



AN GLEANN

1.0 CONTEXT

Location

An Gleann is a small rural village and is located approximately half-way between Baile na Sceilg and Portmagee at the head of St Finans Bay on the Iveragh Peninsula.

Demographics

There are no population figures for the village of An Gleann itself. It is located within the ED of St Finians. The population in this ED decreased between 1996 and 2002 from 290 to 271 people but increased marginally in the last census period to 273 people.



Functions and Facilities

An Gleann is a small coastal residential village with limited facilities, which include a Roman Catholic Church, a school, community centre and a shop. The beach area attracts a number of holidaymakers during the summer months, but the village lacks any tourist facilities. The main employer in the area is Skelligs Chocolate located less than a kilometre from the village centre.

Infrastructure

While there is a public water supply available in the village, water quality is an ongoing issue during the summer months. The village has been included in the extent of the Skelligs Ring RWSS, and has been included in the Water Services Investment Programme, which is at consultant’s brief stage. There is no public sewage treatment unit in the village at present. A wastewater scheme for a population of 150 is proposed in the Water Services Investment Programme.

2.0 DEVELOPMENT ANALYSIS

Urban Form

The village core is located at the intersection of two local roads with the church, the village shop and community services centre, located at the core. There is no developed streetscape; rather, the village is comprised of detached dwellings with varied setbacks. House types are varied. There is no distinct divide as such, between the village and the surrounding countryside. The beach area is 350 metres to the south of the village core area and there is only a limited amount of development at this location.

Built Heritage

There are two Protected Structures within the proposed boundary; a two storey detached private dwelling house at the crossroads and a Celtic cross style memorial on the eastern boundary of the village. The old Catholic church now in ruins, is another Protected Structure and also a Recorded Monument, and lies just outside the proposed boundary.

Archaeology

There are no archaeological monuments within the proposed boundary although there are a large number in the vicinity of the village.

Natural Environment

An Gleann is located in a low lying pocket of land at the head of St. Finans Bay, surrounded by a ring of hills some rising to almost 400 metres. Its physical isolation and dramatic seascapes and views of the Skelligs, give the area a unique character. The north-western half of the village is zoned Secondary Special Amenity in the 2003 –2009 Kerry County Development Plan. There are no other designations relating to the area.



Vehicular and Pedestrian Traffic

Tourist traffic during the summer months creates a busy atmosphere but during the winter months, because of its relatively isolated location traffic is mainly local. There is no footpath network in the village.

Employment

Employment possibilities in the area are very limited. Many locals have to travel to the bigger centers of Cahersiveen or as far as Killarney to find employment.

Growth and Residential Development

Planning permission has been granted for two cluster style developments in recent years. While these developments are close to the village core the layouts could be improved to ensure that they integrate adequately with the existing village form and do not adversely affect the amenities of existing dwellings. Permission has also been granted for a community centre on a triangular site at the village core and for a hostel on the western perimeter of the village. Work on these structures has not yet commenced.



3.0 DEVELOPMENT STRATEGY

The development strategy is to provide for the modest development of An Gleann as a small rural village and local service centre on a scale commensurate with its infrastructural capacity. 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 its unique character and heritage.

An Gleann is located within a Gaeltacht area and the preservation and promotion of the Irish language is critical in its future development. The overall vision for An Gleann is to maintain its compact urban form and develop a vibrant sustainable village which is an attractive place to live in and to visit. Future development should be in-depth in order to create a strong and identifiable village core and to avoid developing the linear nature of the village. Densities shall reflect the existing settlement pattern and be appropriate for the location as determined by the Urban Design Statement.

The development strategy for the village is:

- That future development should support the existing role and function of the village as a small local focal point for its surrounding rural community and also as a small tourist village. Future development should have regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
- That the likely visual impact of any future development should be a critical factor in the assessment of any future planning applications. Any new development should not detract from the amenities that make Skellig Ring a popular tourist attraction.
- That lands are zoned for development in areas that will consolidate the urban form, while minimizing the impact on the landscape surrounding the site. Any in-depth development on backland sites should allow for good pedestrian and vehicular connectivity between the development and the village core.
- That new developments should respect the character of the village and should be of the highest quality in terms of design and layout. Any new developments in excess of 4 houses will require the submission of an urban design statement at planning application stage (see Introduction). Developments of 4 or less houses including commercial developments shall require the provision of a design statement.

- That the Irish language will remain an important aspect of everyday life in the village. Developments that may further threaten the future of the language and culture by reason of scale or nature in the area should be prohibited.
- That the future residential development within the village should cater for the needs of the local population who wish to live in the area on a permanent basis.
- That any future tourism developments should be sensitive to the existing character of the village and should be appropriate in scale. Developments which are open on a year round basis should be encouraged.

4.0 OVERALL OBJECTIVES

Objective No	Specific Objectives It is an objective of the Council to
OO-1	Preserve and promote the Irish language
OO-2	Retain a compact and sustainable village structure. New development shall contribute towards a compact settlement structure through making effective use of backland and infill sites and zoned lands contiguous with existing development.
OO-3	Facilitate development that integrates with the existing village, takes account of the topography and existing building heights and is consistent with the character of its traditional village form.
OO-4	Consider low-density development to cater for detached housing. Such proposals will be required to demonstrate how the development contributes to the creation of an attractive urban structure while integrating with the existing village structure.
OO-5	Encourage developers to adopt existing distinctive local design features and to preserve and enhance existing archaeological and historical features.



OO-6	Seek the provision of pavements where required.
OO-7	Ensure that residential development shall be accompanied by an increase in the level of social and retail facilities necessary to support a growing population and create a viable community.
OO-8	Require that new development shall be preceded by works to widen and improve the carrying capacity of local roads serving the development.
OO-9	Encourage tourism and employment uses at appropriate locations to provide local employment and sustainable growth.
OO-10	Ensure that development shall not have a detrimental impact on the natural environment or on the visual or physical character of the area.
OO-11	Ensure that residential development shall be for permanent residential occupation.

5.0 SPECIFIC OBJECTIVES

Open Space, Recreation and Amenity

Objective No.	It is an objective of the Council to
ZNA -1	Provide for the development of a linear village park/green as indicated on the Zoning Map.

Urban design

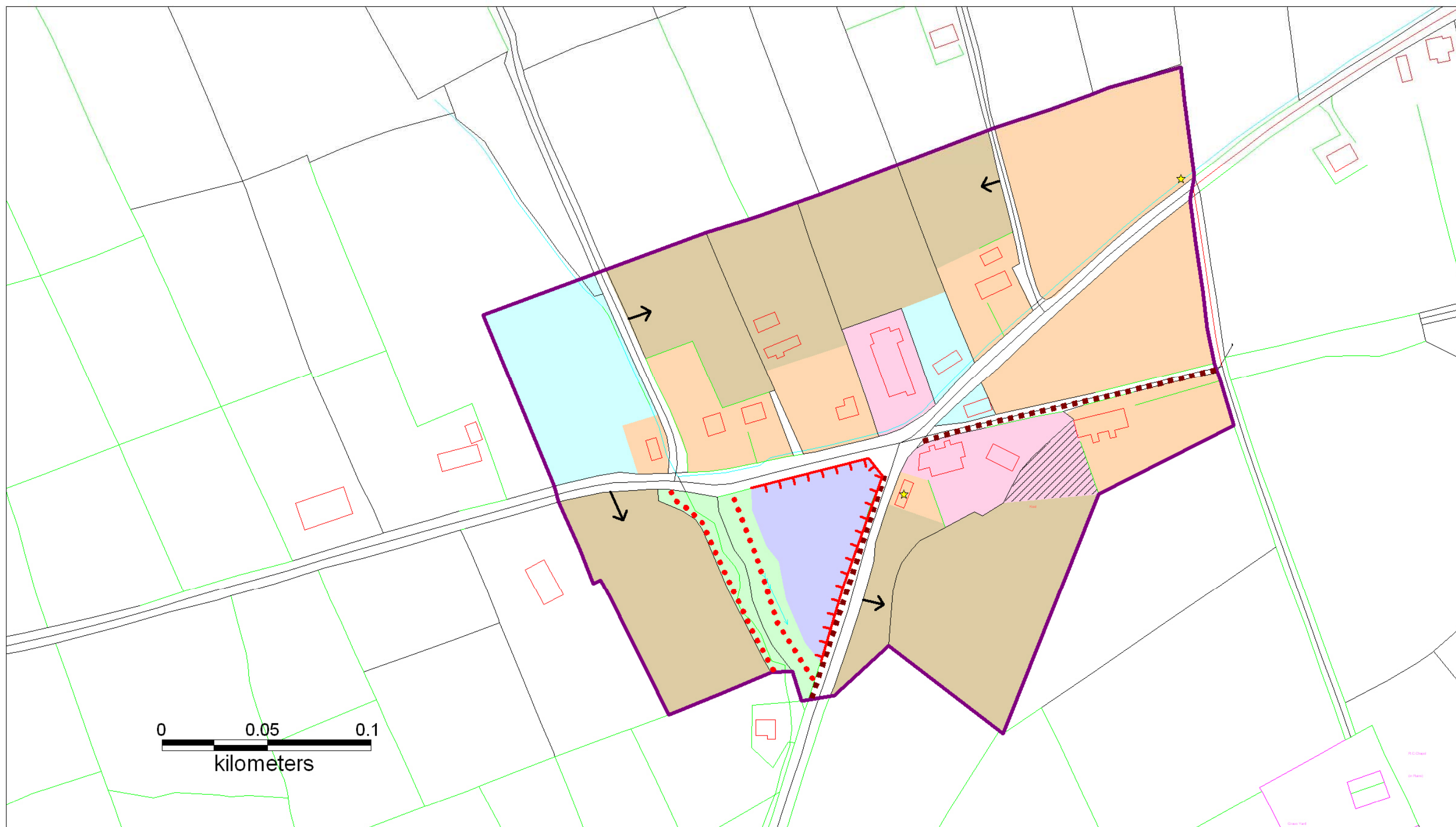
Objective No	Urban Design It is an objective of the Council to
UD-1	Ensure that where land is indicated as “Residential Urban Streetscape” new development must incorporate the traditional village streetscape elements. in terms of proposed massing, scale, form, and street frontage. Local architectural elements shall be incorporated in the design of structures. Proposed development shall incorporate pavement building lines and rear parking in its design and layout where site characteristics allow.

Vehicular and Pedestrian Traffic

Objective No.	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	Seek the provision of footpaths as indicated on the Zoning Map.

Residential Development

Objective No	Residential Development: It is an objective of the Council to/that
R-1	Reserve 20% of the land zoned in this plan for residential development or for a mix of residential and other uses, for the provision of social and affordable housing.
R-1	10% of land zoned for residential development shall be reserved for Irish speakers”.



0 0.05 0.1
kilometers

An Gleann

Map
Land Use Zoning
Adopted
Feb. 2008

Kerry County Council
Planning Policy Unit



- | | |
|-----------------------------------|---------------------------|
| Residential (ext.) | Community |
| Residential (prop.) | Community Extension |
| Residential and/or Community Uses | Footpath Provisions |
| Mixed Use | Indicative Access Point |
| Amenity | Residential Streetscape |
| Protected Structure | Proposed Pedestrian Route |
| | Development Boundary |