

## BONANE LOCAL AREA PLAN

### CONTEXT

#### Location

Bonane (An Bunán) is a small village located on the N71 national secondary road, on the Beara Peninsula. It is approximately 12km to the south of Kenmare and approximately 15km to the north of Glengarriff in Co. Cork.



#### Population

There are no population figures for the village of Bonane itself. It is located within the Electoral District of Banawn. The census figures for this ED had a recorded a population of 214 in 2006, an increase of 8 persons or 3.9% on the population recorded in the 2002 census. Previously, in the 1996 to 2002 census period, the population decreased by 19 persons or 8.4%.

#### Infrastructure

While there is no Public Sewerage Infrastructure and none currently proposed for Bonane, there is a public water mains in the village. Dwellings are served by individual septic tanks and waste water treatment systems.

The following is the policy of the Water Authority (Kerry County Council) regarding Bonane:

- Low density housing developments with each house having its own Treatment System designed in accordance with EPA Standards can be considered.
- Shared package Treatment Plants serving multiple developments are not acceptable.

### **Function & Facilities**

Bonane is a small settlement with limited services, serving its rural hinterland. It has a Catholic Church and Chocolatier (chocolate shop), located in what was formerly the post office. The primary school, Tulloha School, is located approximately 1.5km to the north of the village. There is also a Weavers Shop north of the National School.



Bonane Heritage Park is located at Dromagorteen Forest to the north of the village. This was a project undertaken by the Bonane Community Co-Operative Society. The park has several monuments of archaeological importance.

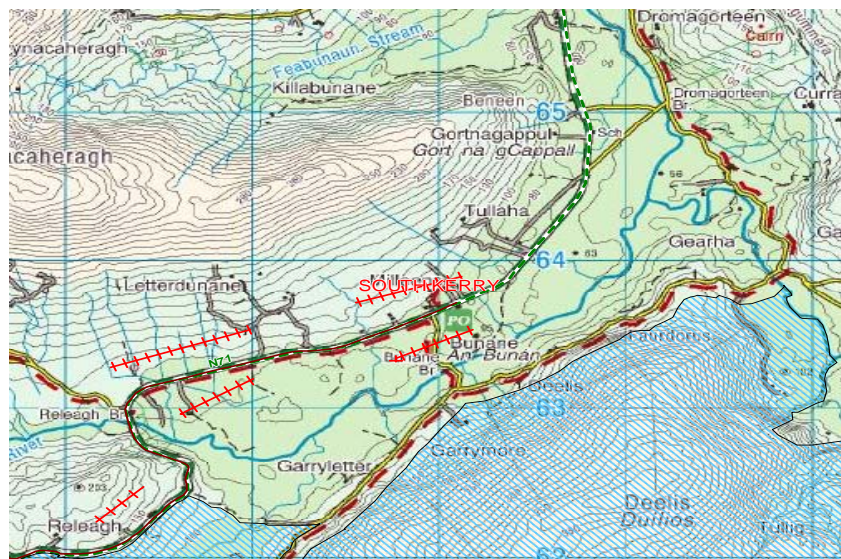






### Natural Environment

Bonane is located in an attractive rural landscape with Derrynacagheragh Mountain to the north and Deelis Mountain to the south. There are mature trees and hedges in the village and the Baurearagh/Sheen River runs to the south of the village parallel with the N71. There are protected views and prospects along the road into the village from the west. An area to the south is zoned secondary special amenity in the Kerry County Development Plan 2009-2015 (see map below).



Views and Prospects and Secondary Amenity Area designations.

### Urban Form

The village's visual and functional focus is between the church to the west and the Chocolatier to the east. The road is set back along the northern side of the N71 in the vicinity of the church to allow for parking and pedestrian movement. There is no streetscape in the village as all of the structures are detached with varying building lines.

### **Vehicular and Pedestrian Traffic**

The village is on the N71 which is a national secondary road. The maximum speed limit applies through the village. There are no plans to introduce reduced speed limits in the near future.

### **Built Heritage**

There is one protected structures within the plan area, namely:

- RPS KY-1020-001 Church; St. Fiachna's Bonane

The village has a number of older buildings that are attractive in style and should be retained where possible. New development should respect the character and scale of existing structures. There are a number of structures in the village but outside the plan area such as the old national school and the two storey house to the east of the village that are of special interest. The primary school in particular has potential for sensitive restoration and reuse.

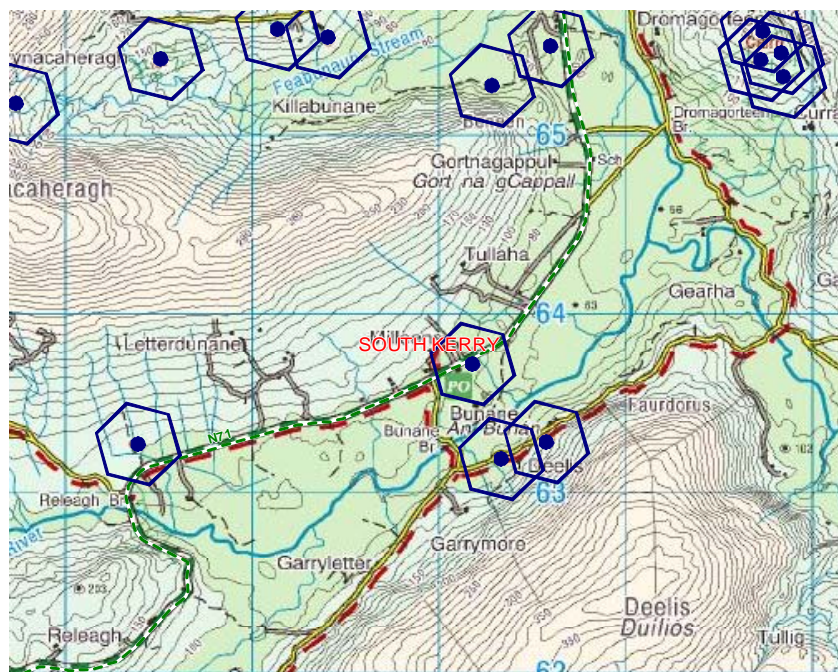


There are several older structures within the village that are of architectural merit. The Church (St Fiachna's) dates from 1892. The Presbytery was built in 1894. The Presbytery and Sheen Cottage are both attractive structures in close proximity to the Church. Across from the church there is an old two-storey building which was formerly a shop which is now disused.

### **Archaeological Heritage**

There are a number of archaeological monuments within the plan area as indicated by the blue dots enclosed in hexagons in the map below. There is a Heritage Park to the northeast of Bonane at Dromagorteen, with a ring fort, stone circle, fulacht fia, bullaun stone and Standing Stone.





Archaeological Heritage

## DEVELOPMENT STRATEGY

- Bonane is an attractive small dispersed settlement situated in a picturesque rural area. At present there is a scattering of one-off dwellings and very limited services. Similar to other dispersed settlements throughout the plan area Bonane does not have the existing services or the demand for new services needed to generate a substantial amount of development. The lack of existing or proposed infrastructure or a developed village core is characteristic of the settlement.
- It is envisaged that future development on the outskirts of the settlement will maintain this dispersed rural character and the development of urban style residential developments will not be permitted.
- Future residential development should therefore be low density and informal in design and layout with a strong emphasis on landscaping and integration with the rural landscape.
- Any applications for development will be considered in the context of the existing rural character of Bonane and the policies of the Kerry County Development Plan for rural areas. More formal development can be considered in the village between the Church and the Chocolatier.
- Any new development will be relative to the scale and character of the existing village and will by necessity be low density due to the lack of a wastewater treatment plant.
- The building line should be minimised in order to provide a greater sense of enclosure and promote a more defined urban form.
- Existing features such as hedges, trees, stone outcrops and stone walls should be retained where possible throughout the village.

## OVERALL OBJECTIVES

Object No	Overall Objectives It is an objective of the Council to/that;
OO-1	Locate new village type development between the Church on the western side of the village and the Chocolatier on the eastern side of the village.
OO-2	Future development in the village will be small in scale. A limited amount of ancillary facilities such as a shop will also be permitted at suitable locations.
OO-3	New development shall respect the character and high quality natural setting within which the village lies through sensitive design and siting.
OO-4	Encourage the appropriate reuse and sensitive restoration of unused/derelict vernacular properties in the village.
OO-5	Retain the protected views and prospects along the N71 and the secondary amenity area as designated in the Kerry County Development Plan 2009-2015.
OO-6	Protect existing trees, hedgerows and stone walls within the village where possible and promote additional planting and the appropriate use of stone walls (locally sourced stone) in new developments.
OO-7	Dwellings in the area shall be reserved for permanent residential use.
OO-8	Allow for and encourage the development of Bonane village to accommodate the residential needs of local people and those with connections to the parish.
OO-9	Ensure that development shall not have a significant detrimental impact on the quality of the natural environment or on the archaeology of the area.