

SECTION 2 INDIVIDUAL SETTLEMENT PLANS

KENMARE TOWN LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Kenmare is a coastal town situated at the head of the Kenmare River at the south eastern extremity of the Iveragh Peninsula, approximately 32 km south of Killarney. It is located in an area of highly scenic landscapes with panoramic views of the Caha and Shehy mountain ranges to the south and the McGillicuddy Reeks range to the north. Kenmare is located at the intersection of two well known tourist routes i.e. The Ring of Kerry and the Ring of Beara. Its dramatic coastal setting and mountain backdrop has ensured that Kenmare has developed into an attractive tourist destination. The plan area adjoins the Kenmare River SAC and the Roughty River NHA.



1.2 Brief History.

Sir William Petty was granted a large tract of land in the vicinity of Kenmare in 1657 following the Cromwellian campaign in Ireland. After a failed attempt by him to establish a town known as Nedeem in the 1670's, his great grandson William Petty Fitzmaurice, first Marquis of Lansdowne who was endeavouring to make his Irish estate a showpiece of landlordism, was responsible for the establishment of the town in the late 1700s. The estate agents residence, Lansdowne Lodge was one of the first buildings to be completed in 1775 (demolished 1988). In 1775 he announced plans to 'lay out two capital streets 50 feet wide at right angles, one by continuing the present road from Killarney in a direct line from the Lodge'. He hired a surveyor, John Powell to lay out the town. A Roman Catholic chapel was constructed at Shelbourne Street in 1799 and there were also plans for an inn, a market house, a schoolhouse, a bridewell and a malt house.

Lansdowne believed the name Nedeem referred to a 'nest of thieves' so he reverted to the old name of Kenmare from the Irish *Ceann Mara* (head of the sea).

The construction of the new road to Bantry in 1785 and the new road to Killarney in 1823 contributed to the success of Kenmare as a town.

Ireland's first suspension road bridge, designed by William Bald was erected in 1840 to span the estuary of the Roughty river. The bridge was declared unsafe in 1932 and demolition commenced in March of that year and work began on its replacement. A light railway operated from Kenmare to Headford junction between 1893 and 1959. The Great Southern and Western Railway Company which operated the rail line also opened a number of hotels including what has now become the Park Hotel, now one of the most prestigious hotels in the country. The railway heralded the development of tourism in the town with the development of what was to become the Ring of Kerry tourist route. The historical development of the town has left a significant built heritage characterised by historic street patterns and subdivisions, building groups, and various features of architectural and historical significance.

1.3 Function and Facilities

Kenmare is a dynamic thriving tourism centre located at the heart of one of the most scenic land and seascapes in Ireland. The town has four hotels within the plan area and two more on the outskirts, as well as a large number of top quality bed and breakfast establishments. Kenmare is also a busy market town and serves a large agricultural hinterland encompassing part of the Beara peninsula as well as South Kerry. A weekly outdoor market is held on Wednesday all year round and Kenmare Fair, which is essentially a horse fair, takes place on the 15th August. The town provides a wide range of goods and services which not only cater for the tourist but also the local community. The town has some of the finest restaurants in the county and a great variety of shops one would only expect to find in a much larger urban centre. There are two churches; St Patricks Church of Ireland and Holy Cross Catholic church. The town has a Montessori School, Kenmare Boys National School, St. Clares Girls National School, Pobalscoil Inbhear Sceine Secondary School and the VEC Adult Education Centre.

Its designation as a heritage town by Bord Failte and the fact that it was listed as one of the top ten retirement locations in the world by Fortune Magazine, has served to boost tourism activity and create the image of Kenmare as a prime up-market tourist destination.

1.4 Kenmare Functional Area

Kenmare is the principal town and a district centre in the Kenmare Primary Functional Area, which also includes the villages of Kilgarvan, Templenoe, Tuosist, Lauragh and Bonane. The overall strategy as contained in the County Development Plan 2009-2015 for principal settlements is:

- To maintain and expand their current level of service provision in order to underpin the viability of their rural hinterlands.
- To act as the main employment centres for their areas
- To act as focal points for the investment necessary to strengthen the areas.

The objectives for principal towns in primary functional areas as contained in the County Development Plan 2009-2015 are as follows;

SS 3-18	Promote the development of the principal towns in the Primary Functional Areas in order to provide a network of strong settlements throughout the County .
SS 3-19	Provide the necessary infrastructure to promote industry and employment opportunities.
SS 3-20	Provide the necessary transportation linkages to facilitate the complementary role of these settlements with the Hub functional area and distribute the influence of the Hub throughout the county.

SS 3-21	Ensure that the development of these towns provides for the provision of public transportation facilities necessary to underpin their future sustainability and viability.
SS 3-22	Facilitate development which will promote the social, cultural and economic development of these towns.

These objectives and strategy will be an integral part of the plan for Kenmare Town and will be reflected in the objectives of the Kenmare Functional Area.

1.5 Population

The results of the 2002 census showed that in the category of towns with a population of greater than 1500, Kenmare Town had the highest proportion of those aged 65+ in the country. This figure has dropped significantly and the 2006 census shows that just over 16% of the population is in the older age cohort although significantly above the national average of roughly 11%. The percentage of people over 45 is similar to that for Kerry as a whole at about 38.5% whereas the national figure is only 32%. An interesting figure from the 2006 census concerning the make-up of the population of Kenmare shows that up to 27 % of the population were non-national compared with a figure of 14% nationally and a figure of 14.5% for Kerry. This figure indicates the attractiveness of Kenmare as a place to settle.

In terms of school planning the percentage of the population under 14 in Kenmare is 17.4%, the figure for the county is 19.5% and the national figure is 20.4%

Whereas the population increased significantly between 1996 and 2002 by almost 30% to a total of 1844 there was a drop of almost 8% over the 2002-2006 inter-censal period.

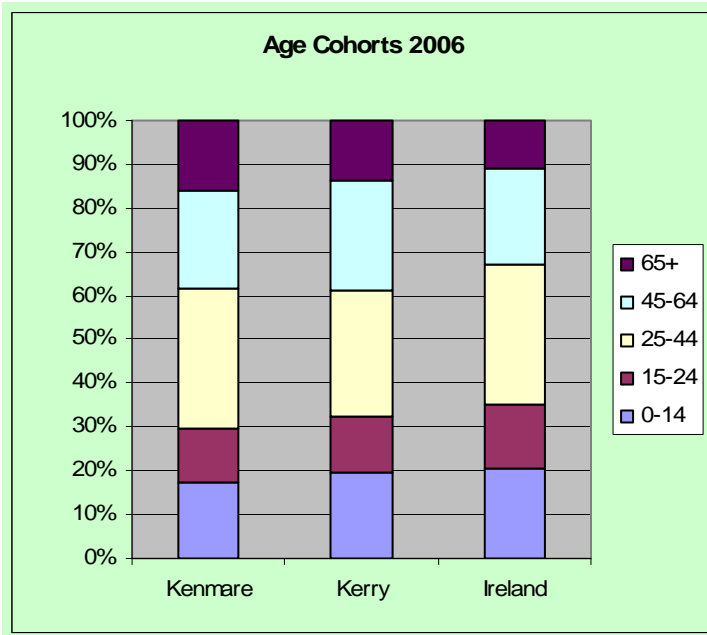


Figure 1
Age cohort of persons in Kenmare, County Kerry and Ireland 2006

1.6 Population Targets (DoEHLG)

Population targets for the town of Kenmare until the end of the local area plan period in 2016 are contained in Table 1. A population figure of 2280 is predicted by 2016 for the town. This represents an increase of 395 persons in this six year period 2010-2016

2002	2006	2010	2016	2020
1844	1701	1885	2280	2349

Table 1
Population targets for Kenmare town 2009-2020

At an occupancy rate of 2.7 persons this equates to 146 dwellings at an average density of 5 dwellings /acre, indicating a demand for 29.25 acres (11.70 Ha) of zoned land. Using the normal inertia factor of 2.5, (29.25 Ha) of land is therefore required to be zoned to fulfil the urban permanent residential housing demand over the period of the plan.

2.0 FUTURE VISION AND DEVELOPMENT STRATEGY

2.1 SWOT Analysis

The following table sets out the perceived strengths, weaknesses, opportunities and threats that need to be considered in a review of the future development of Kenmare. To ensure that Kenmare develops in a sustainable manner over the coming years, the strengths and opportunities identified below require to be protected and developed whereas the weaknesses and threats need to be addressed and mitigated as an integral part of the objectives of this Local Area Plan.

Strengths <ul style="list-style-type: none">• Strategically located linking Kerry with West Cork.• Heritage Town status and a very attractive built environment• Very scenic estuarine location• A well planned and distinctive compact town centre.• Range of services to suit both the local community and the tourist.• Well located 18 hole golf course and other sporting facilities.• Some of the finest restaurants and hotels in the country.• Renowned retirement location• Tidy towns record• Pride of Place
Weaknesses <ul style="list-style-type: none">• High traffic volumes through the town centre.• Poor provision for pedestrians and cyclists in the town centre.• Lack of sufficient centrally located car parking facilities• Restricted access to the River Finnihy and Kealnagower stream• Haphazard development of housing estates on the outskirts of town with undeveloped land in between• Lack of connectivity between these new housing estates and the town centre.• Proliferation of signage throughout the town has given rise to visual clutter.• Limited employment opportunities.• Water and Sewage infrastructure at capacity.

- Lack of permanently occupied housing estates.
- Over-reliant on tourism with its seasonal nature
- Lack of connection of the town with the pier and waterfront area.

Opportunities

- To construct relief roads to improve town centre environment, accessibility , quality of life and the public domain in the town.
- Enhancement of heritage potential will improve tourist attraction.
- Enhance riverside environment and develop river frontage.
- Provide more pedestrian routes through built-up areas.
- Establish a new street by extending Bridge Street in a north-easterly direction thus creating a new vista along Market Square and Main Street.
- Provide off-street car-parking facilities.
- Protect the built heritage of the town for future generations.
- Extend the existing walks in the area.
- Improve pedestrian and cyclist mobility within the town.
- Development of a promenade/walkway along the seashore of the Peninsula lands.
- Ecotourism / activity holidays.
- Improve the public domain throughout the town.
- Provide a dedicated location for a farmers market within the town.
- Create a connection between the town centre and waterfront area.

Threats

- The development of out of town centre retail developments
- Housing becoming too expensive for locals.
- Loss of characteristics unique to Kenmare
- Too many holiday home developments relative to permanent residences.
- Traffic congestion and a deficit of car parking spaces.
- Inappropriate new development that is not contiguous to the town centre will detract from the compact urban form of the town and is not designed sympathetically to the existing built heritage.
- Further loss of the historical built fabric of the town.
Expansion of town boundary to rural area
- Flooding (as occurred in late 2008).
- Peripherality

2.2 Future Vision and Development Strategy

The vision for Kenmare town is to ensure that the town develops in a sustainable manner and in a way that will improve the quality of life for residents and visitors alike. The emphasis will be on developing a good quality of life in terms of housing and infrastructure, employment and educational opportunities, amenities, transport and the natural environment. The creation of a sustainable built environment will allow for easy movement of pedestrians and cyclists throughout the urban area.

DEVELOPMENT STRATEGY

- The development strategy is designed to reinforce the town's heritage status and its role as a prime tourist destination within the Cork/Kerry region. To reaffirm the critical role of the town centre and to implement positive measures for its continued vibrancy, using its attractive built form as a positive factor while acknowledging the strong level of protection for buildings and structures necessary to maintain its character.
- Maximise the tourism potential of the town by providing a unique range of activities and attractions which appeals to specialist niche markets and which will contribute to the creation of a more sustainable tourism product and help lengthen the tourist season.
- Conserve and enhance the diverse environmental resources of Kenmare including the marine environment. Ensure that the green areas within the town, which contribute to the character and attractiveness of the town are maintained and protected and made more easily accessible to the public.
- To conserve and enhance the distinctive local architectural heritage and the unique natural landscape and to ensure that future developments are sympathetic to both the existing built heritage and to the local terrain.
- Establish a clear development boundary as a physical and visual edge to the town in accordance with the current needs of the town. The boundary should ensure a distinction between the built-up area and the open countryside, based where possible on recognizable physical features.
- To identify land for employment uses and to support an extension of existing employment generating activities such as marine based activities and to provide for an increase in diversification of employment opportunities including marine based tourism and renewable energy resources.
- Ensure a high quality of design in all developments.
- Promote the development of high quality permanent residential development within the town.

These goals cannot be achieved through land-use planning alone. Neither can they be achieved in the short-term, over the period of this plan. They require the long-term coordinated commitment of all sectors in the community involving social, economic and cultural participation. It is the intention of Kerry County Council, however, that this Local Area Plan will put in place the long-term land-use framework to facilitate the achievement of these objectives.

3.0 SECTORAL STRATEGIES AND OBJECTIVES

3.1 Town Centre

Kenmare has the benefit of a well planned compact town centre. Kenmare is fortunate in that the vibrancy of the town centre has been retained. In order to retain the vibrancy of the town centre it is important that the level of retail activity including pubs and restaurants is maintained at current levels. It is also imperative that the towns built heritage is maintained and to this end most of the central core area is contained within the proposed Kenmare Architectural Conservation Area (ACA) details of which are in the Appendix.

The development plan seeks to utilise key town centre sites which are currently not used to their full potential in order to ensure that the existing compact urban core is fully utilised. Taking the junction of Henry Street and Main Street as the centre of the town then no part of the town core is greater than 250 metres from the town centre. The urban form of the town has evolved around the planned central area over the last 240 years. Development in recent years has however, given rise to the creation of a much less compact urban structure. The pedestrianisation of Henry Street is an option that may be considered during the lifetime of the plan provided that alternative centrally located parking facilities are available.

The Council will seek to maintain a strong residential base in the town centre area and to prohibit undue encroachment of commercial uses into established residential areas such as Market Street, Pound Lane, Parnell Place. This is considered desirable in order to protect the residential amenities of existing properties, to retain the residential character of this area and to protect the architectural integrity of the streets and buildings.

Objective No	Town Centre It is an objective of the Council to:
TC-1	Promote the development of the town centre as an attractive location for shopping, business, tourism, residential and community life.
TC-2	Promote the re-use and regeneration of key town centre sites. Facilitate a range of appropriate uses as outlined in the Zoning Matrix table.
TC-3	Promote the development of the town centre as the primary location for retail and other commercial development in the town.
TC-4	Ensure that future development in the town centre is sympathetic to the existing built heritage and does not in any way compromise the heritage status of the town.
TC-5	Facilitate the alleviation of traffic congestion and the restructuring of parking spaces in the town centre.
TC-6	Provide for easy and safe pedestrian and cycle movement throughout the town centre.
TC-7	Encourage the use of upper floors in the town centre for commercial or residential use.
TC-8	Promote in-fill development while maintaining the building line throughout the central core area, thereby consolidating the town structure and creating a sense of enclosure in order to strengthen the streetscape in the town.

3.2 Employment and Economic Activity

3.2.1 Employment

The breakdown of employment by sector in the town for 2006 is shown in Figure 2. The number of people on the live register in Kenmare in January 2008 was 336. This had increased by almost 100% (96%) to 659 by January 2009 and increased to 680 by April 2009, whereas the increase for the county was about 70% (72 %).

As can be seen, the highest proportion of the workforce, are in the services sector, followed by sales. This is to be expected in an area where tourism is an important part of the local economy. Of the nine occupation categories, manufacturing is only sixth with a total of 86, or less than 10% of the total workforce. Piercan which was involved in manufacturing gloves mainly for the French nuclear industry closed in January 2009 after 26 years with the loss of 34 jobs. An adjoining premises on the Sneem Road is occupied by RVR which employs 20 and supplies heating equipment and related items. The highest proportion of the working population, are in the services sector which includes those working in tourist related activities, mainly in local hotels and restaurants.

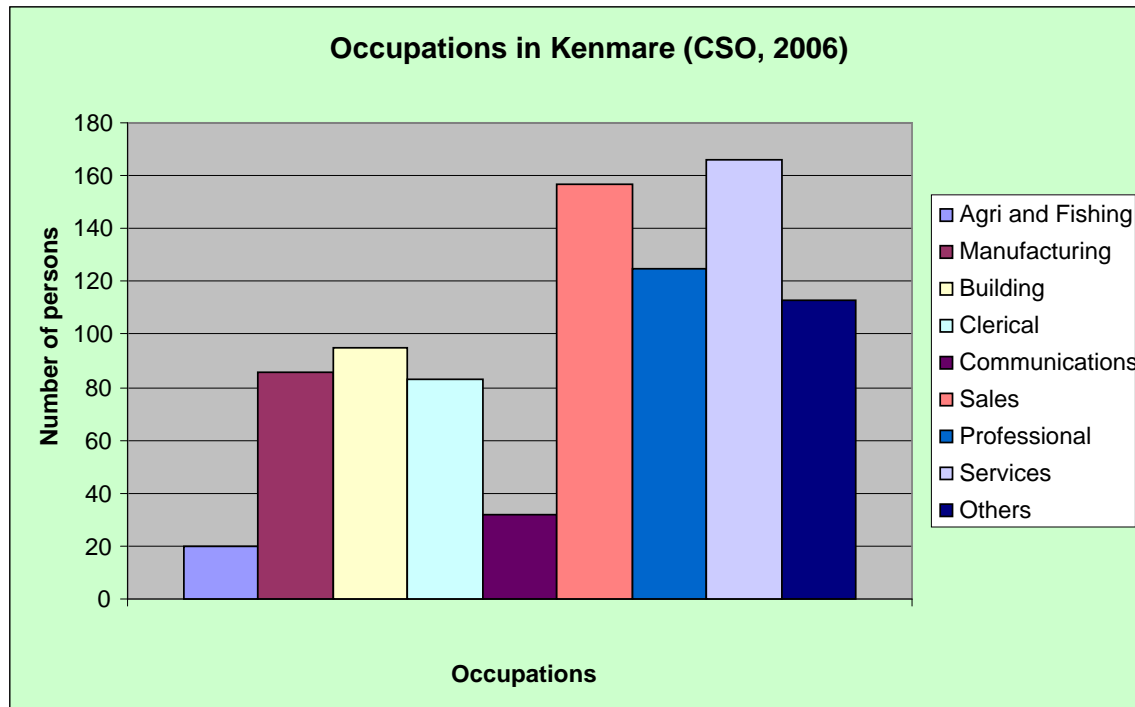


Figure 2

Employment by sector in Kenmare town (CSO, 2006)

Given the significance of the tourist industry to the local economy it is to be expected that the hotels in the area would be the main employers. The prestigious Sheen Falls Country Club and Kenmare Park Hotel are the main employers to the town and they employ up to 45 people during the tourist season. However because of the seasonal nature of the tourist sector employment figures drop significantly during the winter period.

There are a number of land use zonings in the town that will accommodate employment uses, namely; town centre, mixed use, retail, light industry and tourism /leisure. The zoning of land for such employment uses and maximising the tourism potential of the town will increase the level of economic activity and provide employment. It is in the area of tourism that Kenmare displays its greatest potential for employment. It is anticipated that the most likely growth area will be in the tourist sector; allied to this may be growth in arts and crafts and ancillary professions.

Objective No.	Employment and Economy It is an objective of the Council to:
E-1	Zone sufficient land at appropriate locations in the town for employment uses to facilitate the location of new enterprises and businesses in the town.
E-2	Facilitate future employment provision within the town in a sustainable manner and stimulate activity to support the development of Kenmare as a thriving and economically and environmentally sustainable town.
E-3	Protect lands zoned for employment uses in the town from inappropriate development that would prejudice their long-term development for such uses.
E-4	Zone lands at appropriate locations for tourism/leisure use to facilitate the development of tourist related activity centres in a sustainable manner.
E-5	Facilitate light industrial uses on suitably zoned land and protect land zoned for industrial and light-industrial uses from inappropriate development which may prejudice its long term development potential.

3.2.2 Tourism

Kenmare's planned layout, its picturesque townscape, distinctive landmark buildings, dramatic coastal setting and mountain backdrop have all contributed to its attraction as a top tourist destination. Tourism has been the mainstay of the economy in Kenmare in recent decades. The location of Kenmare allows easy access to both the Ring of Kerry and the Ring of Beara tourist routes. Kenmare has become a centre for walking holidays in recent years and this is expected to grow over the coming years with increasing health awareness. According to the CSO, hill walking was the most popular activity for overseas visitors in 2007 with over 500,000 taking part. There is a need to extend the tourist season and further develop marine related tourist facilities. The town may have adequate outdoor sports facilities including a golf course and playing pitches but it needs more indoor sports and recreation facilities which would further enhance the attractiveness of the town as a prime all year round tourist location and also improve the existing residents' quality of life.

Many tourists, however, visit Kenmare with no particular activity in mind other than to enjoy the relaxed attractive setting. It is considered that connection of the town centre with the waterfront is not strong enough and should be strengthened in order to broaden the experience of visiting the town.

Despite the many factors which have presented numerous challenges for Irish tourism in recent years, the industry has nonetheless shown itself to be very resilient in maintaining its share of the international travel and tourism market. Due to the current world economic down-turn there are likely to be some fundamental changes in the tourist industry in the coming years. One option for Kenmare is to brand itself as an ecotourism destination. In March 2009, Fáilte Ireland launched Ireland's first Ecotourism Handbook which is essentially a concise guide to help tourism businesses operate in a green environment.

Launching the document Failte Ireland said "An environmental approach to tourism is not only an ethical choice but also a business necessity. As a nation, we sell ourselves as a "green" country. Visitor expectations of unspoilt landscapes and a green environment are part of the attraction that lures many to our shores. However, it is not just a matter of image. An environmental approach has the potential to yield cost-savings for tourism businesses - an important consideration given the challenges we face in the year ahead." Figures indicate that ecotourism is growing at a rate of 20%-30% per annum which is far in excess of the growth rate for conventional tourism.

The area's landscape and scenery should be viewed as a key economic asset and as such it is vital that the quality of this asset is protected. Future development of holiday accommodation should focus on short term lettings, rather than second homes because of the greater contribution to the local economy. The aim of the plan is to further enhance the existing tourism product to ensure that it develops in a sustainable manner and benefits not only the visitor but also the indigenous population. The protection of the town's built heritage and the natural amenities of the area are of paramount importance and viewed as critical if the area is to be developed in a sustainable manner over the coming years.

The Council acknowledges the vital role that Kenmare Tidy Towns Committee and other voluntary associations contribute to the maintenance and enhancement of Kenmare.

Objective No.	Tourism It is an objective of the Council to;
T-1	Promote Kenmare as a destination with a unique history and architectural heritage set amidst a rugged marine and mountain landscape.
T-2	Facilitate the development of high quality visitor accommodation within the town at appropriate locations.
T-3	Minimise the level of tourist related signage and promote the standardization of signage.
T-4	Facilitate the extension and diversification of tourist facilities within the town boundary and the surrounding hinterland including improved signage and access to the waterfront at appropriate locations and in an ecologically sensitive manner.
T-5	Facilitate the development of an architectural heritage trail.
T-6	Facilitate the development of Kenmare as an ecotourism destination in an environmentally sustainable manner.
T-7	Facilitate marine related infrastructure in a sustainable manner at appropriate locations in order to promote Kenmare as a marine destination in the South West.



3.3 Natural Environment.

The town is located on the northern shore of Kenmare River which is a designated SAC. The site synopsis indicates that it ‘contains an exceptional complement of marine and terrestrial habitats many of which are listed on Annex 1 of the EU Habitats Directive. The presence of a number of rare species, including two species listed on Annex II of the Directive and a protected plant, together with the ornithological interest of the area, adds further to the importance of the site. The Finnihy River which forms part of the proposed eastern town boundary is also part of this SAC up as far as Cromwells Bridge. The Irish name for Kenmare ‘Neidin’ or ‘little nest’ in English, aptly describes the towns location nestled between the high ground to the north and the river to the south. Kenmare has a wealth of mature trees, woodland areas, streams and rock outcrops which add immensely to the character of the town and bring the countryside into the heart of the town

Objective No.	Natural Environment It is an objective of the Council to:
NE-1	Ensure that any new development in the town shall not have a significant negative impact on the natural environment.
NE-2	Ensure that the water quality of the Kenmare River estuary, the Finnihy River and Kealnagower stream and their tributaries is maintained and protected from pollution arising from development.
NE-3	Ensure that development in the town does not lead to the deterioration in the quality of surface or groundwater.
NE-4	Ensure the adequate protection and sustainable use of the coastal zone as an area of natural heritage, amenity value, recreational use, economic potential and where appropriate a quality living environment.

NE-5	Protect the amenities of scenic and environmentally sensitive areas and promote the knowledge and appreciation of the natural amenities of the area.
NE-6	Ensure that any applications for development in Kenmare Town whose sites cover a portion of the areas which flooded in 2008 (as indicated in Map 2c) shall be accompanied by a flood impact assessment indicating any mitigating measures proposed.
NE-7	Ensure that flood plain infill and riverbank alteration will be prohibited where there is a risk of interference with the aquatic habitat or significant adverse impact on the ecological integrity of Natura 2000 sites or flood discharge. Any such development will be subject to the approval of the South West Fisheries Board and the OPW.
NE-8	Comply with the provisions of Section 11-4 of the County Development Plan in relation to Flood Risk Management.
NE-9	Maintain the attractive woodland character of the town which forms an important aspect of the physical character of the area and ensure that it is maintained free from visually obtrusive elements.

3.4 Transport and Movement

3.4.1 Roads

Kenmare is located at the intersection of two National Secondary routes; the N71 connecting Kenmare with Killarney to the north and West Cork to the south and the N70 connecting Kenmare with Sneem and South West Kerry. The R569 regional road connects Kenmare to Kilgarvan and further afield to the National Primary N22, Cork to Killarney route.

The current traffic system in the town requires that traffic destined for other locations is required to traverse the town centre. This gives rise to congestion especially during the peak tourist season. A proposed eastern relief road linking the N71 with the R569 will relieve traffic congestion in the centre of Kenmare. This proposed relief road would improve the town centre environment by making it more pedestrian friendly. The location of the proposed relief road in relatively close proximity to the town centre will also allow for the development of lands heretofore not easily accessible. This will allow for the development of a more compact, sustainable expansion of the urban core area of the town and should help to avoid sporadic development on the outskirts of town well outside reasonable walking distance from the town centre.

The current traffic regime operating in the town centre is based on a clockwise system. It is envisaged that by maintaining a two-way system on Shelbourne St. that traffic flow between the N71 and the R569 can avoid the centre and thus help to alleviate traffic congestion.

3.4.3 Public Transport

Bus Eireann offers a service to and from Sneem via Kenmare to Killarney three days per week. There is also a daily service from Cork to Killarney via Kenmare.

3.4.4 Parking

The availability of adequate car and coach parking facilities especially during the busy summer months can be problematic in Kenmare. There are a number of existing car parks located at Railway Road (P1), Bridge Street (P2), and the old Supervalu site off Shelbourne Street (P3). Henry Street has a parallel parking system on both sides while Main Street has a perpendicular or herringbone system, which can be problematic with traffic reversing into the traffic flow and also endangering cyclists and pedestrians. On-street parking is restricted on Shelbourne Street. The parking regime on Henry Street, due to the narrow width of the street can be problematic during busy periods.

In order to provide additional replacement car parking spaces a number of additional car parking locations are proposed including an area off the N71 to the south of the entrance to Renagross Park (P4) which would have road frontage of 95 metres approximately and would be less than 300 metres from the junction of Henry Street and Shelbourne Street. To the east of the town core on Railway Road a portion of the former site of Ceann Mara would allow for the provision of a substantial car parking facility (P5). An area behind the Boys national school (P6) is also proposed to cater for traffic associated with the school, so as to allow the provision of footpaths and improvements to the public domain along the schools road frontage. Consideration should also be given to upgrading the existing car park on Railway Road (P1) to improve its layout and capacity.

3.4.5 Traffic Control

Traffic calming measures are required to be put in place on Railway Road.

3.4.6 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 north and west of the central core. Kenmare has an inadequate pedestrian network outside the town centre area. A largely disjointed footpath network has resulted in a situation where many of the newer developments are not provided with a continuous safe pedestrian access to the town centre, for example, along the Sneem road. Railway Road is of particular concern because of the high traffic volumes on this road, the narrowness of the existing footpath on the western side of the road and the absence of any footpath along the eastern side of the road for much of its length. The existing parking regime in the vicinity of the primary schools and the lack of any clearly defined pedestrian route also is of concern. Pedestrian facilities are required on the N71 between the Henry St./Shelbourne St. intersection and the Suspension Bridge. This is a relatively straight length of roadway with a continuous footpath on the western side only and measures are necessary to improve pedestrian safety.

3.4.7 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 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 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.

Local authorities 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 provision of sites as indicated on the Zoning Map for car parking.
TM-2	Seek the provision/improvement of footpaths throughout the town and in particular on Railway Road, Killarney Road and the Sneem Road
TM-3	Provide/extend footpaths and cycle-ways in new and existing developments throughout the plan area to provide greater connectivity and mobility.
TM-4	Facilitate the introduction of a two-way traffic system in Shelbourne Street to improve traffic flow and reduce congestion in the centre of town.
TM-5	Upgrade the junction at Sneem Road/Killarney Road.
TM-6	Facilitate the construction of a western bypass and an eastern inner-relief road to relieve traffic congestion in the town centre and to open up lands for development. The NRA (2008) guidelines on the “Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads” shall be implemented in their entirety with respect to the construction of these roadways and surface water run-off shall be managed both at construction and operation stage so as to ensure that the ecological integrity of Natura 2000 sites is not adversely affected. In addition any development along the proposed routes that would be detrimental to their construction shall be prohibited
TM-7	Upgrade the junction at Railway road/Hospital Road.
TM-8	Ensure that schools have safe drop off and collection facilities for pedestrians and adequate and appropriately located staff parking.
TM-9	Promote and facilitate greater ease of traffic movement and safe routes to schools in partnership with the local schools. In particular the proposed car park adjoining the boys national school is intended to facilitate school staff car parking and thereby facilitate the provision of a footpath along the edge of Railway Road outside the two schools.
TM-10	Implement the provisions of the “ <i>Access for All Implementation Plan 2008-2015.</i> ” (Kerry County Council).
TM-11	Ensure provision for the disabled and mobility impaired, in terms of access and parking, in all future developments.
TM-12	Encourage the provision of safe cycle ways and parking facilities for bicycles.
TM-13	To develop a preferred route option for a link road from the N71 (Bantry Road) to the N70 (Sneem Road) and the N70 (Killarney Road) west of the town.

TM-14	Facilitate the creation of pedestrian walkways in a sustainable manner as illustrated in the Kenmare Town Land Zoning Maps 2a and 2b
TM-15	Providing changing / wash facilities for employees as part of future proposals for new and existing developments zoned light industrial, as appropriate.

3.5 Water, Wastewater Infrastructure and Waste Management

3.5.1 Public Water Supply

Lough Eirk is the main source for Kenmare's drinking water supply which is treated at the reservoir in Carhoomeengar. This supply is supplemented from Kilgarvan and Dawros water schemes to meet the average daily demand of 1100 cubic metres during the winter period and up to 1500 cubic metres during the summer period. New water sources are being examined to cater for the expected increase in demand over the coming years. A new water mains network is now nearing completion. Notwithstanding this water supply to the town is at or near capacity at peak times. Applications for significant developments will be subject to the approval of the Water Services Authority.

3.5.2 Wastewater

The wastewater treatment works is located adjacent to the Finnihy River to the west of the town centre. The part refurbishment of the sewer network within the town centre is now nearing completion. This has separated significant quantities of surface water from the wastewater collection system thereby improving the capacity and efficiency of the plant. Additional aeration capacity has also been installed in the plant to improve efficiency. Notwithstanding these additional works, more stringent compliance regulation under the Water Framework Directive and the application of the 'combined approach' means that the plant is still at or near capacity. Pumping of effluent is unsustainable and incurs significant permanent costs for the local authority and should only be considered where it can be demonstrated to be necessary for the proper planning and sustainable development of the area. Considering these factors the following policies will apply in assessing applications for development:

- Connection to the public system will in principle be permitted. This will however be dependent on the wastewater treatment plant capacity. Close communication between the developer, the Planning Authority and the Water Services Authority is critical.
- In general pumping will be discouraged but may be considered where proposed developments can be demonstrated to be necessary for the proper planning and sustainable development of the settlement considering the settlement pattern options.
- Package treatment systems serving individual settlements will not be permitted.

3.5.3 Surface Water

The installation of a separate storm water system for the centre of Kenmare is now nearing completion. This represents a big improvement on the combined foul and storm water sewer system which served the town for many decades. Outside the town centre there is still a combined system. This is problematic as a number of newer estates have separate systems in place which are then connected to a combined public system. It is envisaged that over time there will be a separate sewer and storm-water system throughout the town.

All future developments should be constructed as separate drainage systems as this would allow for storm-water to be drained directly to natural water sources (interceptors may be situated in locations where run-off can be contaminated with pollutants, e.g., metals, oils and petrol, silt and dust, pesticides and detergents). This system eliminates the water treatment process and can lead to an increase in capacity of the existing treatment works.

New developments within the town should have regard to the use and function of sustainable urban drainage systems, i.e. through the introduction of storm-water attenuation on site and/or integrated into proposed linear parks along river and stream corridors (creating a system of ‘ponds in a park’). This is particularly important in Kenmare given the flooding which occurred in late 2008.

Objective No.	Water and Wastewater Infrastructure It is an objective of the Council to:
WW-1	Facilitate the provision and upgrading of the water and wastewater infrastructure to ensure the sustainable development and future growth of the town.
WW-2	Encourage the location of development in existing serviced areas in a sustainable manner.
WW-3	Preserve the capacity of the existing water supply and wastewater treatment infrastructure to serve zoned lands.
WW-4	Protect all sources and proposed sources of public water supply from pollution resulting from any development.
WW-5	Facilitate the minimization of leakages and wastage within the water supply network and ensure that all new development is designed in a manner that minimizes leakages and uses water in a most efficient manner.
WW-6	Ensure that no additional surface waters will be allowed to discharge to foul sewers or combined sewers and surface water from new developments will be designed in accordance with the principles of attenuation and controlled discharges (SUDS)
WW-7	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 necessary by the Council so as to conserve treated water.
WW-8	Facilitate the construction of a public conveniences at a suitable location in the vicinity of the pier.
WW-9	Ensure all new developments provide silt traps, grease traps and/or petrol oil interceptors, where deemed necessary by the Council.

3.5.4 Waste Management

Best practice waste management recommends that as much waste as possible is dealt with by prevention, reduction, reuse and recycling and with as little as possible remaining for disposal to landfill. Kerry County Council, Limerick City Council, Limerick County Council and Clare County Council have adopted a “*Waste Management Plan for Limerick/Clare/Kerry Region 2006-2011*” in accordance with the Waste Management Act, 1996 and Waste Management (Planning) Regulations, 1997.

The Waste Management Plan sets out the proposed policy for integrated waste management including the planning, regulation, collection, recycling, recovery, and disposal of non-hazardous wastes in accordance with current national and EU waste legislation and policy. 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.

3.6 Residential Development



3.6.1 Existing Residential Developments

According to the 2006 census figures there were 589 dwellings in the town of Kenmare, 139 of these units or 23.5% were built post 2001. This compares with an average figure for Kerry as a whole of 15.3% or a national figure of 17% approximately.

In the period since the previous plan was adopted in April 2004, up to December 2008, planning permission has been granted for a total of 670 dwelling units within the existing town plan boundary. Of these 670 units, 152 were specifically earmarked for holiday use, 80 of the total were apartments. While some of these units have already been built, if they were all to be completed it would more than double the housing stock of Kenmare in a very short period of time. This must be viewed in the context of the fact that the 2006 census showed a decline in the full time resident population of almost 8% over the 2002-2006 period.

The location of some of these developments up to 1.5 km from the town centre gives rise to a heavy dependence on motorised transport and an unsustainable development pattern. The predominantly residential suburban developments to the north and east of the town contrasts strongly with the compact historic town core. In terms of layout and design they do not reflect the well laid out town core.

3.6.2 Future Residential Developments

Given the situation as outlined in Section 3.6.1 it would appear that the housing needs of the indigenous population can be well catered for, utilising the existing housing stock and in addition those developments already granted permission since 2004. Given the current constraints with regard to water and sewage facilities it is envisaged that there will only be a minimal increase in the housing stock during the lifetime of this plan. A balance needs to be struck between the proportion of holiday homes and full time residential units. The housing and property market is heavily influenced by demand from outside the area which is a reflection of the attractiveness and popularity of the location. This had given rise to inflated property prices which makes it more difficult for locals to compete on the property market.

Any new permanent homes should be located closer to the town centre and any new holiday home developments should be located on the periphery so as to ensure that they will not impact on the vitality of the town during vacant times. There are some concerns that too many holiday homes have already been built in the town.

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 the edge of town. 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.
H-2	Zone land for residential development in close proximity to retail and community services and in accordance with the principals of sustainable development and the overall strategy of this plan
H-3	Ensure that future residential development is only permitted on zoned land and infill sites and on sites contiguous with the town centre to avoid the leapfrogging of development and to ensure a sustainable and compact urban form.

H-4	Facilitate the provision of social, affordable, voluntary and private housing in the town.
H-5	Provide potential homebuyers with a broad range of housing options with regard to location, size and design and so as to adapt to changing demographic needs.
H-6	Ensure that residential densities reflect high quality design integrating with the overall image of the town and surrounding developments. Higher densities will be considered in the town centre or within close proximity to the town centre. Lower densities will be considered at the edge of town.
H-7	Ensure that significant applications for residential development shall include an analysis of educational and community facilities to cater for the increased demand arising from such development.
H-8	Ensure that the provision of recreational, social and cultural facilities keeps pace with the development of housing to support a growing population and create a viable community.
H-9	Promote and prioritise the development of suitable derelict and back land sites for infill housing schemes and other sustainable developments
H-10	Restrict further ribbon development on routes radiating from the town.
H-11	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 Environment, Heritage and Local Government.
H-12	Require developers to carry out an assessment of the natural features that define the character of sites in the context of their surrounding environment, including: topography, aspect, habitats, flora, fauna, foliage, geological, soil and water features and demonstrate how they propose to integrate these features into their development proposals.
H-13	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.

3.7 Retail

3.7.1 Retail Strategy

Kenmare 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, pharmaceutical products and clothes.

Kenmare has a great variety of small shops with some catering essentially for the tourist market. Henry Street and Main Street are the main shopping locations. The western side of the Square and to a lesser extent Bridge Street and Shelbourne Street also provides a limited range of shopping. It is expected that because of the high dependence on the tourist trade that comparison shopping will maintain a strong presence in the town centre area. The establishment of Gortamullin Business Park has resulted in the relocation from the town of some retail facilities such as hardware and bulkier goods. The relocation of the Supervalu store to their new premises on Railway Road and the Centra store on the Killarney Road has meant that the main convenience shopping is now located outside the town centre. There is also the likelihood that one or more of the main discount retailers will move to Kenmare in the near future. There is a need to ensure that any such development is located as close as possible to the town core area in order to ensure that the town core area remains a vibrant busy shopping area. Kenmare's relative proximity to Killarney which has a wider range of retail outlets does result in a certain amount of revenue loss to Killarney from Kenmare.

The absence of adequate car parking facilities in the town centre is viewed as a hindrance to the development of more retail units in the town centre area. The proposed eastern relief road will open up opportunities for retail development in close proximity to the town centre.

The opportunities to develop a discount retail store in the town centre are severely restricted. The Planning Authority will adopt a sequential approach to the location of new retail development in the town. The Retail Planning Guidelines state that the preferred location for a retail development is within the existing centre or alternatively an edge of town centre site within 300 to 400 metres walking distance of the town centre.

3.7.2 Retail Warehouse Developments

Retail warehouse developments should be located on land zoned specifically for such developments on the outskirts of the town. Gortamullin Business Park over 3 kilometres to the north of the town centre is the preferred location for such businesses. Retail warehouse developments differ from retail developments as they consist of retail units for bulky goods which cater for mainly car-borne customers.

In general retail warehousing for a town should be concentrated in one location in order to minimise the impact on the surrounding rural hinterland, to provide a more cohesive urban form, to minimise car movements and for ease of access.

3.7.3 Off-Street Trading Area

Casual trading has been problematic in Kenmare over recent years due mainly to the absence of a regulated market. Kerry County Council has acquired the market rights once owned by the Lansdowne Estate and there is now general agreement among both the resident traders and the casual traders that a proper regulated market is in everybody's interests. It is accepted that a vibrant regulated market attached to the town centre is an asset to the town. This is not only a tourist attraction but also increases footfall and benefits all traders.

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	Maintain the vitality and viability of the town centre as an important shopping location for its catchment area.

RD-3	Apply the sequential approach when assessing planning applications for new retail developments within the town.
RD-4	Facilitate improvement in the range, scale and accessibility of retail outlets within the town.
RD-5	Ensure a high quality of amenity and urban environment throughout the retail core.
RD-6	Ensure that new retail developments other than small scale convenience shopping and retailing warehousing is located in the town centre, and where this is not viable on edge of centre sites.
RD-7	Facilitate the provision of an off-street trading area/market area at an appropriate central location.
RD-8	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.

3.8 Social Infrastructure & Amenity

There is a strong local community spirit in the town and a good range of community and social facilities available. The quality and quantity of community, cultural and recreational facilities in a town is of huge importance to local residents but also to new residents and employers considering locating in the town. Developing the town's social infrastructure and amenity spaces is therefore an important aspect in the growth and attractiveness of the town.



3.8.1 Community Facilities

Kenmare has a broad range of social and cultural facilities for a town of its size. Kenmare Community Hospital serves the local community. There are plans to extend this facility to meet future needs. Kenmare Heritage Centre located at Market Square is an important tourist facility, while the Adult Learning Centre on the Glengarriff Road serves a useful educational role.

The Kenmare Community Centre, is located at the old school in Shelbourne Street, is also a valuable local resource, as are the many cultural groups including Kenmare Drama Group, Kenmare Literary & Historical Society, Kenmare Musical Society and Kenmare Film Society. The Carnegie Arts Centre presents an eclectic mix of cultural events throughout the year and is not only an important resource for the resident population but is also an important tourist facility. Kenmare Tidy Towns Group has been very successful over the last decade winning 'Ireland's Best Kept Town' competition in 2008. Similarly Kenmare Chamber of Commerce has been very active in promoting Kenmare over the years.

3.8.2 Recreation and Amenity

The Fair Green Park is one of the most charming elements that comprise the centre of Kenmare. With its mature trees, decorative iron railing, modern sculpture and its central location it is Kenmare's 'Stephens' Green'. Kenmare Golf course located on the edge of the town centre is a unique facility offering panoramic views of mountain and coastal scenery. The course which was established in 1903 is an important element of the tourist economy. Kenmare Shamrocks GAA club located at Fr Breen Park adjacent to the golf course boasts two pitches and a synthetic training pitch. Kenmare soccer club has a new clubhouse in Dromnevane. Other sporting interests are also catered for including cycling, boxing, walking and a harriers club. The children's playground located next to the Supervalu store and opposite the schools on Railway Road is a valuable community facility.



3.8.3 Walking Routes

Renagross Park which was developed by the Lansdowne estate over 200 years ago is a wonderful facility so close to the centre of town. According to the Tree Council of Ireland a Monterey Pine in the Park which has a girth of 6.85 m and 33m in height is probably the largest of its species in Ireland. The park is a haven for wildlife and has a selection of plant species from across the globe. The park offers panoramic views of Kenmare Bay and the surrounding mountains. A number of paths traverse the Park. It is proposed that this walk should be extended to the south along the shoreline of the Sound crossing the N71 just north of the Suspension Bridge, then continue along the shoreline to the pier and beyond to the mouth of the Finnihy. The walk would then extend along the east bank of the Finnihy and exit onto the Tubrid road via the pedestrian bridge. It is also proposed that this walk should be extended to the east to take in new and proposed estates along the coastline and to provide a coastal walk that will encompass the entire coastline within the plan area. This extended walk would be of huge amenity value not only for tourists but would allow locals access to a wonderful estuarine area right on their doorstep.

The existing pathways between Hutchins Folly and Keelnagower Stream are overgrown and in poor condition. Similarly the area to the east, behind Scarteen Park, which contains some fine mature trees is overgrown and the pathways are not easily traversable. The area to the south of Cromwells' Bridge which is comprised of an elevated rocky outcrop is also quite overgrown. Both Hutchin's Folly and Cromwell's Bridge are Protected Structures and in an effort to enhance Kenmare's status as a Heritage Town it is important that such features are shown off to their best advantage.

Kenmare has an active walking club and an annual walking festival was held here up to recent years.

3.8.4 Education and Childcare

Kenmare has a girls and a boys primary school and a co-ed secondary school (Pobalscoil Inbhear Sceine) all located adjacent to each other on Railway Road. Pobalscoil Inbhear Sceine was formed in 2001 with the amalgamation of Holy Cross College and Kenmare VEC. Pupil numbers have been relatively stable over the last decade in both the secondary school and the boys' primary school although enrolment in the girls primary has increased by over a fifth in recent years. There is a Montessori school (Bright Sparks) located in Killaha East.

The former VEC building at Bell Heights now operates as an Adult Education Centre. In order to ensure the number of crèches and childcare places keep pace with residential development in the town the planning authority will have regard to the "Childcare facilities; Guidelines for planning Authorities" (DoEHLG, June 2001).

3.8.5 Culture

Kenmare Horse Show which takes place in June and the annual regatta held in July are two big events in the Kenmare social/cultural calendar.

Objective No.	Social Infrastructure and Amenity It is an objective of the Council to:
A-1	Seek the provision of recreational, social and cultural facilities required to meet the needs of the town in an environmentally sustainable manner and safeguard existing recreational, social and cultural facilities in the town for public benefit.
A-2	Promote the provision of childcare facilities, including crèches, and play schools, sufficient in their extent, quality and distribution to meet needs for childcare in the town.
A-3	Facilitate the extension of an extended coastal walk in a sustainable and environmentally friendly manner. As part of this, the construction of any such walkway shall be carried out in such a manner so as not to cause undue disturbance of protected wildlife or to facilitate the spread of invasive species such as Japanese Knotweed.
A-4	Facilitate the development of a walking route through the wooded area to the south of Scarteen Park.
A-5	Facilitate the development of a walking route along the banks of the Finnihy River to the north of the convent, while protecting riparian habitats.

A-6	Require a contribution towards the provision of public open space and creation of recreational facilities in association with the development of residential, industrial or commercial developments.
A-7	Facilitate the sustainable development of a multi-purpose arts/ theatre/ cultural centre for the town.
A-8	Ensure that riverside and coastal walkways are provided in an ecologically sensitive manner.

3.9 Built Environment



3.9.1 Urban Form Analysis

The urban form of the town has evolved around the planned centre over the last 240 years. Development had occurred on an incremental basis for many years but over the past decade the rate of development was unprecedented, resulting in a scale of development which bears little relation to the scale and form of the older urban core.

An important quality of good townscape is continuous street frontage where buildings and building groups provide a strong sense of enclosure. A continuous street frontage with a variety of buildings, well maintained and attractive facades and active ground floors generally provides for a pleasant and distinctive place. Notably, frontage along Main Street and Henry Street is good with only a couple of minor exceptions. This is an important characteristic of Kenmare that should be protected into the future.

Kenmare benefits from the fact that it was a planned town. The two principal streets, Henry Street and Main Street (formerly William Street) cross in an X shape the top portion of the X serves as the triangular Fair Green. Shelbourne Street links Henry Street with Main Street to close the triangle and form a figure 8. The overall composition is unique in Ireland and has stood the test of time.

Early on, Shelbourne Street was lined with the towns' public buildings including the school etc. Little has altered with the Garda station and the Community Centre still on the street, all set in their own grounds on the south side of the street. Five of the buildings on this side of the street are Protected Structures. The Park Hotel located in its own extensive grounds is accessed from Shelbourne Street. The north side of Shelbourne Street is comprised of a series of terraced three storey buildings including An Smachtlann, which is also included in the RPS (Record of Protected Structures). Three of the adjoining buildings have a railed in garden which, while awkward from a traffic (pedestrian) perspective, does add character to the area. The site of the former Supervalu car-park and Randles garage site, present an opportunity to develop a terraced streetscape, fronting the north side of Shelbourne Street. Any proposed development here should incorporate an underground carpark.

The Lansdowne Hotel which is located at a pivotal position on the corner of Shelbourne St. is a landmark building and is one of the oldest buildings in the town. Main Street is one of the busiest streets in the town with a wide range of retail outlets, pubs and restaurants. It is an impressive street almost twice the width of Henry Street with a predominance of three storey buildings on both sides of the street. The intersection of Henry Street and Main Street is the heart of the town both physically and commercially. The current parking arrangements on Main street which allows for perpendicular parking tends to give the car a predominance on the street which detracts from the architectural quality of the street. Main Street would benefit from a tree planting scheme and a more pedestrian friendly layout. Rock Street which leads off Main Street is a narrow street with a poor surface, part residential part commercial. Looking north along Henry Street from the junction with Shelburne Street, Holy Cross Church and the hills to the north dominate the view. Henry Street like Main Street is a busy commercial street with a range of outlets. Half way along Henry Street, New Road provides access to a network of smaller streets including Parnell Place and Shrubbery Ave. This area is essentially residential with mainly two storey/one and a half storey terraced houses.

Market Square is the busy central hub of the town with a number of streets radiating off in different directions, including Market Street, Bridge Street, Killarney Road and Railway Road. Due to the absence of alternative car parking facilities, Market Square is dominated by car parking. The provision of alternative car parking would free up this space as a public open space ideal for markets and other outdoor events. The area known as the Square is essentially a rectangular space with business premises on the south-western side. The south-eastern side of Market Square is disjointed. Development of a continuous streetscape would provide a greater sense of enclosure and greater connectivity with the town centre. Kealnagower stream separates Market Square from Rose Cottages at the northern end of the square. It is somewhat unfortunate that in the creation of the initial layout for Kenmare the river was not made a feature of the overall plan unlike Westport, also a planned town, where the Carrowbeg River is a central feature of the whole composition.

Railway Road is one of the busiest areas in town with the three schools, church, hospital and new supermarket all located here. Holy Cross Church, designed by Charles Hansom is the dominant feature at the town end of Railway Road. The former Poor Clares Convent which is a beautiful structure by the same architect located to the rear of the church, is somewhat hidden from view. The carriageway is narrow, with a narrow footpath along the north side of the road as far as the junction with Hospital Road although critically there is no footpath in front of the National schools. Beyond the public carpark on the south side of the road the area is mainly residential with walled front gardens fronting directly onto the public road and no space for a footpath. The lack of a continuous footpath network on such a busy road needs to be addressed.

Further north along Railway Road beyond the junction with Hospital Road there are a number of new housing estates on both sides of the road. The same applies along Hospital Road.

Development extends for almost 1.5 km along Kilgarvan Road. Development along the north side of the road is comprised of mainly residential development interspersed with B/B establishments. Many of the structures are large dwellings in their own landscaped grounds. The golf course extends for over 600 metres along the south side of Kilgarvan Road. Beyond that development is comprised of detached dwellings, Killowen Cottages and a number of new estates between the road and the sea.

Glengarriff Road is comprised of mainly detached residences the larger ones with extensive garden areas on the eastern side of the road. Pier Road is comprised of some large detached dwellings and an attractive terrace at the end of the road. There is relatively little new development at this side of the town such that this area has retained a rural sylvan character.

To the west of the town centre along Market Street there is a concentration of older residential development which forms an important and integral part of the architectural heritage of the town. The street is narrow with walled front gardens on the north side of the street.

Bridge Street is a short street but is part of a continuum from the southern end of Main Street along Market Square to the pedestrian bridge at the north end of Bridge Street. A new development at the north side of the bridge incorporating a streetscape element would maintain this straight building line. This streetscape could be extended using Springwell Cottages as the fulcrum with a mixed use streetscape extending north and east from Springwell Cottages. Similarly on the other side of the road two large underutilised sites present an opportunity for streetscape development. The Development of this streetscape would form an integrated extension to the existing urban core and would create a vista from here up along Main Street which would enhance the architectural character of the whole area.

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 greenfield sites contiguous with the built-up area and consolidates the compact urban form of the town making it an attractive and sustainable settlement.
UF-2	Facilitate the extension of Bridge Street and the development of a streetscape in the vicinity of Springwell Cottages,

3.9.2 Derelict Sites

The Derelict Sites Act 1990 requires that 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.

3.9.3 Urban Environment Opportunity Areas

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.

3.9.3.1 Rock Street

Rock Street is a narrow relatively short street off Main Street, part residential part commercial. The street is essentially a pedestrian street with no through road. At the eastern end of the street Back Lane to the south allows rear access to premises on Main Street, Downings Row to the north is residential. There is pedestrian access only to April Drive and further pedestrian connectivity to the east. The buildings on the street are smaller in scale than on Main Street and the small walled garden areas fronting the houses on the north side of the street creates a rural village ambience. Like so many other locations in Kenmare car parking detracts from the built environment. It is proposed that Rock Street is made a more pedestrian friendly street and vehicular access is maintained.

3.9.3.2 Market Square Enhancement

The market function of the Square is an essential element to its meaning as a space. Parking has become the dominant function in the square. The operation of the market at present is somewhat disorganised and even chaotic and generates friction between car users, permanent traders and casual traders. The market should be ordered and contribute to the attractiveness of the town rather than detract from it. Vehicles and stalls should be separate as is the norm in most markets. It is proposed that the north western section of the square should be a designated public space/market area and this area delineated from the remainder of the square by means of a contrasting surface finish

- Remove car-parking from the north western section of the Square and create a paved urban space
- This area may be suitable as an off-street trading area.
- Paving and hard surface areas should be undertaken in a coordinated and integrated manner which ensures an overall coherency within the town centre.

3.9.3.3 Town Centre Infill Sites

Shelbourne Street, (former Supervalu site). This site has a 30 metre frontage on the North side of Shelbourne Street. Any proposed development on this site shall match existing nearby development in terms of scale and materials and the building line shall be in keeping with existing development. Development proposed on this site must have a strong ‘mixed-use’ emphasis and be of sufficiently high stature, quality, design and overall benefit to the town to justify the once-off opportunity presented by the site. The impact on the town centre must be carefully assessed. The residential amenities and the protection of the heritage character of the town must be respected. The design shall complement the surrounding architectural character of the area. Particular attention shall be paid to the detailing of the main building elements such as eaves, roofs, window cills, lintels, rainwater goods and external soil pipes, gables and chimneys. The use of standardised uPVC soffits, uPVC windows, uPVC cills, eaves etc shall not be permitted.

South eastern side of Market Square (former JR McCarthy site). This site presents an opportunity to extend the streetscape and develop a greater sense of enclosure around the perimeter of the Fair Green.

The preferred development on this site would be a courtyard style of development which would incorporate the former Lansdowne Estate office to the rear of the site, which is a Protected Structure.

3.9.4 Shop Fronts & Signage

The traditional shop-front is a significant element of Kenmare's architectural heritage and contributes hugely to the fabric and texture of the town. 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. 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, and the development of new shop-fronts in traditional and non-traditional design. 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 retailers 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 of a new shop-front 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. The overuse of projecting signage as is the case in Henry Street can be counter productive and they do not have the intended visual impact, in fact the resulting visual clutter damages the overall image of the streetscape. The use of such signage should be limited, in order to protect the quality of the streetscape and to protect the character of individual buildings.



3.9.5 Urban Design and Development Management

The built heritage of Kenmare and its form and layout are an important and intrinsic element of the town's attractiveness and uniqueness. Kenmare's heritage status is dependent on the maintenance and up-keep of its built heritage. It is particularly important therefore that any additions to the built environment are of the highest architectural quality in terms of design and materials.

Chapter 13 of the County Development Plan 2009-2015 contains general development management and urban design guidance for urban areas.

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	Require Urban Design Statements for large or significant developments including residential developments in excess of four dwellings within the town.
UD-3	Require that all applications for new developments for four and less dwellings, and including commercial developments, should be accompanied by a design statement.
UD-4	Applications for new development in the town shall have regard to the Urban design Guidance as contained in Chapter 13 of the Kerry County Development Plan 2009-2013.

UD-5	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-6	Ensure that all derelict sites within the town centre are identified and are dealt with in accordance with the Derelict Sites Act 1990.
UD-7	Promote the role of urban design and architecture in the creation of place, space and terminal vistas and ensure development proposals address this challenge.
UD-8	Protect important views to and from landmark buildings, historic buildings and associated prospects to ensure the character of these places is adequately protected (see Figure 1.10 Rural Area)
UD-9	Ensure that developments comply with the <i>Sustainable Residential Development in Urban Areas and the Urban Design Manual - A Best Practice Guide</i> , as issued by the Department of the Environment, Heritage and Local Government in 2008, where appropriate.
UD-10	Ensure that new roadways, road widening schemes, vehicle parking areas and junction improvement works are carried out in a visually sensitive manner.
UD-11	Ensure that new developments front onto public spaces or walkways and that they provide an active frontage of attractive design and scale.
UD-12	Address the issue of safety in the public domain through good urban design and architecture.
UD-13	Provide/extend footpaths and cycle ways in an environmentally sustainable manner, in new and existing developments where possible throughout the Kenmare Functional Area in order to provide greater connectivity, reduce dependency on motorised vehicles and encourage pedestrian mobility throughout the area.

3.10 Built Heritage

3.10.1 Protected Structures

The town core area has one of the finest assemblages of buildings of architectural merit in the county and it is with good reason that the town was designated a Heritage Town by Fáilte Ireland. A number of these buildings including a number which are on the edge of the town core area are Protected Structures. It is now proposed as part of this plan to include a small number of additional buildings as Proposed Protected Structures. Details of these structures have been included in Map 3a and 3b and Appendix 1. Protected structures are so designated because of their special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Proposed Protected Structures
The Shrubbery
Water Towers, off Railway Road.
Former Workhouse

3.10.2 Architectural Conservation Areas

Parts of the town have been designated an Architectural Conservation Area (ACA) as indicated on map 3a and 3b and Appendix 2. 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.

It is hoped that these built heritage policies will help retain the important and historical built fabric of the town so that its heritage value and character which have contributed immensely to its success as a tourist destination can be retained for future generations.

Objective No.	Built Heritage It is an objective of the Council to:
BH-1	Secure the inclusion of the structures indicated on Map 3a and 3b and in Appendix 1 in the Record of Protected Structures.
BH-2	Designate and preserve those areas indicated on the Map 3a and 3b as Architectural Conservation Area (ACA) in accordance with the provisions of the Planning and Development Act 2000 (as amended) and outlined in Appendix 2.
BH-3	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties in the town.
BH-4	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.
BH-5	Encourage the appropriate reuse and sensitive conservation of early 19 th century cottages within the urban environment.

3.10.3 Archaeological Heritage

There are a number of recorded monuments within the town which will be protected from inappropriate development. These are indicated on map 2a and 2b and listed in appendix 4.

Objective No	Archaeological Heritage It is an objective of the Council to:
M-1	Ensure the preservation of all archaeological monuments in the plan area as included in the Record of Monuments and Places
M-2	Have regard to the recommendations of The Heritage Service, the National Museum of Ireland and other statutory agencies in the carrying out of its development control functions.
M-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.
M-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.

4.0 LAND USE ZONING

For a description of zonings and the associated land-use matrix see section 1.7 of the introduction to the plan.

APPENDIX 1

PROPOSED PROTECTED STRUCTURES

SHEET 1

Planning authority: Kerry County Council, Co. Kerry

Unique identity number: RPS KY 093-053

Address: The Shrubbery, Kenmare

Description: L shaped structure with two and three storey Elements and a false gable on the western elevation.

Site features: Set on its own grounds.

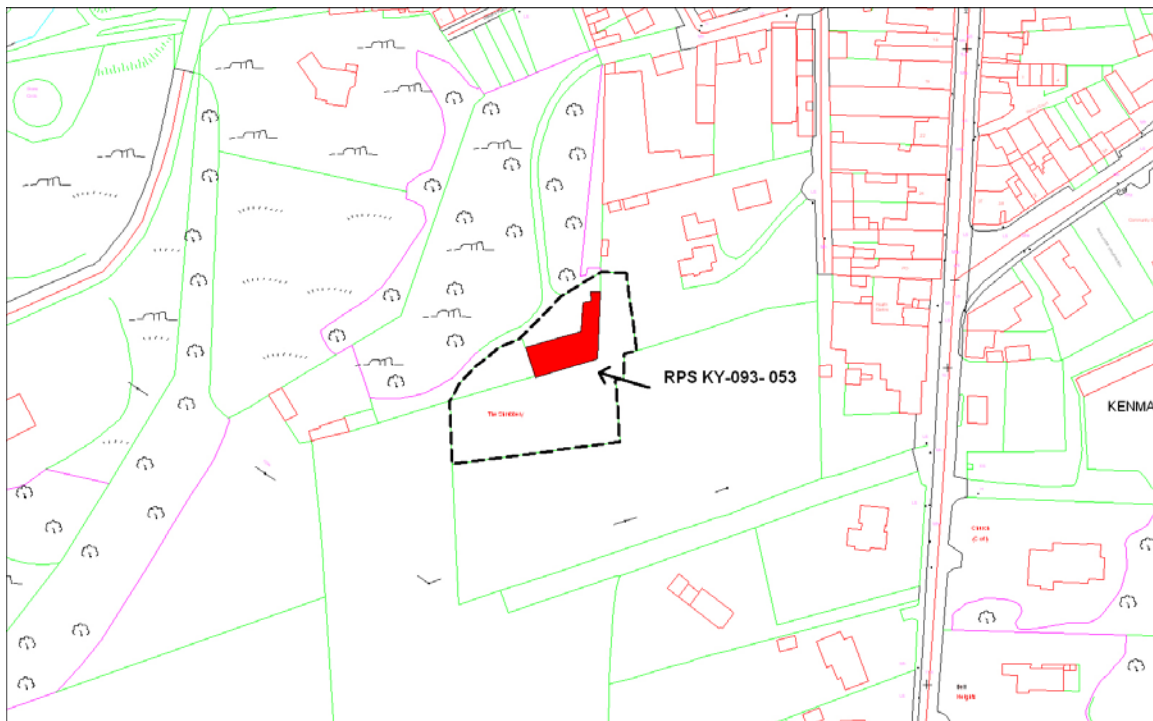
Ordnance Survey Map: 6363

National Grid co-ordinates: 90,865m, 70,627m

Special interest: Architectural, historical.



Location Map (not to scale)



Appraisal: The building is shown on the first OS map, compiled in 1841. A tree nursery was established on the surrounding lands in 1799 by the first Marquis of Lansdowne, hence the name the Shrubbery. The building retains much of the original fabric including six over six sash windows on the north elevation and much of the original roofing material. The building has some interesting architectural features such as false gable on the east elevation and the overall composition is of significant architectural interest. This structure should be included in the RPS because of its special architectural and historical interest.

SHEET 2

Planning authority: Kerry County Council

Unique identity number: RPS KT 093-054

Address: Railway Road, Kenmare

Description: Detached water tower

Site features:

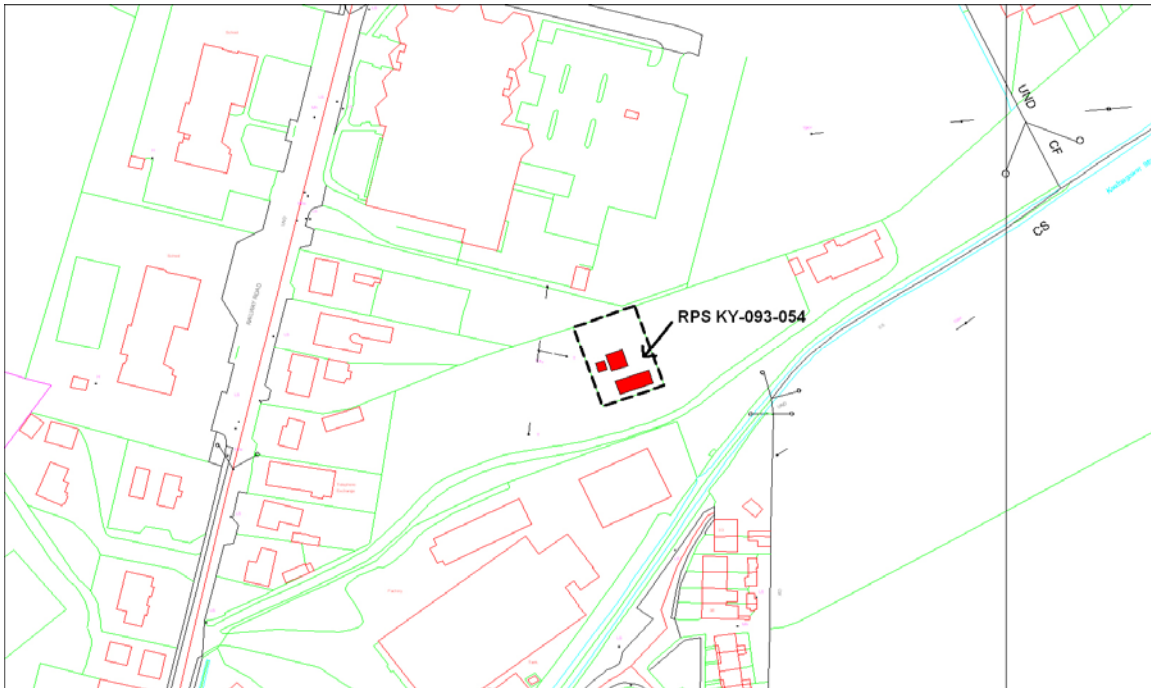
Ordnance Survey Map: 6363

National Grid co-ordinates: 91,262m, 71,319m

Special interest: Technical, historical. Social.



Location Map (not to scale)



Appraisal: A good example of a traditional railway water tower, an essential feature of any nineteenth century railway station. These structures are among the few remaining structures associated with the Kenmare- Headford branch-line which closed in 1959. These structures are of special technical, historical and social interest and should be included in the RPS.

SHEET 3

Planning authority: Kerry County Council,

Unique identity number: RPS KY 093-55

Address: Kilmurry, Kenmare

Description: Seven bay, two storey stone building, centrally located entrance and four prominent stone chimney stacks

Site features:

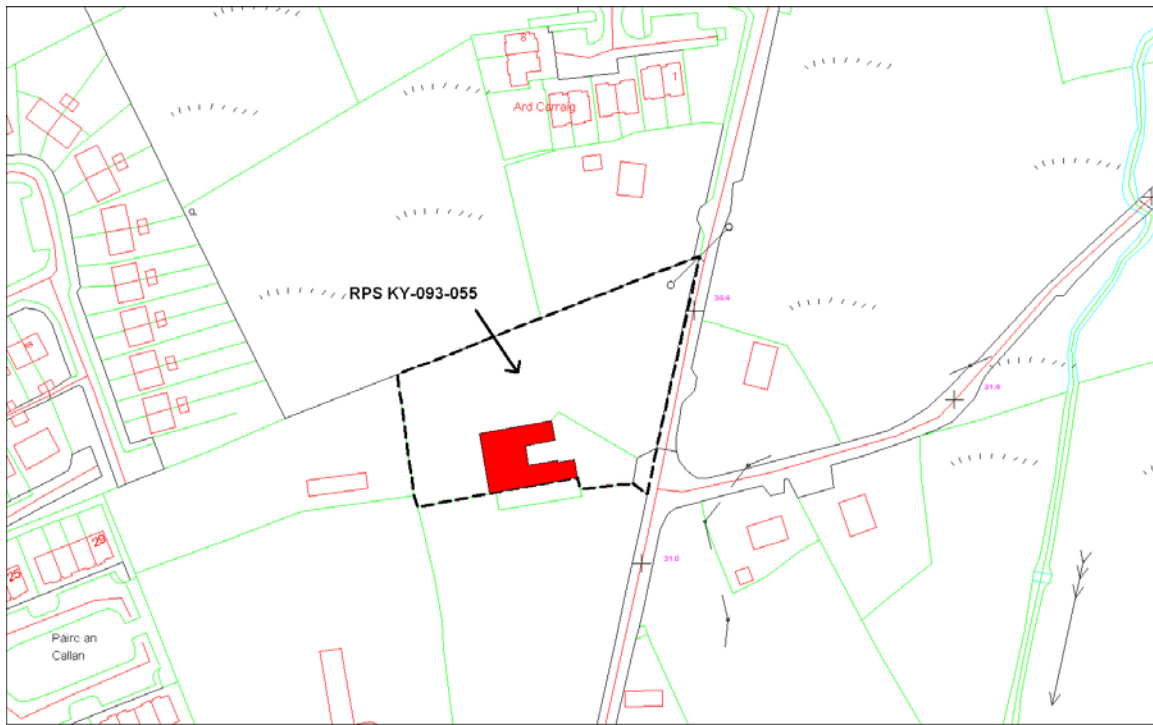
Ordnance Survey Map: 6363b

National Grid co-ordinates: 91,242m, 71,931m

Special interest: Architectural, social, historical



Location Map (not to scale)



Appraisal: This building served as the workhouse during the Famine period and is now a private residence. A well composed building, retaining most of its original form and fabric, including a number of six over six sliding sash windows. The prominent quoin stones, the stone relieving arches over the windows and the robust chimney stacks all serve to enliven the design quality of the building. This building is of special social, historical and architectural interest and should be included in the RPS.

APPENDIX 2

PROPOSED 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. 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 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, or place, which make a positive contribution to the character of the area. Planning controls are more extensive with exempted development being limited. Notwithstanding normal planning exemptions, 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 document 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 protect the special character of an area 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) of the Planning and Development Act 2000.

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 for any change of original materials, such as windows, wall finishes, boundary walls, roof materials 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 Timber sash window



Fig. 2 Decorative archway

Location and boundary of the Conservation Area

The proposed ACA encompasses the central core of the town as shown in Fig. 3 comprising Main Street, Henry Street, Shelbourne Street, Market Square, Market Street and Old Bridge Street. There are some landmark buildings within the ACA such as the Lansdowne Arms, the old Market House and terraces such as Emmet Place and Parnell Place.

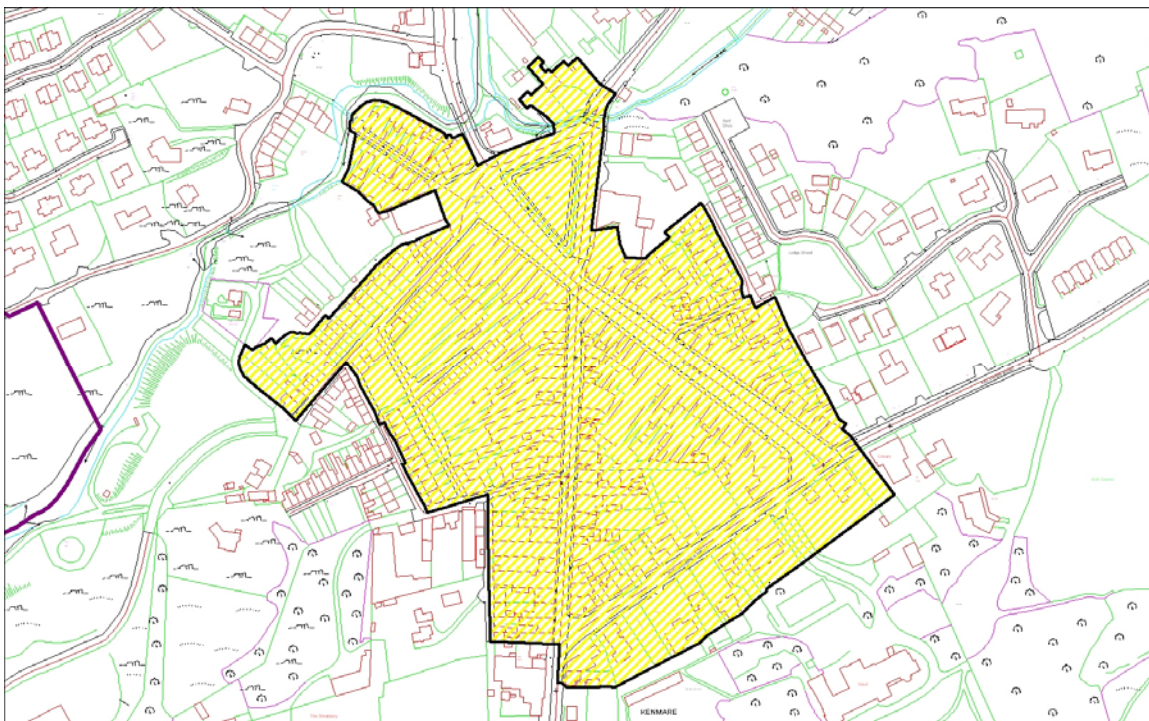


Fig. 3 ACA Boundary

Historical development of the area

Kenmare did not evolve slowly over the centuries like most other towns in Kerry, but was laid out systematically on behalf of the first Marquis of Lansdowne in the 1770s. The main public buildings were located on Shelbourne Street and commercial development was concentrated on Henry Street and Main Street. The figure of 8 layout allowed for the formation of a compact settlement. The planned layout gives the town a unique character and charm which has resulted in its designation as a Heritage Town. The town has expanded considerably in recent years comprised mainly of suburban style development, but the form and character of the central core area has remained relatively intact.

Schedule of Protected Structures and Recorded Monuments

There are thirty four structures included in the Record of Protected Structures within the ACA.

- | | |
|----------------------------|--|
| - RPS Ref. No. 21401004A-H | 1-8 Parnell Terrace. |
| - RPS Ref. No. 21401005A-G | 1-7 Emmett Place. |
| - RPS Ref. No. 21401007 | Terraced House, Old Bridge Street. |
| - RPS Ref. No. 21401009 | Garda Station, Shelburne Street |
| - RPS Ref. No. 21401010 | Detached – Lime Tree, Shelbourne Street. |
| - RPS Ref. No. 21401011 | Schoolmasters House, Shelbourne Street. |
| - RPS Ref. No. 21401012 | Community Building, Shelbourne Street. |
| - RPS Ref. No. 21401013 | Terraced building, 20 Henry Street. |
| - RPS Ref. No. 21401014 | O'Donabhain, 10 Henry Street. |
| - RPS Ref. No. 21401015 | Skyline Gallery, Henry Street |
| - RPS Ref. No. 21401016 | Terraced Buildings, Henry Street. |
| - RPS Ref. No. 21401017 | O' Sullivan-Ford, The Square |
| - RPS Ref. No. 21401018 | Old Market House, The Square |

- RPS Ref. No. 21401019A-I	19-27 Market Street
- RPS Ref. No. 21401020	Terraced building, Old Bridge Street
- RPS Ref. No. 21401021	Lansdowne Arms Hotel, Main Street
- RPS Ref. No. 21401022	The Curiosity Shop, Main Street
- RPS Ref. No. KY-093-004	Former bank building, Shelburne Street
- RPS Ref. No. KY-093-007	An Smachtlan, Shelburne Street
- RPS Ref. No. KY-093-010	Townhouse, Bell Heights.
- RPS Ref. No. KY-093-033	Kenmare Gift Shop, Henry Street

There is one Recorded Monument adjacent to the boundaries of the proposed ACA, the holy well at Gortamullen, Ref. KE093-012



Fig. 4 1842 OS map

Description of Existing Built Environment

- a) *Street pattern.* Henry Street is orientated in a north south direction. The layout of the town centre and the street pattern has altered little since the first OS map was published in 1842. The built up area of the town centre has been extended southwards along both sides of Henry Street. Similarly, the area to the west of Henry Street including Parnell Place, Shrubbery Avenue and Davitt's Place were undeveloped at the time of the first OS survey.

The images below demonstrate that the form and arrangement of buildings has altered little over the last century.



Fig. 5 Main St. 1880-1900 (Lawrence)



Fig. 6 Main St. 2009



Fig. 7 Main Street (early 20th century)



Fig. 8 Main St. 2009



Fig.9 Henry Street (early 20th century)



Fig.10 Henry St. 2009

b) *Form and arrangement of public and private open space.* The main public open space in the town centre is the park in the centre of Market Square. The triangular shape of the park reflects the overall shape of the 'Square' and acts as a counterpoint to the larger built triangle formed by Henry Street, Main Street and Shelbourne Street. This centrally located park bordered by decorative railing and having some fine mature trees is one of Kenmare's major attractions. Small pocket front gardens are another attractive feature of the ACA, such as can be found at Parnell Place, Emmet Place, Downings Row and the more substantial front garden areas along Shelbourne Street and Rose Cottages. (See Fig. 12)

The buildings along the north side of Rock Street (see Fig.11) are fronted by miniature garden areas which add character to the street, similarly along the north side of Shelbourne Street and at the corner of Shelbourne Street and Henry Street, the garden areas are separated from the roadway by decorative iron railing.

c) *Socio economic functions.* The buildings on Henry Street, Main Street and the west side of Market Square are predominantly commercial whereas, the buildings on Shelbourne Street comprise a mixture of commercial, community and residential. The other areas of the ACA are predominantly residential.



Fig. 11 Rock Street



Fig. 12 Rose Cottages

d) *Built fabric-general description.* The detailing along Henry Street shows the character and variety of buildings commonly found in many Irish towns. Shops are of various sizes, with dwelling houses and public houses inter-linked. Each maintains a generally cohesive building line and has continuity in the colour and type of roof materials. Individual design details highlight individual properties, but visual unity is maintained through parity of scale, colour and materials used. There is a variety of building types within the ACA, those fronting Main Street and Henry Street are mainly two and three storey terraced buildings with pitched slate roofs. Shelbourne Street has a variety of building types with terraced three storey buildings on the north side of the street and a range of detached two and three storey buildings on the south side of the street. Market Street, and Parnell Place are comprised of terraces of one and a half storey dwellings.



Fig. 13 Pound Lane



Fig. 14 Robust chimneys on Main Street

Pound Lane, (see Fig.13) Downings Row and Rock Street are comprised of a variety of basic building types including a few very simple vernacular buildings.



Fig. 15 Prominent chimneys



Fig. 16 Ridge height variation



Fig. 17 Bargeboard detailing, Emmet Place

e) *Roofs, ridges, bargeboards, chimneys.* Simple robust chimneys, (see Fig. 14) some with stone detailing (see Fig.15). Roof ridges tend to vary in height (see Fig. 16) which adds variety to the streetscape. Decorative bargeboards (see Fig. 17) are a common feature throughout the ACA especially in residential areas such as Parnell Place and Emmet Place where the painted timber bargeboards are the most striking features of these buildings and are to be found on the gabled half dormers, at eaves level and on the projecting gabled porches. Decorative clay ridge tiles are to be found on some buildings such as on the dormers of some buildings on Main Street. (See Fig 18)



Fig.18 Dormer with sidelights



Fig. 19 Stone frontage

f) *Walls.* The vast majority of the buildings on Henry Street and Main Street have a smooth plaster finish. There are some instances where the plasterwork has been removed to reveal the underlying rubble stonework which in most instances only serves to detract from the overall appearance of the building. In other parts of the ACA, a stone finish is more common such as the south side of Shelbourne St where the Garda Station has a fine coursed limestone ashlar wall to the front elevation. There are also some fine cut stone buildings on the west side of Market Square including the old market house and nearby properties. (see Fig. 19) A roughcast rendered finish is used on buildings such as Emmet Place and Parnell Place. A small number of vernacular style dwellings on Pound Lane are rendered with lime and sand and have a lime wash finish.

Decorative plasterwork is quite common on the Main Street and Henry Street, there are a number of buildings with moulded architraves to window openings and a number of them include a lion head motif.(see Fig.20 &22) Dentilated moulded cornices are also found and there are some examples of more elaborate detailed scrollwork. (see Fig.20) The consoled segmental hood moulding with a rams head over the door on Bridge Street is another feature of interest. (see Fig.21)



Fig. 20 Cornice and window detailing



Fig.21 Decorative plasterwork



Fig. 22 Window surround with lion motif



Fig. 23 Sash window with margin lights.



Fig. 24 unusual window type



Fig 25 Tripartite sash window

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 buildings of Kenmare exhibit a great variety of window styles as can be seen above (see Fig 22-25). Archways are a significant feature especially on Henry Street such as the example below (see Fig. 27) which has a number of interesting elements including the fluted pilasters, twin window openings overhead and the decorative iron gateway which all contribute to the overall composition.

There are a huge variety of window openings and original fenestration detailing (see Fig 22-26) within the proposed ACA. The dormer with sidelights is an unusual feature and can be seen on at least three buildings in Main Street. (See Fig.18) The retention of the original glass is an

important feature and there are examples where the old glass with its distorted reflections adds considerably to the character of a building. (See Fig.23)



Fig 26 Breakfront incorporating projecting dormer



Fig. 27 Archway on Henry Street



Fig. 28 Boundary treatment –iron railing and hedging



Fig. 29 Stonewall boundary

h) *Boundaries.* Front garden boundaries are an important element in the overall architectural make-up of Kenmare ACA. Robust sandstone walls are found throughout. Cast and wrought iron railings combined with hedging are also a common feature. (see Fig. 29) Historic ironwork is very resilient and has distinctive characteristics not found in modern replacement materials.



Fig. 30 Elaborate rainwater goods

- h) *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. 31 View along Henry Street



Fig. 32 View along Main Street

- i) *Views*. The vista looking north along Henry Street with Holy Cross church and the hillside in the background is full of character (see Figure 1.10 Rural Area). Similarly the view southeast along Main Street is significant.

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
- Buildings arranged with a common building line almost exclusively on the back of the pavement along Main Street and Henry Street
- 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
- A number of remaining timber sash windows, although UPVC top opening or casement windows are also common.
- Some modern infill of a non traditional style
- Traditional decorative plasterwork

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.
- Inappropriate signage

Guidelines for development within the Conservation area.

1. New buildings. All new buildings in a 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 and 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 accumulative 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.

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 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 which has 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 domain.*** It is the aim of the Council to improve the pedestrian environment in Kenmare. 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)

a) ***External walls.***

Removal of render.

Changes to the original finish, or the addition of an applied layer of masonry, brick, wood or plaster.

b) ***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 or dormer windows on front elevations, or on slopes visible from the public domain.

c) ***Window and Door openings.***

Alterations to structural openings, and creation of additional openings. 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

d) ***Rainwater goods.***

Removal of original cast iron hoppers, gutters and downpipes.

e) ***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, use appropriate materials and should normally be located on the rear elevations of a property.

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

f) *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 to the facades of commercial premises.

g) *Plot widths/ Building lines.*

Any such alterations could impact negatively on the character of the area.

h) *Amalgamation of sites /properties.*

Any such alterations could impact negatively on the character of the area.

i) *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.

j) *Backland Development.*

The height of any backland development should not exceed that of the existing building stock.

k) *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 a report from a structural engineer will be required which gives details 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

l) *Views.*

Existing views need to be maintained.

m) *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.

n) *Colour and Painting.*

Any painting scheme should complement the existing colour regime.

APPENDIX 3

EXISTING PROTECTED STRUCTURES



1.

Name & Address:

Church of Ireland Church,
Killowen, Kenmare

RPS: 21309302



2

Name & Address

Sculpture, near Cromwell's Fort
Kenmare

RPS number: 21309305



3

Name & Address:

Holy Cross Catholic Church,
Kenmare

RPS number: 21401002



4.

Name & Address:

Former Poor Clare's Convent,
Kenmare.

RPS number. : 2140100



5.

Name & Address:

1-7 Emmet Place,
Kenmare.

RPS number: 21401004



6.

Name & Address:

1-8 Parnell Place,
Kenmare.

RPS number: 21401005



7.

Name & Address:
Cromwell's Bridge,
Kenmare.

RPS number: 21401006



8.

Name & Address
Old Bridge Street,
Kenmare

RPS number: 21401007



9.

Name & Address
Park Hotel,
Kenmare

RPS number: 21401008



10.
Name & Address
 Garda Station,
 Shelbourne Street,
 Kenmare

RPS number: 21401009



11.
Name & Address
 Lime Tree Restaurant Shelbourne
 Street,
 Kenmare

RPS number: 21401010



12.
Name & Address
 Schoolmasters House,
 Shelbourne Street,
 Kenmare

RPS number: 21401011



13.
Name & Address
 Community Centre.
 Shelbourne Street,
 Kenmare

RPS number: 21401012



14.
Name & Address
 20 Henry Street,
 Kenmare

RPS number: 21401013



15.
Name & Address
 O'Donnabhain
 Henry Street,
 Kenmare

RPS number: 21401014



16.

Name & Address:

Kenmare Sweaters
Henry Street,
Kenmare

RPS number: 21401015



17.

Name & Address:

Henry Street,
Kenmare

RPS number: 21401016



18.

Name & Address:

O Sullivan-Ford
The Square
Kenmare

RPS number: 21401017



19.

Name & Address:

Old Market House,
The Square,
Kenmare.

RPS number: 21401018



20.

Name & Address:

19-27 Market Street,
Kenmare.

RPS number: 21401019



21.

Name & Address:

Corner house,
Old Bridge Street,
Kenmare.

RPS number: 21401020



22.

Name & Address:
Lansdowne Arms Hotel,
Kenmare.

RPS number: 21401021



23.

Name & Address:
16 Main Street,
Kenmare.

RPS number: 21401022



24.

Name & Address:
St. Patrick's Church of
Ireland
Kenmare.

RPS number: 21401023



25.

Name & Address:
Former bank building,
Shelbourne Street,
Kenmare.

RPS number: KY-093-004



26.

Name & Address:
An Smachtlann,
Shelbourne Street,
Kenmare.

RPS number: KY-093-007



27.

Name & Address:
Townhouse,
Bell Heights,
Kenmare.

RPS number: KY-093-010



28.

Name & Address:

Townhouse,
Henry Street,
Kenmare.

RPS number: KY-093-033



29.

Name & Address:

Former Lansdowne
Estate Office,
Kenmare.

RPS number: KY-093-041



30.

Name & Address:

Hutchin's Folly,
Kenmare.

RPS number: KY-093-052

APPENDIX 4

RECORDED MONUMENTS

There are 10 recorded monuments within the plan area. These are indicated below and on map 2a and 2b.

1. KE 093-012
2. KE 093-016
3. KE 093-017
4. KE 093-019
5. KE 093-020
6. KE 093-03601
7. KE 093-03602
8. KE 093-079
9. KE 093-080
10. KE 093-081

