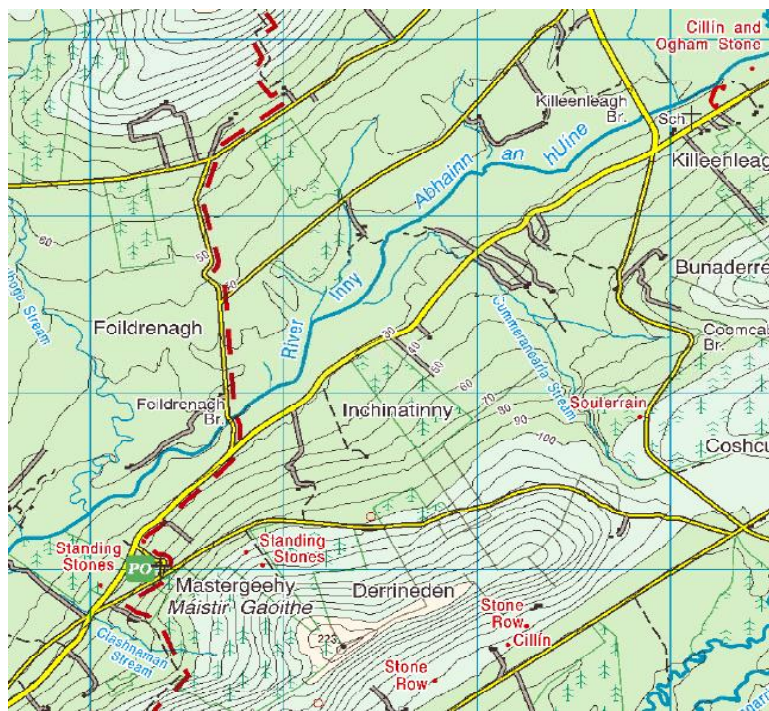


MAISTIR GAOITHE AND AN CHILLÍN LIATH

1.0 CONTEXT

Location

Maistir Gaoithe and An Chillín Liath are two small villages located inland on local roads off the N70 on the Iveragh Peninsula approximately 9km to the northeast of the town of Waterville and approximately 13 km south of Cahersiveen. There is an approximate distance of 4km between the two settlements. For the purposes of the local area plan, the two settlements will be treated together as they are in effect ancillary to each other and are closely linked in terms of function, services and community. Both settlements are located within the Iveragh Gaeltacht.



Demographics

There are no population figures for the village of Maistir Gaoithe/An Chillín Liath itself. It is located within the EDs of Doire Ianna and Maistir Gaoithe. Between 1996 and 2002 the population fell from 333 to 292 people and from 292 to 285 between 2002 and 2006.

Functions

Maistir Gaoithe/An Chillín Liath provide essential rural services to a dispersed rural catchment area, which rely on agriculture and forestry for employment.

Facilities

The settlement in Maistir Gaoithe has declined over the years with the closure of the school in the early 1970s and the church in the early 1990s. These facilities are now located in An Chillin Liath as well as a public house and shop. An Chillin Liath also has a hostel, a community hall and two industrial/commercial units all in the one award winning complex. All that remains in Maistir Gaoithe is the Post Office and a small number of dwelling houses.



Infrastructure

An Chillin Liath is supplied with water from a group water scheme. There is no existing wastewater treatment plant in the village and there are no plans to install one.

2.0 DEVELOPMENT ANALYSIS

Urban Form

An Chillin Liath is a relatively recent settlement which has developed between the Inny river to the north and the Waterville-Ballaghisheen road to the south. It is comprised of a loose collection of detached buildings without any set building line. Development to the south of the road is comprised mainly of farm houses.

Built Heritage

There is one Recorded Protected Structures; the old National School in Maistir Gaoithe (Duchas Ref. No. 21308901).

Archaeology

There are a number of recorded monuments in the area but only one within the existing settlement of Maistir Gaoithe; a standing stone located approximately 60metres to the north of the old school. (Ref No. KE089-020)

Natural Environment

An Chillin Liath is located on flat low lying ground (40 metres OD approx.) on the south bank of the Inny river. Much of the surrounding countryside is covered with coniferous plantations. Just over 4 km to the south the land rises significantly to peaks of over 650 metres and there are a number of lakes including L. Derriana. All this area is part of the Killarney National Park candidate Special Area of Conservation.

Vehicular and Pedestrian Traffic

Traffic through An Chillin Liath is mainly local although the Ballaghisheen route generates a significant level of traffic during the summer months.

Employment

There are two commercial units in Ionad an Dromada occupied by Ivertex and Credit Data, with a combined workforce of approximately fifteen people.

Growth and Residential Development

The residential element in An Chillin Liath has been increased substantially with the completion of a five unit housing development for the elderly to the rear of the

church. The design and layout of recent developments in the village are of a high standard.



3.0 DEVELOPMENT STRATEGY

Maistir Gaoithe has undergone little or no development in recent years. The relocation of the church and school to An Chillin Liath has resulted in An Chillin Liath now becoming the focal point for development in the area. The development strategy is to provide for the modest development of An Chillin Liath 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, which may attract permanent residents. This will be achieved by ensuring new developments are of an appropriate local scale, and contribute to improvements in its urban form.

4.0 OVERALL OBJECTIVES

Objective No:	Specific Objective It is an objective of the Council to:
OO-1	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.
OO-2	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 form.
OO-3	Ensure development shall not have a detrimental impact on the natural environment.
OO-4	Promote attractive streetscapes and approaches into the village.
OO-5	Prepare a tree preservation order for appropriate trees throughout the settlement and promote additional planting.
OO-6	Ensure that the land zoned for residential use shall be for PERMANENT residential occupation.

5.0 SPECIFIC OBJECTIVES

Vehicular and Pedestrian Traffic

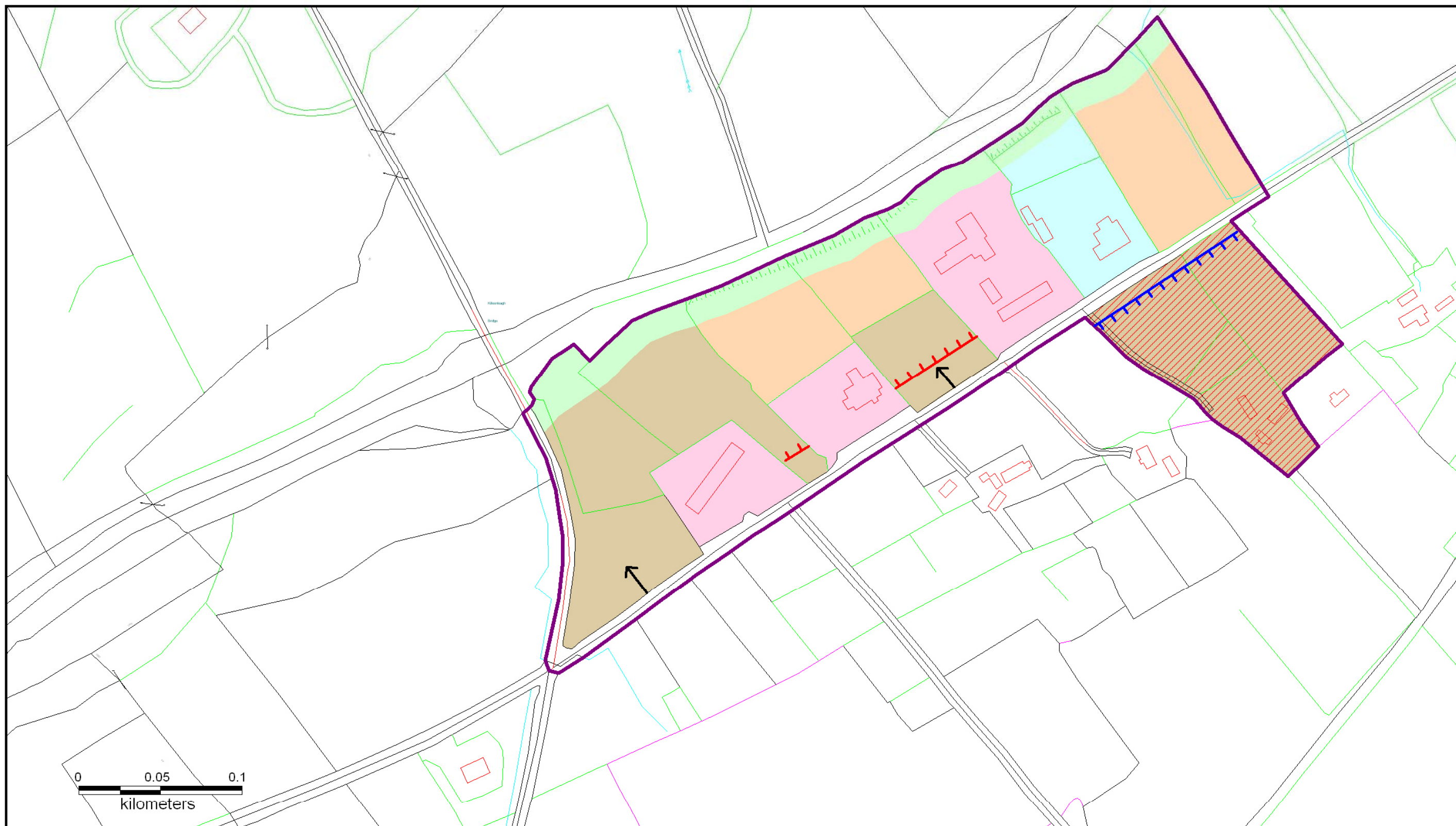
Objective No.	Specific Objective It is an objective of the Council:
T-1	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.

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 architectural values of a traditional village streetscape, 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.

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.



Maistir Gaoithe & An Chillín Liath Map
Land Use Zoning

Adopted
Feb. 2008

Kerry County Council
Planning Policy Unit



- | | |
|--------------------------|-------------------------|
| Residential (ext.) | Amenity |
| Residential (prop.) | Development Boundary |
| Residential / Commercial | Residential Streetscape |
| Mixed Use | Mixed Use Streetscape |
| Community | Development Boundary |