



GNEEVEGUILLA

1.0 CONTEXT

Location

Gneeveguilla (Gníomh go Leith) is located in east Kerry in the Sliabh Luachra region along the L-3009-171. The village is approximately 7km to the northwest of Rathmore town.



Population

The population of Gneeveguilla as recorded in the census of population increased between 1996 and 2002 from 230 to 239 persons (3.9%). However 2006 figures show a decrease to 233 persons (-2.5%).

Functions

Gneeveguilla is a rural village with a basic range of services serving a farming hinterland. It’s relatively isolated location and the low level of through traffic has militated against the expansion of services in the village.

The Sliabh Luachra area in which it is located is rich in culture and is renowned for its traditional music heritage. There are two cultural monuments erected in the village.

Facilities

The village has most necessary services such as primary school, Church, funeral home, two shops, post office, public house, GAA pitch and clubhouse and credit union in which health board clinics are held.

The village is lacking formal amenity areas. A village park and playground are therefore required along with sporting facilities/playing pitch.

Infrastructure

Gneeveguilla has an existing sewerage plant (built 1981), which has very limited capacity. The assimilative capacities of the receiving waters, which are in the Lough Leane catchment, are limited. This will be a constraint on the future development of the village.

2.0 DEVELOPMENT ANALYSIS

Urban Form

The village has evolved in a linear fashion along the main street with mainly residential properties and some agricultural and commercial properties. There are substantial sections of streetscape in the village but many recent developments in the village are detached and set back from the older established building line.

Much of the main street is in need of environmental improvement works in the form of improved paved footpaths, metal bollards and better definition between the public and private realms.



The village is located in a flat and open landscape. Limited development has taken place on the road east to Knocknagree and there has been no development of backland sites in the village to date. There is a new housing development under construction at the northern end of the village. There is a substantial amount of development under a kilometre to the north of the village which includes a commercial car garage and a cluster of dwellings.

Natural Environment

There are no designated cSACs, NHAs or SPAs in or near the plan area. The surrounding landscape is flat with no prominent features. The Blackwater River is located a distance to the east along the Cork border.

Built Heritage and Archaeology

There are no recorded monuments or protected structures within the plan area. It is proposed however to include Gneeveguilla Church in the Record of Protected Structures.



Vehicular and Pedestrian Traffic

Gneeveguilla, due to its location, is not subject to significant traffic volumes or congestion. There are no formal car parks in the village. It is proposed to provide one adjacent to the Catholic Church to serve the Church, the graveyard and the proposed park/playground.

While footpath improvements have been carried out recently in the village, there are areas with no footpaths or footpaths in need of improvement. Footpaths should also be extended to sites on the edge of the village to serve new developments.

Growth and Residential Development

Permission has been granted for three residential developments in the village in the recent past. One of these developments is currently under construction to the north of the village (An Páirc). There is an attractive council housing estate to the south of the school.

3.0 DEVELOPMENT STRATEGY

- The future development of the village will be limited due to the limited assimilative capacity of the receiving waters for a new treatment plant. Any development in the village will rely on individual or shared treatment facilities, pending the upgrading of the wastewater treatment facilities.
- It is envisaged that Gneeveguilla will continue to function as a service centre for its rural hinterland and maintain its rural character. Due to its relative

isolation, Gneeveguilla will need to be largely self-dependent in terms of amenities. For this reason, any future residential developments will need to contribute to the demand for communal open space and amenity facilities serving the development and the community at large.

- Future development in the village should consolidate a compact form by developing backland sites instead of allowing further large-scale development on the approach roads into the village. Future developments should reflect the rural nature of the village and be at an appropriate density.

4.0 OVERALL OBJECTIVES

Objective No.	Overall Objective 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	Promote attractive streetscapes and approaches into the village and ensure that new developments on the main street are in keeping with the existing building line.
OO-3	Reserve 20% of the land zoned in the plan for residential, or for a mix of residential and other uses, for the provision of social and affordable housing.

5.0 SPECIFIC OBJECTIVES

Vehicular and Pedestrian Traffic

Objective No.	Specific Objective It is an objective of the Council to:
T-1	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.
T-2	Ensure that new developments will include provision for pedestrian movement and connectivity throughout the village in the form of footpaths and pedestrian walkways.
T-3	Seek the provision/improvement of footpaths as indicated on the Zoning Map.
T-4	It is an objective of the council to carryout junction improvements works at the village crossroads (junction of L-7027-14 and L-3009-171) as indicated on the zoning map.
T-5	In the event that these lands are used for access to the rear a centrally placed corridor of 15m in width shall be provided as the access point.

Architectural Heritage and Built Environment

Objective No.	Specific Objective It is an objective of the Council to:
AH-1	Secure the inclusion of the structure indicated on the Zoning Map on the Record of Protected Structures.
AH-2	Facilitate the development of an attractive public urban space as indicated on the zoning map which will be the subject of a detailed urban design statement. This space will be paved and landscaped to a high standard and will include street furniture.



AH-3	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-4	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties along the Main Street.
AH-5	Facilitate environmental improvement works along the Main Street. These works will be designed to up-grade the streetscape and add continuity to an otherwise disjointed streetscape. Hard and soft coordinated landscaping such as formal tree planting and pavement materials shall be used throughout the area.

Natural Environment

Objective No	Specific Objective It is an objective of the Council
NE-1	Ensure that development shall not have a significant detrimental impact on the quality of the natural environment.
NE-2	Prepare a tree preservation order for appropriate trees throughout the settlement and promote additional planting

Amenity

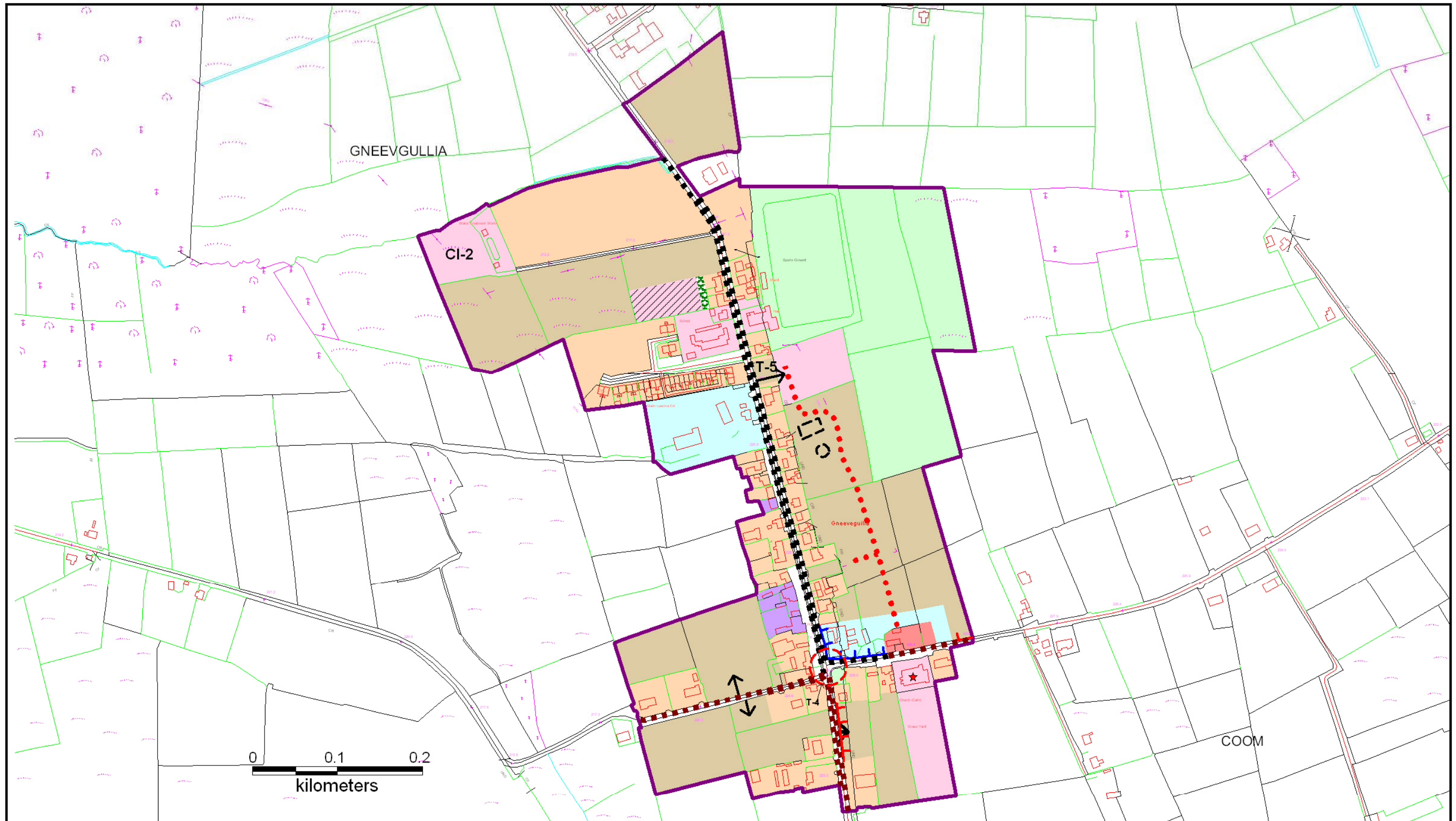
Objective No.	Overall Objective It is an objective of the Council to:
A-1	Ensure the provision of a public playing pitch/sporting facility and playground will be provided as part of the development of the lands as shown on the zoning map.

Mixed uses

Objective No.	Overall Objective 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.

Community/Institutional

Objective No.	Overall Objective It is an objective of the Council to:
CI-1	Reserve land for the future expansion of the primary school to the north.
CI-2	Reserve land for the possible future expansion of the waste water treatment plant serving the village.



Gneeveguilla

Map

Land Use Zoning

Adopted

Feb. 2008

Kerry County Council
Planning Policy Unit



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|---------------------------|---|--|------------------------------|
| Residential (ext.) | Community/ Institutional | Indicative Playground | Junction Improvements |
| Residential (prop.) | Education Expansion(CI-1) | Proposed Protected Structure(AH-1) | Indicative Pedestrian Routes |
| Commercial | Amenity | Environmental Street Improvements (AH-5) | Indicative Access Points |
| Mixed Use(ET-1) | Buffer Zone | Mixed Use Streetscape | Footpath Provisions(T-4) |
| Public Urban Space (AH-2) | Indicative Playing Pitch/ Sporting Facilities (A-2) | Residential Streetscape | Development Boundary |