

CHAPTER 12

Zoning and Landscape

12.1 Introduction

12.1.1 The outstanding landscape of County Kerry is one of its defining features. Few Counties in the country possess the range of different landscapes that are found here - from the beautiful unspoilt beaches and rolling hills and pastureland of North Kerry to the rugged coastline and elevated mountainous wilderness of South Kerry. This scenery and unspoiled landscape is of enormous amenity value to the people of the county.

12.1.2 Enjoying the amenity value of the landscape throughout the county is not just limited to the residents of the County. The scenery of Kerry is famous throughout the world and is one of the major features attracting tourists each year. The job creation and income generated as a result of this tourism is of enormous economic benefit to the county.

12.1.3 It can be seen therefore that the landscapes and scenery are not just of amenity value but constitute an enormous economic asset. The protection of this asset is therefore of primary importance in developing the potential of the county.

Objective No.	Landscape Protection
	It is an objective of the council to:
ZL 12-1	Protect the landscape of the county as a major economic asset as well as for its invaluable amenity value and beauty.
ZL 12-2	To facilitate where possible, in accordance with proper planning and sustainable development, family members on their own land.

12.2 Zoning

12.2.1 The landscape of the county is comprised of a mixture of man-made and natural features. The interaction between the different elements is central to the designation of development zones throughout the county.

12.2.2 The sensitivity of a landscape is a measure of its ability to accommodate change or intervention without suffering unacceptable effects to its character. Differing landscapes, based on their sensitivity, have the capacity to absorb different levels of development.

12.2.3 In the preparation of zoning designations for the county the planning Authority have considered, not only the landscape itself, but also the level of existing development and the ability of the landscape to absorb further development without altering its character to an unacceptable degree. In areas where little remaining capacity exists, zoning designations higher than would be

warranted by landscape alone may be identified. This will protect the remaining capacity for the local population.

12.2.4 The proliferation of one-off houses in the countryside has been a feature of recent development. Much of this housing is urban-generated and is a result of the high prices of land and housing in the urban areas. It is important that sufficient lands are zoned throughout the county for residential development in order to provide a range of housing options to the people of the county.

Objective No.	Zoning
	It is an objective of the council to:
ZL 12-3	Provide, through the Local Area Plans, sufficient zoned residential land throughout the county in accordance with the needs of the area.
ZL 12-4	Determine the zoning of lands in rural areas having regard to the sensitivity of the landscape as well as its capacity to absorb further development.

Zoning Designations

12.2.5 The zoning designations for the county are as follows:

- Urban
- Rural
- Prime Special Amenity
- Secondary Special Amenity
- General
- Industrial

Urban

12.2.6 These are the areas within the development boundaries of principle towns, towns and villages throughout the county, as indicated in the currently adopted local area plans. The zonings within the development boundaries are the subject of individual local area plans. The environs of Tralee and Killarney are also the subject of individual plans. These zonings are indicated on Maps 12.1 (a) – 12.1 (u).

Rural

Residential development in these zoning designations will be regulated in accordance with the provisions of Table 3.8.10.

a) Rural Prime Special Amenity

12.2.7 Rural Prime Special Amenity Areas are those landscapes which are very sensitive and have little or no capacity to accommodate development. In these areas all development will be prohibited, other than exempted development in accordance with Schedule 2 of the Planning & Development Regulations 2001-2007.

b) Rural Secondary Special Amenity

12.2.8 The landscape of areas in this designation is generally sensitive to development. Accordingly, development in these areas must be designed so as to minimise the effect on the landscape. Proposed developments should in their designs take account of the topography, vegetation, existing boundaries and features of the area. Permission will not be granted for development which cannot be integrated into its surroundings.

c) Rural General

12.2.9 Rural landscapes within this designation generally have a higher capacity to absorb development than the previous rural designations. It is important that development in these areas be integrated into their surroundings in order to minimise the effect on the landscape and to maximise the potential for development.

Rural Zoning

Objective No.	Rural Zoning
	It is the objective of the council to:
ZL 12-5	Regulate residential development in Rural Areas in accordance with the zoned designation of that area and the policies outlined in Section 3.6 to 3.10 which relate to each zoning designation.

Industrial / Light Industrial

12.2.10 The majority of land zoned for industrial use throughout the county will be within the urban zones. There are instances, however, where lands outside of urban areas may be zoned for industrial purposes. Section 5.8 of this plan outlines the policy of the Council in relation to small rural industrial enterprises. There are also locations, however, where for reasons that relate primarily to existing use, the strategic location of the lands or to locations where there is a need for industrial land in the area, and where no alternative provision can be made, that land has been zoned specifically for industrial purposes. This land is indicated on Maps 12.1, 12.1a-12.1u.

Objective No.	Industrial Zoning
	It is the objective of the council to:
ZL 12-6	Zone sufficient industrial land throughout the county in accordance with the needs of the area.

12.3 View and Prospects

12.3.1 County Kerry contains areas of outstanding natural beauty which are recognised internationally. There is a need to protect and conserve views and prospects adjoining public roads throughout the county for future generations. In assessing views and prospects it is not proposed that this should give rise to the prohibition of development along these routes, but development, where permitted, should not seriously hinder or obstruct these views and should be designed and located to minimise their impact.

Objective No.	View and Prospects
	It is an objective of the council to:
ZL 12-7	Preserve the views and prospects as defined on Map No's 12.1, 12.1a – 12.1u