

KILCUMMIN

CONTEXT

Location

Kilcummin Village is located in a woodland setting approximately 4.5 km east of the N22 National Primary route and approximately 5.5 km north of Killarney at a junction of a number of local roads.

Demographics

There are no population statistics available for the plan area. In the Kilcummin DED in which the village is located the population increased by 5.8 % over the intercensal period 1996-2002. This translates to an increase of 84 persons bringing the total population to 1,534 persons.

Planning permission has been granted for 128 units in the period 2003–2005. This will result in a significant population increase. Household size is estimated at 2.94 persons in the Kerry County Development Plan. Should the permissions be implemented, the population of Kilcummin will increase by an additional 376 persons.

If this figure is projected over the plan period it would result in an additional 258 houses equating to a population of 753 persons. This rate of growth is highly unlikely to transpire, and will not be accommodated in the provisions of this plan.

Functions

Kilcummin is primarily a dormitory village for Killarney. Local employment possibilities are limited with no major employer in the area.

Facilities

The village has a grocery shop, a Post Office, Roman Catholic Church, primary school, community centre, public house and GAA sports ground. There is also a nursing home and the offices of the local Rural Development Group. Within the village there is a small

public park which is bounded by a tributary of the River Deenagh.



Infrastructure

Kilcummin has a wastewater treatment scheme with a population equivalent of 34 persons. It is intended to provide sewage facilities for the village by the provision of a connection to the Killarney Main Drainage Scheme. Construction of this scheme is expected to commence in 2006. This will serve the existing population and the large residential developments which have been granted permission in the last three years. Works are also due to commence which will improve the water supply in the area.



DEVELOPMENT ANALYSIS

Urban Form

The village is situated on the valley slopes of the Deenagh River with hills rising to over 300 metres to the north and east.

The village core is comprised of a loose grouping of buildings clustered around the main road junction. Outside the village bounds on all approach roads there are a significant number of pockets of suburban style housing developments in the form of cluster and ribbon development. This pattern of development undermines the urban structure of the village core and its setting.

A proposed development comprising 84 dwelling units located on the village periphery to the south west of the village centre, and another residential development comprised of 30 units to the northwest of the village core will consolidate the urban form. The development objectives of this plan will provide the opportunity to strengthen the existing village core and create a more sustainable settlement pattern.

Heritage

The village is historically recent in origin. There are no Recorded Protected Structures within the village, but there is one recorded monument within the development boundary.

Natural Environment

Within the village there are a substantial number of trees while to the south of the village there is a larger woodland area accessed by a woodland walk that extends along a tributary of the River Deenagh. The mature deciduous woodlands to the south of the village provide an important and significant landscape feature and a rich wildlife habitat. There are also a number of picturesque lakes in close proximity to the village.

Vehicular & Pedestrian Traffic

Kerry Community Transport Ltd. provides a bus service to Killarney once a week. The village does not have an adequate system of footpaths.



Growth and Residential Development

The proposed extension of the sewer line from Killarney will remove a significant barrier to development in the past, increase the development capacity of the village and allow for the creation of a more compact and denser settlement pattern around the village core. Growth will continue to be stimulated by demand for dormitory development within the village.

The recent and proposed increase in residential development has not been matched by concomitant increase in the provision of commercial/retail services. It is important that Kilcummin develops as an independent local service centre to meet the needs of an expanding population and that the village develops as a viable economic and social community.

In order to ensure that the village develops as an attractive and sustainable settlement it will be necessary to make provision for the development of an urban structure which contributes to the quality of life of its inhabitants.



DEVELOPMENT STRATEGY

The development strategy for Kilcummin is to provide a development framework which will promote Kilcummin

as a local service and employment centre and create an urban structure which will contribute to an increase in the quality of life in the following ways:-

- By providing for the development of a strong urban form within the village core and the development of more uniform house design which adopts existing distinctive local design features where feasible. This will serve to give expression to the village's physical and cultural identity.
- By providing for an increase in quality of life by reserving land for the development of amenity/recreational open space and increased pedestrian access throughout the village.
- Reinforce the existing village core through the provision of mixed use development.



Commercial/Mixed Uses

Objective No.	Specific Zoning Objective
	Mixed Use Streetscape Frontages and Streetscape Improvement Areas
Z-S1	Environmental improvements designed to upgrade the streetscape and add continuity to an otherwise disjointed streetscape will be encouraged. Large and small scale development proposals shall be designed to secure this objective. Hard and soft landscaping such as formal tree planting and pavement materials shall be used throughout the area.



Open Space, Recreation and Amenity

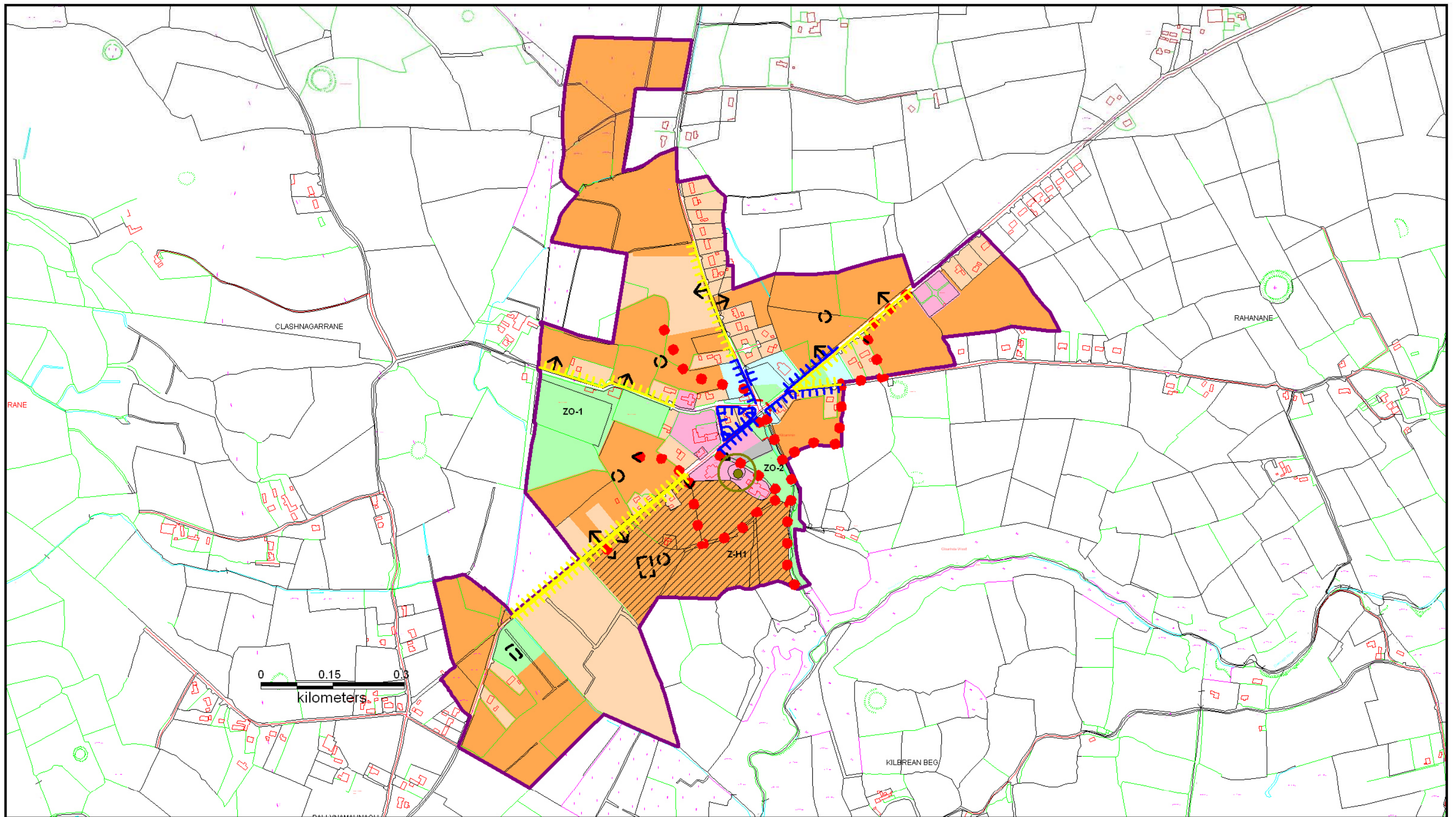
Objective No.	Specific Zoning Objective
ZO-1	These lands as indicated on the zoning map are reserved for the retention and expansion of outdoor recreational uses. Associated indoor sports facilities will be considered. Non recreational uses, such as shops and houses, will not be permitted.
ZO-2	The lands shown on the zoning map are reserved for the provision of a town park and associated walking route.
ZO-3	To develop and maintain a recreational walking trail from the village leading to the Deenagh River.
ZO-4	Within the plan area development proposals shall incorporate the retention of mature trees which exist on the lands to which the proposals relate.
ZO-5	Encourage the development of an archaeological trail in the vicinity of the village.
ZO-6	Provide for the development of a playground area (indicative location shown on map).

Vehicular and Pedestrian Traffic

Objective No.	Specific Zoning Objective
T-1	Reserve new access points to facilitate orderly in-depth development.
T-2	Reserve new access points to facilitate the development of pedestrian and cycle routes.
T-3	To extend the footpaths and cycle-ways in new and existing development throughout the plan area.

Residential

Objective No	Specific Zoning Objective
Z-H1	These lands as indicated on the zoning map are reserved for a mix of residential and recreational facilities including playing pitches/all weather facilities and a playground.



Kilcummin

Map

Zoning Provisions

Dec. 2006

Kerry County Council
Planning Policy Unit

