

CEANN TRÁ

1.0 CONTEXT/BACKGROUND

Location

Ceann Trá is a village set on the northern edge of Ventry Harbour in a high value landscape setting, between the sea and An Chathair Aird mountain. The village is situated some 7 km southwest of An Daingean on the R559 Sleah Head Drive – an important tourist route.



Demographics

There are no population statistics for the plan area of Ceann Trá. The smallest available statistics relate to the DEDs of namely Ventry and Glin in which Ceann Trá is located. The total population of both DEDs was 1901 in 2006, down 1.5% from 1931 in 2002.

In the period 2000 to 2006, 31 residential planning permissions were granted.

The census figures for those able to speak Irish in Ceann Tra was 73% in 2002 (down from 78% in 1996)

with those stating that they spoke Irish daily at 43% in 2002 (down from 50% in 1996).

Functions

The village functions as a small local focal point for its surrounding rural community, with a pub, shop, post office, national school and a small pier for local fishermen. In addition, the village benefits from tourism (eg. pottery and café) on the Sleah Head Drive and from its fine beach with a large adjacent caravan park. There is, however, potential for Ceann Tra to benefit further from tourism.

Students of the Irish language attend classes in the local community hall during the summer. Similar to the other settlements in the area, provision of accommodation for these students is an important source of income for many householders.

Ceann Tra's proximity to An Daingean will also be a factor in its future growth and development.

Facilities

The village has a pub, shop, post office, pottery, café, national school and a small pier. A church, pub and small shop are located at Ard a' Bhóthair some 2km from Ceann Trá.

Infrastructure

The existing septic tank is adequate at present, but provision needs to be made for extending the site of the waste water treatment facility in order to increase capacity to serve new development.

The village is served by a public water mains supply with sufficient capacity.

2.0 DEVELOPMENT ANALYSIS

Urban Form/Settlement Pattern

There is a small core to the village that fronts onto the R559 and L-8039 roads, providing for local services. There is ribbon development on the An Daingean side of the village extending to Baile Mór and on the L-8039 high road which is highly visible.

There is a suburban type holiday home development to the north of the village core, that detracts from the setting and character of the area. In effect the village is linear in pattern due to restriction on development on the seaward side of the R559, which is designated

Prime Special Amenity in the County Development Plan. The traditional settlement pattern in the village core is two storey terraced dwellings with a larger three-storey structure at its western end.

Natural Heritage

There is a designated NHA to the west of the plan area which comprises Ventry Strand, a small sand dune system, a small lake, wet grasslands and an extensive Common Reed reed swamp.

The area between the R559 Sleah Head Drive and the sea within the development boundary is designated Prime Special Amenity. This landscape is very sensitive and has little or no capacity for development. In this area, all development will be prohibited, other than especially exempted development in accordance with the schedule to the Planning & Development Regulations 2001.

Archaeological Heritage

While Ceann Trá is set in an area rich in archaeological remains, there is no recorded monument in the plan area.

Built Heritage

There is no listed building in the plan area.

Vehicular and Pedestrian Traffic

The village is on the R559 Sleah Head Drive which is an important tourist route. There is currently a private car park in the village and limited on-street parking.



3.0 DEVELOPMENT STRATEGY & OBJECTIVES

The overall vision for Ceann Trá is to maintain its compact urban form and develop a vibrant sustainable village which is an attractive place to live in and to visit. Future development should be in-depth in order to create a strong and identifiable village core and to avoid developing the linear nature of the village to the east and west along the R559 regional road. Densities shall reflect the existing settlement pattern and be appropriate for the location as determined by the Urban Design Statement.

The development strategy for the village is:

- That future development should support the existing role and function of the village as a small local focal point for its surrounding rural community and also as a small tourist village. Future development should have regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
- That the likely visual impact of any future development should be a critical factor in the assessment of any future planning applications. Any new development should not detract from the amenities that make Sleah Head Drive a popular tourist attraction.
- That lands are zoned for development in areas that will consolidate the urban form, while minimizing the impact on the landscape surrounding the site. 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 Irish language will remain an important aspect of everyday life in the village. Developments that may further threaten the future of the language and culture by reason of scale or nature in the area should be prohibited.
- That the 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 provision shall not be made for holiday home developments in order to allow for the development of a village which has a permanent year round population. This in turn will require year round services and facilities which will result in an attractive place for locals and visitors alike, while protecting the Irish language.
- 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.



4.0 SPECIFIC OBJECTIVES

Objective No.	Institutional /Community Facilities It is an objective of the Council:
ICF-1	That the lands as indicated on the zoning map are reserved as a school expansion site.
ICF-2	That the lands as indicated on the zoning map are reserved for future expansion of the waste water treatment facility.

Objective No.	Amenity It is an objective of the Council:
A-1	To provide for the development of a playground area.
A-2	To facilitate the upgrading of the green area in the village core to act as a central focus and identifiable civic space
A-3	The provisions of the Kerry County Development Plan 2003-2009 shall apply in these areas designated Prime Special Amenity.

Objective No.	Vehicular and Pedestrian Traffic It is an objective of the Council:
T-1	To secure road improvements including widening and realignment which are necessary to meet the demand for increased carrying capacity generated by existing and proposed development within the plan area.
T-2	To reserve new access points to facilitate orderly in-depth development
T-3	To extend footpaths from the village core to the development boundaries, as indicated on the zoning map.
T-4	To consolidate the village green by reducing the number of access points onto the R559.
T-5	To set back the existing front boundary wall of the national school by 2 metres to facilitate road widening and the provision of a footpath.
T-6	To facilitate the provision of a pedestrian crossing to the R559 as indicated on the Zoning Map.
T-7	To facilitate the provision of public car parking to serve the village core, national school and indicative playground.
T-8	To improve the junction of the R559 and the road down to the pier.

Views / Prospects to be identified

Objective No.	Views and Prospects It is an objective of the Council:
VP-1	That the views and prospects from the Sleah Head Drive (R559) shall be protected as indicated on the zoning map.