

# **TEMPLENOE LOCAL AREA PLAN**

## **CONTEXT**

### **Location**

Templenoe (An Teampaill Nua) is a dispersed rural settlement located on the Iveragh Peninsula on the N70 Ring of Kerry tourist route. It is approximately 7km to the west of Kenmare town and overlooks Kenmare Bay and the Greenane Islands. The settlement is dispersed in a linear fashion along the N70.



### **Population**

There are no population figures for a defined area of Templenoe itself. It is located within the Electoral Districts of Dromore and Greenane. The census population recorded in these EDs increased by 6.4% from 435 to 463 persons between 1996 and 2002 and again increased from 463 to 496 persons or by 7.1% between 2002 and 2006. These substantial increases in population may be related to the location of the village in close proximity to Kenmare town and the amount of rural dwellings permitted in the area during this time period.

### **Infrastructure**

There is a water main along the N70 as far west as the Vestry Restaurant. Currently there is no Public Sewerage Infrastructure and none is proposed. Dwellings in the area are served by individual septic tanks and waste water treatment systems.

The following is the policy of the Water Authority (Kerry County Council) regarding Templenoe:

- a) Low density housing developments with each house having its own Treatment System designed in accordance with EPA Standards can be considered.
- b) Shared package Treatment Plants serving multiple developments are not acceptable.



### **Function & Facilities**

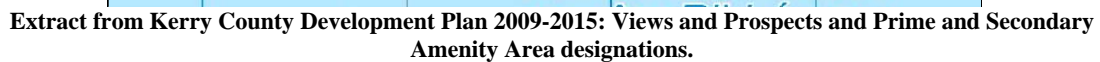
Templenoe is a small dispersed rural settlement located on the Ring of Kerry with a limited range of facilities commensurate with the population served. There is a Roman Catholic Church, a community building, golf course (Ring of Kerry Golf Club), GAA grounds, a public house, a post office and a pier. The area benefits somewhat from tourism due to its location on the Ring of Kerry, the Golf Club, the pier, Coss Strand and the scenic qualities of the landscape. The pedestrian walkway, The Kerry Way, passes through Templenoe.





The settlement is located in a high quality natural environment in close proximity to the coast with views over Kenmare Bay. There are large wooded areas. The land on the north side of the road is elevated and peaks at Knockanaskill.

There are protected views and prospects along the N70 on the approach road into Templenoe from the west. The land on the seaward side of the road is zoned secondary special amenity to the east and prime special amenity to the west.



As stated, the settlement is dispersed along the N70 and there is no identifiable village centre. The settlement could be said to start to the west of the Vestry (formerly a CoI Church) and end to the east past the road to the pier. There are a number of dwellings in the area, mainly located on minor roads off the N70. The facilities available in the area such as the Church and the public house are scattered throughout the settlement along the N70.

The settlement is located on the N70, a national secondary road and the maximum speed limit applies. A large amount of traffic passes through the area, particularly during the tourist season. This traffic consists of locals travelling to Kenmare for work and services and also consists of tourist traffic on the Ring of Kerry route. There are no interconnecting footpaths between facilities.

### Built Heritage

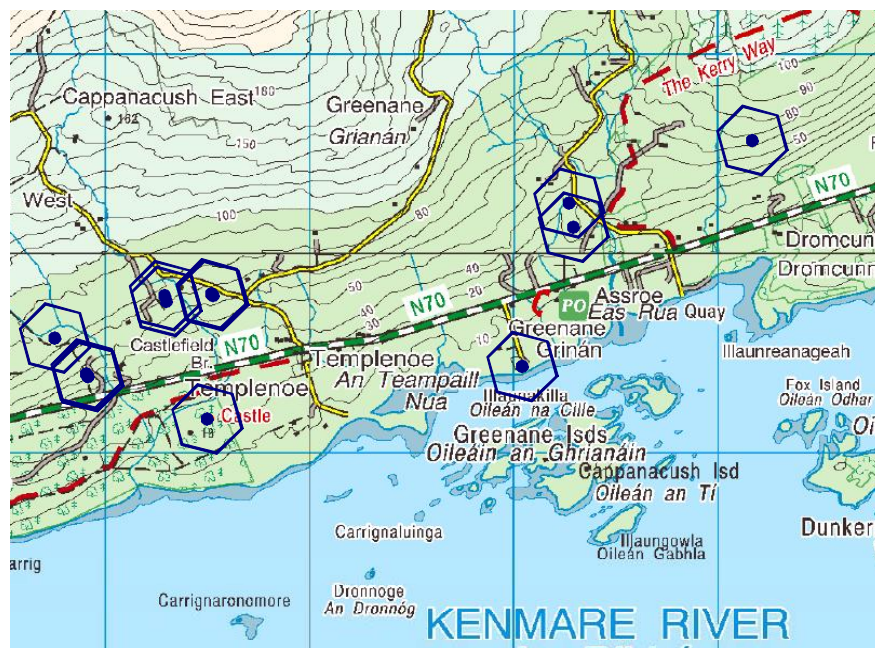
There are four protected structures in the record of protected structures in the Templenoe area;

1. Tower, Dromore Castle, Dromore (21309206)
2. Detached gate Lodge and Gate Lodge and Gateway, Dromore Castle, Dromore (21309205)
3. Church, The Vestry Restaurant, Cappanacush East (21309203)
4. Detached House, The Glenhazel, Templenoe Road, Blackwater Bridge (RPS 092-001)

New development should respect the character and scale of these existing structures.

### Archaeological Heritage

There are a number of archaeological monuments in the Templenoe area as indicated by the blue dots enclosed by hexagons in the map below.



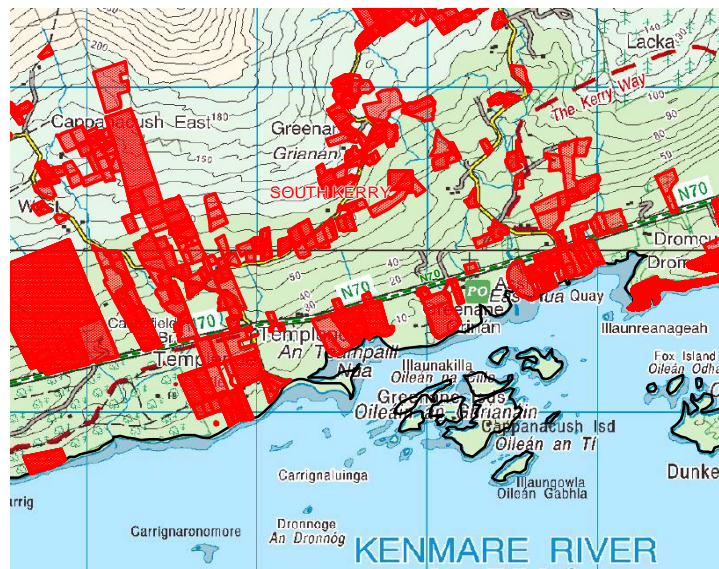
Recorded Monuments and Places in Templenoe

### DEVELOPMENT STRATEGY

- Templenoe has experienced significant development pressure and a substantial amount of one-off development in the past few years, mainly due to the scenery and its close proximity to Kenmare town. In addition many of these dwellings are holiday homes and are vacant for the majority of the year. The area is characterised by a large amount of dispersed rural dwellings. Most of these dwellings are located on the minor roads off the N70.
- Templenoe does not have the existing services or the demand for new services needed to generate a substantial amount of development. The lack of existing or proposed infrastructure, or a defined village core reflects the existing character of the area. It is envisaged that future development will maintain this rural character and the development of urban style residential developments will not be permitted.

Any applications for development will be considered in the context of the existing rural character of Templenoe and the policies of the Kerry County Development Plan for rural areas.

- Due to the existing density of development in the area and the amount of existing holiday homes any new dwellings shall be for permanent residential use only. The development of a village core with streetscape or higher density development is not envisaged.
- Existing features such as hedges, trees and stone walls should be retained where possible.



Planning applications in the Templenoe area since 1991

## OVERALL OBJECTIVES

Objective No	Overall Objectives It is an objective of the Council to/that:
OO-1	Future development in the area shall be small in scale and shall take the form of one-off dwellings or cluster-type developments located on the minor roads off the N70. A limited amount of ancillary facilities, such as a shop, will also be permitted at suitable locations.
OO-2	New developments should be designed to a high standard to ensure integration with the landscape. New developments on the seaward side of the N70 should not obstruct or impinge on sea views and developments to the north of the N70 should be suitably designed, sited and landscaped so as not be visually obtrusive. New developments should respect local design features.
OO-3	Ensure that dwellings in the area shall be reserved for permanent residential use.
OO-4	Retain the protected views and prospects, the amenity areas and protected structures as designated in the Kerry County Development Plan 2009-2015.

<b>OO-5</b>	Protect existing trees, hedgerows and stone walls where possible and promote additional native tress/ hedge planting and the appropriate use of local stone walls in new developments.
<b>OO-6</b>	Facilitate the provision of and extension to the graveyard at Templenoe
<b>OO-7</b>	Ensure that development shall not have a significant detrimental impact on the quality of the natural environment.
<b>OO-8</b>	Encourage the appropriate reuse and sensitive restoration of unused/derelict vernacular properties in Templenoe.
<b>OO-9</b>	Facilitate improved access to, improved launch facilities and marine leisure activities at Templenoe (Assroe) pier in a manner which is compatible with the conservation objectives for the Kenmare River SAC 002158.