

LAURAGH LOCAL AREA PLAN

CONTEXT

Location

Lauragh (Láithreach) is a dispersed rural settlement located on the Beara Peninsula at the junction of the R573, the R571 and the R574 (Healy Pass Road) and is approximately 21km to the southwest of Kenmare.



Population

There are no population figures for the settlement of Lauragh. It is located within the Electoral Districts of Glanmore and Ardea. In the inter-censal period between 1996 and 2002 population figures in these Electoral Districts decreased from 495 to 483 persons or by 2.4%. Between 2002 and 2006 there was a further decrease of 3.3% from 483 to 467 persons.

Infrastructure

There is no Public Sewerage Infrastructure and none proposed for Lauragh. Dwellings are served by individual septic tanks and waste water treatment systems.



There is a water main in Lauragh as indicated by the blue line in the above aerial photograph.

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

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

Function & Facilities

Lauragh is a dispersed settlement in an isolated rural area and provides a limited range of services to the local rural population. Dereen House and Gardens, located to the north of the Plan, area attracts passing tourists.

Facilities in the village include a Church (St Killians), a shop (beside the Church), a post office, a community centre, a primary school, a Garda station, a public house and a GAA Grounds.

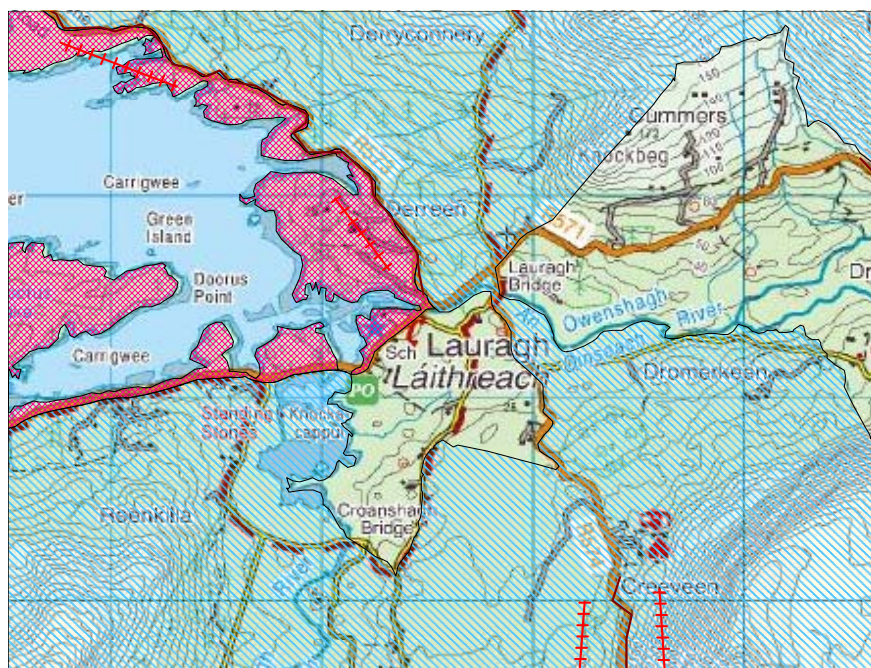


Natural Environment

The area is densely wooded with mature trees, many of them deciduous. These wooded areas add to the character and environmental setting of the village and should be retained where possible. The settlement is located in proximity to the coast. The Owenshagh River also runs through the north of the village and the Croanshagh River runs to the west of the settlement to the coast.



There are large tracts of amenity lands in the area and there are views and prospects as designated in the current County Development Plan 2009-2015 (see below). In addition there is a candidate Special Area of Conservation to the west of the village.



Views and prospects and secondary and prime amenity areas

Urban Form

The village is a dispersed settlement with the Church located at the northern end of the village and the post office located at the opposite end, at a distance of approximately 1km to the south. The settlement is dispersed over a series of local roads with the main road being the regional road that runs through the village (R571). There is no identifiable central area in the village. There are large tracts of wooded areas throughout the settlement, which adds to the dispersed rural character of the area.

Vehicular and Pedestrian Traffic

A large amount of traffic passes through the area, particularly during the tourist season. This traffic consists of locals travelling to Kenmare for work and services, and also consists of tourist traffic on the Ring of Beara and Healy Pass routes. There are no interconnecting footpaths between facilities.

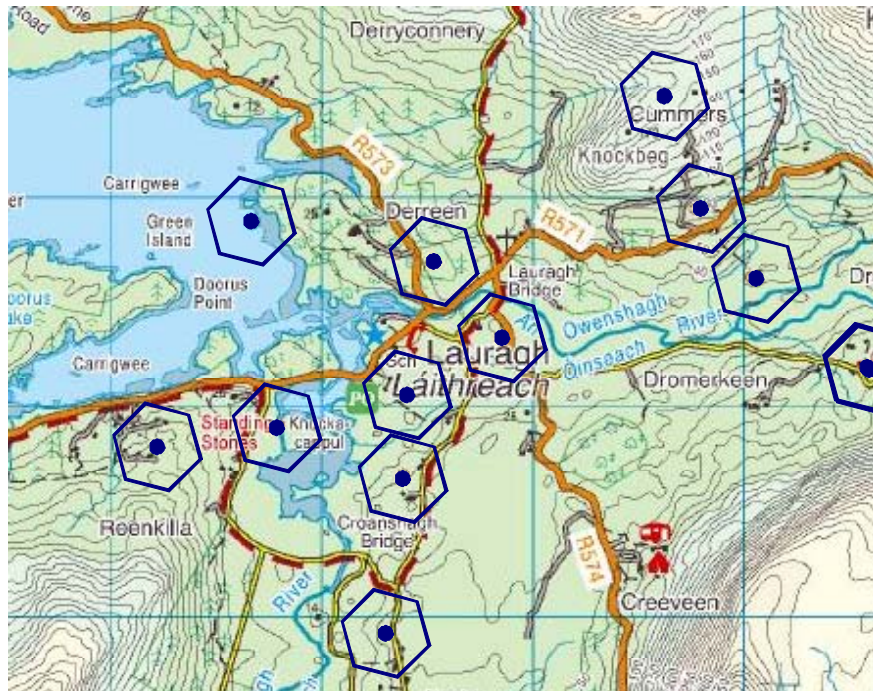
Built Heritage

There are seven protected structures in the Lauragh area as contained in the Record of Protected Structures. These are;

- Lauragh National School (21310801)
- Lauragh Bridge (2131802)
- An Síbín, Public House (21310803)
- St Killians Catholic Church (21310804)
- Lauragh Post Office (RPS 108 110)
- Derreen House (21310805)
- Cappul Bridge (21310807)

New development should respect the character and scale of these existing structures.

There are a number of archaeological monuments in the Lauragh area as indicated by the blue dots enclosed by hexagons in the map below.



DEVELOPMENT STRATEGY

- Lauragh is a picturesque dispersed settlement that is rich in natural amenities. At present there is a scattering of one-off dwellings and very limited services. Similar to other dispersed settlements throughout the county Lauragh 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 defined village core is characteristic of the settlement. It is envisaged that future development 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 Lauragh and the policies of the Kerry County Development Plan for rural areas.
- Existing features such as hedges, trees and stone walls should be retained where possible throughout Lauragh.

OVERALL OBJECTIVES

Objective No	Overall Objectives It is an objective of the Council to:
OO-1	Locate new village development on infill sites on the network of roads between the Church and the post office. There is potential for a mixed use development with streetscape on the site immediately to the southwest of the Church.
OO-2	Ensure that future development in the village will be small in scale. New development shall respect the character and high quality natural setting of the village.
OO-3	Retain the protected views and prospects, amenity areas and protected structures as designated in the Kerry County Development Plan 2009-2015.
OO-4	Protect existing trees, hedgerows and stone walls where possible and promote additional planting and the appropriate use of stone (made from locally sourced stone) walls in new developments.
OO-5	Reserve dwellings in the area for permanent residential use
OO-6	Ensure that development shall not have a significant detrimental impact on the quality of the natural environment.
OO-7	Encourage the appropriate reuse and sensitive restoration of unused/derelict vernacular properties in the village .
OO-8	Facilitate the clustering of development in the vicinity of existing facilities.