

CHAPTER 13

Urban Design and Development Management

13.1 Introduction

13.1.1 The purpose of this Development Plan is to promote and facilitate development throughout the county and to do so in an efficient economic and responsible manner while meeting, to the greatest possible extent the aspirations of the citizens. All development must however, comply with the overriding requirements of the Planning and Development Act 2000(as amended) and thus provide, in the interests of the common good, for proper planning and sustainable development. All applications for planning permission will be evaluated against the policies and objectives set out in the Plan and also to provide for the principles of Sustainable Development.

13.1.2 The purpose of this section of the Plan is three-fold:

1. To provide general guidance to prospective applicants on the criteria used by the Planning Authority in assessing planning applications.
2. To set out specific standards relating to urban design
3. To set out the specific standards to which individual developments must adhere.

13.2 General Guidance

- Pre-application discussion with the Planning Authority is encouraged and advised. This can eliminate delays at a later stage in the planning process. It is particularly advisable in relation to large-scale developments and the development of sites in scenic / visually sensitive areas.
- Pre- planning is a critical part of the process of developing a successful approach to the design issues facing a new development. Applications in urban areas shall comply with the urban design standards set out in section 13.3. This is intended to ensure development makes a positive impact on the urban realm.
- All proposals will be assessed in relation to their impact on the landscape/townscape, the environment, local infrastructure, traffic safety and existing adjoining development as well as the overriding policies and objectives of the plan.
- The use, scale, siting and design of development in rural areas should be sympathetic to their surroundings and to the landscape. The overriding objective therefore is integration into the landscape rather than imposition. The removal of hedgerows, mature vegetation and other natural features must be avoided, where possible.
- The emphasis should be on quality in relation to materials, design and landscaping and these should be clearly outlined in the initial stage of an application or in design statements where required. Simplicity in design, materials and finishes is advised.

- Modern and innovative designs will be considered where proposal reflect the scale and form of the landscape.
- In cases where in the opinion of the Planning Authority, a proposed dwelling or other development does not satisfactorily integrate into its surroundings, the Council shall contact the applicants to afford them the opportunity to modify the design and address the concerns.
- The refurbishment/restoration and reuse of existing structures, particularly in the open countryside, is considered to be preferable to proposals for demolition and new build. Such proposals are actively encouraged and other than in Prime Special Amenity Areas no occupancy clause will be applied in the case of such developments

Contributions and Development Charges

13.2.1 The Local Authority has made considerable investment in infrastructure and other services and further substantial investment will occur during the period of this Plan. This investment accrues benefits to developers and applicants in relation to the provision of services such as car parking, water, drainage, sewerage, road networks, public lighting and amenities.

13.2.2 It will be the policy of the Planning Authority to require contributions and development charges, which assist in offsetting the cost of the provision of these services, and which will assist in the ongoing provision and improvement of services in accordance with the provisions of the development contribution scheme adopted by the Council.

13.2.3 The level of contribution relates to the actual cost of providing these services and shall be reviewed during the period of this Development Plan. The level of contribution payable under the Contribution Scheme will be increased annually (unless previously discharged), in line with the Wholesale Price Index for Capital Goods, Building and Construction, as published by the Central Statistics Office, unless the Scheme is superseded by a further Development Contribution Scheme adopted by the Council. Supplementary Development Contribution schemes will be made to fund specific infrastructure which benefit a particular area and where it would be inequitable to levy the entire community for such infrastructure.

13.2.4 Development charges will be levied in accordance with the development contribution scheme adopted by the Planning Authority and in force at the time. Separate charges will also be required in respect of connections and road openings.

It should be noted that the policy of the Roads Department of the Council in relation to road openings shall apply. No road openings shall be carried out without the permission of the Roads Department.

13.2.5 A contribution will be required in relation to the provision of car parking facilities where a proposed development requires the provision of car parking and the applicant / developer is unable to provide this on-site parking to the satisfaction of the Planning Authority. Parking levies will only be acceptable where the planning authority considers that the contribution can be spent in the provision of alternative parking serving the development. Where this is not possible planning permission for the proposed development will not be granted.

13.2.6 A special contribution will be required where other improvements have been provided or are deemed necessary to facilitate a development. These include:

- Improvements and / or upgrading of the public road network which are deemed necessary to facilitate a development or to make good the network resulting from deterioration during the construction phase or other aspects of the development, or measures introduced as part of a traffic management scheme.
- The extension of the public footpath and public lighting networks.

The charge will be calculated as appropriate to the circumstances of the individual development.

13.2.7 In areas where there is a stated objective to provide additional open spaces and amenities, which will accrue benefits to the occupants of a development, a levy or contribution, will be required. The charge will be calculated as appropriate to the circumstances of the individual development.

Bonds and Securities

13.2.8 To ensure the satisfactory completion and maintenance of developments undertaken by private developers, the Council will impose as a condition of permission that a security be lodged with the Council to achieve that end. The security shall consist of a cash deposit or security bond, which shall be lodged with the Planning Authority prior to the commencement of the development.

Unauthorised Developments

13.2.9 Unauthorised development is when development is carried out without a grant of planning permission, does not comply with the conditions attached to a grant of planning permission and is not what can be legally interpreted as exempted development. Unauthorised development can often create difficulties and distress particularly to occupiers of adjacent lands.

13.2.10 There is a legal obligation on all parties to comply with the provisions of the Planning and Development Act 2000(as amended) and Part VIII of the Act sets out the Enforcement requirements and procedures to which the Planning Authority must adhere. The Planning Authority will exercise these powers to control unauthorised development.

Site Coverage and Plot Ratio

13.2.11 Site coverage is determined by dividing the ground floor area by the gross site area. The maximum site coverage shall be:

- up to 80% coverage for town centre uses
- up to 65% coverage for industrial development
- up to 50% coverage for residential

Plot ratio expresses the total amount of floor space in relation (proportionally) to the site area. In the town centre a maximum plot ratio of 3.2 shall apply. In other areas a ratio of between 0.25 and 1.0 will be considered.

Infill sites

13.2.12 This Guideline relates to the provision of residential developments within existing residential or mixed-use developments. Infill development is to be encouraged on streets in towns and villages where it eliminates a derelict or vacant site. Infill also occurs in other locations including the open countryside and a general requirement that the new development integrates with established development shall apply.

13.2.13 The following principles (standards) should apply in relation to infill sites on street locations:-

- The design and materials used should be compatible with adjacent properties.
- The height of the property should be broadly similar particularly in relation to eaves and ridge roof levels.
- Private open space, bin and fuel storage must be provided for
- Any proposals for infill development must, as part of the application, include the relationship between the proposed development and existing adjacent development.
- Consideration of plot ratio, site coverage and open space requirements will be considered on a site-specific basis to permit a proposed development to integrate with established adjoining development.
- A design statement will be required as specified in objectives UD 13-3 & 4

Proposals will have regard to any existing/future design guidelines prepared by the planning authority, and to existing and future design guidelines published by the Department of the Environment, Heritage and Local Government.

In relation to infill sites in rural areas and low-density housing developments, the height of the proposed development should be broadly similar, particularly in relation to eaves and ridge roof levels to adjacent development.

Management Agreements

13.2.14 For development where there are four or more dwellings that share infrastructure the developer shall be required to establish a Management Company for the upkeep and maintenance of the development. The Management Company shall remain in place until the development is taken in charge by the council.

Light Pollution

13.2.15 Many developments, particular large-scale commercial developments located in the open countryside, are visually prominent, particularly at night due to the level of lighting provided throughout the site. The Planning Authority accepts that lighting is a necessary requirement in relation to security and in some instances the requirements of occupational health and safety. There has been an increased tendency to illuminate buildings to an excessive degree and incorporating lighting, which gives rise to glare on public roads.

13.2.16 It shall, therefore, be an objective the Planning Authority to minimise light pollution. Details of any external lighting scheme intended as part of any new development shall be submitted as part of the planning application. Applicants will be required to demonstrate that the lighting scheme proposed is the minimum needed for security and working purposes.

The standard dimensions of lights/lampposts particular to urban areas shall not be permitted in rural clusters. Alternative lighting solutions such as low lighting at a height of no more than one meter will be considered.

Signage

13.2.17 All new housing estates throughout the county will be required to provide appropriate signage indicating the name of the development. Names shall be derived from local landmarks or local historical or cultural sources. This signage shall be approved by the Local Authority and shall be assessed on the basis of design and durability. The name of the development shall be displayed in Irish or both the English as well as the Irish language. The English language version shall not have prominence with regard to size, location, colour or design, over the Irish language version.

Safety Audit

13.2.18 Certain developments will be required to carry out a road safety audit. This will be submitted as part of the development management process. The audit shall be carried out by suitably qualified personnel in accordance with the recommendations of the National Roads Authority. The following criteria shall be used in determining when a development requires a safety audit:

- Where there is a new access to an existing national primary, national secondary or regional road network as a result of the development other than single residential development;
- Where there is a new access to the remaining road network as a result of the development, and the daily flow is expected to exceed 500 vehicles per day or 50 vehicle movement in the peak hour;
- Where there is a change in junction control as a result of the development, e.g. a roundabout to traffic signals;
- For those developments where an EIA(Environmental Impact Assessment) or TIA (Traffic Impact Assessment) is required and where traffic growth on the adjacent roads is forecast to increase by over 5%, provided the increase is in excess of 500 vehicle movements per day;
- Where there is a change to pedestrian and / or cycle routes as a result of the development, i.e. an increase in pedestrian or cycle flows by at least 5%, provided that the increase is in excess of 50 per hour;
- For those developments where there is a significant change in modal split, e.g. an increase in heavy goods vehicles by 20%;
- For those developments where there is special consideration of road safety matters, where the development traffic could substantially affect a road with a sensitive existing land use type, e.g. a school, or hospital;
- Where otherwise deemed necessary by the Planning Authority in the interests of road safety.

13.3 Urban Design Guidance

13.3.1 Urban design is essential in creating community identity and making places that are successful both socially and economically, are good to live in, and attractive to visit. It is effective planning in the widest sense, and it can help to deliver better public services. The challenge is to create a place that will be used and enjoyed by a wide range of people for different purposes, not only now but in years to come. The key to good urban design is the adoption of a multi-disciplinary approach from the initial stage of a project. This will involve the use of landscape architects, planners, architects and engineers working in a planned coordinated fashion to produce a safe attractive and functional development which capitalises on the assets of a site, integrates with the surrounding character of an area and produces a development with a sense of place, identity and character. The Landscape Architect should be involved in analysing and understanding sites from the start of the planning and design process, rather than being brought in at a late stage to disguise ugly buildings with some planting. Similarly roads engineers should use their skills to create places that are pleasant to be in and to walk through, rather than focusing narrowly on keeping the traffic moving. The design of the open space, its functionality and its quality is critical. Once this space has been properly designed and detailed the structures enclosing it can be seen in a more contextual setting and be designed appropriately.

13.3.2 It is the intention of the planning authority in promoting good design to rely less on prescriptive standards and to assess development proposals on their individual design merits. In order to promote this aim it is the intention of the planning authority that applications for the development of two or more houses, or in the case of commercial developments and proposals on sensitive sites where the local authority deems it necessary, that an Urban Design Statement will be required. Development either detracts from or contributes to the Urban Environment and, while the detail of the Urban Design Statements will vary according to the size of the proposed developments, each application shall be accompanied by a design statement including a site analysis and design assessment.

13.3.3 Urban Design Statements should address the following issues:

Site Context / Site Analysis

- Context relative to existing urban area
- Mapping
- Topography
- Vegetation
- Services
- Site Features
- Orientation
- Adjacent Developments
- Zoning Provisions

Overall Design Vision

- What is the main objective of the development?
- How will it relate to the settlement?
- How will it contribute to the settlement?
- Will it incorporate Environmental Sustainability?
- What are its Civic Aims?
- Will it meet the needs of the residents?
- Will it have distinctive character and a sense of place?

Design Objectives

- Appropriate location and density
- Distance from town centre
- Integration
- Sense of Place
- Community/neighbourhood

Architectural Objectives

- Respect existing Scale and Character
- Proportion
- Active street frontages
- Detailing and Finishes
- Sustainability

Sustainable Design

- Provision for urban transport
- Water Conservation
- Maximise sunlight
- Heating
- Design
- Energy Efficiency

Landscape Objectives

- Overall landscaping vision
- Hard Landscaping

- Materials / furniture
- Permeability and Accessibility
- Character
- Safety
- Public domain / Private divide

Public domain

- Design of the open space
- Permeability
- Pedestrian, bicycle and vehicular access
- Uses
- Meeting/ circulation area
- Passive recreational area
- Active sport area
- Suitability for all year use
- Safety
- Ownership
- Clear public/ private divide
- Applications should show how the proposed development fulfills the design objectives of the Urban Design Statement.

Master Plan

13.3.4 In cases where the development is to be phased or in instances where the development of the site will be key to the successful development of the wider area applications shall be accompanied by a master plan. The planning authority will in all cases determine whether or not a masterplan should accompany a proposal. It is advised that an indicative plan for the relevant area be prepared prior to the necessary pre-planning consultation to determine the need for a masterplan and the issues which must be addressed in the plan.

Objective No.	Overall Objectives
	It is an objective of the Council to:
DM 13-1	Ensure that developments throughout the County will comply with the development management standards outlined in this chapter.

DM 13-2	Ensure that a high quality urban environment is provided in each Settlement.
DM 13-3	Require Urban Design Statements for large or significant developments in excess of four (4) dwellings within the Settlements.
DM 13-4	Require that all application for new development for four (4) and less dwellings, and including commercial developments, should be accompanied by a design statement.
DM 13-5	Ensure that settlement patterns and good urban design will not be compromised in the provision of wastewater infrastructure provision.

13.4 Development Management Standards

Residential Development in Urban Areas

Design

13.4.1 A Design Statement in accordance with section 13.3.2 shall be submitted with any planning application for housing schemes in excess of two dwellings. It is advised that an indicative urban design statement be prepared prior to the necessary preplanning consultation on the design issues raised by the proposal

13.4.2 In conceiving design proposals it will be necessary to give consideration to the Buildings Energy Rating (BER) regulations. These regulations require a building energy rating for any building which is to be sold or let. The planning authority will actively encourage proposals which incorporate passive design and measures to minimise energy consumption.

Density

13.4.3 In the consideration of density the Planning Authority shall have regard to the following Department of the Environment and Local Government publications:

- *Development Management Guidelines – June 2007*
- *Sustainable Residential Development in Urban Areas 2008*(Draft Guidelines)

The Planning Authority will rely less on prescriptive standards, and more on performance criteria and qualitative standards. Innovative design approaches which call on these criteria will be considered on their merits.

13.4.4 Housing densities should, be appropriate to the location of the development and be cognisant of adjoining residential developments, particularly in locations which are outside of established central areas. In smaller towns and villages, which are serviced, the density and overall scale of any residential development shall be related to the pattern and scale of the existing centre.

13.4.5 In town centre areas and large infill sites adjacent to the centre, a higher density of development will be considered. All proposed development will however, be required to comply with the standards as set out in this chapter.

13.4.6 It is recommended that higher densities be achieved within the town and village centres with densities decreasing towards the outer areas. It is also recommended that a range of housing types be provided within developments to cater for changing household formation.

Site Development Standards

13.4.7 The construction standards of all services, including roads and footpaths, shall be provided in accordance with Department of the Environment and Local Government publication "*Recommendations for Site Development Works for Housing Areas*", 1999.

Developments are required to incorporate sustainable storm water management systems for the disposal of surface water arising from the development. A Sustainable Urban Design System (SUDS) will be required for all new developments. Details must be submitted with planning application.

13.4.8 Planning applications for *major housing developments* will require that the developer indicates a suitable location for use as a Bring Bank. The local authority will in all instances determine whether a site for a bring bank is required. The location and size of the area allocated shall be agreed with the Environment Section of Kerry County council prior to the submission of a planning application. The Bring Bank shall be developed at a time, to an extent and for periods to be determined by the Local Authority. Bring Banks will be managed by the Local Authority or their agents.

13.4.9 It shall be a condition of all permissions that a certificate of compliance with the planning permission be submitted prior to the occupation of any dwelling. This certificate shall also state that the works have been carried out to the standards specified in the grant of planning permission. Persons submitting such certificates shall have professional indemnity insurance.

13.4.10 A certificate of compliance with the landscaping conditions attached to the planning permission shall be submitted within one year of the occupation of any dwelling. This certificate shall state that the works have been carried out in accordance with the particulars and standards specified in the grant of planning permission. Persons submitting such certificates shall have professional indemnity insurance to the value of €2.0m.

Building Lines and Private Open Space

13.4.11 Within residential development, the building line shall not be generally less than 7.5 metres as measured from the inside edge of the footpath. A revised building line will be considered where the layout and overall design concept and its relationship to existing adjacent developments warrant such consideration.

13.4.12 On green field sites outside of town center areas dwellings shall be provided with not less than 48m² of private open space.

A minimum of 22 metres shall be generally provided between directly opposing first floor habitable rooms. This may be reduced subject to good design and the individual design requirements of the site where it can be demonstrated that residential amenity and adequate light is not compromised.

Boundaries and Screening

13.4.13 A distance of 2.3 metres shall be provided between dwellings or pairs of dwellings for the full length of their flanks. This distance shall be divided equally between adjoining properties. Where garages are provided at the side of houses, these may substitute for this required space provided that they incorporate a direct through access from the front to the rear of the premises.

13.4.14 In order to protect the privacy and residential amenity of the dwelling, all residential development shall include screen walls of 2 metres in height around the private rear garden space, which is behind the building line, where the site abuts roads, pedestrian ways and public open space. Front boundary treatment shall be uniform throughout the development and shall be clearly indicated at planning application stage and agreed with the Planning Authority.

13.4.15 A minimum of two car-parking spaces shall be provided within the curtilage of each dwelling house or in clusters /housing estates within ease of access to the dwelling unit.

Public Open Space in Residential Developments

13.4.16 Public open space is one of the key elements in defining the quality of the residential environment. Apart from the direct provision of active and passive recreation, it adds to the sense of identity of a neighbourhood, helps create a community spirit, and can improve the image of an area (especially a regeneration area). Well designed open space is even more important in higher density residential developments. In the assessment of the qualitative and quantitative open space provisions proposed in any development the planning authority will in accordance with Sustainable Residential Development in Urban Areas 2008 apply the following standards.

In green-field sites or those sites for which a local area plan is appropriate, public open space should be provided at a minimum rate of 15% of the total site area. This allocation shall be in the form of useful open spaces within residential developments and, where appropriate, larger neighbourhood parks to serve the wider community. In other cases, public open space should generally be provided at a minimum rate of 10% of the total site area. In addition to the requirement for communal open space within the development, it is considered reasonable that, as each development gives rise to a demand for formal open space in the form of parks, playing pitches etc., the developer should contribute to the provision of these facilities. It may not always be practical or possible for the developer to provide these facilities. Developers therefore shall be required to contribute a sum, to be determined in accordance with the development contribution scheme, towards the provision of this open space. The contribution shall be assessed on the basis of generating a demand of 25m² per additional dwelling.'

Institutional lands and 'windfall' sites which are often characterised by a large private or institutional building set in substantial open lands and which in some cases may be accessible as an amenity to the wider community, any proposals for higher density residential development must take into account the objective of retaining the "open character" of these lands, while at the same time ensuring that an efficient use is made of the land. In these cases, a minimum requirement of compliance with the standards set out above or 20% of site area whichever is greater, should be specified; however, this shall be assessed in the context of the quality and provision of existing or proposed open space in the wider area. Whilst the quantum of open space may be increased vis-à-vis other sites, the amount of residential yield shall be no less than would be achieved on any comparable residential site i.e. the number of units achievable should be the

same as for other sites even though the % of open space is greater. Increasing densities in selected parts of the site subject to the safeguards expressed elsewhere may be necessary to achieve this.

Where residential developments are close to the facilities of city and town centres or in proximity to public parks or coastal and other natural amenities, a relaxation of standards may be considered. In such instances the planning authorities may seek a financial contribution towards public open space or recreational facilities in the wider area in lieu of public open space within the development.

The development shall provide for the retention of existing natural features. The provision of public open space shall include proposals for the drainage and landscaping of the public open space area. The open space may be required to be located to abut that of an adjoining development or undeveloped land. In residential developments being built in one phase, if it is proposed to sell and occupy any dwelling prior to the completion of the remaining dwellings within the estate, the open space, footpaths and road surface shall be completed as far as these dwellings. For larger developments the applicant shall submit proposals for the phasing of development. In such instances the requirements for single phase developments, outlined above, shall apply to each individual phase.

Other Services

13.4.17 All services including electrical and telecommunications shall be located underground.

Childcare Facilities

13.4.18 The Planning Authority shall have regard to the Department of the Environment, Local Government and Heritage Publication '*Guidelines for Planning Authorities for Childcare facilities*', in relation to the provision and standards for preschools, crèches, playschools and other childcare facilities.

Design / finishes, internal cohesion.

13.4.19 A high quality of layout and architectural design can be realised over a wide range of densities and in particular in larger scale developments a range of different dwelling units can be incorporated. Developments should however provide for a degree of overall cohesion in relation to building heights, finishes and boundary treatments.

13.4.20 In relation to low-density housing developments, and in particular, where dwellings are individually constructed, the height of the proposed development should be broadly similar. A design statement as detailed in 13.3 will be required, which in addition to other particulars, will examine the relationship and integration of the proposed development to adjacent development.

Holiday home developments

13.4.21 Where it is intended to build a holiday home development in which the individual units will be for sale the standards set out above will be required. In circumstances where it intended that the development remain in the one ownership under a management company, the planning authority will, in certain circumstances, consider proposals by the applicant to vary these standards.

Apartments

13.4.22 Proposals for the development of apartments shall comply with the minimum size as set out in Section 2.2 of 'The Sustainable Urban Housing, Design Standards for Apartments' 2007 published by the Department of the Environment, Heritage and Local Government. It would not be in the interests of sustainable development if all apartments were designed to meet the minimum standard. The planning authority therefore, regards these space requirements as the minimum acceptable standard and will expect these standards to be exceeded for most apartments particularly when contained in one block

13.4.23 As directed by the 'Urban Housing, Design Standards for Apartments Guidelines for Planning Authorities', the council will require a planning application for apartments to be accompanied by a scaled dimensional drawing of each apartment type, including storage space and with indicative furniture layouts

13.4.24 Development of residential apartments shall be provided with public open space within the site (exclusive of car parking space) solely for the residents at a rate of 10m² for a one-bedroom apartment and 20m² for a two / three bedroom apartment.

13.4.25 Alternatively private open space shall be provided at 5.0 m² per apartment in the form of terraces / patios and balconies and sited to take advantage of sunshine and provide shelter and privacy. The open space provision shall be exclusive of car parking space.

13.4.26 In certain instances, where it is proposed to convert or renovate an older building in order to provide apartments, requirements for the provision of public and private open space shall be agreed with the Council.

13.4.27 Adequate provision should be made for communal bin storage. This area shall be readily accessible and suitably screened and located so as not to be injurious to residential amenity.

Building lines, access, service roads, footpaths, landscaping etc. shall be provided as required for housing development.

13.5 Residential Development in Rural and Non-Serviced Areas

General Principles

13.5.1 The following should apply to all such developments.

- Development along National Primary Routes shall be in accordance with the provisions of section 12. It is important to maintain the carrying capacity of these routes which are of strategic importance to the economic development of the county;
- The need to preserve outstanding scenic landscapes and views of special importance should be recognised;
- The ability to integrate one-off housing into the landscape should be emphasized, through good design, appropriate site selection, the location of the dwelling within the site, the retention of boundaries and existing vegetation and use of appropriate building materials;
- The site should be suitable for waste water disposal and drainage in a manner which is not prejudicial to public health or give rise to a deterioration of surface waters and ground waters; and

- Renovation of derelict houses should, in certain instances, be encouraged as a more sustainable option than the construction of a new dwelling.
- Subject to good design, siting and informal layout the planning department will consider cluster developments of up to eight houses in rural areas. It is important that every effort be made to integrate such developments into the existing landscape. Sites should be chosen with a view to minimizing the visibility of any proposed development from the public road/s.
- The planning authority will not require footpaths or standard ESB lighting in such rural clusters.
- Where it is intended to develop more than one dwelling on a family landholding for the use of sons and daughters in accordance with the provisions of 12, the landholder will be encouraged to provide such houses in a cluster layout.

Development Standards

13.5.2 The standards hereunder apply generally to low density residential developments in non-serviced areas i.e. where no public wastewater scheme and / or water are available.

Topic	Standard / Guideline
Site Curtilage	<p>The site curtilage required to accommodate dwellings should reflect the size and scale of the proposed development bearing in mind it's integration into the landscape, it's proximity to public roads and adjoining dwellings as well as the standard environmental requirements.</p> <p>Minimum 0.2 hectares</p> <p>In the case of the following</p> <ul style="list-style-type: none"> (a) renovation of existing dwellings (b) where the renovation of a dwelling requires the retention within revised site boundaries of an adjacent dwelling, the retention of this dwelling (c) an infill site (d) cluster developments <p>Site areas which fall below this threshold will be considered where the applicant can demonstrate that adequate provision can be made for the disposal of effluent and the other provisions of the plan with regard to development can be satisfied.</p>
Road Frontage	Road frontage shall be adequate to provide adequate sightline visibility

Building line	<p>National routes: National Primary Minimum 50 m National Secondary Minimum 30 m Other roads: Minimum 20m</p> <p>It is desirable that dwellings are set back as far as possible from roads in order to minimise their impact. In certain instances the building line will be established by reference to the adjacent structures.</p>
Sanitary Services	<p>Where public services are available (or likely to be), the developer will be required to connect.</p> <p>Pumping of effluent to the public sewer will generally not be permitted.</p>
Home Composting	<p>Individual dwellings shall incorporate a home composting unit, capable of composting un-cooked organic waste.</p>
Water	<p>Individual supply is required per dwelling house</p>
Sewerage with Septic Tank	<p>Shall be installed and maintained in accordance with the E.P.A. Publication <i>'Wastewater Treatment Manuals Treatment Systems for single houses'</i> or any amending/replacement guidance or standard.</p> <p>Written confirmation of compliance of installation to be submitted to the Planning Authority by a suitably qualified person with appropriate indemnity insurance prior to the occupation of the dwelling.</p> <p>Only one dwelling unit shall be connected to a single septic tank.</p>
Sewage	<p>Sewage shall be adequately treated on-site in such a manner that it will not cause environmental pollution, be prejudicial to public health, or cause residential amenity problems such as odor or ponding of effluent.</p>
Sewerage with Proprietary Treatment System	<p>Installed and maintained in accordance with the manufacturers guidelines and the E.P.A. Publication <i>'Wastewater Treatment Manuals Treatment Systems for single houses'</i> or any amending/replacement guidance or standard.</p> <p>Where more than one dwelling unit is to be connected, the proprietary waste water system shall be installed and maintained in accordance with the manufacturer's guidelines and the E.P.A. Publication <i>'Wastewater Treatment Manuals Treatment Systems for small communities, business, leisure centres and hotel'</i> or any amending/replacement guidance or standard.</p> <p>All proprietary treatment systems must have Irish Agreement Board certification.</p>

	<p>Written confirmation that the treatment system has been properly installed must be submitted to the Planning Authority prior to the occupation of any dwelling. This confirmation must be submitted by a suitably qualified person with appropriate indemnity insurance.</p> <p>The treatment system shall be the subject of a maintenance agreement. Details of the agreement and maintenance schedule shall be submitted to the Planning Authority in advance of the occupation of any dwelling.</p>
Surface Water	<p>Surface water shall be disposed of to soak pits on site or watercourse(s) adjoining site and shall not be allowed to flow onto the public road or to adjoining properties.</p> <p>Developments are required to incorporate sustainable storm water management systems for the disposal of surface water arising from the development. A Sustainable Urban Design System (SUDS) will be required for all new developments. Details must be submitted with planning application.</p>
Design	<p>Dwelling houses should respect their location in terms of height, scale, materials used and finishes. They should be sited and designed to ensure minimal visual intrusion.</p> <p>Preferred Materials: local stone, neutral painted plaster finishes, dark colored slates or flat tiles, wooden windows and doors.</p>
Parking	<p>Minimum 3 spaces required within curtilage of the site</p>
Service Roads	<p>Where a road is provided to service small scale housing development the following standards shall apply</p> <ul style="list-style-type: none"> • Service roads shall be a minimum of 4 metres in width, surfaced with bitumen macadam and adequately drained • Passing points shall be provided
Entrance	<p>Entrance gates shall be recessed 4.5 metres behind the line of roadside hedgerow with side boundaries wing walls splayed at an angle of 45 degrees to the public road carriageway.</p> <p>Opportunities for shared use of access or combining access points should be availed of.</p> <p>The opening of an access shall not interfere with existing roadside drainage. Where an existing drain requires culverting a pipe of a diameter specified by the Roads Authority shall be laid.</p>

<p>Boundary Treatment</p>	<p>Front boundary treatment shall be agreed by the planning authority with the applicant. The existing roadside boundary shall be maintained except where it is necessary to remove a section in order to provide a safe exit from the site. If the front boundary or a section of the front boundary is removed it shall be reinstated with the use of indigenous planting and materials. Existing sod and stone boundaries will be reinstated as existing.</p> <p>In the interests of traffic safety and / or future road improvements, a set back may be required. The area between the new and old roadside boundary shall be leveled, drained and surfaced in a suitable material and kept free of any obstruction.</p>
<p>Screening and landscaping</p>	<p>A landscaping plan shall be submitted with a planning application which specifics how plantings will be used to integrate the proposed development into the landscape.</p> <p>Landscaping proposals shall outline how the proposed landscaping scheme will screen the development from the public road.</p> <p>On elevated sites which can be viewed from a number of points the proposed landscaping scheme will demonstrate how plantings will be used to screen the development from the wider area.</p> <p>Prior to occupation the applicant shall submit a certificate of compliance prepared by a suitably qualified person with professional indemnity insurance with all landscaping conditions pertaining to any grant of planning permission</p>

13.6 Subdivision of Dwellings

13.6.1 Subdivision of a dwelling unit into two or more units requires a grant of planning permission. Any application will be considered in accordance with the standards specified in this plan. Consideration may be given to the construction of a dwelling unit for an elderly parent provided it is an integral part of the main structure and remains within the one ownership.

13.7 Childcare Facilities

13.7.1 The Planning Authority shall have regard to the Department of the Environment and Local Government Publication *Childcare facilities Guidelines for Planning Authorities* 2001 in relation to the provision and standards for preschools, crèches, playschools and other childcare facilities. In accordance with the guidelines set out in this document 2.00 m² of clear floor space per child is required, exclusive of kitchen, bathroom, hall, furniture or permanent fixtures. In conjunction with a turning area 1 parking space per staff member and 1 parking space per 4 children/8.00m² shall be provided within the curtilage of the site, or as otherwise agreed with the Roads and Transport Section of Kerry County Council.

Playgrounds

13.7.2 Applications for playgrounds will be determined with regard to the Kerry County Councils publication 'Developing Play in Kerry' and the location of playgrounds will be assessed as follows: -

- Will be in areas, which allow for passive or active supervision at all times (e.g. be observable by neighboring houses, other buildings or be close to a community centre and/or other public areas).
- Should not be located within private housing estates
- Should, where possible, be centrally located where there is public demand for play facilities.
- Should be in a well used area.
- Will be in an area with sufficient lighting.
- Should take advantage of sunlight, views and landscape features.
- Must be separated from hazards by low fencing or other suitable barriers.
- Will have suitable entry and exit points (preferably two).
- Will be adjacent to footpaths, or other walkways, which have reasonable access (i.e. be manageable for wheelchair users and for two adults to walk with a child each in a pushchair). A minimum width of 1.5metres is recommended.
- Will allow adequate access for emergency and maintenance vehicles to the playground/play area.

13.8 Location of Nursing Homes

13.8.1 To secure quality of life and sustainability the optimum location for nursing homes is in towns and villages, and applications will be considered in such areas subject to the standards outlined in this plan.

13.9 General Development Standards

Development Requiring Access onto Public Roads

13.9.1 In relation to a proposal for any development including a single dwelling or estate type development which will require direct access to a public road, it is important to consider the potential impact of any development on the public road network when assessing a planning application.

13.9.2 Considerable resources have been invested in improving the road network and it is important to ensure that the benefits of this investment are maximised and that the carrying capacity and safety of road users is provided for. All applications involving access onto public roads or the intensification of the usage of an existing access point will be assessed having regard to the following criteria:

- the classification of the public road
- the speed limit which applies at the point of access
- the width and carrying capacity of the road
- the nature, scale and layout of the development
- the volume and nature of traffic likely to be generated by the development
- the design of the access and the sight line visibility available
- the number of access points in the vicinity
- the level of parking required and the provision of on-site parking
- lighting and advertising matter associated with the development
- footpaths and public lighting requirements
- access provisions for people with disabilities
- traffic calming measures

13.9.3 In cul-de-sac roads where road width is inadequate, the Council will consider the provision of well located and constructed passing lay-bys as an alternative to upgrading the entire road width, where the provision of such lay-bys will comply with road safety requirements and provide adequate capacity on the road

National Roads

13.9.4 It is the policy of the Council as outlined in Objective INF 8-20 to prohibit new accesses onto National Primary Roads. Exceptions in relation to this objective are as follows:

- *Developments in areas where the general speed limit does not apply.*
- *Large-scale industrial or commercial developments which are tied to a fixed resource and is considered to be of extreme economic necessity to the area and the county.*

13.9.5 *In relation to these exceptions the developer will be required to incur the costs of any upgrading necessary to safeguard the carrying capacity and free flow of movement on the route.*

13.10 Parking

13.10.1 The parking standards shall be applied to all developments whether it is new construction, additions, or change in the use of existing buildings. In relation to a land use not specifically included in Table 13.2 the car parking provision will be determined by the Planning Authority having regard to the particular circumstances.

13.10.2 Car parking and service facilities shall be provided entirely within the curtilage of the development or convenient to the principal use served and access to parking shall meet the minimum sight distances specified. They should be sited within established building lines in such a manner as to ensure minimum interference with the amenity of adjoining premises.

13.10.3 Where the construction of a new school or an extension to an existing school is proposed, the Planning Authority will require the provision of a lay-by or off-site parking in relation to buses. Provision shall be made within the site for staff parking.

Large retail developments and developments serving the public directly such as recreational facilities shall make provision for the parking and turning of buses. Such provision shall allow for the requirements of buses equipped to meet the needs of the disabled such as access ramps. The level of bus parking required will be determined by the planning authority.

13.10.4 The width of circulation aisles shall be dependent on the parking layout as follows and generally in accordance with the following:-

- (a) 90 degree (parking: two-way traffic circulation – 7.62 metres
- (b) 60 degree (parking: one-way traffic circulation – 5.5 metres
- (c) 45 degree (parking: one-way traffic circulation – 3.7 metres
- (d) 30 degree (parking: one-way traffic circulation – 3 metres

13.10.5 In order to support a modal shift in transport in urban areas secure bicycle parking facilities shall be provided within the site curtilage of developments incorporating apartments, schools, offices, retail stores, libraries, manufacturing industry, warehousing and sports grounds. Bicycle parking stands shall be well protected. The number of stands shall constitute 1/10 of the parking spaces provided.

Table 13.2		
Land Use	Units	Parking Space
<i>Dwelling house</i>		
Rural detached house	1 Dwelling	3
Town/village	1 Dwelling	2
Housing Estate	1 Dwelling	2
	And	
	visitor space/ per dwelling	0.5
Apartment	Per bedroom	1

Clinics, Surgeries	Per Staff member	1
	And per Consultancy room	4
Schools	Staff member	1
	Bus set down / 200 pupils	2
	Car set down/ 30 pupils	1
Offices	100 sq. m.	3
Shops, retail stores etc.	100 sq. m.	5
Banks and libraries	100 sq. m.	4
Hotels and guesthouses	Double bedroom or two single bedrooms	1
Bars, Lounges and Function Rooms (including hotel facilities)	10 sq. m. (public area)	2
Restaurants, Cafés (including hotel facilities)	10 sq. m. (dining area)	2
Church, cinema, theatre	3 seats	2
Dance Hall, Private Dance Club	10 sq. m. (dance floor and sitting space)	1
Manufacturing Industry	100 sq. m.	3
Warehousing	100 sq. m.	2
Golf, Pitch and Putt	Hole	3
	And per staff member	1
Sports Ground / Club	Per pitch	25
Funeral Homes		60
Nursing Homes	Per Bed space	1
Childcare facilities	Per 4 children	1
	And Per staff member	1
Playgrounds	Per 40 m2	1

13.11 Access for People with Disabilities

13.11.1 The built environment does not cater well for the needs of the disabled. The design of many structures does not facilitate easy access to buildings and provide adequate measures for internal circulation. It is an objective of the Planning Authority to ensure where possible that the built environment caters for the needs of people with disabilities. Designers should have regard to the Kerry Local Authorities document 'Access for All'.

13.11.2 The Building Regulations (Part M - Access for the Disabled) sets out the needs of persons with disabilities and these have to be taken into consideration in the design of new and existing structures that allow public access, for example schools, libraries, shops etc. These needs relate, in particular, to access, internal circulation, parking, and sanitary facilities.

13.11.3 Designated car parking spaces should be reserved for people with disabilities. Their location should be clearly sign posted and bays marked. Bus stops and other bus parking areas should be designed to accommodate buses equipped with access ramps.

13.11.4 These spaces should be located closest to the point of entry to the building with no crossing of vehicular routes. The pedestrian route should be defined (e.g. textured surface), non slip and well lit.

13.11.5 Footpaths at the junctions of roads in new housing developments should be designed to cater for disabled persons and incorporate tactile paving.

13.12 Industrial and Commercial Developments

13.12.1 Adequate provision shall be made on the site for parking of vehicles, storage and stacking space. Storage and stacking areas shall be located to the rear of the building or where such facilities are located at the side, provision for screening shall be made. The building should not encroach within 4.5 metres of the side party boundaries.

13.12.2 The front building line shall be as determined in consultation with the Planning Authority and, where required, the existing roadside boundary shall be set back.

13.12.3 Any industrial or commercial development shall not by way of noise, odors, pollution, and traffic or in any other way, be injurious to the residential amenity of adjoining properties.

13.12.4 The expansion of industrial and commercial developments in rural areas will not be permitted where the new scale of the extended/new structure and commercial activity can not be accommodated by virtue of infrastructural limits or through any adverse impact on the environment.

13.13 Retailing

General

13.13.1 In its consideration of new development the Planning Authority will have regard to the Department of the Environment, Heritage and Local Government, Retail Planning Guidelines for Planning Authorities, January 2005

Large out of town retail developments

13.13.2 In making an application for planning permission for retail development which the planning authority consider to be large scale in relation to existing town centres, the onus is on the applicant to demonstrate through a retail impact assessment that the proposal complies with the development plan and will not have a material adverse impact on the vitality and viability of any existing town centre. In submitting evidence in relation to the retail impact the applicant shall address the criteria outlined in Chapter 5.

13.13.3 Planning applications will be required to demonstrate a high standard of access both by public transport, foot and private car so that the proposal is easily accessible by all sections of society. It is also necessary to show effective links with the existing town centre to create commercial synergy between the two retail areas.

13.13.4 A transport assessment will be required for large retail developments where it is considered necessary by the planning authority. Such an assessment will specify how trips to and from the proposed development might affect the road network and public transport links. If the proposed development warrants an environmental impact assessment, the transport assessment should form part of the EIS.

13.13.5 An urban design statement shall be submitted in accordance with the urban design objectives of section 12.3 which demonstrates a high quality design appropriate to the area

- A comprehensive landscaping scheme. Prior to the commencement of business the applicant shall submit a certificate of compliance, prepared by a suitably qualified person with professional indemnity insurance, with all landscaping conditions pertaining to any grant of planning permission.
- Parking standards in accordance with those set out in Table 12.2 will be required.
- An assessment of the impact on residential amenities.
- Planning applications for new/revisions/expansion of *Retail Outlets developments* will require that the developer indicates a suitable location for use as a Bring Bank. The location and size of the area allocated shall be agreed with the Environment Section of Kerry County Council prior to the submission for planning. The Bring Bank shall be developed at a time, to an extent and for periods to be determined by the Local Authority. Bring Banks will be managed by the Local Authority or their agents.

13.13.6 Car parking standards required for the development are set out in Table 12.2. Where these standards cannot be achieved in whole, or in part, the Planning Authority may consider the payment of a contribution by the developer in respect of their provision.

Retail developments in towns and Village Centres.

13.13.7 The Planning Authority actively supports the reuse of existing or derelict sites, which through redevelopment would contribute positively to the overall environmental quality of the area.

13.13.8 Applications for retail developments in built up areas, which allow rear servicing thus helping to reduce on-street congestion and pedestrian conflict will be encouraged.

13.13.9 In order to ensure a compact retail core, there will be a presumption in favour of retail developments, which are located in central locations.

13.13.10 Creating attractive shopping areas is critical to the commercial success of towns and villages. The proposed design of the structure/ renovation will therefore be required to demonstrate how it contributes to preserving/enhancing the streetscape.

13.13.11 The planning authority will have regard to the Department of the Environment Architectural Heritage Protection Guidelines for Planning Authorities, 2004 in determining applications for protected structures and structures which are deemed by the planning authority to make an architectural, cultural, or social contribution to the character or the streetscape

Convenience / Local Shops

13.13.12 Local shops within housing estates will generally be permitted only if they are integrated with the estate development at the planning application stage.

13.13.13 In assessing an application for a 'convenience shop / local shop', the following will be taken into consideration by the Planning Authority:

- Floor area in excess of 100 sq. metres will not be permitted.
- The design of the shop shall be in keeping with the overall character of the area.
- The level of advertising matter will be strictly controlled.
- With regard to parking provision, while it is acknowledged that many customers will arrive on foot, parking will also have to be provided in accordance with the standards set out in Table 12.2. In addition a servicing / loading / unloading area shall also be provided.

Shops in Rural Areas

13.13.14 The emphasis is on the need to build up the retailing core of settlements. Accordingly there will be a general presumption against shops in the open countryside i.e. outside town, villages and settlement nodes. Exceptions to this include:

- Small-scale shops attached to a permitted tourist or recreational development.
- Retail outlets associated with other rural activities where the retail aspect is secondary to the operation - shops selling agricultural produce, crafts etc.
- The development of a small shop in association with an existing post office will generally be permitted subject to complying with other stated standards.

13.14 Petrol Stations/Service Stations

13.14.1 The Planning Authority requires an overall integrated design concept using high quality materials and attention to landscaping.

Uses

13.14.2 The role of petrol filling / service stations is changing from being purely for the provision of fuel to the provision of a wide range of goods and services such as shops, restaurants, fuel depots, etc. Some function as the sole retail outlet for a local area. These uses should be secondary to the use as a petrol filling station. They should not detract significantly from retail developments in the town.

13.14.3 Applications for retail uses not associated with motor fuel sales / motor industry will not be considered unless the applicant can demonstrate a need for an outlet at this location. In general the floor area will be limited to 100m² in size. Retail developments in excess of 100m² shall be considered in accordance with the standards outlined in relation to local shops. Uses such as vehicle repair and car sales will normally be acceptable.

Location

13.14.4 Applications for petrol filling / service stations will normally be acceptable in edge of town / village situations inside the speed limit areas.

13.14.5 Notwithstanding this, its proposed location relative to proximity to junctions and bends, width of road, likelihood of causing a traffic hazard or interfere with the traffic flow as well as other planning criteria will also be taken into account in speed limit areas. They will not be permitted in the open countryside.

Topic	Standards / Guidelines
Design	An integrated design dealing with buildings, structures, advertising matter, lighting, overall layout etc. of good architectural merit is an essential part of a planning application.
Access	Not more than two access points with a minimum width of 7.3m and a maximum width of 9.1m with appropriate radius of curvature based on road design speed. Proposals for pairing stations on opposite sides of major roads or to avoid traffic turning right across a road may be considered.
Site Depth	Minimum 22 metres.

Boundary	<p>The front boundary of the site shall be defined by a wall not exceeding 0.5 metres in height and the area between this and the road edge shall be leveled and laid so that surface water does not pond in the area or flow onto the public road.</p> <p>A footpath shall be provided outside the boundary wall.</p>
Location of Structures	<p>The pump island shall not be located closer than 7m from the roadside boundary excluding footpaths.</p> <p>No obstruction other than pump island shall be located within 15 metres of the road boundary.</p> <p>No structures whether permanent or temporary shall interfere with the sight line of drivers or obstruct pedestrians.</p>
Lighting	<p>All fixtures or fittings shall be provided in such a way so as not to cause a glare to road users or unduly detract from the visual amenities of the area.</p>
Design / Advertising	<p>Design of stations will be required to be of high standard with landscaping an essential part of any application.</p> <p>Minimal advertising will be permitted and shall generally be restricted to a single main pillar type sign structure, which shall not exceed 4.5 metres in height.</p> <p>Canopies should be appropriate to their setting in terms of height and design. They shall not be internally illuminated along the entire length. A maximum of two signs shall be permitted on the canopy which shall be externally or halo lit. Where it is considered appropriate, the canopy shall be finished in slate or another approved material.</p> <p>The forecourt and adjacent footpath shall not be used for advertising whether for permanent or temporary structures.</p>
Landscaping	<p>A landscaping plan is required for all applications for petrol filling / service stations.</p>
Parking	<p>Parking requirements are set out in Table 12.2. The location of such parking will be such as to avoid pedestrian / vehicular conflict and shall be outlined at planning application stage. Separate parking will be required for the retail element of the development.</p>
Signage	<p>Signage should be designed to minimise the impact on the public realm and internally lit lighting shall be prohibited.</p>
Surface Water	<p>Surface water from the development will be contained within the site and piped to the public surface water system. No surface water will be permitted to pond within the forecourt, adjoining the boundary walls or along the entrance / exit lanes. Petrol interceptors shall be incorporated.</p>

13.15 Camping / Caravan Parks

13.15.1 The provision of tourist caravan parks to facilitate the expanding tourist industry is encouraged by the Planning Authority. Planning applications for new caravan parks will be required to submit a masterplan for the entire site to which the application relates indicating compliance with the provisions of this plan and adherence to Fáilte Ireland's publication entitled 'Model Standards for Caravan and Camping Parks. Proposal will also be assessed with regard to the following matters:

- Caravan parks will not generally be permitted in proximity to the coastline.
- Location of the development relative to existing services including retail and social facilities.
- Availability of services to cater for the development.
- Impact on existing residential amenities - overlooking, increased traffic and general disturbance will be taken into account.
- Capacity of road to cater for the development - direct access onto national primary or national secondary roads will not be permitted.
- Landscaping - every application for a caravan park will be accompanied by a comprehensive landscaping plan both proposed and existing which in addition to creating an attractive residential environment effectively screens the development.

13.15.2 Where a proposal relates to the extension of an existing caravan park, a master plan demonstrating how the proposal relates to, and integrates with, the existing park. Where the existing and proposed caravan park will share amenities the application will also be required to show the sufficient provision of amenities required to serve the enlarged population.

13.16 Advertising / Advertisement Signs

13.16.1 Advertising signs will be required to be sympathetic in scale, design, materials and colour with their surroundings. They should not interfere with traffic safety and they should not obstruct traffic signs.

13.16.2 The Council when considering applications (planning and licenses) for advertising signs shall have regard to the provisions contained in the Department of Environment's "*Traffic Signs Manual*" 1996, and any subsequent national policies in regard to advertising. A licence is required where the sign is on or along a public road and planning permission is required where the sign is on private property. Under the 1997 Litter Pollution Act, the Local Authority has powers to remove any sign that is not exempted development or does not have permission under the Planning Acts. Under the Roads Act 1993 the consent of the Road Authority is required for any sign or structure erected on a public road.

General Advertising Policy:

- Encourage the use of hand painted signs and to prohibit plastic box signs, which are internally illuminated.
- Hand painted signage is encouraged.
- Limit the numbers of signs where it is considered they would lead to cluttered appearance at a junction or on a building.
- On buildings and structures of historic, artistic and architectural interest, only permit advertising, which is in character with the building or structure.

- Provide an advertising area or advertising facility in central or focal areas in towns or villages and in lay-bys.
- Limit advertising in areas of special amenity and areas where views and prospects of scenic importance are listed.
- Only permit roadside directional signs manufactured by NSAI certified manufacturers in accordance with Department of Environment's current standards.
- Restrict the use of advertising structures on public footpaths and on road margins where they conflict with pedestrian or traffic safety or with visual amenity.
- In relation to the external lighting of signs they shall be positioned in a manner which does not give rise to glare or give rise to a traffic hazard.
- Generally to discourage large advertising hoardings (billboards) which because of their size are inappropriate to the countryside and to towns and villages.
- Permit fingerpost signs or advance signs for tourist attractions where they do not conflict with traffic safety.
- Provide properly designed advance signs at the entrances to towns and villages, indicating particular services and facilities by symbols.

Shop Fronts

13.16.3 There has been a noticeable trend in shopfront improvement as shop owners realise that a well-designed shopfront can contribute significantly to the attractiveness of the business. The Planning Authority is particularly concerned with encouraging good shopfront design, maintaining traditional shop fronts where appropriate, controlling advertising (particularly projecting signs) and generally improving the appearance of retail premises.

A well designed shopfront forms an integral part of the overall building relating to scale, proportion and vertical alignment as well as to adjoining buildings. Advertising should be an integral (not dominant) part of the facade and should be so designed. To achieve this, the Planning Authority will assess a planning application having regard to:

- Materials: the use of natural materials such as timber, stone and plaster which compliment the architectural character of the building itself and reflect existing finishes in the streetscape will be favoured.
- Advertising Matter: ground floor level advertising will be permitted while restricting advertising above this level. (Advertising aimed at the pedestrian rather than the passing motorist). Advertising should be in scale with and not dominate or interfere with features of the shopfront. The numbers of projecting signs (particularly brand projecting signs) will be restricted. The use of traditional hand painted signs is preferable. The Planning Authority will not favour the use of plastic (PVC, Perspex) and internally illuminated signage.
- Shutters: Applications involving roller shutters unless of the open grille or demountable type painted to match the existing shopfront will not be permitted.
- Corporate Image: Developments involving the use of corporate logos / advertising matter on shop fronts should be in accordance with good civic design and with existing streetscape.
- Applications for retail outlets should provide full details of the proposed shop front. The proposed shop front and the structure shall be considered in their entirety. The use of pastiche shop front design on modern structures can be inappropriate and this should be borne in mind in preparation of the shop front design.

Industrial Estates / Enterprise Centres

13.16.4 In industrial estates / enterprise centres, particularly where there are non-competing uses, the grouping of advertising signs should be considered whereby all the names (and logos) of the establishments located within are placed on a single advertising structure.

13.16.5 This would be located at the entrance and can be accompanied by a layout map of the estate indicating their location. This introduces uniformity and reduces clutter. This is the current practice by Shannon Development. To facilitate this, the Council will:

- Encourage the use of grouped advertising signs in industrial estates / enterprise centres.
- Permit on-site advertisements small in scale where they are considered not to detract from the environment.

Shopping Centres / Retail Parks

13.16.6 There has been a growth in the number of large retail developments on the outskirts of the larger towns. The need for advertising for such centres is minimal as most centres carry a similar range of goods and services. Given that they are usually strategically located at major traffic junctions, it is the policy of the Council to restrict the number of advance directional signs.

13.17 Renewable Energy Standards and Guidelines

Design Considerations for Energy Consumption

13.17.1 There are certain considerations that should be taken into account when selecting a site in which to build a dwelling house that would contribute to the reduction in the energy consumption of a dwelling. Applicants should consider shelter strategies, in which the dwelling house is anchored into the site, near an existing shelter belt (existing trees, natural hedgerow etc). The reduction in exposure would reduce energy costs and increase the level of seclusion and privacy. Positioning of the dwelling house is also an important mechanism for reducing energy costs. Orientating the most used living spaces in a southerly direction to maximise solar gain and to make use of the free energy is encouraged. Good solid to void ratio for north facing dwellings should also be considered. Applicants should also consider the use of robust materials to reduce the effects of climatic exposure.

Exempted Energy Plant

13.17.2 The applicant is advised to consult the Planning and Development Regulations 2007 to ascertain whether the proposed source of energy generation is an exempt form of development and whether it requires planning permission. Examples of exempt energy sources relate to solar panels and ground heat pump systems. Such exemptions are subject to restrictions on size and materials under Article 9 of the Planning and Development Regulations 2001.

Rain Water Harvesting

13.17.3 Rainwater harvesting systems and reed beds may be considered on their individual merits. Applicants should provide a site specific report and detailed information sufficient to allow the proposals to be assessed. Applicants may be required entering into a maintenance contract to ensure their long term viability.

Windfarm Development

Domestic Wind Turbines

13.17.4 Under Part 1 of Schedule 2, Class 2 of the Planning and Development Regulations 2007 the construction, erection or placing of a wind turbine within the curtilage of a house is exempt subject to restrictions on the height and materials of the wind turbine.

Commercial Wind farms

Development Management Standards

13.17.5 The visual impact of wind farms is a subjective response to its shape and form, in the context of the landscape where it is situated. The following guidelines will form the basis for the assessment of wind farm developments within the county to ensure their impact is minimised.

13.17.6 The locational policies for wind farms are designed to provide a framework for the development of wind energy specifically and may not be construed to undermine other policies in the County Development Plan.

Site Selection

13.17.7 Wind energy developments shall not be permitted within No- Go zones as identified in Map 6.1.

13.17.8 Wind energy proposals should be located within the Preferred zone as identified in the wind deployment designation map and comply with the development guidelines for wind farms and the policies of the Development plan.

13.17.9 Wind energy developments will be considered within the Open-to-Consideration zones identified in Map 6.1 and comply the development guidelines for wind farms and the policies of the Development Plan.

Environmental Impact Statement

13.17.10 An EIA must be carried out where required by the prescribed regulations. The Planning Authority may require the submission of an EIS with a planning application in other cases where the size of the development does not exceed the statutory threshold requirements.

The Layout of Turbines on the Site

13.17.11 The areas zoned for potential development are comprised mainly of three broad landscape categories. These are elevated open rolling moorland, low-lying farmland landscapes and a number of coastal areas.

13.17.12 The topography, lack of defined boundaries, uniformity of vegetation and wilderness nature of the elevated open rolling moorland lends itself to a less defined and random layout. In these areas, therefore, multiple lines with a random layout and random spacing are recommended.

13.17.13 For the more low-lying farmland areas, where boundary and field patterns are more defined, a more regulated layout is recommended with equal spacing between turbines.

13.17.14 In coastal areas research has shown that the simplicity of single lines of turbines, equally spaced, minimises the impact of the windfarms.

13.17.15 These are guidelines and the planning authority recognises that site-specific issues and local topography may dictate that different layouts are preferable.

13.17.16 Turbines shall be located no closer than 2.5 times the blade diameter from the boundary of adjacent properties, without the written consent of the landowner. In certain circumstances this distance may be increased. The impact of proposed windfarms on the development potential of adjacent sites will be considered.

Zone of Visual Influence and Intervisibility

13.17.17 All proposals shall identify the area upon which the development would visually impact. The information submitted shall be sufficient to assist the Planning Authority in a satisfactory visual analysis. All applications at a minimum shall include 'zone of visual influence' maps, and maps indicating contours of visual impact. Applicants are advised to consult with the Planning Authority in advance of the application.

13.17.18 In areas where a number of windfarms already exist or are permitted, the visual impact of a proposed windfarm cannot be considered in isolation. In such instances maps indicating the zones of visual influence of all existing and permitted development shall be submitted. Areas of intervisibility shall be identified and an analysis of the intervisibility between windfarms shall be carried out. This analysis shall include photomontages of the windfarms from within the intervisibility zone.

The Design of Wind Turbines

13.17.19 The following design standards will apply:

- All turbines within a development shall have the same number of blades mounted on solid tapering towers of circular section. The transformer shall be placed inside the supporting tower or otherwise concealed. The turbines shall be of similar size and proportion.
- All turbines shall have the same rotational speed in a given wind speed and rotate in the same direction.
- Turbines shall be finished to a colour to be agreed with the Planning Authority. All surfaces shall have a matt finish.
- Where a turbine malfunctions or ceases to operate for whatever reason, it will be made operational within three months or removed.

Ancillary Development

13.17.20 No structures other than wind turbines, the necessary substation and an independent anemometer will be permitted. The planning application shall include details of the size and location of all these structures. The structure enclosing the substation shall be painted to an agreed colour to minimise visual impact. Landscaping proposals to reduce its visibility shall also be submitted.

13.17.21 Fencing shall only be allowed around the substation and not on any other part of the site. Exceptions will be made for normal livestock fencing where the land is part of or adjacent to an operational agricultural holding. If agricultural use is discontinued such fencing shall be removed.

13.17.22 Access roads within the site shall be unsurfaced and shall be located and constructed so as to minimise their visual impact.

13.17.23 Roads providing access to the site may require widening and resurfacing to facilitate construction. A road development levy may be imposed and public roads improved to the specifications of Kerry County Council Roads Department. The requirements regarding reinstatement of the roads will be agreed with the planning authority at application stage.

Grid Connection

13.17.24 In sensitive landscapes power lines connecting wind farms to the national grid will be required to be laid underground. As this may have serious implications for the development, developers should consult with the Planning Authority in advance of submitting an application.

Noise Emissions

13.17.25 Noise calculations shall take account of wind velocity, topography and direction of wind to determine ambient noise levels. Noise levels shall comply with current guidelines and standards.

13.17.26 *Wind turbines shall produce no distinguishable tonal or impulse noise. If monitoring shows permitted sound levels have been exceeded, the offending turbine shall be decommissioned immediately and measures to restore permitted levels shall be taken within three months of such a breach.*

Shadow Flicker

13.17.27 Proposals for wind turbines within 600m of a dwelling house must demonstrate that the orientation of the house, its private amenity space and disposition of windows is such that the dwelling will be largely unaffected by shadow flicker and not be seriously injurious to the amenity of the dwelling.

13.17.28 Planning applications must include calculations based on the geometry of the machine and the layout of the site that quantify the shadow flicker effect.

These calculations should indicate the hours per day and the days per year for potential shadow flicker time at the nearest adjacent affected property.

Electromagnetic Interference

13.17.29 The potential electromagnetic interference of any proposal shall be assessed by the applicant in consultation with the relevant bodies prior to submission of any application.

Proposals shall include measures to monitor the effects of the development on telecommunications and procedures to remedy any interference when the wind farm becomes operational.

Air Traffic

13.17.30 All Proposals shall be referred to the Irish Aviation Authority for their comments and recommendations prior to the submission of any planning application.

Safety

13.17.31 The developer shall submit a maintenance agreement to be agreed with the planning authority to ensure the turbines do not deteriorate to a degree where they may pose a hazard to public safety.

13.17.32 Where proposals are located within 300m of existing and proposed National Primary and Secondary Routes, it is recommended that the applicant consult with the National Roads Authority, prior to making an application, in order to agree a setback distance from the road. In the case of all other public roads, wind farms within 200 metres of the road, shall be subject to the agreement of Kerry County Councils Roads Department.

Development Bonds

13.17.33 A development bond will be sought to ensure all works specified in a grant of permission are carried out. The bond will be calculated on the basis of €10,000 per turbine (index linked). Where the Planning Authority is of the opinion that the extent of works requires a higher bond this will be imposed.

13.17.34 A bond will also be imposed to cover the cost of decommissioning works. Proposals shall include index-linked estimates of the cost of such works, which will be considered by the local authority when calculating this bond.

Construction Impacts

13.17.35 The developer shall submit an assessment of the impacts of construction traffic on public safety, traffic capacity of access roads and local amenity for consideration by the local authority.

13.17.36 Proposals shall include the removal of structures, machinery and building materials together with landscaping restoration and an implementation timescale.

13.17.37 The local authority shall be informed of all anticipated heavy vehicular movement during the construction phase.

13.17.38 Public roads used to service construction traffic shall be repaired and made good on completion of the development in accordance with the specifications of Kerry County Councils Roads Department.

13.17.39 The applicant shall submit a material balance for the project and indicate the proposed disposal locations for excess material. Where possible the developer shall indicate the source of all materials to be used in the project. All imported aggregates shall be from a source approved by the Local Authority. The use of borrow pits within the boundaries of the site shall be subject to a planning application.

13.17.40 Power lines within the boundary of the site, excluding the connection of the substation to the national grid, shall be laid along the line of the road and shall be laid underground. If, for any reason, the developer wishes to lay these power lines along any other route, the impact of this will be addressed at the application stage. Following the installation of power lines, the land shall be re-instated to the satisfaction of the planning authority.

13.17.41 A bond in accordance with Paragraph (13.16.29-30) of this document will be required prior to the commencement of construction.

Decommissioning

13.17.42 The developer shall submit reinstatement proposals at the application stage. Proposals shall include an implementation program that details the removal of all structures and landscaping. These are to be included in the EIS, if required.

13.17.43 The Planning Authority will require a bond in accordance with paragraph (13.16.29-30) to ensure the site is returned to its natural state when the wind farm reaches the end of its operational life. The nature and phasing of the bond payment and the actual payment shall be determined in the course of the planning application.

Preplanning Consultations

13.17.44 Planning applications, even for small wind farm developments, can incur great expense on developers. It is helpful, therefore, to provide as much information as possible in advance of making an application. Although this document provides much information for developers, every issue cannot be precisely defined. It is recommended therefore that preplanning consultations with the planning department precede all applications. The greatest impact of a windfarm and its grid connection is its visual impact. It is recommended, therefore, that developers provide an assessment of the visual impact of the proposed development at preplanning stage. In conservation areas such as SAC's and SPA's the developer is advised to consult with Dúchas prior to making an application. In the absence of this information the effectiveness of a preplanning discussion is significantly reduced.

13.18 Telecommunication Masts Standards and Guidelines

Landscape Consideration / Amenity Areas

13.18.1 Applicants for permission shall, where possible avoid the following areas:

- Nationally or internationally designated sites
- Primary and Secondary Special Amenity Areas
- Protected views and prospects
- Archaeological / geological sites
- Listed structures and monuments

13.18.2 Notwithstanding the importance of these designations, the nature of the telecommunications network is that there is a requirement for elevated sites and the most suitable sites for antennae support structures are in upland areas. These upland areas are often of high scenic value and thus protected by some form of landscape designation. Applicants should be aware that the chance of obtaining permission in these areas is significantly reduced. Any proposals for development in the areas referred to above will require the applicant to outline in detail the need to locate at this specific location and the alternatives considered.

Sharing Facilities and Clustering

13.18.3 Due to their visual impact, it is desirable to limit the number of telecommunication masts. It is also necessary, however, to provide adequate coverage throughout the county. The Planning Authority will seek to utilise existing masts through a policy of sharing. Through pre-planning discussions with all operators it will be possible to ascertain an overall plan of the proposals for coverage in the county and determine where sharing is operationally viable.

13.18.4 In order to promote the sharing of masts within the county the following requirements shall apply.

- Where normal development control standards are complied with, the policy will be to grant permission, where sharing is agreed.
- The applicant shall submit either a Discovery Series Map or similar map type (to be agreed with planning authority) to the scale of 1:50,000 indicating the coverage area of the proposed facility.
- The applicant shall submit details of correspondence with other telecommunications operators addressing the sharing of mast facilities in the area.
- All new applications for telecommunication masts and associated facilities will be required where possible to share existing masts where there is an existing mast within the locality which will offer a similar level of coverage and is capable of hosting additional antennae.
- Where it is not possible to share a support structure, the applicant will be encouraged to share a site or to locate adjacent to an existing structure so that masts and antennae may be clustered.
- The applicants shall indicate in the application whether they are willing to share the proposed masts with other telecommunication operators.
- Applicants should be aware that an unwillingness to share a mast with other telecommunication operators might prejudice the application, as the proliferation of such masts in certain areas could be injurious to the visual amenity of the area. Sharing of mast facilities would reduce such impacts.

Permanent Telecommunications Exchange and Radio Station Containers

13.18.5 In order to regulate the use of the facility the equipment housed in such containers shall be used exclusively for the purposes of concentrating and re-routing calls and the container shall not have on it, or within it, any antennae for the direct transmission or reception of mobile telephony or other telecommunications signals in such a way that the container would act as an antennae support structure.

Access Roads

13.18.6 Access roads will be permitted only where they are absolutely necessary. The applicant shall be required to demonstrate that the greatest care has been taken in terms of minimising visual impact. It shall be a condition of permission that the land is reinstated at the end of the construction period. In the event that a developer requires that an access track be retained, the developer shall indicate the justification for doing so as part of the planning application and indicate the frequency of visits which will be required, to service the site and facility.

Duration of Permission

13.18.7 Because of rapid changes in the technology and design of radio equipment and antennae as well as the design of support structures:

- Permissions generally shall be granted for a maximum of 5 years.
- At the end of that 5 year period permission to retain such equipment will be conditional on the replacement of obsolete technology with more modern, environmentally friendly designs and the number of telecommunications masts in the area.
- Facilities shall be removed and land reinstated to its former condition within 6 months of the expiry of the permission.

Obsolete Structures

13.18.8 When antennae and their support structures are no longer being used and no new use has been identified, they should be removed and the site re-instated at the operator's expense

Design Guidelines

13.18.9 Due to the physical size of mast structures and the materials used to construct them, they can severely impact on both rural and urban landscapes. When dealing with applications, great care will have to be taken to minimise damage through discreet siting and good design.

13.18.10 The design of the antennae support structures and of the antennae should be simple and well finished. They should employ the latest technology in order to minimise their size and visual impact. Mast structures are most visible and exposed within upland / hilly, or mountainous areas. In these locations softening of the visual impact can be achieved through planting of shrubs, trees etc. as a screen or backdrop.

Health and Safety Aspects

13.18.11 Operators will be required to adhere to the following criteria:

- Furnish a statement of compliance with the current International and National Standards and Guidelines relating to the emission of non-ionising radiation.
- The statement of compliance shall indicate the ambient levels of non- radiation in the area as last monitored. The cumulative effect of this radiation and that emitted by the proposed facility shall be clearly indicated. This cumulative level shall be compared with current national and international standards.
- Where no monitoring levels can be found for an area, the applicants shall carry out their own survey.
- Monitoring locations and the regularity of monitoring shall be in accordance with the requirements of the Office of the Director of Telecommunications Regulations (ODTR)
- In all cases of development relating to telecommunications, be it structures, the apparatus contained within them or individual antenna, the field strength of non- radiation from emissions shall not exceed the limits specified by the Office of the Director of Telecommunications Regulation.
- The site shall be made secure with appropriate fencing of the boundary. Anti-climbing devices and proper ducting and insulation measures for cables shall be provided. The design of the boundary shall not be obtrusive and shall incorporate natural planting to minimise the visual impact.
- It is the policy of the Planning Authority that telecommunication masts shall not be located within 1 kilometer of residential properties, schools, hospitals or any structures where there is human occupancy for residential or daily work purposes.

13.19 Extractive Industry Standards and Guidelines

13.19.1 Extractive industries are resource and location based and the resource is often located in visually sensitive areas and in close proximity to residential areas. It is, however, a necessary and vital resource for the future development of the county. Consideration of this form of development is a difficult issue where environmental; heritage and visual considerations have to be weighed against economic, employment and development considerations. Developments will, therefore, be assessed on the basis the designation / zoning they are located in and potential impact of the development on the designation / zoning.

13.19.2 Particular constraints will be exercised in areas of archaeological importance, areas where views and prospects are listed, recorded monuments and other environmental designated areas such as Designated Tourism Areas, Special Areas of Conservation (SAC's) Special Protection Areas (SPA's) and Natural Heritage Areas (NHA's). In the assessment of any application, the recommendations of the relevant statutory body will be sought and considered by the Planning Authority. Of paramount importance is the need to ensure that any proposal does not adversely impact on any stated designation and the onus is therefore on the applicant / developer to submit the relevant documentary information in this regard.

13.19.3 The visual impact of a quarry or a mine is likely to extend beyond the boundaries of the primary visual unit within which the development lies. A detailed landscape and visual assessment must be carried out and used to determine the extent of the area of visual influence and submitted with any planning application. This will be of importance in assessing any proposed development in or in close proximity to amenity areas designated in this plan.

13.19.4 An EIS will be required as part of a planning application where the thresholds outlined in Schedule 5 of the Planning and Development Regulations 2000 are met. The Planning Authority will also exercise its powers under Section 103-subsection (1) to require an EIS for sub-threshold development where it is considered that the development would be likely to have significant effects on the environment.

13.19.5 The Planning Authority will support the extractive industry by issuing planning permissions that extend over the estimated life of the quarry. It will be necessary, however, that the applicant / developer sets out a phasing proposal for the development to assess the time-scale of the proposal.

13.19.6 The Planning Authority will impose strict conditions on planning permissions relating to the avoidance or mitigation of visual and other environmental impacts. The scale and phasing will be carefully controlled with conditions regarding amenity, drainage, effluent impacts, and residential nuisance. In addition to development levies, a bond will also be sought to secure the cost of restoration works and the reinstatement of roads.

13.20 Building in Rural Areas - Design Guidelines

13.20.1 Building a house is a large and important investment decision. It is strongly recommended to get professional advice as early as possible in the planning process. Employing a qualified, experienced agent will be of significant benefit. The constraints and the potential of any site should be considered individually and thoroughly. Kerry County Council encourages development in rural areas within existing settlements, villages and towns. Kerry County Council, however, recognises that a genuine demand will continue to exist for residential housing in the countryside. In determining applications the planning authority will have regard to the provisions of the Department of the Environment Heritage and Local Government 'Sustainable Rural Housing Guidelines', 2005, and any future design guidelines issued by Kerry County Council. A design statement shall be submitted with planning applications for sites which the planning department consider to be sensitive, or where more than one house is proposed.

13.20.2 Single houses, farms and other structures have been built in the countryside over many hundreds of years in Kerry, and often appear as a natural part of the landscape. Unfortunately much of the more recent development appears discordant and out of place. The purpose of this guide, therefore, is to assist the designer and the applicant to integrate new development into the landscape. The integration of the development into the surrounding landscape, with existing development in the area and with the general character of the area is of primary importance. This will be a significant factor in the assessment of applications.

Traditional and Modern Design

13.20.3 The traditional rural farmhouse sits into the landscape. Traditional buildings in the countryside are related to the surrounding farmland rather than the road. Farm complexes or traditional Clochan settlements were often arranged in apparently random pattern. The house was traditionally sited to take advantage of natural shelter. No straight line predominates and the screen planting is adequate. The buildings appear as a natural, organic part of the landscape.

13.20.4 Most modern houses in rural areas occupy a strip of land fronting onto the road. Many houses are located on exposed sites. The house, together with its front and back garden,

dominates the surrounding landscape. An exceptional level of building and landscape design is required if this is to integrate successfully into the landscape.

13.20.5 Modern development can better assimilate into the landscape by imitating the traditional settlement pattern. A well-chosen site, sheltered and screened, is of fundamental importance. The landscaping of the site, and in particular the way the site boundaries are treated, is a vital and often overlooked aspect of integrating the development into the landscape. Access from minor roads and boreens, building in clusters rather than rows, shelter planting and avoiding dominant building design all help to reduce the negative visual impact of development in the countryside.

13.20.6 Squat bulky form, shallow pitch roof, horizontal dormer, large eaves overhang and thin chimneys and piers are alien to Kerry building tradition and are inappropriate in the countryside.

Design Guide

13.20.7 The guide is in three parts:

- I. Choosing a site
- II. Locating a building on the site
- III. Landscaping

Each of these parts must be considered carefully if the house is to be successfully integrated into the landscape. These guidelines apply only to that part of the house that can be seen by the general public, i.e. as seen from a public road, walking route etc. The strictness of the application of these guidelines is governed by the following:

- The relative remoteness of the site (a site removed from and well screened from public view can be allowed much more variation from the guidelines)
- The distance from which the house will be viewed:
- A more distant view – The overall profile / silhouette is most important as well as the avoidance of lighter colours which stand out against the background.
- A closer view - smaller details such as window and door design, materials etc. become more important.
- Rather than there being an emphasis on height the emphasis will be on integrating the development into the landscape

I. Choosing a Site

- 1. Talk to the planning officer before deciding on a particular site, or house design.**
- 2. Consider the availability of services.**

Before deciding on a site, consider not just the cost of servicing the site, but also the cost of commuting to work, schools, shops etc.

- 3. Avoid direct access into main roads.**

Accessing into minor roads and boreens is safer, more private and less visually intrusive.

- 4. Look for natural shelter**

Houses were traditionally sited to take advantage of natural shelter. Take advantage of existing woods, hedgerows and folds in the land. This will result in lower heating and maintenance costs and a better microclimate around the house.

5. Avoid exposed locations.

Building on the shoreline and skyline is extremely intrusive visually, and not normally acceptable. It will also result in higher maintenance costs due to height, heat loss and corrosion from wind borne sea salts. It is important that vantage-points are protected. Care must be taken to ensure that the view from a main road or viewing point does not become obstructed by development.

II. Locating a Building on the Site.

1. Work with the existing contours and existing developments

Development shall be designed and sited so as to ensure that it is not unduly obtrusive and does not have an adverse impact on the character of any existing settlement pattern, the landscape or natural environment. This allows the development to feature attractively in the landscape.

In order to allow developments to integrate into the landscape and the setting, new developments shall in general follow the contours of the land, minimise cut and fill and avoid unnatural looking straight lines in the landscape. Consider putting different parts of the building (garage and outhouses) at different levels or a split-level arrangement on steeply sloping sites.

New buildings shall, whenever possible, be adjacent to existing settlements, thus creating a cluster, a homestead type settlement or a traditional clachán type development. New buildings shall form a unity with existing buildings and not dominate them or the setting.

2. Avoid rigid building lines

Avoid long straight lines, which look unnatural in the landscape and attract the eye. If the house is being built adjacent to other houses, avoid lining them up so as to create continuous building line. Buildings relating to existing landscape features look more harmonious than those in line in as a ribbon formation.

3. Consider sunshine and prevailing winds

Try to create suntraps (south and west facing), sheltered from prevailing winds. Use existing trees, hedges and contours to create maximum shelter around the house.

III. Landscaping

1. Try to integrate the structure into the existing landscape

The garden can have a significant impact on the surrounding landscape. Try to minimise this impact by planting the same species of trees and shrubs as are found generally in the area. This is especially important around the edge of the garden.

2. Retain and reinforce existing planting

Retain existing mature trees and hedges where possible and reinforce with additional planting of same species - especially around the site boundaries.

3. Plant shelter planting around the house

Traditionally trees and hedges were planted around the house to deflect and diffuse wind, thereby improving the microclimate around the house. The same holds well today. Shelter planting has an important visual function of softening the impact of the building by blurring the edges between the man-made and natural environments.

4. Retain existing boundaries - especially road boundaries

In general mature vegetation, ditches and stone fences between sites shall be retained and reinstated where removed during construction. These may be required to be reinforced with additional planting of the same species as a part of a comprehensive landscaping scheme, where these can make a natural transition between neighbouring properties or towards open spaces and amenity zones. Hedges and earth banks are inexpensive and look natural where these boundaries prevail in the locality.

An immediate visual impact of a new development is the roadside boundary.

The existing roadside boundary shall generally be retained and maintained.

The immediate entrance area may, however, be finished in either stone or plastered wall.

The Planning Authority may require establishment of additional roadside boundary treatment matching the existing roadside treatment in the locality.

The planning Authority will require boundary treatment and other landscaping features to be completed within a fixed period of time.

5. Avoid large areas of lawn

Large lawns are labour intensive and can look out of place in the countryside. Planting the garden with trees and common shrubs, (Sycamore, Alder, Blackberry, Fuchsia), especially around the edge of the site, can reduce maintenance, increase privacy and shelter - and provide habitats for birds and other wild life.

6. Contouring

In locations where planting is difficult to establish, mounding of the site may be considered as an additional way of minimising the visual impact of the development.

The new contours should mimic the natural folds of the land in the location. Care should be taken to avoid straight lines and excessive cut and fill.