life in the Gaeltacht and in An Clochan.
- 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 place for locals and visitors alike, while protecting the Irish language.
- That small scale industries providing local employment in creative industries should be encouraged.



- That the provision of broadband facilities to encourage local employment should be provided over the period of the plan.

4.0 OVERALL OBJECTIVES

Objective No	It is an objective of the Council to
OO-1	Promote the strengthening of the Irish language throughout the village.
OO-2	Retain a compact and sustainable village structure. New development shall contribute towards a compact settlement structure through making effective use of backland and infill sites and zoned lands contiguous with existing development.
OO-3	Facilitate development that integrates with the existing village, takes account of the topography and existing building heights and is consistent with the character of its traditional village form.
OO-4	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-5	Encourage developers to adopt existing distinctive local design features and to preserve and enhance existing archaeological and historical features.
OO-6	Seek the provision of pavements where required.
OO-7	Ensure that residential development shall be accompanied by an increase in the level of social and retail

	facilities necessary to support a growing population and create a viable community.
OO-8	Require that new development shall be preceded by works to widen and improve the carrying capacity of local roads serving the development.
OO-9	Ensure that development shall not have a detrimental impact on the natural environment in particular the beach area or on the visual or physical character of the area.
OO-10	Protect existing trees and promote additional planting.
OO-11	Promote the development of year round facilities providing increased services to the local area and increasing added value of the tourism product.
OO-12	Ensure that land zoned for residential use shall be for PERMANENT residential occupation.



5.0 SPECIFIC OBJECTIVES

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

Objective No	Vehicular and Pedestrian Traffic: It is an objective of the Council to
T-1	Improve pedestrian connectivity within the village by the provision of footpaths as shown on the zoning map.
T-2	Include indicative access points to allow for the provision of suitable vehicular and pedestrian access to residentially zoned land.

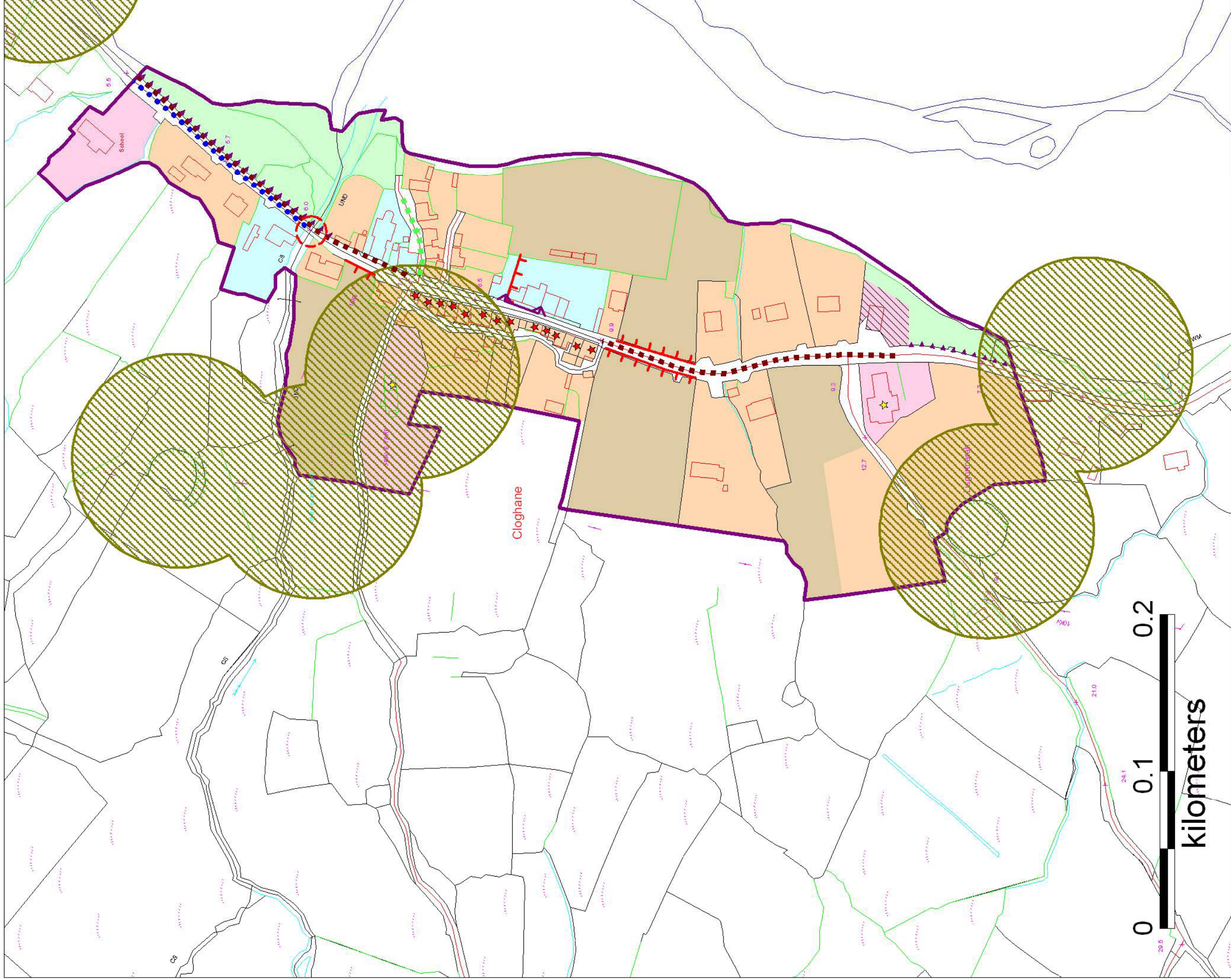


Objective No	Built Heritage: It is an objective of the Council:
AH-1	To designate the area as shown on Zoning Map as a proposed Architectural Conservation Area under the provisions of the Planning and Development Act 2000 as amended.

Objective No	Urban Design: It is an objective of the Council that
UD-1	Where land is indicated as “Residential Urban Streetscape” new development must incorporate the traditional architectural values in the conception of proposed massing, scale, form, and street frontage. Local architectural elements shall be incorporated in the design of structures. Proposed development shall incorporate pavement building lines and rear parking in its design and layout where site characteristics allow.
UD-2	Any exposed stonework used in construction within the village should be indigenous and locally sourced.

Objective No	Amenity It is an objective of the Council:
A-1	To retain this portion of land as an amenity area.

Objective No	Views / Prospects It is an objective of the Council:
VP-1	To preserve views and prospects on the seaward side of the road.



An Clocháin

Map

Land Zoning Map

Adopted

June 2008



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|---------------------------|-------------------------------|-------------------------------|
| Residential (ext.) | Recorded Monument | Footpath Provision |
| Residential (prop.) | Recorded Protected Structures | Environmental Improvements |
| Commercial | Proposed Protected Structures | Residential Urban Streetscape |
| Institutional / Community | Views and Prospects | Road Widening |
| Amenity | Bridge Widening | ACA |
| Commercial / Community | | Development Boundary |