



WATERVILLE

CONTEXT

Location

Waterville is located along the N70 Ring of Kerry tourist route on the eastern side of Ballinskelligs Bay, and is approximately 17 km south of Cahersiveen.

Functions

Waterville is designated as a town in the county settlement hierarchy as set out in the Kerry County Development Plan 2003-2009. The town is primarily a tourist resort but also functions as a local service centre for the resident population and surrounding rural hinterland. The town is a popular stopover on the ring of Kerry route and its famous golf links also attracts a large number of visitors all year round. Lough Currane is a world renowned fishing lake.

Facilities

The town has a relatively good range of social facilities including a community school, a primary school, a community centre, health centre, G.A.A pitch with associated facilities, two churches, and a Garda Station. There are a range of shops and services reflecting its role as a local service centre.

Demographics

The Central Statistics Office recorded an increase in population of over 15% for the town in the intercensal period 1996 – 2002, a more modest growth rate of 1.5% was recorded over the 2002-2006 period. There is no reason to think that this upward trend in population will not continue.

Infrastructure

It is expected that a combined water services and waste water treatment system will be completed by March 2009. This development will ensure that the town has an up to date water/ sewage treatment infrastructure to adequately cater for existing and proposed development.



DEVELOPMENT ANALYSIS

Urban Form

The centre of Waterville has a one-sided linear settlement pattern which has been determined by the sea to the west which has resulted in settlement being concentrated on the eastern /landward side of the N70. The absence of significant development on the seaward side of the street affords panoramic views of Ballinskelligs Bay and is probably one of the town’s most valuable attributes. A significant amount of residential development has occurred on the northern approach roads to the town, not only on the N70 but also on the Spunkane road and the Tarmons road. A certain amount of development has also taken place to the south of the town along the N70 and to the east of the town centre although landforms and the proximity of Lough Currane restricts development in this direction. The streetscape along the main street is mainly comprised of two-storey terraced structures. Roof profiles are fairly regular throughout the town.

Due to the physical constraints development on approach roads particularly those from the north but also the N70 to the south and the road south of Lough Currane has resulted in the creation of a dispersed settlement pattern. While the earlier terraces associated with the Cable Co. allowed for a more compact urban settlement pattern subsequent development has served to dilute this.

New residential developments frequently take the form of housing estates. While these can include attractive estate developments, they do not contribute to the development of a permeable streetscape necessary to extend the village form. It is considered that new development will include the provision of through roads and urban streetscapes, in addition to making provision for low density housing estates.

Heritage and Archaeology

There are twelve structures included in the Record of Protected Structures within the proposed development boundary, which are as follows:

Reg. No. 21309801	Coastguard Station.
Reg. No.21309802	St. Michael and All Angels Church.
Reg. No.21309804	Butler Memorial Fountain.
Reg. No 21309805	Cable Station.
Reg. No 21309807	Two semi-detached houses.
RPS-098-001	The old cable house
RPS-098-003-A	House
RPS-098-003-B	House
RPS-098-003-C	House
RPS-098-003-D	House
RPS-098-003-E	House
RPS-098-003-F	House

In addition to the architectural and social value found in individual buildings certain streetscapes present an attractive traditional aspect which should be preserved. It is considered that future development should preserve and enhance the elements of the built environment which define the character of the town. A number of streetscapes have been identified which present particularly coherent and attractive traditional frontage which should be retained. There is one recorded monument within the plan area (KE 098-031)



#### Natural Environment

The town is located on a narrow neck of land between Ballinskelligs Bay and Lough Currane. Both of these water bodies are part of the Ballinskelligs and Inny Estuary Special Area of Conservation (SAC). A coastal fringe to the north and south of the development boundary is zoned Prime Special Amenity in the current County Development Plan 2003-2009 in recognition of the fact that this landscape is very sensitive and has little or no capacity to accommodate development. The western side of the Main Street through the town is relatively undeveloped. There are panoramic views of Ballinskelligs and Hogs Head from the Main Street. The promenade along the beachfront is one of the town's main attractions.

#### Amenity

Waterville is not lacking in terms of amenity space. One has only to walk less than a kilometre from the town centre to experience breathtaking lake and mountain scenery. No other town in Kerry has such panoramic coastal views combined with seafront walks. Additional seating in the lawn area along the seafront and easier

access to lakeside views from the town are two measures which would enhance the amenities of the town.

#### Vehicular and Pedestrian Traffic

Road side parking is provided along the length of Main Street and there is a car park located at the northern end of the street on the seafront near the tourist office. The main street gets congested during the months of July and August but traffic flow is not adversely affected.

Footpath provision is inadequate especially along the N70 to the north and south of the town. The provision of footpaths along this busy route in a built up area should be a priority.

It is important to provide maximum pedestrian permeability in the identification of walking routes through new residential areas.

#### Employment

In recent decades the economy of Waterville has been heavily reliant on tourism. The Commercial Cable Company which finally closed its doors in 1962 was a big employer locally in the late 1800s and the early 1900s but technological advances led to the continual shrinkage of this type of employment in the area... The town had three hotels back in the 1880s and Lough Currane was and still is a renowned trout and salmon lake. Waterville Golf Club is world renowned. There are now only two hotels operating full time in the town.



It is considered that Waterville has not fully capitalized on its tourist potential given its location and the amenities it possesses. Further investment in hotel and restaurant facilities would enhance the visitor experience and encourage more overnight visitors with added value to the local economy.

#### Growth and Residential Development

In the absence of detailed population projections the level of housing demand can be loosely calculated using the number of permissions granted in the period preceding the plan. Planning permission has been granted for almost 150 dwelling units in the period 2000-2006. This is a phenomenal level of growth over a relatively short period of time. The number of holiday homes relative to the number of permanent residents needs to be monitored over the plan period. In order to maintain a vibrant and economically active town all year round it is important that growth in the full time residential sector is maintained, if not increased over the plan period. It is necessary to ensure that this development occurs within, and is contiguous to existing development and that provision is made for the future expansion of services.

#### DEVELOPMENT STRATEGY

Waterville still retains its innate character and it is essential, if the town is to expand, that this is retained. The development of an attractive town is critical to the continued development of Waterville as an attractive tourist destination as well as a location for permanent residential occupants. It is important that facilities such as two golf links courses, one of the finest fishing lakes in the country and outstanding coastal and mountain scenery are promoted. It is considered through the implementation of high quality urban design, architecture and public facilities that Waterville can develop as a location with a definite and unique identity for its visitors and residents.





Objective No.	Overall Objective It is an objective of the Council to:
OO-1	Promote the development of Waterville 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 reflecting the existing architectural character of the town
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 town and is consistent with the character of its traditional urban form.
OO-5	Ensure that 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 that the seafront remains the main visual focus of the town and that views and prospects are protected.
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 town.
OO-11	Preserve the town’s architectural heritage by protecting those buildings included in the Record of Protected Structures and investigate the possibility of creating a number of Architectural Conservation Areas. 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	Promote the development of the seafront as an attractive space with high quality landscaping and encourage the provision of street furniture and tree planting particularly in public open spaces.
OO -14	Promote the development of the town as an attractive location for permanent residential development.



Open Space, Recreation and Amenity

Objective No.	Specific Objective It is an objective of the Council to:
ZNA –1	Protect existing views of the bay as indicated on the Zoning Map. .
ZNA-2	To preserve views and prospects on the N70 along the northern approach road into the town as shown on the zoning map.

Transport

Objective No.	Specific Objective 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	Extend pedestrian routes and cycleway in new and existing development throughout the plan area.
T-3	Seek the provision of footpaths as indicated on the Zoning Map.
T-4	Reserve land for the development of indicative roads to serve zoned lands. The route of the proposed roads as shown is indicative.
T-5	To provide a pedestrian crossing in the vicinity of the Charlie Chaplin Statue
T-6	To improve pedestrian connectivity within the town by the provision of footpaths as indicated on Zoning Map.
T-7	To refurbish the existing footpaths on both sides of the main street and underground overhead services where practicable.
T-8	To facilitate the development of a new street to the rear of the main street.
T-9	To include indicative access points to allow for the provision of suitable vehicular and pedestrian access to residentially zoned land.
T-10	Facilitate the provision of an access from the southern end of the promenade to the beach area..
T-11	Facilitate the provision of a footpath on the road up to the GAA grounds 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. .



Active Amenity

Objective No	Active Amenity /Recreational: It is an objective of the Council that
A-1	These lands as indicated on the zoning map are reserved for passive amenity/recreational use.
A-2	Preserve and extend the existing amenity area/ walk



Architectural Heritage

Objective No.	Specific Objective It is an objective of the Council to:
AH-1	Designate those areas indicated on the zoning Map as proposed Architectural Conservation Areas (ACAs) in accordance with the provisions of the Planning and Development Act 2000 (as amended) and the guidelines for designation issued by the Department of the Environment, Heritage and Local Government.

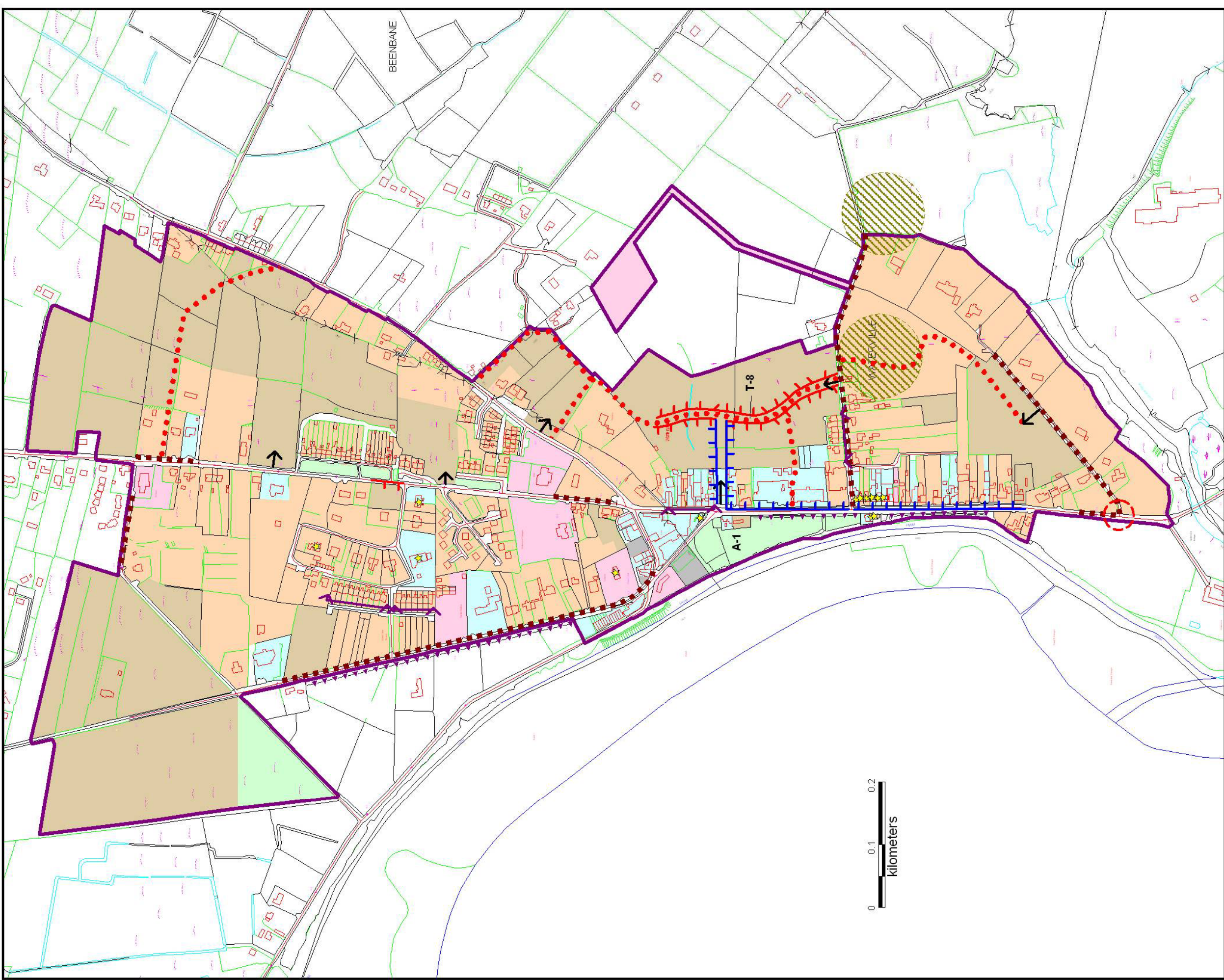
AH-2	<p>Protect and enhance structures included in the Record of Protected Structures or proposed for inclusion by requiring that:</p> <ul style="list-style-type: none"><li>No such building is demolished</li><li>The maintenance, alteration, extension, replacement or insertion of any significant feature(s) or part(s) to a protected structure shall not be detrimental to the character of the structure.</li><li>Development shall be carried out and designed sympathetically having regard to the architectural character of the structure and the setting.</li><li>The erection of any structure adjacent to or within the vicinity of the structure shall not be detrimental to the character of the structure and the setting, and shall be sited and designed sympathetically with the character of the structure and the setting.</li><li>The Planning Authority shall secure retention and preservation of particular features of special interest.</li><li>The Planning Authority shall use its statutory powers to ensure protected structures are maintained in good order.</li></ul>
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OT-2	Promote Waterville as a destination for outdoor pursuits and as a service centre for visitors and tourists to the South Kerry area.
OT-3	Facilitate the development of high quality accommodation and hotel developments within the town in appropriate locations.
OT-4	Facilitate the provision of indoor leisure activities to ensure that year round facilities are available

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 of the existing main street 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.

Objective No.	Tourism Overall Objectives
	It is an Objective of the Council to:
OT-1	Facilitate quality development that would promote the tourism potential of the town.





**Waterville**

**Map**

**Land Use Zoning  
Adopted**

**Feb. 2008**

Kerry County Council  
Planning Policy Unit

