

KILGARVAN LOCAL AREA PLAN

1.0 CONTEXT

Location

Kilgarvan (Cill Gharbháin) village is located on the R569 in southeast Kerry and is approximately 10km to the east of Kenmare town. It lies in the scenic valley of the Roughty River with Mangerton Mountain as a backdrop to the North.



Population

The census population figures for the village of Kilgarvan show a decrease in population from 175 to 156 persons between 1996 and 2002. The population however increased in the 2002-2006 inter-censal period by 5.1%, from 156 to 164 persons.

Functions and Facilities

Kilgarvan is a village with a range of basic services that serve a large farming hinterland. There are three shops in the village, two petrol stations, a post office, several pubs, a village grill, a Church, a National School, a Garda Station, a community centre, a childcare facility, a funeral home and a hairdresser. The Rock Mount Centre (Heatherview Day Centre) provides services for the elderly. There is also a GAA pitch located outside the village on the Kenmare road.

The Michael J Quill Centre is also located outside the village on the road to Kenmare in what was formerly St. Peter's Church of Ireland and is now a training centre for the disabled, with a gift shop and café.

The village is lacking in formal amenity areas. A village park and playground are therefore required along with sporting facilities/playing pitch.

While Kilgarvan is in close proximity to the tourist towns of Kenmare and Killarney, it has not benefited hugely from tourism. It is hoped that the sensitive future development of the village, the retention of the attractive village character and the provision of additional services will help boost tourism in the village.



Infrastructure

There is a public water main in the village, which is supplied from Coomclogherane Lake to the south near Gullaba Hill. There is also an existing wastewater treatment plant (septic tank) in Gortnaboul, just south of the village, which is currently at capacity. While contract documents for a new sewer network and new treatment plant have been prepared, work on these is dependent of finance being available. Until the completion of phase one of the new treatment plant, the lack of a treatment plant is a significant constraint on development in the village.

The following is the current policy of the Water Authority (Kerry County Council) in relation to 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 should be noted that the sewerage schemes may not progress during the lifetime of the planning permission and consequently it may not be possible for a developer to take up the permission in some instances. Close communication between a prospective Developer and the Water Authority is critical in this instance.
- It is an option for a developer or developers to propose the construction and financing of Wastewater Collection and Treatment Infrastructure consistent with Local Authority Plans and following consultation with the Water Authority.
- A limited number of one-off houses or limited infill development may be permitted to connect to the existing system, where the development is unlikely to cause significant pollution.

Urban Form

Kilgarvan is located in an attractive undulating rural landscape. The village itself consists of a curved main street with a strong streetscape of mainly two-storey buildings with a mix of uses. Many of these buildings are no longer in use. There is a small triangular informal public space across from the community centre.

In some instances, a footpath has been provided by individual property owners across their road frontage but does not provide continuity for the pedestrian walking along the road.

The road which leads to the primary school also has an attractive group of stepped terraced houses on the eastern side of the road. A housing estate (Suiomh Alainn) is partially developed north of these houses.

The undulating nature of the landscape is evident on the approach road into the village from the east where the land to the north of the R569 is elevated and the land to the south of the road drops dramatically. The topography of these lands will be a constraint on their future development.

The edge of the village is well defined on the eastern approach by an industrial building to the North and Amelio Mews to the South. However, the poorly presented industrial building and surrounding site, (with various lorry trailers, plant etc.) detracts from the eastern approach into Kilgarvan. The edge of the village on the western approach is defined by the dwellings immediately west of the Church.

A new urban space should be provided in the centre of the village to provide a focus for pedestrian activity. This space should be attractively paved and landscaped with planting and street furniture and information boards on the village. Provision for public toilets should also be made as they are currently lacking in the village.



While many of the buildings of the existing streetscapes that form the village are in a state of disrepair, they are representative of the vernacular style typical of Irish towns and villages throughout the country and potentially make for a very attractive village.

However, to capitalise on their potential attractiveness, and to make better use of the available public space, it is proposed that a hard landscaping plan of the road/footpath area identified in the zoning map be prepared and implemented. This will involve the upgrading of and realignment of footpaths on both sides of the R569, the provision of on-street parking, where appropriate, and the development of open civic spaces near the junction up to the school, the small triangular open area across from the Community Centre and the area outside the gable of the old church and entrance to the old graveyard.

Built Heritage

There are five protected structures within the village:

- The community centre (formerly a national school) to the south of the main street.
- The Catholic Church on the Kenmare Road.
- The pair of red-brick Railway Cottages to the north of the primary school
- The large stone building at the centre of the village to the west of the junction of the main street with the road that leads to the school (L-7060-33(see picture below).



Archaeology

There are two national monuments at the location of the old Church ground on the main street and a standing stone just to the north of the old Church ground.

- KE094-00401 – Church site and graveyard
- KE094-00402 – Possible bullaun stone.
- KE094-053 – Standing Stone

The approximate extent of the zone of potential around these monuments is indicated on the zoning map. The extent of these zones may be larger however as the Church and graveyard may be deemed a national monument upon further investigation and consultation with the Department of Environment, Heritage and Local Government.

Natural Environment

The Roughty River flows through the valley to the south of the R569. This river is a major salmon and trout river with high quality spawning and nursery areas. There are mountains to the North and South. There are no cSAC's, NHAs or SPAs in the plan area. However, there is an NHA southeast of the village.



As stated, the landscape setting of the village is undulating landscape. This high quality rural setting should be protected from developments that are visually obtrusive by way of inappropriate scale, design or bulk and in particular, from development that is visually obtrusive due to its design and location. Attractive views in the plan area have been identified along the R569 on the Kenmare and Cork roads.

Vehicular and Pedestrian Traffic

The village experiences significant through traffic as vehicles pass through the village when travelling to or from Kenmare, the Ring of Kerry and the Ring of Beara from the Killarney or Macroom/Cork City directions.

Footpaths are in place in some locations in the village but need to be improved/provided in certain areas. The lack of footpaths in some locations in the village means that pedestrian movement within the village is impeded for the most part and quite curtailed.

The lack of continuity of the footpath from the Community Centre eastwards to the Amelio Mews housing estate on the southern side of the R569 is hazardous for pedestrians and detract from the appearance of the village. In particular, a private entrance and a wall protrude onto the R569 across from the old church and old graveyard, and present an obstruction to the continuity of the footpath at this location. In addition a wall protrudes onto the R569 just east of the Community Centre and presents an obstruction to the continuity of the footpath at this location.

Footpaths throughout the village need to be upgraded and provided where they do not already exist in order to improve pedestrian safety and sightlines for traffic. This will also contribute to an improved public domain and urban image

Parking in the village is mainly provided on-street, with some parking available on the church grounds.

The present car park outside the primary school is insufficient to meet the needs of those using the school. It is therefore proposed to extend this car park to increase the parking and turning area for the school.

There are a number of junction and road improvements necessary in the village if future development is to take place. These are indicated on the zoning map.

A protected road corridor connecting the national school road to the R569 at the eastern side of Kilgarvan is proposed in order to open up lands for long-term future development and to alleviate traffic at the National School road/R569 junction.

Growth and Residential Development

Kilgarvan provides a very limited amount of employment for the local population in the services sector. A large amount of the local population is involved in farming while others commute to nearby towns such as Kenmare and Killarney to gain employment.

Two housing estates have recently been (partially) built in the village and there was a significant demand for new residential development in the recent past. It is probable that this demand for development in the village resulted from the inflated price of property in nearby towns such as Killarney and Kenmare. Kilgarvan is increasingly being seen as an alternative to buying property in these towns. However, given the recent economic downturn and collapse of the property market, demand for residential property in Kilgarvan has decreased significantly.

There is an incomplete development on the school road, and permission has been granted for 27 dwellings and a number of apartments to the South of the village. Section 1.6.2 of the introduction to his plan outlining the growth strategy, indicates that the requirement for Kilgarvan over the period of the plan is for 8.14 acres of zoned residential land. This makes provision for an increase of 65 persons (3/acre), or 41% increase in population over the period of the plan. In effect enough planning permission has been granted to satisfy the requirement of the village over the period of the plan.

2.0 DEVELOPMENT STRATEGY

- **The strategy for the future development of the village is to allow for the development of an attractive and sustainable compact urban settlement, on a scale commensurate with its infrastructural capacity, which will be an attractive place in which to live, work and visit.**
- **The village has a unique character and has been relatively unspoilt by development to date. It is considered that the character of the village should be maintained. New development should therefore be in keeping with the scale, character and settlement pattern of the village and should reflect local design features.**
- **Kilgarvan has potential as a tourist village but at present certain areas of the village suffer from neglect and inactivity. Development which will add to the services and facilities available in the village will be encouraged at an appropriate scale and at suitable locations. The village is set in a unique rural landscape in the valley of the Roughty River and any new development should not detract from this picturesque setting.**

- The urban fabric of the main street suffers from under use but has a distinctive architectural quality that should be maintained/restored where possible. The reuse of properties on the main street should also be encouraged.
- The village has a compact urban form with good definition between the village and the surrounding rural area. Future development of the village should be carried out in a sustainable manner and should ensure that the village retains its compact settlement pattern with attractive approaches into the village.
- The village is located in an undulating landscape with attractive views of the countryside. New development should respect the topography of the area and should be designed so as to not be visually obtrusive. Landscaping details will also be required to be of a high standard to help integrate any new development.
- New residential development should be small-scale and low density or infill served by individual treatment units/septic tanks pending construction of a wastewater treatment plant in the village.
- High quality street furniture and planting should be introduced.

3.0 OVERALL OBJECTIVES

Objective No.	Overall Objectives It is an objective of the Council to:
OO-1	Encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites.
OO-2	Ensure that the high quality natural setting of the village is maintained and protected from inappropriate development.
OO-3	Promote attractive streetscapes and approaches into the village and preserve and enhance the elements of the built and natural environment which define the unique character of the village.
OO-4	Ensure that new development shall respect the contours of the landscape and shall be designed so as to fully integrate with the landscape and existing settlement.
OO-5	Ensure that new residential development shall be small-scale and low density with each dwelling served by individual treatment units/septic tanks, pending construction of a wastewater treatment plant in the village.
OO-6	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.

4.0 SPECIFIC OBJECTIVES

Vehicular and Pedestrian Traffic

Objective No.	Specific Objectives It is an objective of the Council to:
T-1	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.
T-2	Facilitate improvements at the junction of the R569 and the road leading to the North to the primary school (L-7060-33).
T-3	Facilitate improvements to the junction on the R569 on the western approach into the village where the road to Bantry (L-4065-69) and the road leading to Gortnaboul (to the north) meet.
T-4	Facilitate improvements at the junction of the R569 and the road leading to the North to the graveyard (L-7066-0)
T-5	Facilitate a parking area to the immediate south of the national school to provide parking and turning area for users of the school and the proposed amenity area to the south.
T-6	Ensure that new developments will include provision for pedestrian movement and connectivity throughout the village.
T-7	Seek the provision/improvement of continuous footpaths as indicated on the Zoning Map.
T-8	Prepare and implement a hard landscaping plan of the area/public domain identified in the zoning map. This will involve the provision/upgrading and realignment of footpaths on both sides of the R569 (except along the old graveyard road frontage), the provision of on-street parking, where appropriate, and the development of open civic spaces near the junction up to the school (eastern side of R569), the public area immediately west of the Community Centre, the small triangular open area across from the Community Centre and the area outside the gable of the old church and entrance to the old graveyard. It will also involve the undergrounding of the overhead utility cables.
T-9	Reserve a corridor for an indicative relief road to the north of the R569 to L 7060-33
T-10	Facilitate the provision of traffic calming measures in the village as required.

Built Environment

Objective No.	Specific Objectives It is an objective of the Council to:
AH-1	Facilitate the development of an attractive public urban space at the main street which will be the subject of a detailed urban design statement. This space will be paved and landscaped to a high standard and will include street furniture and public toilets. This site will be developed in conjunction with the large Mixed Use zoned site to the west and south and shall be incorporated into the urban design statement for this site.
AH-2	Preserve the village's architectural heritage and encourage development to be designed in a manner that is in keeping with the scale and character of the existing village. New developments should respect local design features.
AH-3	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties along the Main Street.

Archaeology

Objectives No	Specific Objectives It is an objective of the Council to:
RM-1	Ensure the preservation of all archaeological monuments in the plan area as included in the Record of Monuments and Places
RM-2	Have regard to the recommendations of The Heritage Service, the National Museum of Ireland and other statutory agencies in the carrying out of its development control functions.
RM-3	Have regard to the advice and recommendations of the County Archaeologist in respect of monuments and features not currently listed in the Record of Monuments and Places.
RM-4	Ensure that the zones of archaeological potential around recorded monuments KE 094-00401, KE 094-00402 and KE 094-053 will be determined following consultation with the National Monuments Section of the Department of Environment, Heritage and Local Government.
RM-5	Ensure that any proposed development within the 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 of the Department of Environment, Heritage and Local Government. Such developments will be the subject of archaeological impact assessment and may require further subsequent archaeological mitigation – buffer zones/exclusion zones, monitoring, pre-development archaeological testing, and archaeological excavation prior to a decision being made.

Views and Prospects

Object no	Specific Objective It is an objective of the Council to:
VP-1	Protect Views and prospects in a southerly direction along the R569 approach road into the village from Kenmare and from County Cork from inappropriate development, as indicated on the zoning map.

Natural Environment

Objective No	Specific Objectives It is an objective of the Council to
NE-1	Ensure that development shall not have a significant negative impact on the quality of the natural environment.
NE-2	Maintain the river quality of the Roughty River and protect the river from inappropriate development and pollution.
NE-3	Preserve mature trees where possible and promote additional planting of native trees in the village.

Amenity

Objective No.	Overall Objectives It is an objective of the Council to:
A-1	Facilitate the development of the area to the south of the school as a public amenity area which will consist of a village park. Seek to preserve mature trees of value on this site.
A-2	Facilitate the provision of a public playground to be located at a suitable location. An indicative playground is shown on the existing green area (west of the road to the school) on the zoning map.

Mixed Use

Objective No.	Zoning It is an objective of the Council to:
MU-1	Encourage mixed use developments at appropriate locations in the village which will provide local employment and services for tourists and locals.

Infrastructure

Objective No.	It is an objective of the Council to:
INF-1	Facilitate the provision of public toilets at the Public Urban Space (AH-1).
INF-2	Facilitate the provision of a wastewater treatment plant serving the village.