

BAILE AN SCEILG

1.0 CONTEXT

Location

Baile an Sceilg is a coastal village on the R566 on the Iveragh Peninsula. Although a certain level of development has taken place between the two settlements of Baile an Sceilg and the adjacent Dún Géagáin in recent years, they are still in effect, two distinct settlements. Baile an Sceilg is 17km south of Cahersiveen and approximately 15 km west of Waterville.



Demographics

There are no population figures for the village of Baile an Sceilg. It is located within the ED of Baile an Sceilg.

Between 1996 and 2002 the population decreased from 407 to 358 people and between 2002 and 2006 from 358 to 355 people.

Functions

Baile an Sceilg is primarily a tourist village and the extensive beach area is the major tourist attraction.

Facilities

The village has a shop/post office, a public house/restaurant, a caravan park and a factory unit.

Infrastructure

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 a primary treatment unit serving the area, which includes Dún Géagáin. A major upgrade of this plant is needed but this has not been included in the Water Services Investment Programme and is unlikely to be included in 2009.

2.0 DEVELOPMENT ANALYSIS

Urban Form

The village is comprised of a scattered collection of houses. In recent years the development of a number of holiday developments has altered the character of the settlement and has led to a significant increase in the built-up area. The new developments are comprised of relatively uniform house types in a cluster formation. Some recent developments have added to the streetscape element of the village. The complex of buildings attached to the cable station would have been a significant landmark in the area, but over the years most of these buildings have been demolished.

Built Heritage

There are no Recorded Protected Structures within the proposed plan area. Kinard House is considered to be of sufficient architectural and heritage significance to warrant consideration for inclusion in the Record of Protected Structures.



Cultural Heritage

The village is located within a designated Gaeltacht area and it is important that development policies are promoted which strengthen the Irish language.

Archaeology

There are no recorded monuments within the proposed plan area.

Natural Environment

The village is located on a flat coastal plain on the west side of Baile an Sceilg Bay. The beach area has an EU Blue Flag designation. The bay area is part of the Baile an Sceilg Bay and Inny Estuary candidate SAC which is of considerable conservation significance because of the presence of two types of salt marsh, which are listed in Annex 1 of the EU habitats Directive. The area also has a significant population of Ringed Plover and Common Scoter.

The land rises significantly less than 4 km to the south and to the west with the twin peaks of Canuig Mountain and



Bolus dominating views to the south west. Waterville and the Hogs Head area dominate views to the east.

Vehicular and Pedestrian Traffic

The beach area generates a lot of vehicular traffic during the summer months and the car park area can get very congested at times. The absence of a footpath network poses a problem to pedestrians especially during the summer months.

Employment

The major employer in the village is Delpac which produces sports bags and currently employs a workforce of fourteen people.

Growth and Residential Development

There has been a significant level of development in the village over recent years. The number of new dwellings in the village far surpasses the stock of old buildings. The vast majority of new developments are for holiday home use.



3.0 DEVELOPMENT STRATEGY

The overall vision for the village of Baile an Sceilg is to develop an attractive settlement with a range of facilities sufficient to attract permanent residential development.

It is important to maintain the open countryside between Dún Géagáin and Baile an Sceilg in order to promote attractive settlements. The development strategy for Baile an Sceilg is to promote a more gradual organic development of Baile an Sceilg as a rural village and tourist centre commensurate with the level of infrastructure provision. Growth in recent years has been largely confined to the holiday home sector. It is considered important, not only for the economic and social viability of the village but also to preserve the areas Gaeltacht status that an increase in the permanent residential population is achieved over the period of this plan. It is important to create a critical mass of local population supporting local services.

The development strategy for the village is:

- That lands will be zoned for development in areas that will have the minimum visual impact on the landscape while promoting the overall objectives for the settlement. 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 zoning for mixed use development ancillary to residential development will allow for the provision of an expansion in the range and number of commercial services within the village which in turn will provide local employment, improve the quality of life of locals and add to the services available for tourists.
- That any future tourism developments should be sensitive to the existing character of the village, the landscape and the environment and should be small in scale. Developments which are open on a year round basis should be encouraged.
- That the future of the Irish language should not be threatened by inappropriate development and the impacts of any future developments on the language and culture of the

area should be fully considered during the planning application process. Future developments should demonstrate the impact that they will have on the language and culture of Baile an Sceilg. Any developments that will impact negatively on the status of the Irish language in the area should be prohibited or appropriate measures should be taken to mitigate negative effects. The Irish language and culture is an important aspect of everyday life in the Gaeltacht and in Baile an Sceilg.

- That 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.

4.0 OVERALL OBJECTIVES

Objective No	It is an objective of the Council to
OO-1	Promote the strengthening of the Irish language throughout the village.
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 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 in particular the beach area or on the visual or physical character of the area.
OO-11	Prepare a tree preservation order for appropriate trees throughout the settlement and promote additional planting.
OO-12	Promote the development of year round facilities providing increased services to the local area and increasing added value of the tourism product.

5.0 SPECIFIC OBJECTIVES

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-2	10% of land zoned for residential development within Gaeltacht areas shall be reserved for the provision of Irish speakers.

Vehicular and Pedestrian Traffic

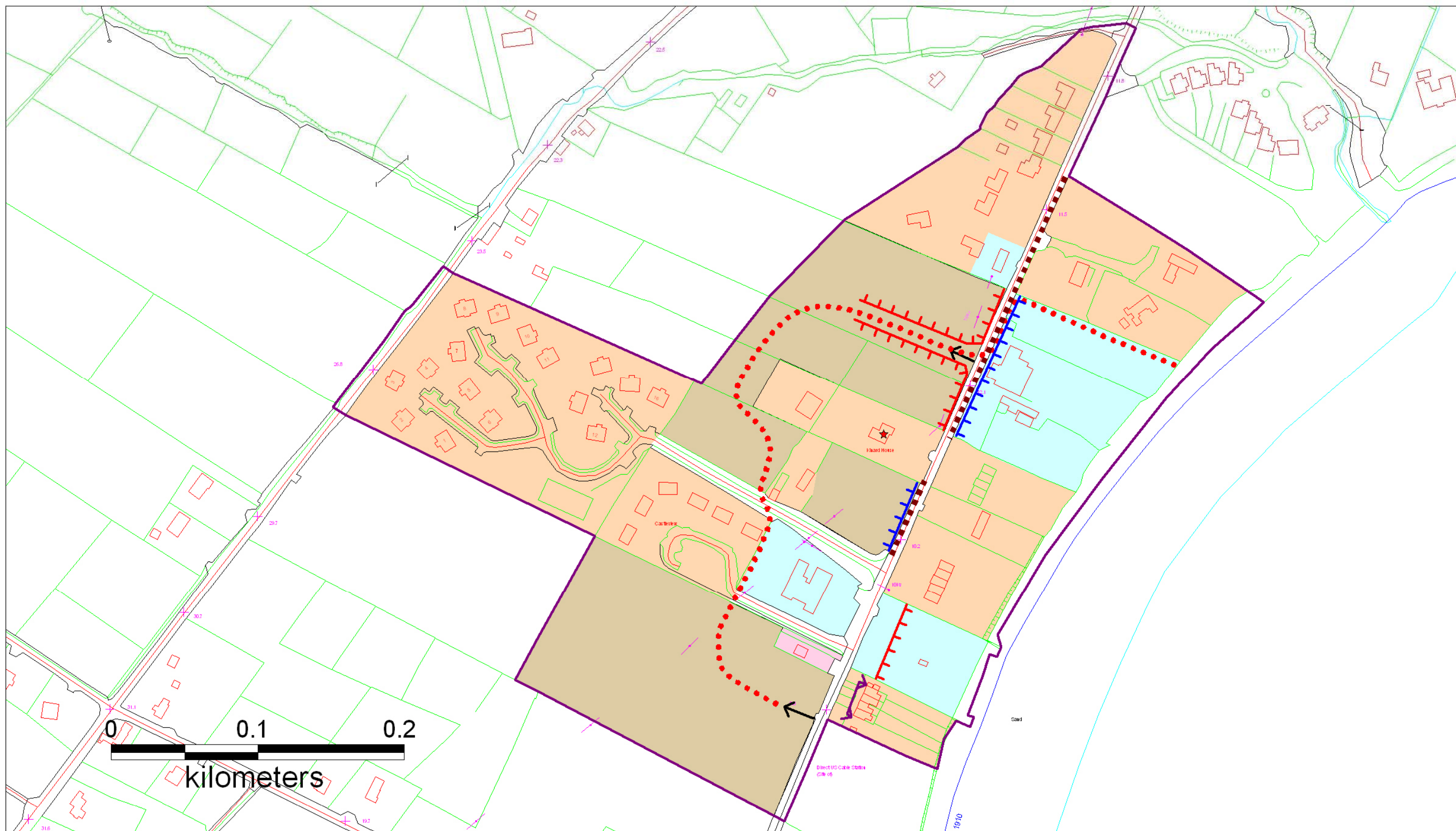
Objective No	Vehicular and Pedestrian Traffic: It is an objective of the Council to
T-1	Improve pedestrian connectivity within the village by the provision of footpaths as shown on the zoning map.
T-2	Include indicative access points to allow for the provision of suitable vehicular and pedestrian access to residentially zoned land.

Built Heritage

Objective No	Built Heritage: It is an objective of the Council:
AH-1	To secure the inclusion of Kinard House as identified on the map on the record of protected structures.

Urban Design

Objective No	Urban Design: It is an objective of the Council that
UD-1	Where land is indicated as “Residential Urban Streetscape” new development must incorporate the traditional architectural values in the conception 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.



Baile an Sceilg Map

Land Use Zoning

Adopted

Feb. 2008

Kerry County Council
Planning Policy Unit



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|---------------------|------------------------------|-----------------------------|
| Residential (ext.) | Proposed Protected Structure | ACA |
| Residential (prop.) | Indicative Access Points | Residential Streetscape |
| Mixed Use | Proposed Pedestrian Route | Mixed Use Urban Streetscape |
| Community | Footpath Provisions | Development Boundary |