

SECTION 1

KENMARE FUNCTIONAL AREA LOCAL AREA PLAN

1.0. Introduction

The Kenmare Functional Area Local Area Plan has been prepared in accordance with the provisions of the Planning and Development Act 2000 and the Planning and Development (Amendment) Act 2002.

A Local Area Plan shall be consistent with the objectives of the County Development Plan and shall consist of a written statement and plan or plans which may include:

- Objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or
- Such other objectives in such detail as may be determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies including detail on community facilities and amenities and on standards for the design of developments and structures.

This plan shall remain in force for a period of up to 6 years from its date of adoption, unless otherwise amended by future plans.

Section 2 of this Local Area Plan comprises policies and zoning maps for the larger settlements of Kenmare and Kilgarvan, with defined boundaries for each settlement. It also contains policies for the development of the smaller dispersed rural settlements. Development within the boundaries of the settlements shall be carried out and in compliance with the Objectives of the Kerry County Development Plan 2009-2015 as well as any specific objectives contained within the individual settlement plans. Any objectives or policies contained in the individual settlement plans relate to the individual settlements and are not intended to be interpreted or construed as relating to any lands outside the development boundaries as defined. The policies and zoning for lands outside the settlement boundaries, as defined on the maps in Section 2, are contained in the County Development Plan 2009-2015 with a number of additional specific objectives for rural areas contained in section 3 of this plan. While the objectives of the Local Area Plan must be consistent with the objectives of the County Development Plan, in any instance where ambiguity may arise, the provisions, policies and objectives of the County Development Plan shall have precedence.

The overall aim for this plan is to provide a comprehensive local planning framework for the functional area of Kenmare which clearly sets out the policies and objectives for its development. Taken in conjunction with the Regional Planning Guidelines and the County Development Plan it completes the planning framework for the area. The plan clearly sets out the policies and objectives for the development of each settlement and make clear to landowners, developers and agents the vision of the Planning Authority for the area.

In the formulation of policies and objectives in this plan the planning authority have had regard to the following documents:

- National Development Plan (2007 – 2013)
- National Spatial Strategy (2002 – 2020)
- Sustainable Development – A Strategy for Ireland 1998
- Departmental Planning Guidelines
- Meitheal Chiarrai
- The Barcelona Declaration Implementation Plan
- South West Regional Planning Guidelines 2004-2020
- Kerry County Development Plan 2009-2015
- The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities. The Dept. of Education and Science and DoEHLG. (2008)

The Council is obliged, in the performance of its functions, to have regard to government policies and guidelines, and it is within the context of these documents that local policies are developed.

In accordance with legislation, local area plans must be consistent with the provisions and policies of the County Development Plan. Similarly County Development Plans must be consistent with the provisions of the Regional Planning Guidelines. This hierarchy of plans is indicated in Figure 2. This provides for the consistent, coherent transfer of higher order planning strategies from regional level to the local level and ensures that policy at all levels works to achieve the broader strategic goals for the region. The LAP areas are indicated in Figure 1 with the population and growth targets for each area outlined in Table 1.

The Kerry County Development Plan 2009-2015 contains the strategy for the preparation of local area plans which divides the County into functional areas based on their strategic role and service provision for their hinterlands. The Tralee Killarney Hub, designated under the National Spatial Strategy, is the focal point for the County's development in a National context, being one of a number of Gateways and Hubs throughout the Country identified to promote balanced regional development. In accordance with the provisions of the Kerry County Development Plan 2009-2015, Kenmare is a Primary Functional Area.



Figure 1
LAP Functional Areas

Figure 2 HIERARCHY OF PLANS

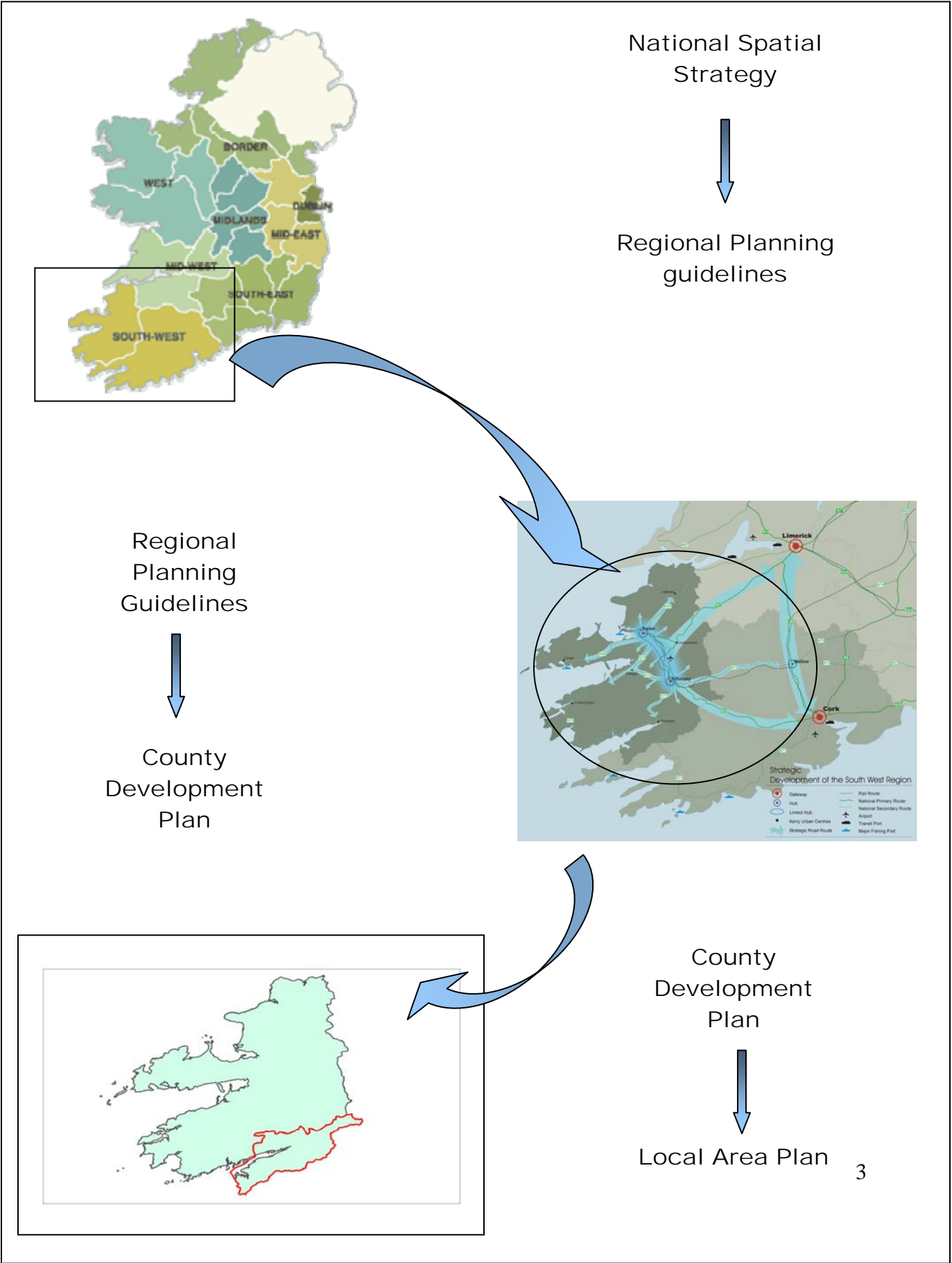
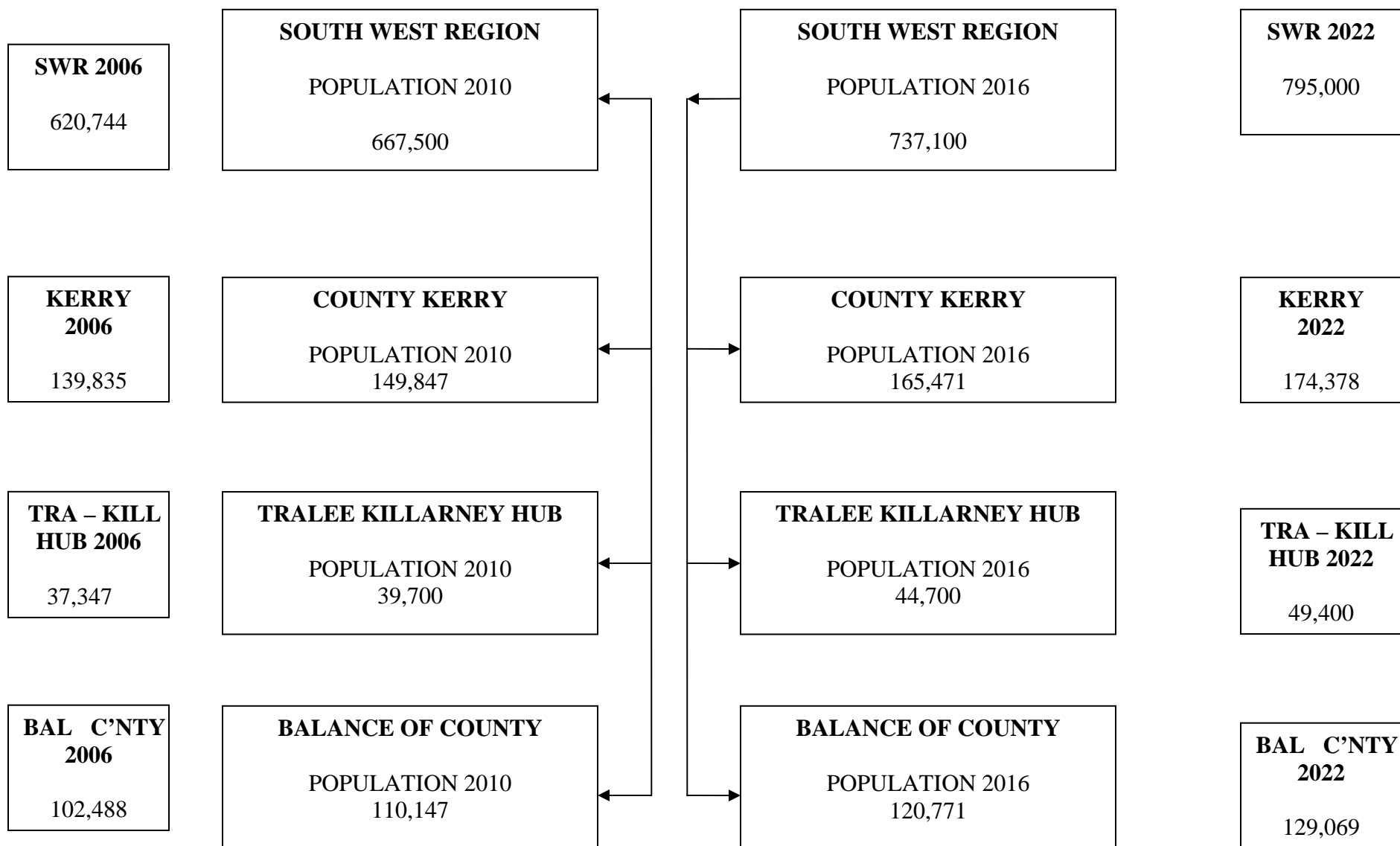


TABLE 1 POPULATION AND GROWTH TARGETS 2010 - 2016



FUNCTIONAL AREA POPULATION TARGETS

2010

WIDER HUB AREA
80,332

AN DAINGEAN
7,486

CAHERCIVEEN
5,530

CASTLEISLAND
10,516
2009 10,173

KENMARE
6,119

KILLORGLIN
10,312

LISTOWEL
16,676

BALLYBUNION
2,879

CASTLEGREGORY
2,090

RATHMORE
4,357

SNEEM
1,293

WATERVILLE
2,279

2016

WIDER HUB AREA
89,032

AN DAINGEAN
8,240

CAHERCIVEEN
6,077

CASTLEISLAND
11,505
2015 11,340

KENMARE
6,889

KILLORGLIN
11,299

LISTOWEL
18,375

BALLYBUNION
3,222

CASTLEGREGORY
2,255

RATHMORE
4,715

SNEEM
1,395

WATERVILLE
2,458

Further details of the growth strategy for the Kenmare Functional Area and individual settlements is provided in Section 1.6.3 Growth Strategy of the plan.

This plan is presented in three sections.

Section 1 outlines the strategic context, overall strategy, the growth strategy, and the policy issues for each sector.

Section 2 comprises the policies, objectives and maps for each of the settlements within the plan area.

Section 3 contains policies for rural areas which due to their specific nature were not included in the County Development Plan.

1.1 Functional Areas and Complimentary Roles

Access to services, or social infrastructure, has a significant effect on where people live and the quality of life that they experience. The size of a settlement and demand from the local population determine to a large extent the level of service provision which can be supported. Higher order services such as third level education facilities and hospitals need a much higher level of population to support them and are therefore generally located in the larger settlements. Smaller settlements such as rural villages need more access to essential daily services such as a primary school, a post office and a shop. These communities use the adjacent larger towns for less essential, or less frequently used, higher order services. In effect these settlements provide a complementary service role while contributing to the critical mass necessary to ensure the viability of larger services.

In the preparation of the County Development Plan, an analysis of the functionality of the County was carried out and areas identified on the basis of service provision of the principle towns, their sphere of influence and their strategic role in the development of the county. One hub functional area, six primary functional areas and five local functional areas were identified. Kenmare was identified as one of the six primary functional areas.

1.2 Primary Functional Areas

These constitute the larger functional areas throughout the County. They are provided with their higher order services from a large principal settlement (district town) whose sphere of influence extends over a wide geographic area. These towns play a strategic role in servicing their rural catchments as well as supporting and driving the rural economy of the County. They possess a high level of infrastructural capacity and function as significant employment centres. Their catchment populations contribute to the critical mass necessary to support the higher order services provided in the main Hub centres. The development of communities is dependent on the provision of employment opportunities. It is envisaged that these towns will act as the focal point for future job creation within sustainable commuting distance for their populations. It is intended they will form a network of strong centres acting as strategic service anchors for their respective areas.

The strategy for the principal settlement (Kenmare) in this Primary Functional Areas is

- To maintain and expand its current level of service provision in order to underpin the viability of the rural hinterlands.
- To act as the main employment centre for their area
- To act as focal point for the investment necessary to strengthen the area.

The larger towns are supported by a network of smaller villages. These villages provide for the daily needs of their hinterlands. It is important that these settlements continue to maintain their existing population and services and to function as intermediate settlements between the rural dwellers and the larger towns.

In the primary functional area the strategy for the smaller settlements (Bonane, Lauragh, Templenoe and Tuosist) is

- To ensure that they retain their current level of service provision and develop as attractive settlements while maintaining their existing character.
- To identify strategic settlements for improved infrastructural provision in order to consolidate their role

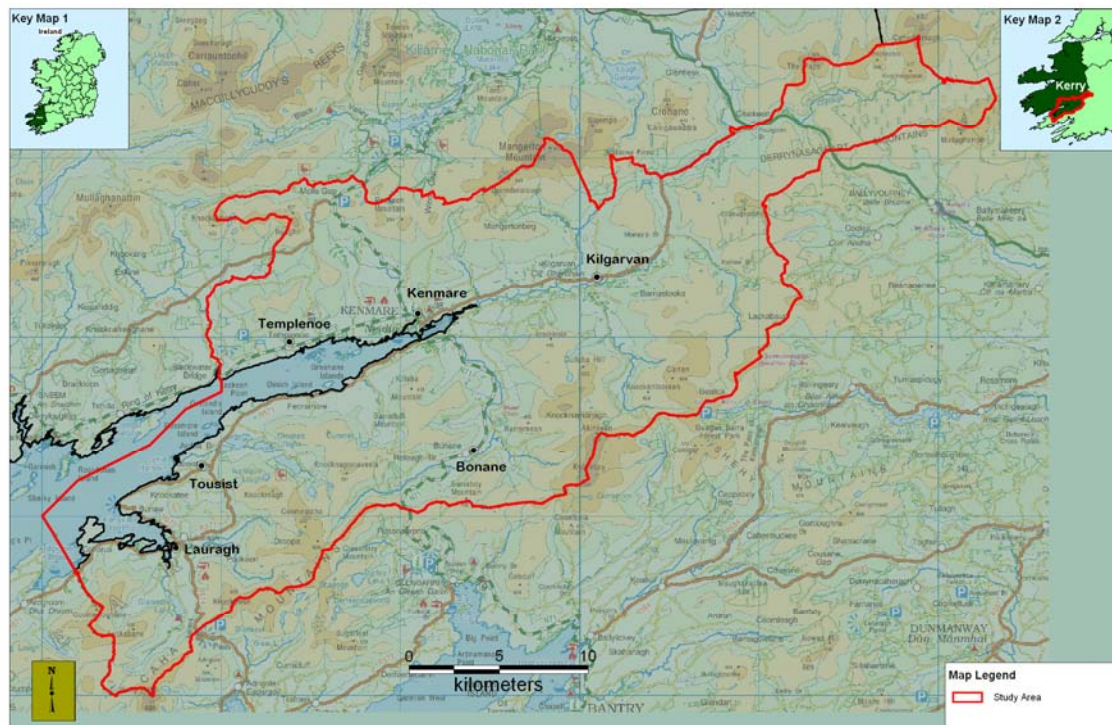


Figure 1.1 Kenmare Functional Area showing settlements and extent of rural area

1.3 Strategic Issues

The concepts of linkages, critical mass and potential have been defined in the County Development Plan. Identifying the **Potential** of an area, the barriers to development and the needs of the area in order to reach its potential, is a difficult task involving a wide spectrum of economic and cultural groups. The coordination of these different sectors is necessary in order to develop an integrated, coordinated approach to achieving the potential of the county.

‘**Linkage**’ is one of the key concepts outlined in the National Spatial Strategy. In effect the relevant linkages are to the Tralee Killarney Hub in a transportation context, good broadband connection in a telecommunications context and the national grid in an energy context. The infrastructural Linkages from the Kenmare functional area to the hub (Killarney Town in particular) are adequate with a journey time of approx. 30 minutes along the meandering N71 route or 1 hour along the better aligned R569 and N22 routes.

In order for the area to provide the range of facilities and services desired by the population it needs to achieve and maintain a certain level of population. What is considered to be a **critical mass** of population will vary on the level of service required, so the critical mass necessary to maintain the traditional services of a small village is different to that of a larger town. It is important, however, that policies are in place to promote the critical mass necessary for each level of settlement within the settlement hierarchy. Promoting the growth of smaller towns and villages does not detract from the demand from the higher order services in larger towns as the population of the smaller towns will still use these higher order services such as swimming pools, hospitals etc.. Recognition of the **‘Complementary Roles’** of settlements and acceptance that not every settlement can have everything is critical to the development of a coherent settlement strategy.

The publication of the **Sustainable Rural Housing Guidelines 2005** has required Planning Authorities to identify areas under urban pressure and develop policies to regulate development in these areas by reserving their development potential for persons from the area or having traditional links with the area. This policy is intended to limit ribbon development and urban sprawl as well as provide a more integrated, serviceable town structure. Much of the demand for one-off rural housing actually originates from deficiencies in the supply of sites and properties in the urban areas, in terms of availability but particularly cost. The long term costs of living further away from shops, services, schools and leisure activities in terms of travel is often not considered. As more people choose to live outside settlements, the situation self perpetuates as population in the settlements stagnates or declines and this has a knock on effect on the overall quality and attractiveness of the built environment, as well as the viability of shops and services. This is particularly true of the town and villages of the Kenmare Functional Area which have in general experienced population loss, contrary to the national trend of growth in villages. The obvious solution lies in addressing supply-side issues within towns and improving the components of urban living, which make urban areas more attractive places in which to live. This means making homes available at affordable prices and directing investment into key urban infrastructure, such as roads, water and sewerage facilities, public transport, schools, shops, services and amenities. While it is considered that current economic circumstances should lead to more affordable urban sites, the absolute differential between urban and rural sites in the future remains unclear.

It is the intention of this plan to identify sufficient zoned lands within the plan area to provide a **viable attractive alternative to one-off rural housing**. It is intended that these lands will provide a range of residential options at a range of housing densities from larger detached residences on sites at the edge of settlements to higher densities at town centre locations while at all times respecting the innate character of each settlement.

Much of the growth expected for the plan area is dependant on inward migration. The settlements of the Kenmare area, therefore, need to identify the reasons why it is better to locate there than in other competing areas. The main factor which is readily identifiable is **“Quality of Life”**. A clean environment, good educational facilities, good health services, high quality social and cultural facilities and amenities are readily available. These assets, including landscapes, rivers and lakes, however, cannot be taken for granted and ongoing efforts to maintain and expand the range and quality of these facilities must be continued. Combined with improved linkages and infrastructure these qualities will constitute the strength of the area. If these strengths are to be capitalised upon they must be matched by efficient, **attractive urban environments** in each of the settlements.

Nondescript housing estates, poor urban streetscapes and poor **Urban Design** standards do nothing to attract people to live in towns and villages. Design of housing within urban areas is a key consideration, and standards need to encourage well designed housing areas, which fully integrate with the existing settlement pattern, develop neighbourhoods and provide a definite sense of place. Proactive measures, designed to develop neighbourhoods instead of housing estates, a sense of place and identity, instead of anonymous characterless streetscapes, are needed. A high level of design of the **Public Domain** will increase the quality of the urban environment. These qualities of identity, neighbourhood, high quality public domain and increased social capital will compliment the existing qualities of the area and maximise its attractiveness as a location in which to settle. The 'Sustainable Residential Development in Rural Areas' guidelines (DoEHLG May 2009) and associated Urban Design Manual provide a blueprint as to how this can be achieved.

Within the settlement of Kenmare a large number of housing estates have been developed. Most of these estates have been developed for the holiday home market and many remain totally or partially empty for the greater part of the year. A consequence of this development pattern is firstly that locals have to compete in the residential marketplace with holiday home purchasers. This generally inflates prices, thereby making urban dwelling less affordable and increasing the urban / rural differential. This is undesirable. In addition, living in an attractive, cohesive community is an important consideration and an attraction of urban dwelling. Empty or semi-occupied estates deter prospective purchasers of permanent dwelling as they do not provide an attractive environment in which to rear children or provide a vibrant living community. These factors must be addressed in the overall development strategy for the town.

Kenmare is recognized across the world as an attractive retirement location. In contrast to holiday homes many of these retirement homes remain occupied throughout the year and the residents contribute to the financial and social success of the town. The importance of this contribution to the town must be recognized into the future and not jeopardized in any way.

Within the County, Tralee and Killarney are recognised as the main retail locations within the Retail Hierarchy. This will continue to be so. The location of retail development within settlements shall be determined having regard to the **vitality, vibrancy and viability** of the town centre as well as any infrastructural and floorspace availability restrictions which may arise.

Settlements generally develop in response to their natural attributes, constraints and environment. The better the attributes, the more successful the settlement and its growth. The towns and villages throughout the County have evolved on this basis. One restriction which is of particular importance is the ability to dispose of treated effluent. Many settlements throughout the County have no defined village core as such and have little or no capacity to dispose of treated effluent. It is considered that such settlements should maintain their existing character and settlement pattern rather than be developed with an individual housing estate which uses up all the existing capacity, with no long-term prospect of future development. Such development would alter the character of the area to an unacceptable extent and prove detrimental to the community in the long run.

Many areas of the County have been affected by **rural depopulation**. Policies need to be developed to promote the strengthening of settlements in these areas to act as a catalyst for reinvigorating them and creating the conditions and environment for population growth. These policies should concentrate on providing the ingredients for growth in the larger settlements initially. These larger settlements should act as the focal point for infrastructural development, population and service provision growth.

Pending completion of this infrastructural provision, the smaller settlements should aim to consolidate their existing settlement pattern and maintain their intrinsic qualities and character.

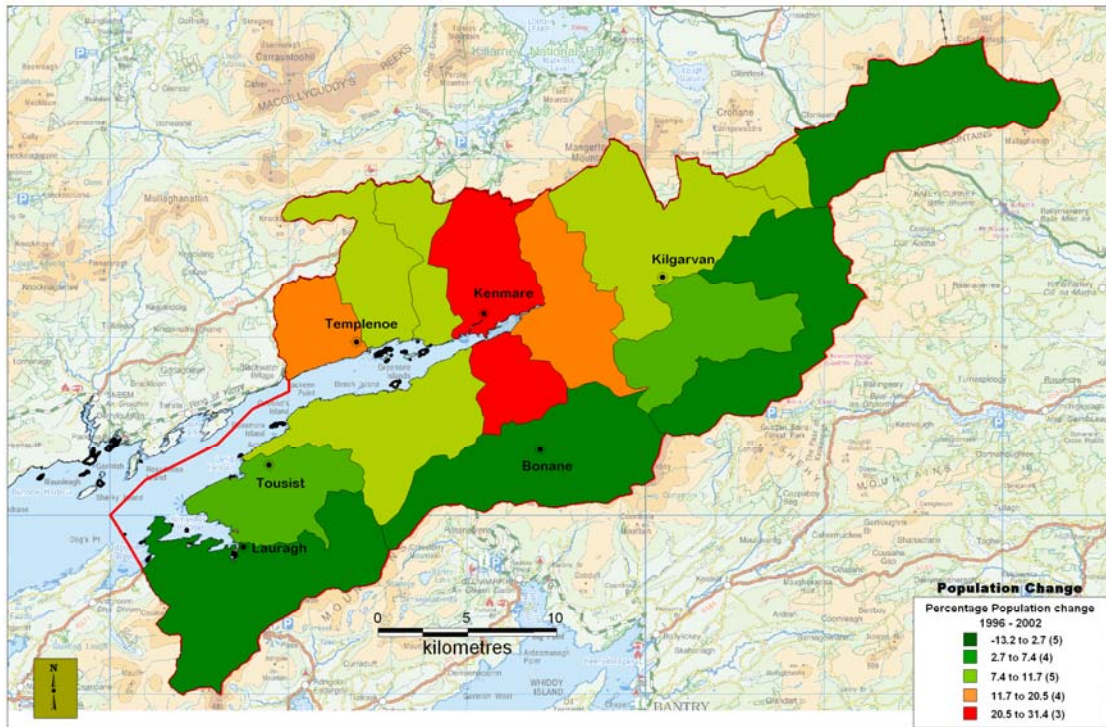


Figure 1.2 Percentage population change 1996-2002

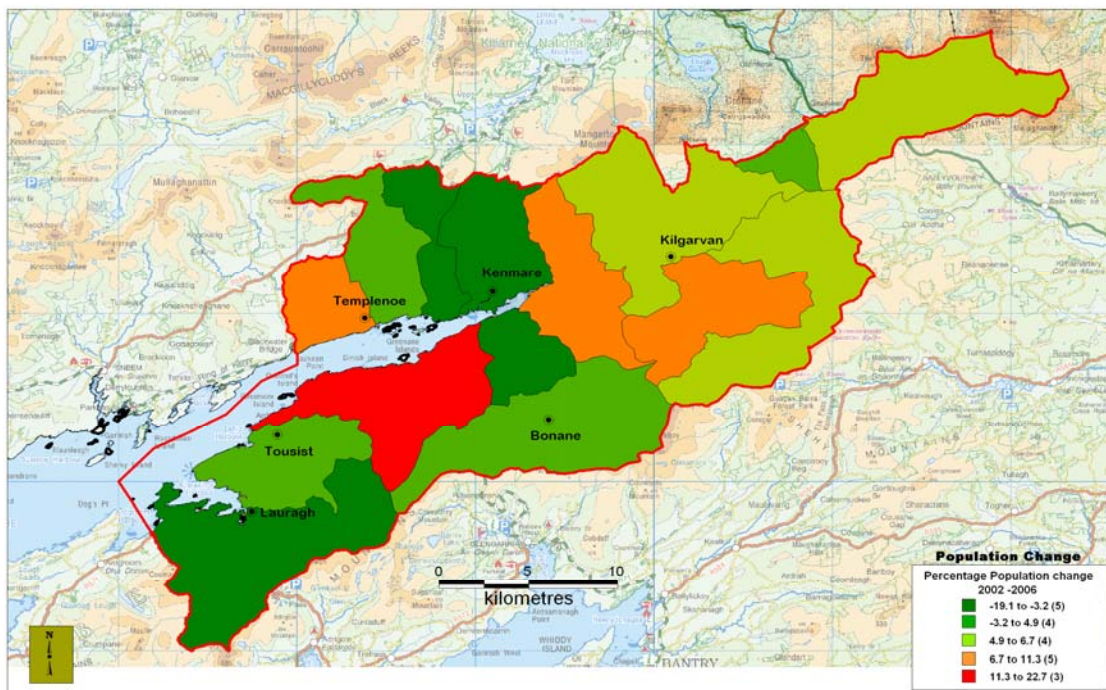


Figure 1.3 Percentage population change 2002 – 2006

The success of the measures outlined in this local area plan are to a large extent dependent on population growth which is in turn largely reliant on employment creation. In particular, technological and manufacturing jobs are needed to offset the recent over-reliance on construction and the loss in employment within the agricultural sectors, and provide more stable employment opportunities than perhaps tourism, which is seasonal, competitive and highly sensitive to international events.

The Kerry County Development Plan 2009-2015 defines sustainable as 'That which meets the need of the present without compromising the ability of the future generation to meet their own needs'. The conservation of species and habitats in accordance with the requirement of the EU habitats and Bird directive is considered to be an important component of sustainable strategies, policies and objectives.

For long-term growth of the settlements high quality attractive environments need to be combined with employment opportunities if the quality of life potential is to be capitalized upon. Competitive pressures from world markets are increasing, particularly with regard to labour factors. The provision of **high added-value knowledge based industry** is seen as forming a significant part in the provision of sustainable employment in the region. This concept needs to be combined with nurturing existing indigenous talent to provide products which are unique to the area and **capitalise on creative local talents**. **Tourism growth** needs to be encouraged and facilitated in the future development of the area. The development of walking and cycling as leisure pastimes is continually increasing and the diversity of the rural countryside within the plan area makes it ideal to capitalise on this growth area. Cycling in particular is a huge potential growth market which needs significant investment if it is to grow in the area.

Provision and security of **energy** supplies for the future is becoming increasingly important. In addition the cost of fossil fuels is set to rise in the coming years with a consequent impact on production costs and competitiveness. Reliance on renewable energy will increase and it is important, for the reasons mentioned as well as the employment opportunities in this sector, that residential and commercial developers are encouraged to utilise renewable sources of energy in their developments.

It is considered that through the provision of local area plans and the implementation of the **urban design** principles contained in section 13 of the County Development Plan that the physical layout and character of the identifiable settlements can be maintained.

The disposal of effluent from some smaller settlements is dependent on local receiving waters. In many instances these receiving waters are at, or close to, capacity in terms of attenuating treated effluent. Where there is little capacity remaining the long-term future expansion of the village must be examined in terms of the impact of the expansion on the character and nature of the village. In general, the development of one higher density development with no prospect of future village expansion is considered inappropriate as it will not integrate with the existing settlement pattern and will alter the image of the village. Great care must be taken in these instances that proposed designs are sensitive to the existing settlement pattern.

The provision of adequate **wastewater treatment facilities** is a priority for the development of the settlements throughout the area. For many of the settlements, however, the capacities of effluent treatment plants are reaching capacity. The provision of individual effluent treatment systems is not conducive to proper urban planning due to the area needed for treatment systems.

In addition the proliferation of effluent treatment system can lead to problems with groundwater and odours. In general, therefore, there is a presumption against non-public effluent treatment facilities. Application will be assessed having regard to the following issues:

- **The capacity of the existing treatment facilities**

Where there is inadequate treatment capacity in the public sewer, applications for connection will be assessed in the context of the cost of upgrading the facility, the demand for additional capacity and the water services programme for infrastructural development.

- **The receiving waters**

Where the proposal involves discharge from the treatment plant directly or indirectly into sensitive receiving waters (cSAC) there is a presumption against developments which are not connected to the public sewer.

- **The objectives of the County Development Plan**

Where the provision of an on-site treatment plant will compromise the proper planning of the settlement with regard to density, layout or settlement pattern, the provisions of the plan and the proper layout of the settlement will take precedence.

- **The sustainability of pumping effluent**

Pumping of effluent incurs significant permanent costs for the local authority and should only be considered where it can be demonstrated to be necessary for the proper planning and sustainable development of the area.

In considering these factors the following policies will apply to the settlements located within the plan area:

Kenmare

- Connection to the public system will in principle be permitted. This will however be dependent on the wastewater treatment plant capacity. Close communication between the developer, the Planning Authority and the Water Services Authority is critical.
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- In general pumping will be discouraged but may be considered where proposed developments can be demonstrated to be necessary for the proper planning and sustainable development of the settlement considering the settlement pattern options.
- Package treatment systems serving individual settlements will not be permitted.

Kilgarvan

- Residential schemes will be permitted where it can be demonstrated that the proposed developments will not have a detrimental effect on the receiving waters. Close communication between the developer, the Planning Authority and the Water Services Authority is critical.
- It is an option for developers to propose the financing and construction of wastewater collection and treatment infrastructure consistent with local authority plan and following consultation with the water services section.
- A limited number of houses may be permitted to connect to the existing system where the development will not cause pollution.

Bonane, Lauragh, Templenoe, Tousist

- Low density housing developments with each house having its own individual treatment system designed in accordance with EPA standards can be considered in these areas.
- It is an option for developers to propose the design, financing and construction of wastewater collection and treatment infrastructure following consultation with the Water Services Authority. This would entail the preparation of preliminary reports, contract documents, licenses etc.
- Package treatment systems serving individual multi-residential systems are not acceptable.

It is necessary, in order to maintain the services provided within the area and preserve rural communities, to provide focal points throughout the plan area which can act as service centres for their rural hinterland. From a geographic, infrastructural, population perspective, and the need for service centres for the rural population, it is considered that the settlements of Bonane Kilgarvan Lauragh Templenoe and Tousist will fulfill this role. **There are no plans for wastewater treatment plants in Bonane, Lauragh, Templenoe and Tousist.**

1.4 Summary of Strategic Issues

In summary the key issues for the Strategy for the Kenmare Functional Area are:

- To complement the rural landscape with **attractive settlements** and maintain the **distinctive character** of the settlements through promoting a high quality of **Urban Design**.
- To protect and promote the **cultural heritage** of the area.
- To reinforce the social and economic strength of the area by building **critical mass** of population and jobs.
- To support the **development of tourism**, throughout the area.
- To capitalise on local indigenous assets of the area and promote **creative industries and diversification** of job creation.
- To recognise the **complementary roles** of the different settlements.
- To develop settlements in accordance with their long term **development potential** having regard to their natural constraints.
- To promote the development of settlements as a strategic focal point for the provision of services and employment for their rural catchments and **halt rural depopulation**.
- To provide sufficient lands at appropriate densities to cater for all sectoral demands in the **housing market** including housing at a density required to provide a viable alternative to one-off rural housing.
- To promote and facilitate alternative **energy** uses within the area for domestic and commercial developments.
- To promote the provision of adequate and appropriate wastewater treatment, water supply, surface and storm water drainage, transport, waste management, community services and amenities etc. on a planned and phased basis in order to address current problems and/or deficits and to reflect predicted increases in population during the lifetime of plan.
- To protect species and habitats of nature conservation importance.

It is intended, through a combination of the above, to provide a high quality of life for all residents and to increase the ‘pull factor’ of the area in order to attract the inward migration, investment and the employment necessary to enable the area to grow and maintain healthy communities within the area.

1.5 Overall Development Strategy

The strategy for the Kenmare Functional Area is dependent on the growth of the settlements. This can only be achieved through creating employment and attracting people to live in the settlements, thereby strengthening their urban structure and creating a demand to support local services. The proximity of the settlements in the area to the major hub town of Killarney makes them a viable alternative for persons seeking a more rural lifestyle. The importance of developing attractive settlements is therefore critical to attracting inward migration to the area.

As part of the SEA process alternative scenarios were considered. At the outset the do – nothing or non intervention development strategy and the intervention development strategy were considered. It was decided that the intervention scenario was appropriate on the basis that it would promote the proper planning and sustainable development of the settlements. Alternative zoning strategies were also considered. The main potentially viable options available were:

1. To expand the current zonings to provide for the future development of the town.
2. Consolidate the existing zoning within the existing urban fabric.
3. Reduce the level of zoning in line with the regional and county population projections and zone sufficient land to meet these requirements.

Considering the objective to provide for a compact settlement, the need to make best use of available infrastructure and the need to avoid excessive, unnecessary and unsustainable zoning, it was considered appropriate to adopt option 3 as the most sustainable scenario. This overall strategy seeks to reduce the level of zoning in line with the regional and county population projections and to zone sufficient land to meet those requirements. The principles of this scenario have been incorporated within S1.6.4 of the plan where the zoning criteria for the settlements are outlined. As part of this, zoning within settlements shall not exceed the calculated requirements of the plan and preference is given to the development of the town centre and infill developments prior to the zoning of additional lands on the outskirts of the settlements.

In relation to the disposal of effluent generated within the settlements the following alternative strategies were considered:

- (i) To allow communal treatment plants in settlement where there was no public treatment system or an overloaded treatment system.
- (ii) Not to allow communal treatment systems where there was no public treatment system or an overloaded treatment system.

It was concluded that individual package treatment plants will not be permitted within the settlements and that only communal plants designed to cater for the entire town or village, or capable of being expanded to do so, will be considered.

The Kenmare functional area will be an area where attractive settlements will complement rural areas in providing growth, employment and the services necessary to maintain vibrant communities through the protection of the environment, promotion of culture and the development of local assets and creativity.

| Objective No | Overall Objectives It is an objective of the Council to: |
|---------------------|--|
| | Overall Development and Economic Strategy |
| OO-1 | Provide an improved quality of life for all the citizens of the area by promoting the area's economic potential, protecting its natural and built environment and safeguarding its cultural heritage. |
| OO-2 | Provide for the development of the area in a manner which is sustainable and protects its social, cultural, environmental and economic assets for future generations. |
| OO-3 | Provide for balanced growth throughout the area by promoting the strengthening of rural communities and provide the infrastructure to facilitate job creation in these areas in a sustainable manner. |
| OO-4 | Strengthen the town and villages throughout the area, improve the infrastructure provided, develop the critical mass necessary to sustainably maintain and expand the service provision within them, and make them more attractive places in which to live. |
| OO-5 | Promote the sustainable development of the settlements as a means of strengthening the economic base of the area and acting as a focus for inward investment. |
| OO-6 | Ensure that in addition to the objectives of this plan, the policies and objectives of the Kerry County Development Plan 2009-2015, shall apply to all settlements where relevant. |
| OO-7 | Provide the infrastructure and support in a sustainable manner for the development and expansion of employment opportunities, including indigenous knowledge based industries. |
| OO-8 | Promote the development of cultural and creative industries. |
| OO-9 | Facilitate local food production and promote a local food culture within the functional area. |
| OO-10 | Facilitate farmers markets and similar initiatives at appropriate locations throughout the functional area. |
| OO-11 | Promote environmentally sustainable renewable energy measures and sustainable settlement patterns in order to promote energy conservation and sustainable communities and travel patterns. |
| OO-12 | Ensure that zoning of undeveloped land for development purposes will not be permitted in areas where a flood risk assessment indicates an unacceptable risk of flooding exists to that land or other land or property as a result of development. A sequential approach and justification approach as indicated in the Flood Risk Management Guidelines will be utilised in the assessment of zoning and development proposals for both greenfield and brownfield sites. |
| OO-13 | Ensure that Development proposals which would be sensitive to the effects of flooding, or which would be located in flood prone or marginal areas are accompanied with Flood Impact Assessments, detailed Justification Tests and detailed mitigation measures within the context of the DoEHLG guidelines on Flood Risk Management. Developments, which in the opinion of the Planning Authority would have an unacceptable risk of flooding or which would result in an unacceptable risk of flooding elsewhere will not be permitted. |

| | Residential Development |
|--------------|---|
| OO-14 | Ensure that 20% of the land zoned in the plan for residential, or for a mix of residential and other uses, shall be made available for the provision of social and affordable housing. |
| OO-15 | Zone sufficient land throughout the settlements of Kenmare and Kilgarvan in a sustainable manner to cater for demand from all sectors of the housing market. |
| OO-16 | Promote the provision of permanent residential development in a sustainable manner. |
| OO-17 | Ensure that the zoning of residential land shall comply with the provisions of the Zoning Criteria contained in Section 1.6.4 of this plan. |
| OO-18 | Promote the sustainable provision of childcare facilities including crèches, and playschools sufficient to their extent, quality and distribution to meet the needs for childcare in the town in accordance with ' <i>Childcare Facilities; guidelines for Planning Authorities</i> ' (DOEHLG, June 2001). |
| | Infrastructure |
| OO-19 | Ensure that development of zoned land within these settlements is dependent on the provision of adequate water and wastewater infrastructure as set out in Section 1.3 'Strategic Issues' section of this plan. |
| OO-20 | Improve water supplies in the plan area, paying particular regard to the EPA's Remedial Action List. |
| OO-21 | Ensure that new developments shall incorporate on site measures in accordance with Sustainable Urban Design Systems where appropriate so as to minimise culverting, encourage native waterside vegetation and promote the use of reed beds and permeable paving to absorb pollutants and regularise storm water run-off. |
| OO-22 | Connect all houses located within settlement boundaries and which are serviced by wastewater treatment plants to the public wastewater treatment plants, where practical. |
| OO-23 | Ensure that new storm and foul drainage proposals are drained by gravity, except where otherwise deemed necessary by the Council. |
| OO-24 | Comply with 'The Urban Waste Water Treatment Regulations' 2001 and 2004. |
| OO-25 | Increase the number of Civic Amenity Sites and Bring Bank Facilities within the Plan area as demand arises and ensure the provision, as appropriate, of adequate waste related infrastructure in conjunction with new development. |
| OO-26 | Address the recommendations of the Urban Waste Water Discharges in Ireland for Population Equivalents Greater than 500 Persons – A Report for the Years 2006 and 2007 (Office of Environment Enforcement- EPA, 2009). |
| OO-27 | Facilitate the licensing of wastewater discharges, including storm water discharges which come within the scope of 'The Waste Water Discharge (Authorisation) Regulations' 2007. |
| OO-28 | Ensure that proposed cycleways, footpaths, tourist trails and amenity walkways in the vicinity of Natura 2000 sites shall be designed in an ecologically sensitive manner and shall be subject to Habitats Directive Assessment as required by legislation |
| OO-29 | Ensure that all infrastructure projects identified undertake a Habitats Directive Assessment in accordance with best practice and guidance of their impact on Natura 2000 sites as part of the planning and decision making process and in considering the most suitable locations or scale for provision of the project ensure avoidance of negative impact. |

| | Archaeology |
|--------------|---|
| OO-30 | Ensure that proposed development located within lands highlighted as representing the zone of archaeological potential around a monument listed in the Record of Monuments and Places (RMP) will be referred to the National Monuments Section, DoEHLG. Such developments will be the subject of an archaeological impact assessment and may require, further subsequent archaeological mitigation such as buffer/exclusion zones, monitoring, pre-development archaeological and/or archaeological excavation. |
| OO-31 | Ensure that the road project proposals take cognisance of the NRA's guidelines on archaeological assessments. |
| | Built Environment |
| OO-32 | Provide a high quality of design in private and public development, increasing the quality of the public domain while maintaining the character, form and settlement pattern of the settlements. |
| OO-33 | Promote the preparation and implementation of "An Energy Conservation Strategy" and associated awareness campaign within the Plan area |
| OO-34 | Promote the development of energy efficient (passive / low energy) buildings and encourage developers to design and build houses/buildings towards an 'A' rating standard as set out by the National Building Energy Rating (BER) methodology. |
| | Natural Environment |
| OO-35 | Support the implementation of the Kerry Heritage and Biodiversity Plan 2008-2012 and subsequent updates, including measures outlined to control / manage alien /noxious species, in consultation with the National Parks and Wildlife Service. |
| OO-36 | Encourage and promote compliance with the recommendations contained in the River Basin Management Plans and the Sub Basin Management Plans |
| OO-37 | Ensure full compliance with the requirements of Directives 79/409/EEC (Birds Directive) and 92/43/EEC (Habitats Directive) with respect to 'Appropriate Assessment / Habitats Directive Assessment' of any relevant plans or development proposals. As part of this any proposed amendments / variations to the plan or development proposals should be screened with respect to the potential impact on Natura 2000 sites and the requirement for "appropriate assessment / Habitats Directive Assessment" in accordance with Article 6 of the Habitats Directive. |
| OO-38 | Ensure full compliance where appropriate with " <i>Guidance for local authorities' appropriate assessment of plans and projects in Ireland</i> " (DOELG, 2009). |
| OO-39 | No projects which will be reasonably likely to give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, shall be permitted on the basis of this plan (either individually or in combination with other plans or projects) unless imperative reasons for overriding public interest can be established and there are no feasible alternative solutions. |
| OO-40 | Promote and implement measures to control and manage alien/noxious species and noxious weeds and non native plant species that are contained in the NRA (2008) document 'Management of noxious Weeds and Non Native Invasive Plant Species on National roads' and prevent any adverse impact on water quality, including surface water, wetlands, river and ground water sources. |

| | |
|--------------|--|
| OO-41 | Facilitate the mapping of habitats, including wetlands within the plan area, in consultation with the National Parks and Wildlife Service – Department of the Environment, Heritage and Local Government, the Heritage Council, the Southwest Regional Fisheries Board and other relevant statutory and non statutory nature conservation interest groups. |
| OO-42 | Prohibit discharge of untreated wastewater into any receiving waters classified as being “at risk” under the Water Framework Directive. |
| OO-43 | Promote the protection of fisheries and shellfisheries located within the catchment of the plan area, which are identified as “Salmonid” and “Habitat” rivers under the WFD Register of Protected Areas. |
| OO-44 | Promote and implement, where possible, the recommendations of the Pollution Reduction Programmed (PRP) of shellfish waters in the Kerry Region, in particular the Kilmakilloge Harbour PRP and Kenmare River/Sneem/Ardgroom PRP |
| OO-45 | Ensure full compliance with the “ <i>Fisheries Guidelines for Local Authority Works</i> (DCENR, 2008). |
| OO-46 | Promote and Implement measures outlined in “ <i>Guidelines on the Planning and Design, Construction & Operation of small scale hydro-electric schemes and Fisheries</i> (DCENR, 2007) |
| OO-47 | Promote and implement the “ <i>Requirements for the protection of Fisheries Habitats during construction and development works of river sites</i> ” (ERFB, 2006) |
| OO-48 | Promote and Implement measures outlined in “ <i>Maintenance and protection of the inland fisheries resources during road construction and improvement works-requirement of the southern region fisheries board</i> ” (SRFB, 2007). |
| OO-49 | Promote the protection and enhancement of surface water, groundwater water resources and their associated habitats and species, including fisheries. |
| OO-50 | Protect all designated habitats (Natura 2000 sites and Natural Heritage Areas) and species (including in the Bird and Habitats Directive or Wildlife Amendment Act) within the plan area and to promote the establishment, management and protection of buffer zones surrounding designated sites, where appropriate. |
| OO-51 | Facilitate the National Parks and Wildlife Service in the implementation of the “Main Objectives Over The Coming Five Years and Beyond” as set out in the Conclusions of the National Parks and Wildlife Service Report “The Status of EU Protected Habitats and Species in Ireland”,(NPWS, Department of the Environment, Heritage and Local Government”,(2008) and in the implementation of conservation management plans for Natura 2000 sites. |
| OO-52 | Promote the protection and improvement, where appropriate of air quality within the plan area |
| OO-53 | To minimise the threat of air, land, water or other environmental pollution, by use of the statutory powers of the local authority. The attention of developers is drawn to the requirements of the Environmental Impact Assessment Regulations. Under the EIA and Planning and Development Regulations certain projects that may arise during the implementation of the Plan may require an Environmental Impact Assessment. |
| OO-54 | Ensure that any development that would have an unacceptable impact on the water resource of the area, including surface water and groundwater quality and quantity, river corridors and associated wetlands of significance will not be permitted. |

| | |
|--------------|---|
| OO-55 | Provide for the protection, management, and as appropriate, enhancement of existing wetland habitats where flood protection/management measures are considered to be necessary. |
| OO-56 | Prohibit illegal burning, deposit and disposal of waste materials by the use of the statutory and non statutory powers of the local authority |
| OO-57 | Ensure that proposed Tourism and Recreation Strategies, Projects and Activities, take account of the need to incorporate biodiversity considerations, particularly in the case of internationally designated sites of nature conservation importance. |
| OO-58 | Ensure that development complies with “ <i>The Planning System and flood risk assessment – guidelines for planning authorities</i> ” (DOEHLG-OPW, 2009). |
| OO-59 | Ensure that proposals for bridge type developments are supported at the planning application stage with ‘Appropriate Risk Assessments’ as outlined in the DOEHLG Guidance on ‘The Planning System and Flood Risk Management’ |

1.6 SETTLEMENT STRATEGY

1.6.1 Settlement Hierarchy

The settlements within the Kenmare Functional Area are designated on the basis of the following classification;

- **Regional Centres** are settlements with a strategic location relative to the surrounding area. They have populations in excess of 3,500. They possess good social and economic infrastructure and support services. They have the ability to energise their surrounding areas of influence through strong linkages, enhanced by transport, which will enable other centres to play a complementary role in their development. There is no regional centre in the Kenmare Functional Area.
- **District Centres** constitute the principal settlements within the primary functional areas. They are large settlements that provide a range of services to the towns, villages and rural areas in their catchments. They have populations in excess of 1,000. Their functions are complementary to the regional centres and each other. They also have an important regional employment function within their surrounding catchment. Kenmare town is defined in this plan as a district centre.
- **Towns** constitute the principal settlements within the Secondary functional areas. Towns cater for the daily and weekly needs of their inhabitants and provide a range of employment opportunities appropriate to their size and function. Towns also provide a range of community services, sporting facilities and medical centres that meet the needs of the surrounding catchment area.
- **Villages** provide for convenience and daily needs and small scale employment opportunities for their residents and surrounding rural population. They also provide local level community services, such as primary schools, churches, local sporting facilities and a community hall. Kilgarvan is a village in the Kenmare Functional Area.

- **Small Villages/Development Nodes** are localities with a scattered development pattern providing a range of local community facilities, such as a primary school, sporting club or a general shop or post office. The settlement pattern is not cohesive, but they are often characterised by strong geographic communities. Bonane, Lauragh, Templenoe and Tousist are small villages/development nodes. For ease of reference these settlements are indicated on Figure 1.4.

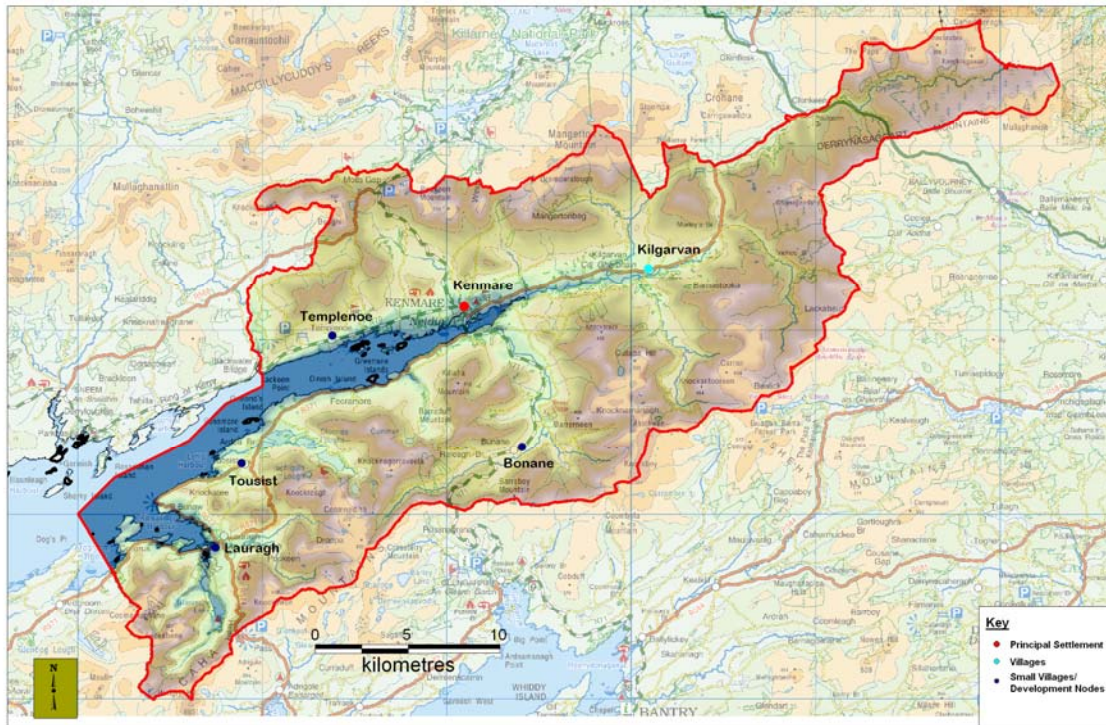


Figure 1.4 Settlement Hierarchy in the Kenmare Functional Area

1.6.2 Development Strategy

The development strategy promotes Kenmare town as the main focus for development within the Plan area offering the greatest potential for economic, social and cultural development.

Kilgarvan is considered an important local service centre and acts as a stabilizing service centre for its rural hinterland.

Bonane, Lauragh, Templenoe and Tuosist will remain as dispersed rural settlements retaining their existing rural character and serving local population needs.

1.6.3 Growth Strategy

Population projections are necessary in order to accurately assess the future demand for housing, amenity, infrastructure and employment. The period of this plan is until 2016 and population projections for the period of the plan have been prepared on that basis.

The South West Region currently has a population of 620,744. The population is targeted to grow to 737,100 by 2016 and to 795,000 by 2022. (DEHLG Aug 2009). At 139,385 County Kerry currently has 22.5% of the population of the southwest region.

It is now projected that the population of the County will grow to 174,378 by 2022 thereby maintaining the percentage of the regional population over this period. In the period to 2022, the South Western Regional Planning Guidelines will be reviewed in 2016, and these reviews will provide the opportunity to revise regional objectives, growth strategies and programmes.

The population of the entire functional area as contained in the 2006 Census was 5,754 persons (see Table 1.1). The population target for the 6 year period of the plan indicates that the population of the entire plan area will grow by 770 persons.

| | 2002 | 2006 | 2010 | 2016 |
|--------------------------------|------|------|------|------|
| Kenmare Functional Area | 5821 | 5754 | 6119 | 6889 |

Table 1.1 Population change and population target in Kenmare Functional Area 2002-2016

It is intended over the period of the plan to allocate 57% of the growth to the urban centres of Kenmare and Kilgarvan. This equates to 439 persons. At an occupancy rate of 2.7 persons, this equates to 162 dwellings at an average density of 5 dwellings/acre indicating a demand for 32.6 acres of zoned land. Using the normal inertia factor of 2.5, 81.4 acres (32.56 Ha) of land is therefore required to be zoned to fulfill the urban permanent residential housing demand over the period of the plan. This growth will be distributed throughout the settlements of Kenmare and Kilgarvan with 90% of the growth being allocated to Kenmare (see Table 1.2).

Growth prediction for smaller towns and villages is difficult due to their lower population base. Prescriptive growth figures can act as a barrier to development. Assigning growth figures based on a traditional demographic analysis of the existing population size (births over deaths etc.) or the existing population as a proportion of the overall area population can lead to very small growth figures and do not take account of historic barriers to growth such as market inertia and lack of infrastructure. These factors are likely to decrease in the future. Furthermore, the period of this plan is for a period of 6 years and the quantities of land zoned using traditional techniques would not facilitate the longer term development of the villages considering the need for amenities, public space and attractive streetscapes.

It is considered therefore, rather than allocating prescriptive areas of zoned lands for these smaller settlements, that managing the growth in a manner which will retain their character and create functional, attractive and well designed communities is a preferable approach.

| <i>Settlement</i> | <i>Area of Land Zoned (acres)</i> | <i>Projected Housing Provision (no.)</i> |
|---------------------|-----------------------------------|--|
| <i>Kenmare</i> | 73.26 | 366 |
| <i>Kilgarvan</i> | 8.14 | 40.7 |
| <i>TOTAL</i> | 81.4 | 406 |

Table 1.2 Zoning requirements and projected housing provision

1.6.4 Zoning Criteria

It is important that zoning within the settlements is carried out in a logical and informed manner which will provide for the long-term sustainable development of the settlements. The following criteria are used in deciding the extent and location of proposed residential zoning;

- Zoning within settlements shall not exceed the calculated requirements of the plan.
- The provisions of Section 11.4 of the County Development Plan 2009-2015 shall apply in relation to flood risk management and zoning of land.
- All zoned land shall be contiguous to the existing settlements boundary.
- Zoning of land is dependent on sustainable wastewater infrastructure provision including pumping requirement assessment.
- Preference shall be given to the development of the town centre and infill developments prior to the zoning additional lands on the outskirts of the settlement.
- All proposed zoning provisions shall be in accordance with the overall objectives of this plan.
- The need to provide for and promote permanent residential developments within the settlement.
- Groundwater Vulnerability Maps shall be taken into consideration for any proposed rezoning, zoning or development, which may occur within the Plan area.
- The Water Framework Directive and impacts on Natura 2000 sites shall be taken into consideration for any proposed rezoning, zoning or development, which may occur within the Plan area. The provision of appropriate buffer zones between designated ecological sites and areas zoned for development will be considered in consultation with the National Parks and Wildlife Service (NPWS) of the Department of Environment, Heritage & Local Government (DOEH&LG).

1.6.5 Development Management

It is intended that development in the Kenmare Functional Area will comply with the development management standards set out in Chapter 13 of the Kerry County Development Plan 2009-2015. There are additional requirements however that must be considered in the KenmareFunctional Area set out below;

| Objective No | Development Management It is an objective of the Council to: |
|---------------------|---|
| DM-1 | Ensure that development proposals comply with the development management standards contained in Chapter 13 of the Kerry County Development Plan 2009-2015. |
| DM-2 | Encourage the integration of biodiversity features into Greenfield developments such as bird boxes, bat boxes, sustainable urban drainage systems and appropriate landscaping. |
| DM-3 | Ensure that adequate buffer zones are provided and maintained between new developments and watercourses or designated sites of nature conservation importance, where appropriate. |
| DM-4 | Promote the protection and enhancement of linkages between local biodiversity features and ecological networks e.g. hedgerows, watercourses etc. |
| DM-5 | Ensure that development proposals with significant potential for the generation of Construction and Demolition waste are supported by Sustainable Waste Management Plans |

| | |
|-------------|---|
| DM-6 | Ensure that development proposals for individual wastewater treatment systems will be referred to the Site Assessment Unit of the Environment Section of the Council. Proposed development will only be granted if the design, construction, operation and maintenance comply with the appropriate guidelines and regulations. Proposals which would result in or contribute to surface or groundwater pollution will not be permitted. |
| DM-7 | Ensure that proposals for bridge type development are supported at planning application stage with 'Appropriate Risk Assessments' as outlined in the D ^O EHLG guidance on 'The Planning System and Flood Risk Management' |
| DM-8 | Ensure that a minimum depth of 50cm topsoil is provided within the back gardens of proposed dwellings. |
| DM-9 | Ensure that developers provide individual composters for residential units and other developments where considered to be practical |

1.6.6 Flood Management

It is the policy of the Council, that development itself should not be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. In this regard, applicants for development should have particular regard to the Guidelines issued by the DoEHLG "The Planning System and Flood Risk Management". See objectives OO-12 and OO-13 of the introduction of the plan and objective NE-6 of the Kenmare Town plan and Map 2c.

1.7 LAND USE ZONING DEFINITIONS & MATRIX FOR ALL SETTLEMENTS

1.7.1 Town Centre

To primarily provide for mixed uses including retailing, residential, commercial, office, civic buildings, financial institutions, professional services and any other uses appropriate to the town centre. Proposed developments should improve the vitality and viability of the town centre and shall meet the needs of the town and the hinterland. Individual applications will be assessed on the basis of the proposed development as well as existing uses, and other proposals in the vicinity. Developments which the Planning Authority considers would unduly affect the character, quality and amenity of the town will not be permitted. A diversity of uses for both day and evening will be encouraged and the degree of accessibility for all users shall be high.

Any residential development on these sites shall be secondary to the primary commercial/retail use at the site and any residential development shall be compatible with the primary use at the site.

In order to protect the amenities of the town and in the interests of the proper planning and sustainable development of the town, opening hours of proposed take-away and fast food outlets will be restricted as deemed appropriate by the Planning Authority.

In order to protect the retail function and amenity and vibrancy of the town centre, betting offices and take away/fast food outlets will be assessed in the context of their existing level of provision.

1.7.2 Mixed Use

Mixed use zoning is intended to cater for a mix of uses outside of the town centre including local shops, petrol stations, offices, visitor accommodation and other commercial uses that are acceptable outside the town centre. These sites shall be developed with a complementary mix of uses where possible. Development on such sites shall not detract from the vitality and viability of the town centre. Small scale retail uses are acceptable on these sites in the form of local neighbourhood shops with a gross floor area of not more than 500sqm. Any residential development on these sites shall be secondary to the primary commercial/retail use at the site and any residential development shall be compatible with the primary use at the site.

1.7.3 Existing & Proposed Residential

The purpose of this zoning objective is to provide for new residential areas, to protect and improve existing residential areas and to provide facilities and amenities incidental to those residential areas.

The residential zonings are intended to provide for the full range of housing types required to meet demand and changing demographics. It is intended that higher densities, subject to good design, will be accommodated closer to the town centre, while lower density development shall be provided at the periphery of the town.

The range of additional uses open to consideration within the residential zoning include community, social and medical facilities as well as neighborhood shops, restaurants and public houses where it can be demonstrated that there is a need for such facilities and that it will not affect the predominantly residential nature of the area.

Residential development shall only take place in conjunction with the provision of the necessary physical, social, community, educational and recreational services/facilities being provided.

Lands used as green areas within residential developments have not been specifically identified as part of this plan but there is a presumption against the development of such land.

Applications for significant residential developments shall include an assessment of existing educational facilities serving the area.

1.7.4 Village Centre

To primarily provide for a mix of uses on the main street of smaller settlements.

1.7.5 Public/Community/Institutional/Educational

Public/Community, institutional and educational facilities including schools, churches, day-care centres, childcare facilities, community buildings and health facilities will normally be permitted. Limited residential or business uses will only be permitted where they are functionally related and ancillary to community facilities at the site.

1.7.6 Retail

Sites zoned for retail use are earmarked solely for retail development. Supermarkets and/or shopping centres will be permitted on these sites. Retail warehousing developments will not be permitted on such sites.

1.7.7 Retail Warehouse

Retail warehouses are generally large scale, single retail stores catering for the car borne customer and specialising in bulk goods products such as furniture, carpets, tiles, DIY and electrical goods etc. Retail warehouses require extensive areas of showroom space, where storage occurs on the shop floor. Minimal additional storage would normally be required. In general, retail warehouses are not easily accommodated in town centre locations given their size and extensive car parking requirements. Retail developments will not be permitted on such sites.

1.7.8 Industry

Land zoned for industry is to facilitate industry/manufacturing.

1.7.9 Light Industry

In order to preserve this land for light industrial use, uses that do not directly relate to industrial activities, such as housing, retail or community uses will not be permitted. Uses shall not be injurious to the residential amenity of the area. Ancillary showrooms associated with the main use on site will be permitted up to a floor area of 100sqm but retail units will not be permitted.

1.7.10 Mixed Use Streetscape

Where land is indicated as 'Mixed Use Urban Streetscape' a range of mixed uses will be considered. New development must incorporate the traditional architectural values of the existing streetscapes in the town in terms of massing, scale, form, and street frontage. Local architectural elements shall be incorporated in the design of structures where appropriate. Proposed development shall incorporate pavement building lines and rear parking in its design and layout where site characteristics allow. To accommodate future growth, the emphasis must be on adaptability and the potential for the future growth of the commercial and retail sectors as demand arises. In considering mixed use streetscape, designers should consider plot width, floor to ceiling heights etc. and the capacity of the structure to be converted to different uses in the future. As well as normal design criteria, in these areas emphasis must be placed on diversity and adaptability. Diversity should be considered on a horizontal as well as vertical scale.

Longer single use developments provide less character and less opportunity for diversity and mixed uses which contribute to the vibrancy of a street. Vertical diversity incorporating a mix of retail, residential and commercial uses also increases the mixed use potential and the extent to which the area is used by different sectors.

1.7.11 Residential Streetscape

Same as mixed use streetscape except use is solely residential.

1.7.12 Village Improvements

Village improvements is a zoning objective for smaller settlements that is intended to generally improve the appearance and built environment of the village. It includes the improvement of streetscape and the improvement/provision of footpaths and the requirement for lighting and hard and soft landscaping where deemed appropriate.

1.7.13 Passive Open Space

Passive open space generally relates to use as town parks and children's playground areas and areas intended as natural amenity areas adjacent to natural features such as rivers. Unrelated uses, such as shops and houses, will not be permitted. The development of ancillary car parks and ancillary related facilities will be open to consideration. These uses, however, shall not detract from the primary use as passive open space. Adjacent developments should be designed to overlook and provide surveillance of these spaces. Where this zoning is located within or in the vicinity of Natura 2000 sites, which are nature conservation sites of international importance, development proposals will be required to demonstrate compatibility with the conservation objectives of such sites. As part of this, the potential for wildlife disturbance, the trampling of sensitive vegetation and the potential spread of invasive introduced species should be assessed.

1.7.14 Active Open Space

This zoning is intended solely for the provision of recreational uses. Active uses include the provision of playing pitches, tennis courts etc. Unrelated uses, such as shops and houses, will not be permitted. The development of recreational buildings and car parks necessary for the use of the amenity will be considered. These uses, however, shall not detract from the primary use as active open space.

1.7.15 Educational

Land zoned specifically to cater for the educational needs of a town.

1.7.16 Car Park

Land zoned for the provision of a public car park which may include provision for coach parking.

1.7.17 Opportunity Sites

Opportunity sites are sites of prime importance in the development of the town. Please refer to development briefs contained in the local area plan for further information.

1.7.18 Commercial:

Development of land zoned commercial in the Kenmare Functional Area (eg at Gortamullin) shall be regulated in accordance with the provision of Table 1.2 Zoning Matrix.

1.7.19 Tourism /Leisure

Land zoned specifically for tourism and leisure related uses, such as hotels, indoor sports and recreational facilities and activity centres. Uses may also include eco tourism and other specific niche markets.

1.7.20 Business/Science/Technology

Business uses comprise of a range of activities from telesales and computer programming companies to company headquarters etc. They are characterised by clean non-polluting activities, which produce a product but do not serve the public directly. Business/Science/Technology zoning is often used for such uses as offices, research and development or communication companies. Developments not directly related to business/science/technology uses, such as industrial, retail or residential will not be permitted.

| | Res | TC | MU | RW | PCIE | I | LI | POS | AOS | Ret | BST | COM | TL |
|---|-----|----------------|----|----|------|---|----|----------------|----------------|----------------|-----|-----|----|
| Advertisement Boards | N | O | O | O | N | O | O | N | N | P | O | O | O |
| Amusement Arcade | N | O ¹ | O | N | N | N | N | N | N | O | N | N | O |
| Bank/Credit Union/Building Society | N | P | P | N | O | N | N | N | N | N | N | N | N |
| Bed and Breakfast/Guesthouse | O | O | O | N | O | N | N | N | N | N | N | N | N |
| Betting office | N | O ² | O | N | N | N | N | N | N | N | N | N | N |
| Café/restaurant | O | P | P | O | O | O | O | O ³ | O ³ | P | O | O | O |
| Call centre/Telesales | N | O | O | N | N | N | N | N | N | N | P | O | N |
| Car park/multi-storey (commercial) ⁴ | N | P | P | P | N | O | O | N | N | P | P | N | N |
| Casual trading | N | O | O | N | N | N | N | O | O | O | N | N | N |
| Cash and Carry | N | N | O | P | N | N | O | N | N | N | N | O | N |
| Cemetery | N | N | N | N | P | N | N | N | N | N | N | N | N |
| Childcare facility | O | O | O | O | P | N | O | N | N | O | O | O | N |
| Cinema/Theatre | N | P | P | O | O | N | N | N | N | O | N | N | P |
| Civic-amenity site | N | N | N | N | N | O | O | N | N | O | N | O | N |
| Community Hall/Facility | O | P | P | O | P | N | N | N | N | N | N | N | O |
| Conference centre | N | P | P | N | O | N | N | N | N | N | P | N | O |
| Cultural/heritage building | O | P | P | O | P | N | N | O | O | O | N | N | O |
| Data-centre/Web-hosting centres | N | P | P | O | O | N | O | N | N | N | P | O | N |
| Drive-through restaurant | N | N | N | O | N | N | N | N | N | P | N | N | N |
| Dry cleaners | N | P | P | N | N | N | N | N | N | P | N | N | N |
| Education (day and/or night) | O | P | P | N | P | N | N | N | N | O | O | N | N |
| Fast food/Take-away | N | O ² | P | O | N | N | O | N | N | O | O | N | N |
| Funeral home | N | O | O | N | O | N | N | N | N | N | N | O | N |
| Garden centre | N | N | N | O | N | N | N | N | N | O | N | O | N |
| Healthcare Professionals | O | P | P | O | P | N | N | N | N | O | N | N | N |
| Hair dressing salon/Beauty salon | O | P | P | O | O | N | N | N | N | O | N | N | N |
| Heavy commercial vehicle parks | N | N | N | N | N | P | P | N | N | N | N | O | N |
| Hospital | O | O | O | N | P | N | N | N | N | N | N | N | N |
| Hostel | O | O | O | N | O | N | N | N | N | N | N | N | N |
| Hotel | O | P | P | N | O | N | N | N | N | O ⁵ | N | N | O |

| | Res | TC | MU | RW | PCEI | I | LI | POS | AOS | Ret | BST | COM | TL |
|--|----------------|----|----|----|------|---|----|-----|-----|-----|-----|-----------------|----------------|
| Household fuel depot | N | N | N | N | N | O | O | N | N | N | N | O | N |
| Industry/Light industry with showroom ⁶ | N | N | N | O | N | O | O | N | N | N | N | O | N |
| Media recording and media associated uses | N | O | O | O | O | N | N | N | N | O | P | O | N |
| Motor sales showroom | N | N | O | O | N | N | O | N | N | O | N | O | N |
| Night-club/Dancehall | N | O | O | N | N | N | O | N | N | O | N | N | O |
| Office | O | P | P | O | O | N | N | N | N | N | P | O ¹⁰ | N |
| Off-licence | N | P | P | N | N | N | N | N | N | P | N | N | N |
| Place of public worship | O | P | P | N | P | N | N | N | N | N | N | N | N |
| Petrol filling station | N | N | O | O | N | N | N | N | N | O | N | N | N |
| Public house | O | P | P | N | O | N | N | N | N | O | N | N | O ⁷ |
| Repairs garage | N | N | O | N | N | N | P | N | N | N | N | O | N |
| Residential institution | O | O | O | N | O | N | N | N | N | N | N | N | N |
| Sports club/Recreational building | O | O | O | O | O | N | N | N | O | O | O | O | P |
| Supermarket (>2500sqm) | N | P | O | N | N | N | N | N | N | P | N | N | N |
| Warehouse/storage depots/distribution centres | N | N | N | N | N | O | N | N | N | N | N | O | N |
| Playing Pitches | P | N | O | N | O | N | N | N | P | N | N | N | P |
| General Retail Shopping | N ⁹ | P | P | N | N | N | N | N | N | P | N | N | N |

KEY

Res- residential **TC** – Town Centre **MU**- Mixed Use **RW**- Retail Warehouse **TL** – Tourism and Leisure
PCIE- Public/community/institutional/educational **I**- Industry **LI** – Light Industry **POS** – Passive Open Space
AOS – Active Open Space **Ret**- Retail **BST** – Business/Science/Technology **COM** - Commercial

N = Not normally permitted

O⁸ = Open to consideration

P = Permitted in principle

NOTES

- 1 There are locations in the town centre where amusement arcades are inappropriate and applicants are advised to liaise with the Planning Authority.
- 2 In general, these developments will not be permitted on the main street of town centres in order to protect the retail function and amenities of the town centre.
- 3 Small kiosk-type buildings will be considered
- 4 All applications will have to comply with the car parking standards contained in the County Development Plan
- 5 Hotel to be ancillary to the main retail use at the site

- 6 Net retail space to be a maximum of 100sqm and shall be solely related to the associated industrial/light industrial use at the site
- 7 As an integral part of overall complex.
- 8 Land uses in the 'open to consideration' category may or may not be acceptable and proposals in this category will be considered by the Planning Authority on their individual merits and with the context of the proper planning and sustainable development of the area.
- 9 Local convenience shopping may be permitted.
- 10 In relation to the lands zoned commercial at Gortamullin, new office uses will only be considered as ancillary to an existing use.