

# DÚN GÉAGÁIN

## 1.0 CONTEXT

### Location

Dún Géagáin is a coastal village located off the R566 on the Iveragh Peninsula. Baile an Sceilg with which it shares many services is located 1.5 km to the south. Although a certain level of development has taken place between the two settlements in recent years they can still be viewed as two distinct settlements. For the purposes of the local area plan, the two settlements will be treated as two distinct settlements. Dún Géagáin is located within the Iveragh Gaeltacht.



### Demographics

There are no population figures for the villages of Baile an Sceilg and Dún Géagáin. They are both located within the ED of Ballinskelligs. Between 1996 and 2002 the population decreased from 407 to 358 people and between 2002 and 2006 from 358 to 355 people.

### Functions

Dún Géagáin is an important tourist village on the Skellig Ring. Dún Géagáin is the most concentrated of the two villages with the widest range of services. Up to recent years courses were run in the area for students wishing to learn the Irish language during the summer months. This activity has now ceased.

### Facilities

Dún Géagáin has a range of social facilities including a Roman Catholic Church, primary school, newly refurbished community centre, a public house, a craft shop and an industrial unit producing veterinary products. There is no grocery shop within the village but there is one located approximately 500 metres to the north of the village centre, outside the proposed development boundary. The local GAA pitch is located between Dún Géagáin and Baile an Sceilg.

### 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

Dún Géagáin is a traditional rural village, linear in form comprised of mainly detached structures without a set building line apart from an attractive stretch of village

streetscape to the north of the church. If this streetscape was further developed it would give the village a more defined core area and urban structure. There are a variety of building types within the village from the traditional single storey cottage to the more modern form of the Cill Rialaig shop. Building heights vary throughout the village. Some new cluster type developments in the village are of a uniform design which is untypical of the older built forms.

### Built Heritage

There are no Protected Structures within the proposed plan area.

### Archaeology

There are no recorded monuments within the proposed plan area.

### Natural Environment

The main street of the village is located just over 500 metres from the raised shoreline of Ballinskelligs Bay. The village is situated on relatively flat open countryside which slopes down to the sea at Baile an Sceilg. The village is surrounded by open countryside, characterised by small regular field systems with very few trees. The area between the proposed eastern boundary of the plan area and the sea is zoned Secondary Special Amenity in the 2003 -2009 Kerry County Development Plan.

### Vehicular and Pedestrian Traffic

The village which is located off the R566 is served by a tertiary road, this limits to an extent the flow of 'through traffic' in the village. The footpath network in the village is fragmented and needs to be upgraded.

### Employment

The largest employer in the village is Ballinskelligs Veterinary Products, which employs approximately twelve people. Other employment is provided at the primary school and at the community centre.



Growth and Residential Development

Two new housing developments on the seaward side of the main street have been completed in recent years. It is likely that these dwellings will be bought as holiday homes. A few single houses for permanent residents have been completed over the same period. The number of completed holiday home completions in recent years far outweighs the number of permanent residential completions. The new housing developments that have taken place have been close to the urban core and have succeeded in maintaining a compact urban form



3.0 DEVELOPMENT STRATEGY

It is important to maintain the open countryside between Dún Géagáin and Baile an Sceilg. The development strategy for Dún Géagáin is to promote a more gradual organic development of Dún Géagáin 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. The village is located within a Gaeltacht area and it is important that no development takes place which will be detrimental to the promotion of the Irish language. It is considered that the revival of the Irish language college would add a further attraction to an area in need of employment and income.

The development strategy for the village is:

- To ensure that future development should support the existing role and function of the village as a small local focal point for it's surrounding rural community and should have regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
- That the visual impact of future development on the rural landscape and the settlement pattern of the village should be considered in all future planning applications. The village is

on an important tourist route, the Skellig Ring, and development should not detract from the amenities that make this drive a popular tourist attraction.

- That lands should 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 natural environment and the architectural and archaeological heritage of the area contribute greatly to the distinctive character of the area and they should therefore be protected from developments of an inappropriate nature and scale.
- Future developments that may further threaten the future of the Irish language and culture by reason of scale or nature in the area should be prohibited.
- 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.



- 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.
- 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 and improve the quality of life of locals.

	possible, and incorporate where appropriate, existing archaeological and historic features.
<b>OO-8</b>	Ensure that the land zoned for residential use shall be for PERMANENT residential occupation.

<b>R-2</b>	10% of land zoned for residential development within Gaeltacht areas shall be reserved for the provision of Irish speakers
------------	--

4.0 OVERALL OBJECTIVES

Objective No:	Overall Objectives It is an objective of the Council to
<b>OO-1</b>	Preserve and promote the Irish language.
<b>OO-2</b>	Retain 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.
<b>OO-3</b>	Provide, insofar as possible, a range of housing densities to cater for demand in the housing sector.
<b>OO-4</b>	Promote development that integrates with the existing village and is consistent with the character of its traditional village form.
<b>OO-5</b>	Preserve and enhance the elements of the built environment which define the character of the village.
<b>OO-6</b>	Ensure the provision of social and retail facilities shall keep pace with housing development to support a growing population and create a viable community.
<b>OO-7</b>	Ensure future development should be carefully designed to avoid, where

5.0 SPECIFIC OBJECTIVES

Open Space, Recreation and Amenity

Objective No.	Specific Objective It is an objective of the Council to
<b>ZNA -1</b>	Reserve lands for the development of a village green as indicated on the zoning map.

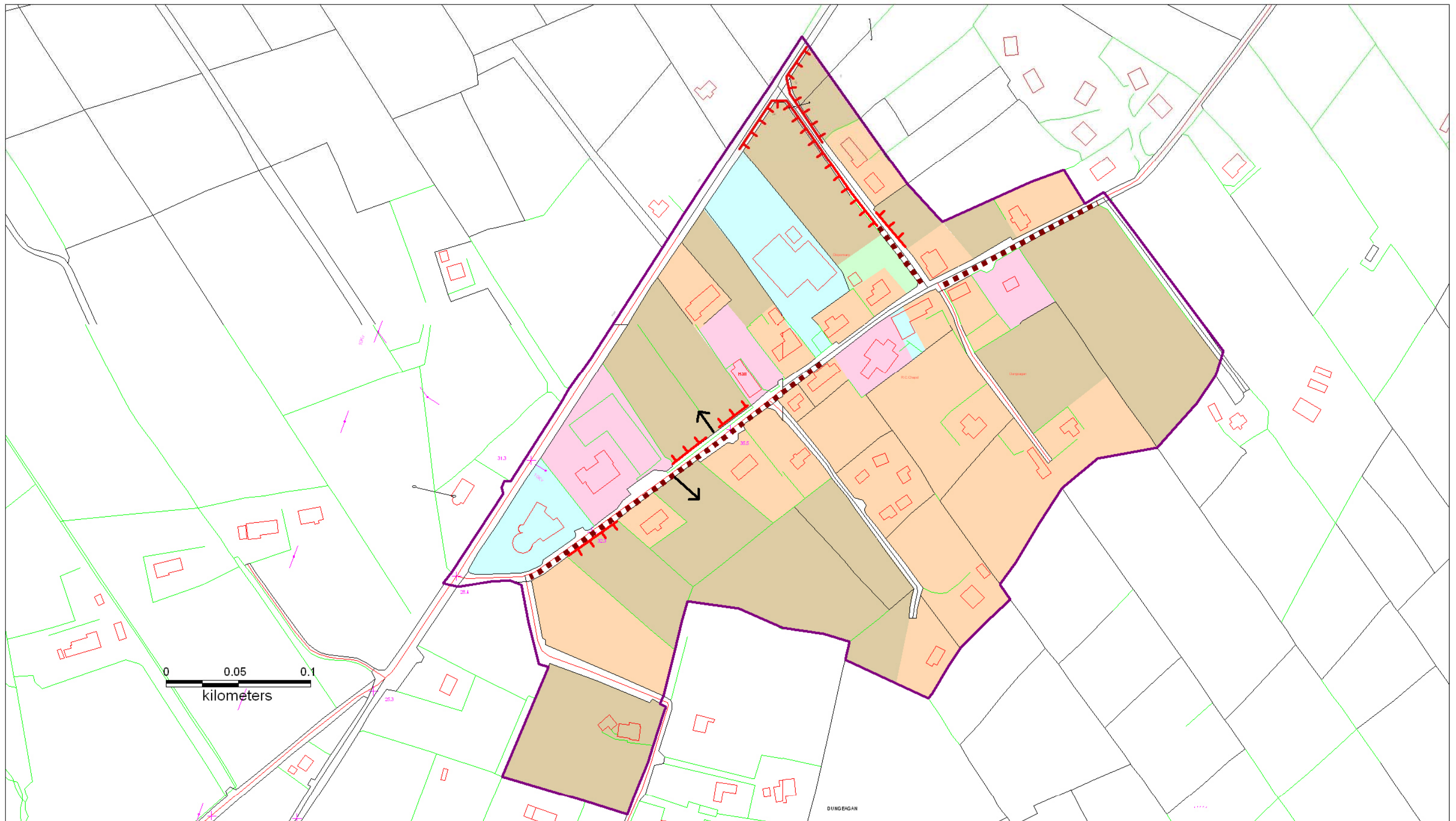
Vehicular and Pedestrian Traffic

Objective No.	Specific Objective It is an objective of the Council to
<b>T-1</b>	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.
<b>T-2</b>	Seek the provision of pavements as indicated on the Zoning Map.

Residential Development

Objective No	Residential Development: It is an objective of the Council to/that
<b>R-1</b>	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.





Dún Géagáin

Map










Land Use Zoning

Adopted

Feb. 2008

Kerry County Council  
Planning Policy Unit



- |   |                     |   |                          |
|---|---------------------|---|--------------------------|
|  | Residential (ext.)  |  | Indicative Access Points |
|  | Residential (prop.) |  | Residential Streetscape  |
|  | Mixed Use           |  | Footpath Provisions      |
|  | Community           |  | Development Boundary     |
|  | Amenity             |   |                          |