

## PORTMAGEE

### 1.0 CONTEXT

#### Location

Portmagee is a coastal village located on the R565 at the western end of the Iveragh Peninsula, 16 km southwest of Cahersiveen.

#### Demographics

There are no population statistics for the plan area. The village is located in the ED of Portmagee. The population of this ED increased in the inter-censal period 1996-2002 from 339 to 363 persons and between 2002 and 2006 from 363 to 376 persons.



#### Functions

Portmagee is a small coastal residential settlement which functions as a local service centre for the village and its

hinterland. It also functions as a base for the local fishing fleet and has a modest tourism function.

#### Facilities

The village has a Roman Catholic Church, a primary school, a thriving Community Centre, a Garda station, a health centre, a grocery shop, two public house/restaurants, a recently opened tourist hostel, confectioners, a gift shop and a car sales outlet.

#### Infrastructure

There is public water supply available in the village. Water quality is an ongoing issue during summer months. The village has been included in the extent of the Skelligs Ring RWSS which has been included in the Water Services Investment Programme which is at consultant's brief stage.

There is a primary settlement tank in the village. The treatment is by means of a septic tank and outlet into the bay. This system is inadequate. A major upgrade has been included in the Assessment of Needs 2006. It is not included in the Water Services Investment Programme and is unlikely to be included in 2009.

### 2.0 DEVELOPMENT ANALYSIS

#### Urban Form

The development of Portmagee has centred on the waterfront. The main street is linear and is open to the sea on the north side apart from a group of buildings at the eastern end. The western extremity of the street ends in a cul de sac. Up to recently the village had a compact urban core but recent developments including ribbon development along the approach roads has served to dilute the compact nature of the original settlement. More recent developments especially holiday home developments to the south west of the village, because of their uniformity and estate style layout sit uncomfortably next to the old waterfront area where a mixture of house sizes and colour add variety to the overall look of the area. The existing Main Street with its simple forms and broad palette of colours is undoubtedly the most attractive element of Portmagee. The village lacks a public open space while there is some space along the seafront a more sheltered location is also required.

#### Built Heritage

There are no buildings included in the Record of Protected Structures within the proposed plan area. There are elements of the streetscape along the seafront which are of sufficient merit to warrant inclusion in an Architectural Conservation Area.



#### Archaeology

There are no Recorded Monuments within the proposed plan area.

#### Natural Environment

The village is located in a low lying pocket of land on the southern shoreline of Portmagee Channel. Views to the south are dominated by a long ridge of high ground with peaks rising to over 300 metres located less than 3 km from the village. There are dramatic cliff views just over 2 km to the south west of the village. The varied landforms and views in the area attract tourist traffic all year round despite its distance from the main Ring of Kerry tourist route. A high proportion of the land immediately to the south of the village is flat and boggy. The landscape supports few trees. Portmagee Channel is part of the Valentia Harbour/Portmagee Channel candidate Special Area of Conservation (cSAC); the site contains



important examples of reefs, shallow inlets and tidal mudflats.

**Vehicular and Pedestrian Traffic**

A lot of traffic on the R565 is bound for Valentia via the Maurice O'Neill Memorial Bridge immediately to the east of the main street. The Main Street becomes congested during the summer months, despite the fact that two new car parks have been provided in recent years. However, the free flow of traffic through the village is seldom a problem. Apart from the south side of the main street, there is a dearth of footpaths in the village. To ensure pedestrian safety an extension of the footpath network is required.



**Employment**

Employment options within the village are limited although traditionally fishing would have been the main income source. Nowadays tourist related activities provide some additional employment opportunities. Many locals travel to the bigger urban centers such as Cahersiveen for employment.

**Growth and Residential Development**

There has been a significant growth in the provision of residential development within the village in recent years. However it is considered that this is mainly for holiday use. These new developments have been in the form of estates and have not contributed to the extension of the existing streetscape or the formation of new streetscapes. Ribbon development especially to the east of the village has been a feature in recent years.

**3.0 DEVELOPMENT STRATEGY**

Portmagee still retains its unique seafront character and it is essential, if the village is to grow, that this is retained. The development of additional streetscapes focussing on the church is expected to enhance the visual characteristics and provide an additional focal point for the village. It is considered that through the implementation of high quality urban design, the unique character of Portmagee can be further enhanced. It is recognised that in the absence of an adequate wastewater treatment system development is curtailed in the immediate future.

**4.0 OVERALL OBJECTIVES.**

Objective No.	It is an objective of the Council to:
OO-1	Promote the development of Portmagee as a location of unique charm and defined identity.
OO-2	Ensure that new development is of the highest architectural quality contributing to the urban form and enhancing the existing streetscape.
OO-3	Encourage the development of 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 thus contributing to regeneration and a reduction in ribbon development.
OO-4	Facilitate development that integrates with the existing village and is consistent with

	the character of its traditional village form.
OO-5	Ensure the provision of social and retail services shall keep pace with housing development to support a growing population and create a viable community.
OO-6	Encourage the provision of a permeable village which is pedestrian friendly.
OO-7	Ensure the seafront becomes an important and an integral part of the urban form.
OO-8	Prepare a tree preservation order for appropriate trees throughout the settlement and promote additional planting.
OO-9	Ensure that development shall not have a significant detrimental impact on the natural environment.
OO-10	Promote attractive streetscapes and approaches into the village.
OO-11	Preserve the village's architectural heritage and encourage development to adopt existing distinctive local design features.
OO-12	Ensure that future development is carefully designed to avoid, where possible, and incorporate where appropriate, existing archaeological and historic features.
OO-13	Ensure that the protection of the cSAC is given priority in the assessment of applications for development.
OO-14	Facilitate the upgrading of the wastewater treatment plan in Portmagee.

**5.0 SPECIFIC OBJECTIVES**

**Amenity**

Objective No.	It is an objective of the Council to
ZNA -1	Provide for the development of a public open space to the east of the church. The emphasis will be on residential development. Development fronting onto the



	open space shall be comprised of residential urban streetscape. Planning applications are to be accompanied by a design statement.
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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	Reserve lands for the development of indicative roads to serve zoned lands. The route of the proposed road is indicative pending a feasibility study
T-3	Extend pedestrian routes in new and existing development throughout the plan area.
T-4	Seek the provision of footpaths as indicated on the Zoning Map.
T-5	Facilitate the upgrading of the junction of the Doory road and the road to Coumanaspig. as indicated on the Zoning Map

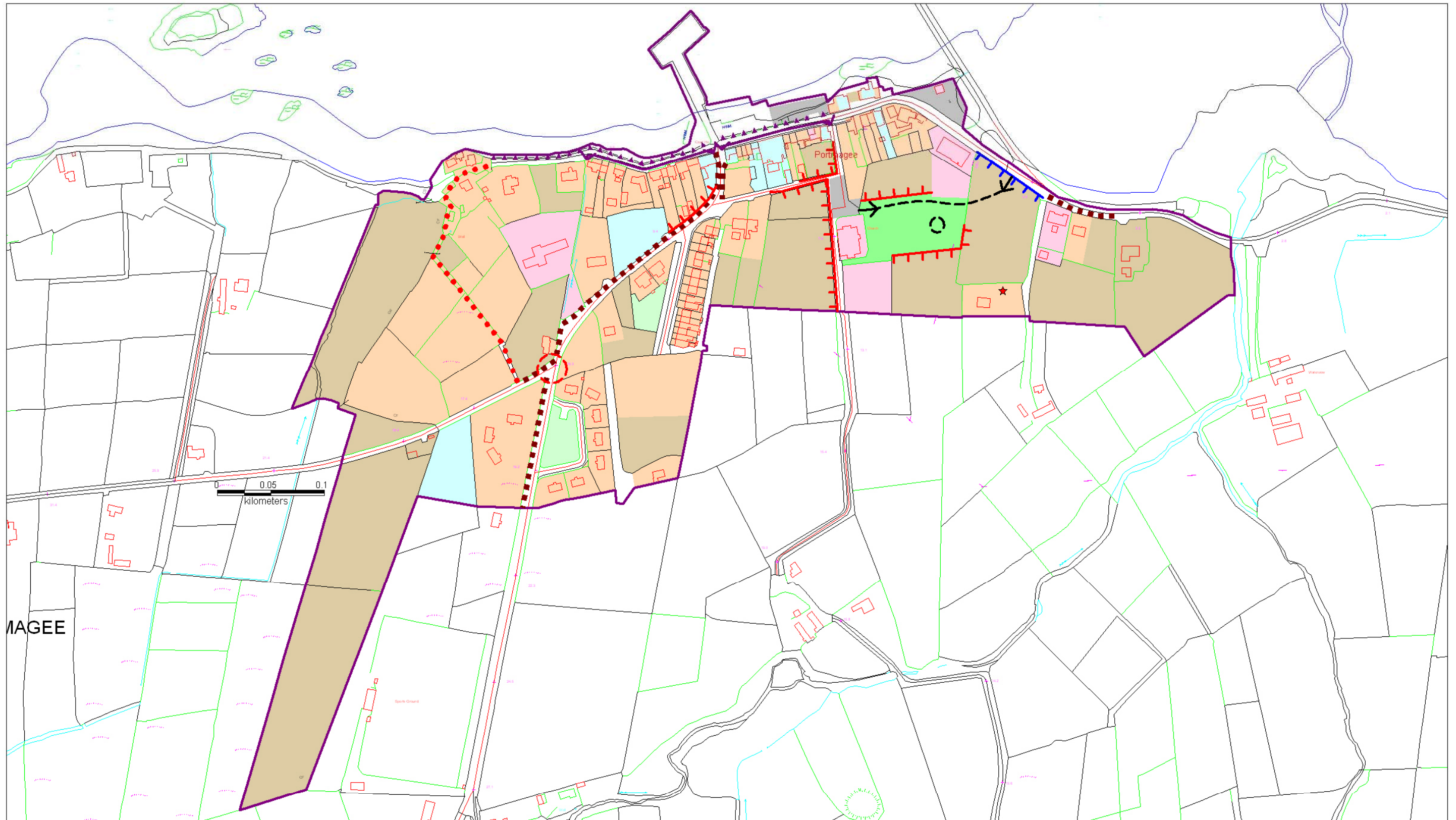
Residential

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

Built Heritage

Objective No.	It is an objective of the Council to:
BH-1	Ensure that any new development on the seafront will protect the integrity of the traditional streetscape and reinforces the village’s local and regional identity by incorporating the vernacular architectural elements of the villages building traditions. This will include pavement building lines, building heights, style and size of window openings, rectangular sash windows, plain plaster renders.
BH-2	Designate the area as indicated on the Zoning Map a proposed Architectural Conservation Area (ACA) in accordance with the provisions of the Planning and Development Act 2000 (as amended) and the statutory guidelines for designation issued by the Department of the Environment, Heritage and Local Government.





**Portmagee**

## Map Land Use Zoning

Adopted

Feb. 2008

Kerry County Council  
Planning Policy Unit



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|---------------------|--------------------------|-------------------------|------------------------------|
| Residential (ext.)  | Ext. Green Area          | Footpath Improvements   | Indicative Playground        |
| Residential (prop.) | Carpark                  | Views & Prospects       | Indicative Proposed Road     |
| Commercial          | Junction Improvements    | Residential Streetscape | Proposed Protected Structure |
| Public Open Space   | ACA                      | Mixed Use Streetscape   | Development Boundary         |
| Community           | Indicative Access Points | Pedestrian Walkway      |                              |