

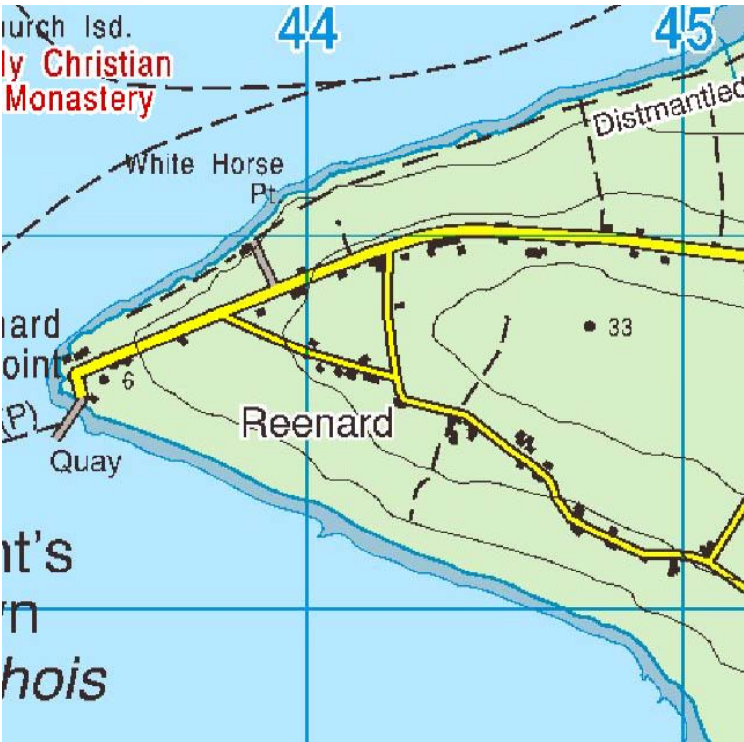


RENARD

1.0 CONTEXT

Location

Renard is a rural area situated on the Iveragh Peninsula c. 5km to the southwest of Caherciveen. It is located on a headland less than 1km to the east of Knightstown, Valentia from which it is separated by sea.



Demographics

There are no population figures for Renard itself. It is located within the ED of Caher in which the town of Caherciveen is also located. The population in this ED has been increasing since 1996. In the inter-censal period 1996-2002 the population increased from 1962 to 2043 and

increased from 2043 to 2127 people in the 2002-2006 inter-censal period.

Functions

Renard is essentially a rural area with a high density of dispersed rural housing. There is no village as such and the residents of the area use Caherciveen for their everyday needs. The seasonal car ferry to Knightstown operates from Renard pier.

Facilities

There is a public house/restaurant and a fish processing facility located at the pier. The pier is also used by local fishing boats. The terminus for the Farranfore-Valentia rail line which operated between 1893-1957 was located here.

Infrastructure

Renard receives water from the Caherciveen Water Supply Scheme. The upgrading of this scheme will be commissioned in 2007. There is no existing wastewater treatment unit in Renard and there are no proposals to construct one.



2.0 DEVELOPMENT ANALYSIS

Urban Form

The area does not have any semblance of an urban settlement as such, but is simply a loose collection of mainly one-off dwellings in a rural location.

Built Heritage

There are no buildings included in the Record of Protected Structures within the proposed plan area. There are no Recorded Monuments within the proposed plan area.



Natural Environment

Renard is adjacent to the Valentia Harbour/Portmagee Channel candidate Special Area of Conservation; the site contains important examples of reefs, shallow inlets and tidal mudflats. Renard is comprised of a relatively flat open landscape almost devoid of trees. There are a number of vantage points in Renard where panoramic views of Valentia Harbour and neighbouring headlands are available. It is important that any future development proposals respect these views. The entire area west from Renard Cross is zoned Secondary Special Amenity in the Kerry County Development Plan 2003-2009. This designation requires that any development must be



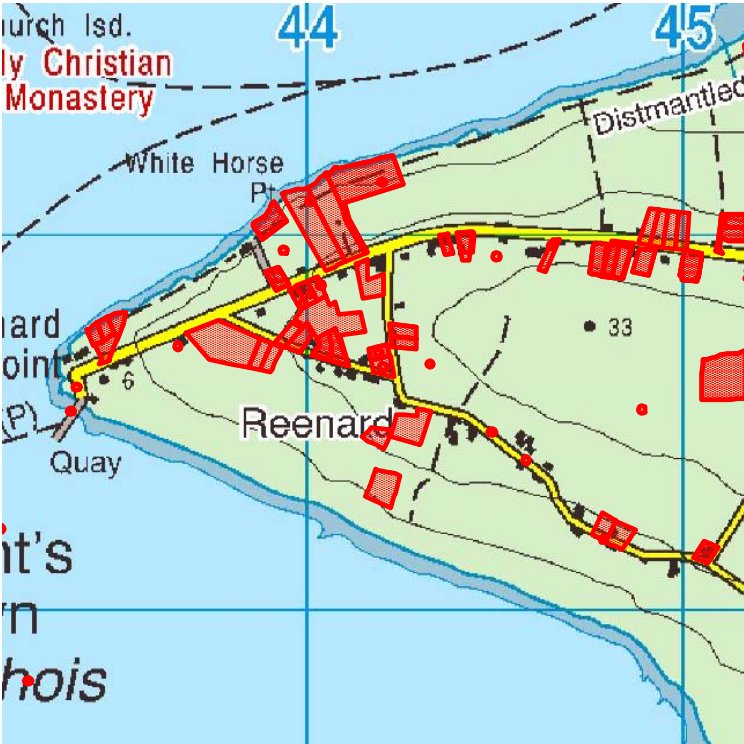
designed so as to minimize the effect on the landscape and take account of the topography, vegetation, existing boundaries and features of the area.

Vehicular and Pedestrian Traffic

When the Valentia Island ferry is in operation from March –October there is a constant flow of traffic through Renard. During the winter months traffic is local.

Employment

Kerry Fish Ltd, which is located at Renard Point has a workforce of approximately ten people



Development Pressure 1999 to Sept. 2007

Growth and Residential Development

This area is comprised of scattered one off housing developments. There has been a considerable level of ribbon development westward from Renard Cross over the years and this has largely been confined to the southern or landward side of the road.

3.0 DEVELOPMENT STRATEGY

Renard is a dispersed rural settlement area. There is no wastewater treatment facility in the area and there are no proposals to construct one. Given the lack of any facilities in the area and the absence of an existing village/settlement structure, the need to prioritise investment into existing settlements and the existence of a district centre 5km away, it is not intended to develop a new village settlement in Renard.

4.0 OVERALL OBJECTIVES

Objective No.	It is an objective of the Council to:
OO-1	Ensure that future development in the area should comprise of permanent occupation one-off dwellings or cluster type developments, located on the landward/south side of the public road. A commercial/retail facility may also be considered at a suitable location. The capacity of the landscape to absorb new development will be a factor in determining development proposals.
OO-2	Ensure that any new development shall be of a high design standard to ensure integration into this sensitive open landscape.
OO-3	Ensure development shall not have a detrimental impact on the natural environment or the visual or physical character of the area.
OO-4	To facilitate, where possible, the construction of permanent dwellings for local people on their own land.