

FOSSA

CONTEXT

Location

Fossa is located in a scenic lakeland/woodland setting approximately 4 km west of Killarney and straddles the busy N72 National Secondary route to Killorglin. At this point the N72 is within 500 metres of the northern shore of Lough Leane.

Demographics

There are no specific population figures available for the village of Fossa, however, based on a housing stock of approximately 99 dwellings and an average occupancy rate of 2.94 persons per household (as per the Kerry County Development Plan), it is estimated that there are approximately 291 persons residing in the village.

Fossa is unique among the Tralee-Killarney Hub villages, in that it is not envisaged that it will be possible, nor is it considered desirable to zone significant additional land to cater for any expected increase in demand for housing over the plan period. This is largely due to the sensitive landscapes, and the existing amenity designations, which restrict the amount of land that can be made available for additional housing.

Functions

Fossa is primarily a tourist village availing of its proximity to Killarney and having developed its own tourist base due to its prime location close to Lough Leane and Killarney Golf Course. The village boasts one of the largest and most prestigious hotels in the Killarney area, a second new hotel, two caravan parks and a well established hostel.

Facilities

The village has a community centre, primary school, Catholic Church, two hotels, a public house and a restaurant. The local GAA clubhouse and playing pitches are located outside the development boundary.



Infrastructure

There are proposals to upgrade Fossa Pumping Station as part of the Killarney Main Drainage Scheme but there is, as yet, no timescale for these works.

DEVELOPMENT ANALYSIS

Urban Form

Fossa has developed in a linear fashion along the N72, without any central core as such. The village is elongated with most of the development to the north of the N72. There is no developed streetscape, but rather a series of detached dwellings with front gardens, and no set building line, with the exception of two relatively recent cluster style developments located at either end of the village. Development along the Milltown road is comprised of fragmented ribbon style development. A new development to the north of the N72 and north of the woodlands is comprised of large detached residences on large sites laid out in a formal setting.

Heritage and Archaeology

There are six Recorded Protected Structures within the proposed development boundary: Lakeview House on the shores of Lough Leane, the modern Prince of Peace Catholic Church, the old St. Lelias Catholic Church now serving as a community centre, Aghadoe House and Gate

Lodge and the new Aghadoe House on the eastern side of the Milltown road. The Gate Lodge attached to Lakeview House is considered to be of significant architectural and heritage value and as such should be included in the Record of Protected Structures. There are a total of eight National Monuments within the village boundary, all but two located north of the N72 (KE 066 –010, KE 066-011, KE 066-012, KE 066-012, KE 066-013, KE 066-014, KE 066-022 and KE 066-023). A number of these monuments are located in areas which have undergone a significant level of development in recent years.

Natural Environment

The village is located in a very scenic location with lake and mountain vistas. A large woodland area dominates the village to the north of the N72. There is also an extensive area of large green field/parkland within the village bounds. All of the area within the proposed development boundary is zoned either prime or secondary special amenity. In addition to a portion of land within the town boundary which is designated SAC and NHA, Lough Leane is also designated an SAC, SPA and NHA.

Vehicular and Pedestrian Traffic

The N72 National Secondary Route which is part of the Ring of Kerry route and one of the busiest routes in the County passes through Fossa.

Growth and Residential Development

There has been a significant amount of residential development north of the N72 at the western end of the settlement. Permission has also been granted for a 27 house development to the south of the N72. Due to its scenic location and its proximity to Killarney, development land in the vicinity of Fossa is at a premium.

Employment

Employment possibilities within the village are mainly in the tourism sector. With an increasing population in the greater Killarney area it is anticipated that employment opportunities will increase over the coming years.

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DEVELOPMENT STRATEGY

The village of Fossa has developed over the years in a linear fashion without any identifiable core. In addition the settlement pattern has been one of low-density residential development, interspersed with a number of institutional facilities and services. In effect the village is a suburb of Killarney and most facilities serving it are located in Killarney.

Due to its scenic location, as well the environmental and amenity designations surrounding it, the village has very little scope for expansion. This limits the potential for altering the development pattern, or creating a new vision for the future development of the village. Identifying a village centre or aiming to expand the level of retail or service provision, in order to cater for future population growth potential, is not considered appropriate in the absence of this growth potential. It is, therefore, envisaged that any future residential development will continue to be low-density in keeping with the existing development pattern.

Fossa will continue to function as a low-density residential dormer village for Killarney and maintain its local service and tourism function.

The development strategy for the village is to:

- Make Fossa a more attractive village by carefully managing development, facilitating public infrastructure and ensuring that the existing character of the village is enhanced by identifying and facilitating improvements to the urban fabric of the village.
- Encourage tourist and employment uses at appropriate locations to provide local employment and sustainable growth.
- To ensure that development shall have a minimal impact on the natural environment or on the visual or physical character of the area.
- To ensure that new development shall contribute towards a compact settlement structure through making effective use of backland, and infill sites and preventing unnecessary ribbon development.
- To ensure that new development is consistent with existing building heights in the village and takes account of the topography of the area and vistas from the area
- Encourage development to adopt existing distinctive local design features where feasible.
- Encourage walking and cycling and discourage unnecessary car-use.
- Upgrade and extend existing footpaths.
- Protect existing trees and promote additional planting
- Facilitate the expansion of mixed use and community facilities where feasible
- Protect existing Recorded Protected Structures and investigate the possibility of including additional structures of merit in the ‘Record of Protected Structures’.

- To ensure that development should be carefully designed to avoid, where possible, and incorporate where appropriate, existing archaeological and historic features.
- Upgrade / extend public lighting.



Commercial / Mixed Uses

Objective No.	Specific Zoning Objective
Z-M1	The Planning Authority shall encourage and facilitate small scale commercial development within the village boundary, where appropriate, and where development will not have a negative effect on residential or visual amenity.

Mixed Use Streetscape Frontages and Streetscape Improvement Areas	
Z-S1	Environmental improvements designed to up-grade the streetscape and add continuity to an otherwise disjointed streetscape will be encouraged. Hard and soft coordinated landscaping such as formal tree planting and pavement materials shall be used throughout the area.

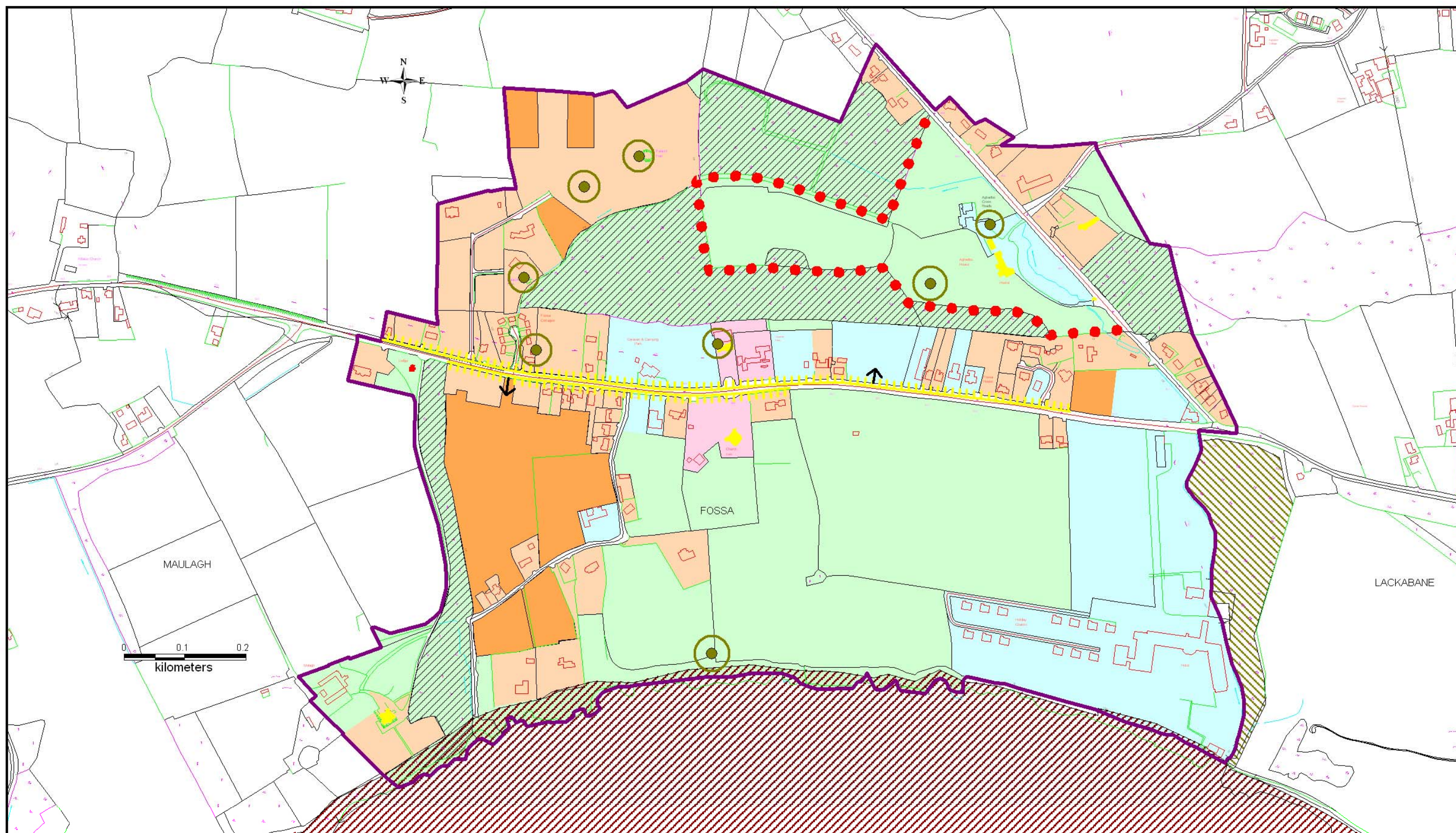
Architectural Heritage

Objective No.	Specific Zoning Objective
AH-1	Secure the inclusion of the lodge at Lakeview on the Record of Protected Structures.

Vehicular and Pedestrian Traffic

Objective No.	Specific Zoning Objective
T-1	Reserve new access points to facilitate orderly in-depth development as indicated on map
T-2	To extend footpaths throughout the plan area as shown on map
T-3	To facilitate traffic calming measures along the N72 if required.

Natural Environment	
Z – N1	No development shall be permitted within the plan area, which through siting scale or bulk would have a significant impact on the amenities or natural beauty of the area.
Z –N2	The wooded area shown on the map due to its scale and extent makes an important contribution to amenity and the environment. It is proposed that Kerry County Council will make a tree preservation order for the wooded areas shown on the zoning map.



Fossa

Map

Zoning Provisions

Dec. 2006

Kerry County Council
Planning Policy Unit



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|--------------------------------------|---|---------------------------------|
| Residential (existing) | Proposed Tree Preservation Order (Z-N2) | Recorded Monuments |
| Residential Low Density (proposed) | SAC and SPA | Streetscape Improvements (Z-S1) |
| Institutional / Community Facilities | NHA, SAC and SPA | Indicative Access Point |
| Commercial / Mixed Use | Existing Recorded Structures | Development Boundary |
| Amenity | Proposed Recorded Structures(AH-1) | |