

CROMANE LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Cromane (An Cromán) is a small coastal settlement situated at the northern point of the Iveragh Peninsula, approximately 6km west of Killorglin town and 8km northeast of Glenbeigh village. The settlement is approximately 3.7km south of the Cromane point which itself is located in the southwest of Castlemaine Harbour and East of Inch point.



1.2 Population

The population of the village of Cromane decreased in the 1996-2002 inter censal period from 136 persons to 125. This decline in population was reversed in the period 2002-2006 during which the population grew to 139 persons.

1.3 Functions and Facilities

Cromane is a small rural coastal settlement whose historical function was as a fishing settlement, in particular muscle dredging. Today the fishing tradition is still upheld in the area due to the establishment of the Co-Operative Society Ltd, whose main function is to ensure that cultivation is managed and conducted in a more intense and organised manner.

Kerry County Council has secured planning for the construction of a new pier facility at Crows point on the north east point of the Cromane peninsula. Subject to funding availability it is hoped to see the development of the new pier and access road during the currency of this Local Area plan.

Agriculture is another traditional function of the settlement; however its decline in recent years has led the way to significant development of single one off housing in this rural area.

Due to its peripheral location Cromane has limited services. A fish shop, church, community centre and the local G.A.A club facilities are situated in Cromane upper (within the settlement boundary). The local shop in the centre of the village is closed and no longer trading.

Cromane lower (outside the settlement boundary) contains the old coastguard station, currently know and operating as “Jacks bar and restaurant”.

The local primary school, ‘Scoil Réalt na Mara’, is also situated outside the village boundary of the plan area, approximately 5km northeast of the main settlement.



Figure 1: Dispersed linear development on the approach roads into the village core



Figure 2: The view to the North of Cromane church

1.4 Infrastructure

Cromane is served by the Mid-Kerry Water Supply and Caragh Lake Water Supply. There are long term plans to increase the Mid Kerry Water supply subject to funding, however this measure will not occur within the life time of this plan.

There is no waste water treatment infrastructure in the village and dwellings are served by individual septic tanks and waste water treatment systems. A plan is in place for the provision of wastewater infrastructure for the village but it is unlikely that this will be implemented during the lifetime of the plan. Consequently this will act as a constraint on development over the plan period.

1.5 Urban Form

The plan area known as Cromane Upper has developed around a central crossroads. Development, while identifiably urban at its core, is characterised by the fragmented building line often evident in small villages. Development here consists of single dwellings and detached properties such as the old abandoned Post Office, Community Centre, Church, Fish shop and some residential clusters. There are a number of vacant infill sites.

The outlying rural area is characterised by a large amount of one off housing and extensive ribbon development, in particular on the Eastern approach road from Killorglin and on the peninsula to the north. The extent and density of development in certain locations has undermined the rural character of the area as a whole.



Figure 3: The existing church in the centre of the village

1.6 Archaeology and Built Heritage

There are no recorded monuments or protected structures within the plan area.

An early 19th century cottage at a prominent central location at the main crossroads in the village remains unaltered and is an excellent example of a traditional Irish cottage. It is deemed to be of sufficient architectural and heritage value, but while it is not included in the Record of Protected Structures, conservation and restoration of this building is encouraged.



Figure 4: The existing 19th century structure in the heart of the village.

1.7 Natural Environment

Cromane's natural environment is divided into two broad categories:

- the coastal lowlands,
- the agricultural uplands

Cromane lower (north) is dominated by coastal lowlands consisting of a low lying shingle spit at the western end of Castlemaine harbour. The area enjoys spectacular views of the Dingle peninsula to the North, Inch spit to the West and Castlemaine Harbour to the East. A pebble beach also stretches along the western coast of the peninsula. This area is designated as a Special Area of Conservation (SAC) under the EU Natural Habitats directive (SI 94 of 1997). Brent geese is one of many species of wildlife found in this lowlying area.

Cromane upper (south) extends from Tullig through Lough Gaireamháin to Stookisland and is predominantly agricultural lands. Lough Gaireamháin is situated approximately 1km southeast of Cromane church and central crossroads. The lough is also designated as an Special Area of Conservation (SAC) under the EU Natural Habitats directive (SI 94 of 1997) and is home to numerous species of wildlife including the natterjack toad and the mute swan. Lough Yganavan and Lough Nambrackdarrig and their associated flora and fauna are sensitive to eutrophication, while the surrounding dune and heath system is vulnerable to land improvement and housing developments.

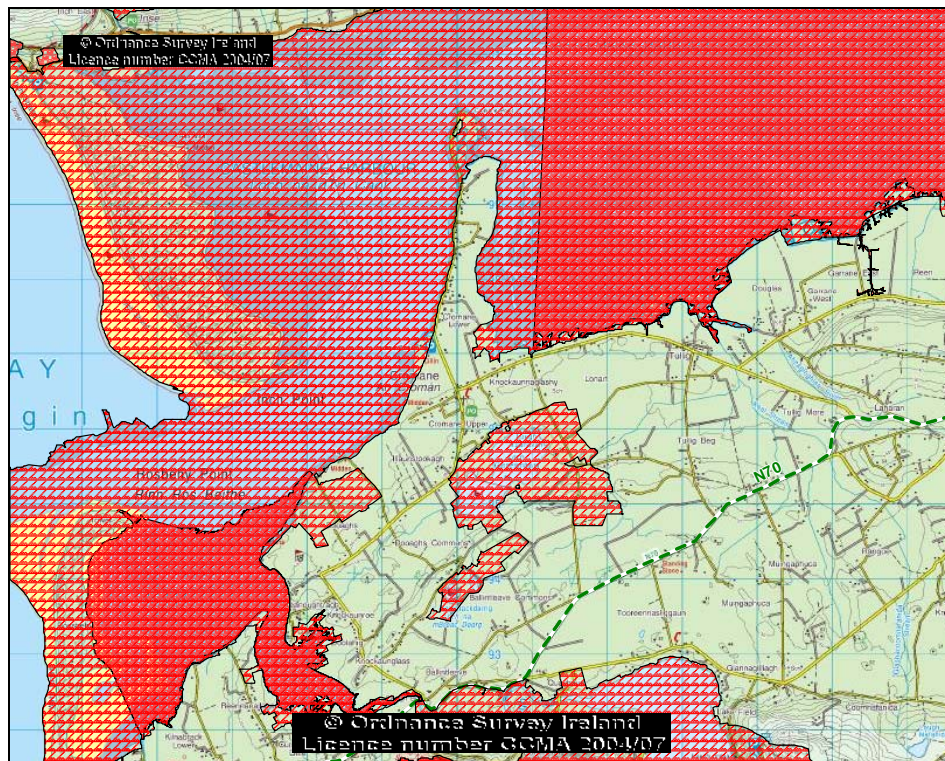


Figure 5: SAC and SPA designations in the Cromane area

1.8 Pedestrian and Vehicular Traffic

The village, due to its peripheral location, experiences little traffic or congestion. There are no formal public car parks or footpaths in the village.

The provision of footpaths in the village is important to facilitate safe pedestrian movement and create a more defined urban form. The provision of a car park would reduce the necessity for on street parking in the vicinity of the church.

Road improvements are necessary at the junction between the local primary road L-4022-34 (Main Street) and the local tertiary road L –11706-0 accessing Liss townland. Development of zoned lands in this area will be subject to the improvement of this junction and the width of the local tertiary road. Additional road improvements are also envisaged at the junction adjacent to the church.

1.9 Growth and Residential Development

In recent years two small cul-de-sac residential developments have been built in the village. A development of twenty-two houses was recently permitted to the south. Taken in conjunction with the level of one-off houses in the vicinity there is clearly a demand for residential development in the area. A significant part of this demand is likely to be met by the construction of houses already permitted. The lack of a wastewater treatment plant will limit additional development over the plan period.

It is important however, that the village caters for detached dwellings that would otherwise be met in the surrounding rural area where the level of development is reaching urban densities at some locations. This settlement pattern is unsustainable and it is necessary that future development is contiguous to the village and contributes to a more compact urban form. It is also necessary to make provision for the development of an attractive and identifiable village centre, which would increase the attractiveness of Cromane as a residential location. This will require higher densities at the centre of the village and the creation of streetscape at certain appropriate locations. Excessive ribbon/linear residential development should be avoided on the approach roads into the village unless to facilitate the creation of an attractive streetscape.

2.0 DEVELOPMENT STRATEGY

The future development strategy will provide for the modest development of Cromane as a small rural village on a scale commensurate with its infrastructural capacity. The lack of a public foul sewer infrastructure in the area has contributed to the large amount of dispersed rural dwellings in particular on the approach road to the village from the west.

The strategy will therefore allow for permanent residential development and will enhance the urban form of village core. The development of a village centre with appropriate streetscape on the approach roads is envisaged. It is also anticipated that infill sites within the village centre will be developed initially and the zoned lands on the periphery will be developed hereafter in a sequential manner, if demand arises.

All development will by its nature and design contribute to creating an identity and sense of place. This will be achieved by ensuring new developments are of an appropriate local scale, and contribute to improvements in its urban form, and which preserve the character of the rural village.

3.0 OVERALL OBJECTIVES

Objective No.	Overall Objectives It is an objective of the Council to:
OO-1	Encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites.
OO-2	Ensure that the high quality natural setting of the village is maintained and protected from inappropriate development.
OO-3	Promote attractive streetscapes and approaches into the village and preserve and enhance the elements of the built and natural environment which define the unique character of the village.
OO-4	Ensure that new residential development shall be small-scale and low density with individual residential units served by individual treatment units/septic tanks, pending construction of a wastewater treatment plant in the village
OO-5	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.

4.0 SPECIFIC OBJECTIVES

Vehicular and Pedestrian Traffic

Objective No.	Specific Objectives It is an objective of the Council to:
T-1	Reserve new access points to facilitate orderly in-depth development.
T-2	Facilitate improvements at the junction of the local primary road L-4022-34 on the main road and the local tertiary road L-11706-0 serving Liss townland.
T-3	Facilitate improvements to the junction at the church where the western approach into the village from Killorglin (L-4033-0) and the road leading to Crommane lower (to the north) meet.
T-5	Facilitate the provision of a new parking area to the immediate South and West of the old post office / shop structure to provide parking and turning area for users of any future commercial units
T-6	Ensure that new developments will include provision for pedestrian movement and connectivity throughout the village.
T-7	Seek the provision/improvement of continuous footpaths as indicated on the Zoning Map.

Built Environment

Objective No.	Specific Objectives It is an objective of the Council to:
AH-1	Preserve the village's architectural heritage and encourage development to be designed in a manner that is in keeping with the scale and character of the existing village. New developments should respect local design features.
AH-2	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties along the Main Street.
AH-3	Encourage the appropriate reuse and sensitive conservation of the early 19 th century cottage at the prominent central location at the main crossroads in the village.

Residential Amenity

Objective No.	Specific Objectives It is an objective of the Council to:
R-1	Ensure that the development of lands as indicated on the zoning map shall be contingent on the improvement of the road serving the site and the main road to the east.
R-2	Encourage mixed use streetscape on the approach road into the village as indicated on the zoning map to provide an attractive compact village setting.
R-3	Ensure that the lands zoned for residential development should be reserved for permanent residential occupation only.

Natural Environment

Objective No	Specific Objectives It is an objective of the Council to:
NE-1	Ensure that development shall be compatible with the conservation objectives of Natura 2000 sites and shall not have a significant detrimental impact on the quality of the natural environment.
NE-2	Preserve any existing mature trees where possible and promote additional planting of native trees and shrubs in the village.

Amenity

Objective No.	Specific Objectives It is an objective of the Council to:
A-1	Ensure the provision of a village park within the lands zoned for mixed use on the approach road into the village from the West and to the North of the church grounds

Mixed Use

Objective No.	Zoning It is an objective of the Council to:
MU-1	Encourage mixed use developments at appropriate locations in the village which will provide local employment and services for locals.