

## SECTION 3 RURAL AREA

### 1.0 OVERVIEW

#### 1.1 Introduction

The purpose of this section of the plan is to make provision for planning policies in rural areas that are below the strategic level of the County Development Plan and are more local in nature. The rural area of the Kenmare Functional Area Local Area Plan, shown in Figure 1.1, is defined as all the rural area within the functional area boundary and outside the boundaries of the town (Kenmare) and village (Kilgarvan) that are zoned in this local area plan. The rural area, as defined in this plan, is functionally linked to the urban settlements. The area includes the area of County Kerry in the Beara peninsula including the settlements of Lauragh, Tousist, and Bonane, and the rural areas as shown around the settlements of Templenoe, Kenmare and Kilgarvan and has a total area of 614.9 sq.km (237.4 sq.miles).

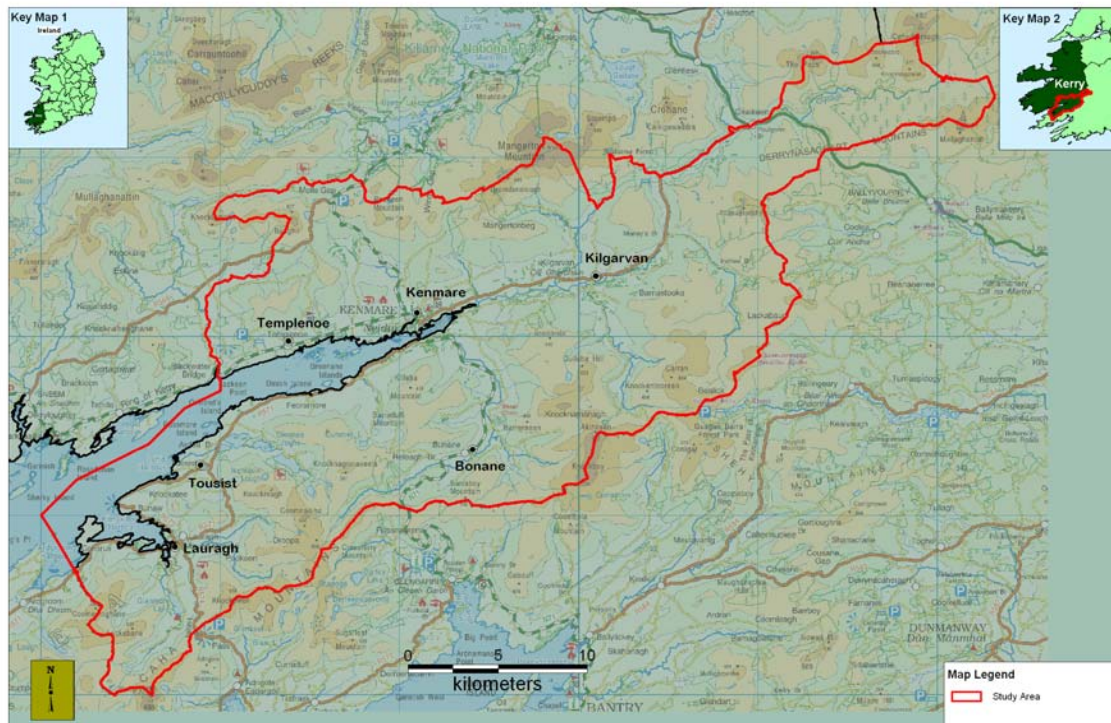


Figure 1.1 Kenmare Functional Area

Those living in the rural area are largely dependant on the towns and villages for services such as schools, services and employment. It is likely that a substantial proportion of people travel to larger towns such as Killarney for employment. Tourism and agriculture are strong in the area.

## 1.2 Purpose of Rural Area Plan

- Look at rural area at a local level as opposed to the more strategic level of the County Development Plan.
- Identify strengths, weaknesses, opportunities, threats in rural area.
- Gather information on rural area.
- Identify protected structures in rural areas.
- Identify objectives for the rural area that are not at the strategic County Development Plan level.

## 1.3 SWOT Analysis for Rural Area

### *Strengths*

- Rural area has a strong urban centre (Kenmare town) as a focal point.
- Attractive and varied landscape/seascape.
- A large part of the rural area has been relatively untouched by development.
- Strong economic and social linkages between rural area and urban settlements.
- Only area under strong urban pressure is immediate area outside Kenmare town.
- Villages in particular have in the most part retained their character.
- Area with some of the best scenery in the country.
- On the Ring of Kerry and Ring of Beara routes and the Kerry Way pedestrian walkway
- Existing piers at Templenoe, Kenmare, Star Pier (privately owned), Coornagillagh and Kilmackilloge.
- Existing pedestrian walkways – The Kerry Way and the Beara Way.

### *Weaknesses*

- Peripheral location, particularly re nearest railway station at Killarney and Airports at Farranfore and Cork.
- Lack of employment opportunities outside of tourism/agriculture

### *Opportunities*

- Conserve built heritage
- Identify walking routes.
- Protect the natural environment and biodiversity.
- Increase level of marine leisure activities and ecotourism.
- Increase level of walking tours.
- Increase level of mariculture
- Greater use of the marine environment for leisure activities.
- Develop indigenous employment opportunities.
- Develop local production and sale of creative, craft and food industries

### *Threats*

- Over-development of rural area.
- Pollution of groundwater.
- Loss in quality of landscape.
- Unemployment.
- Emigration and loss of population and consequent reduced demand for services
- Loss of natural habitats.
- External economic factors
- Competition from cheaper locations

## 1.4 Population

The population of the entire functional area, excluding Kenmare town, was 4053 persons in 2006 which was a slight increase from 3977 persons in 2002. The projected population for the functional area, excluding Kenmare town, during the plan period, up to 2016 is 4609 persons.

	2006	2010	2016
<b>Kenmare Functional Area (excluding Kenmare town)</b>	4053	4234	4609

Table 1.1 Existing and projected population in Kenmare Functional Area (excluding Kenmare town)

## 1.5 Transport

The area is served by the N70 and N71, national secondary routes, the R571, R573, R574, R568, R569 regional roads and a network of local roads. It is important that any development in the rural areas is acceptable in terms of traffic safety and does not impact negatively on the carrying capacity and general safety of public roads.

The town of Kenmare is located on the junction of the N70 and N71 national secondary roads and the R569 and R571 regional roads. Kilgarvan is located on the R569, Templenoe on the N70, Bunane on the N71, Lauragh on the R571 and Tuosist on the R573. The area is serviced by public bus.

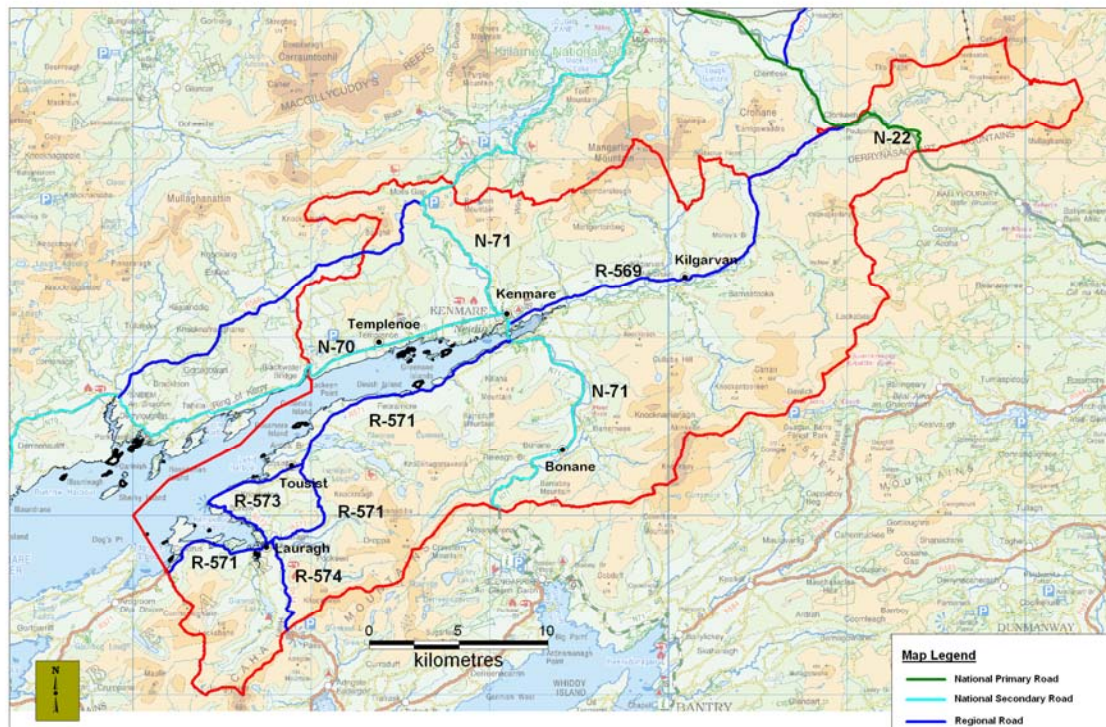


Figure 1.2 Road network

## 1.6 Water supply

The area is served by public water mains, group water mains and private water supplies. It is imperative that groundwater in the area is protected from polluting development.

### **1.7 Wastewater treatment**

Developments in the rural area are served by individual septic tanks/treatment units based on an assessment of soil characteristics in accordance with the EPA's "*Wastewater Treatment Manuals Treatment Systems for Single Houses.*" or any subsequent amendment or revision documents. As part of this, regard will be had to groundwater vulnerability and accumulative potential impacts of individual waste water treatment systems.

### **1.8 Landscape**

The study area predominantly consists of extensive peat bogs, pasture, coniferous and broadleaved forests. (Source; Corine 2000 Landuse Database).



### **1.9 Natural Environment**

The extent of NHA (Natural Heritage Areas), pNHA (proposed Natural Heritage Areas), SPA (Special Protection Areas, and cSAC (candidate Special Areas of Conservation) areas in the rural area are shown in Figures 1.3, 1.4 and 1.5 and are listed in Table 1.2



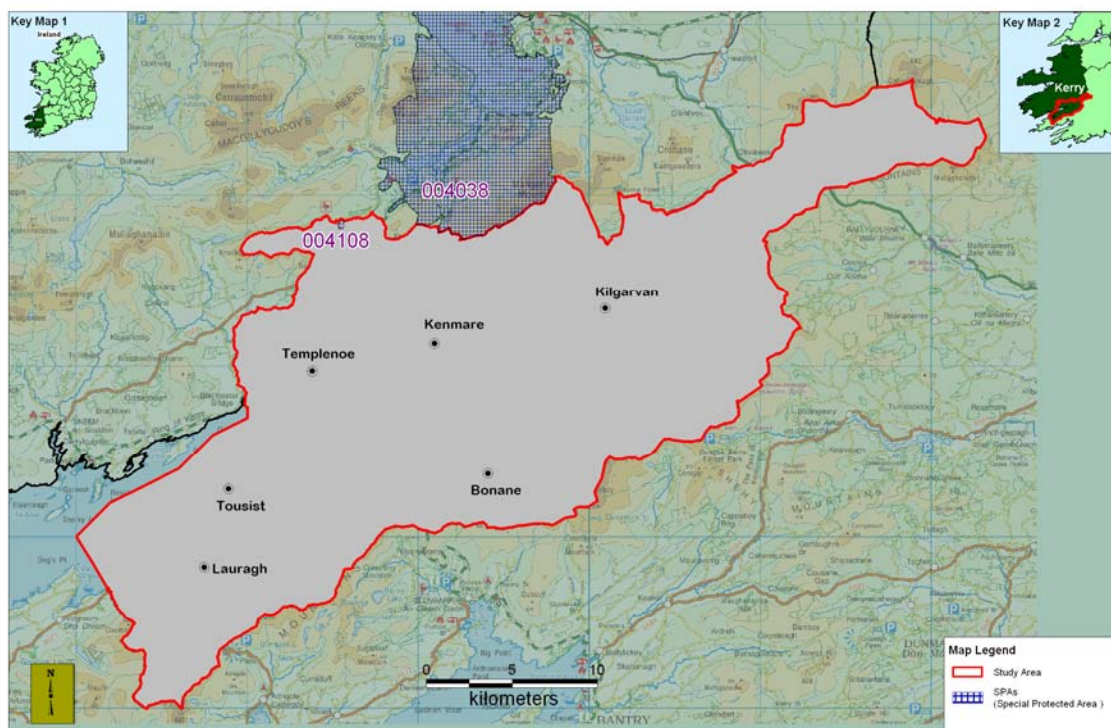


Figure 1.3 SPA in Kenmare Rural Area

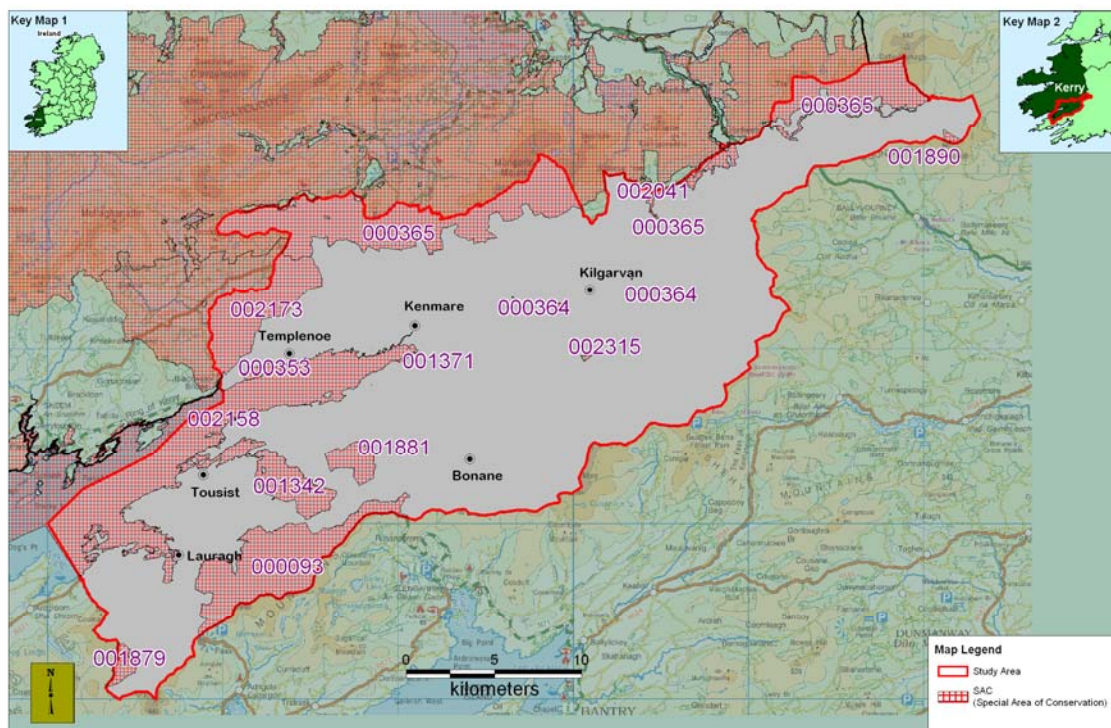
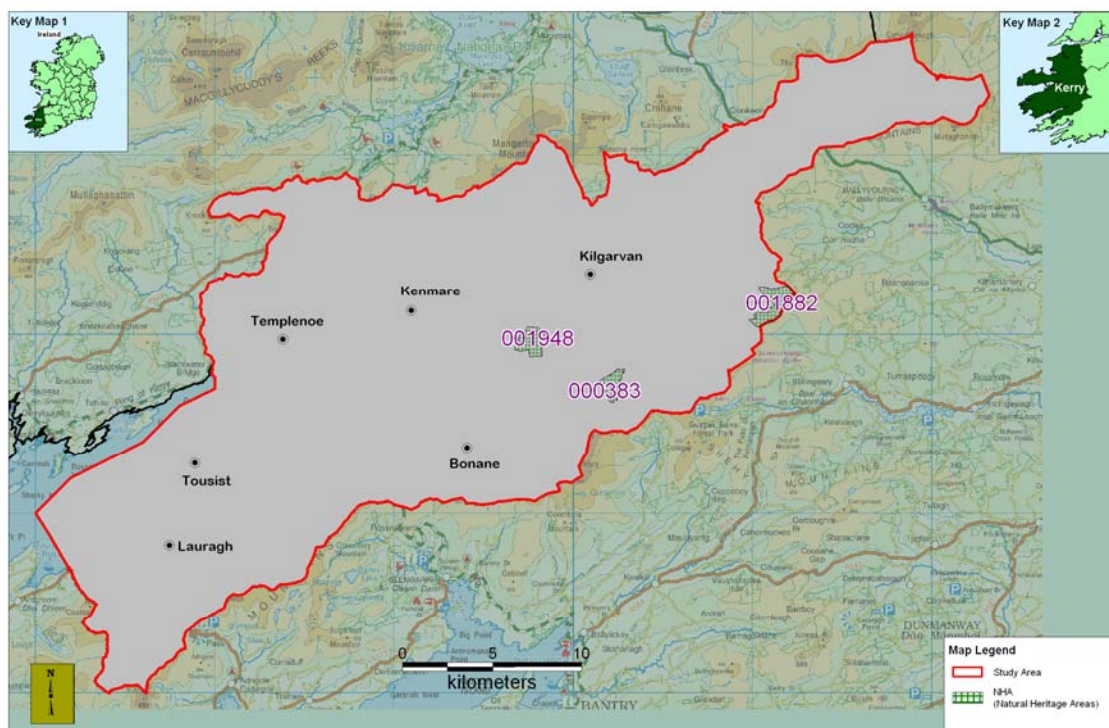


Figure 1.4 SAC in Kenmare Rural Area



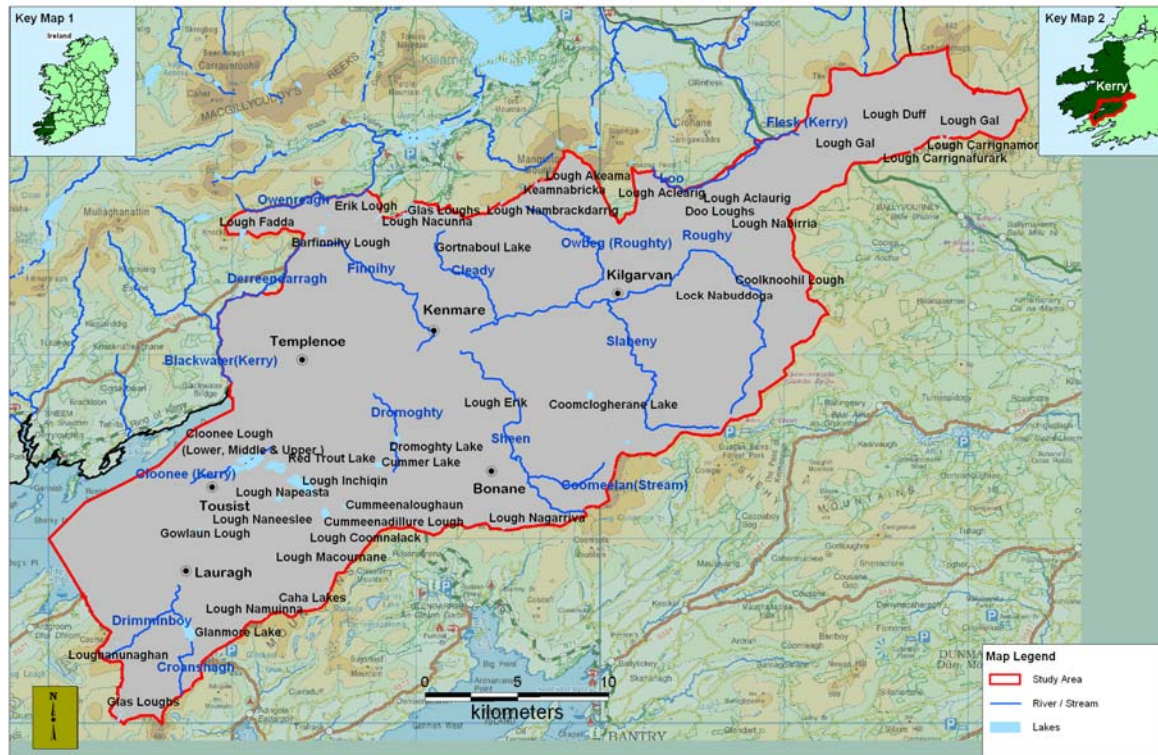
**Figure 1.5 NHA in Kenmare Rural Area**

Designation Type	Site Code	Site Name
SPA	4108	Eirk Bog SPA
SPA	4038	Killarney National Park (adjacent to)
cSAC	93	Caha Mountains
cSAC	353	Old Domestic Building, Dromore Wood
cSAC	364	Kilgarvan Ice House
cSAC	365	Killarney National Park, Macgillycuddy's Reeks and River Caragh
cSAC	1342	Cloonee And Inchiquin Loughs, Uragh Wood
cSAC	1371	Mucksna Wood
cSAC	1879	Glanmore Bog
cSAC	1881	Maulagowna Bog
cSAC	2041	Old Domestic Building, Curraglass Wood
cSAC	2158	Kenmare River
cSAC	2173	Blackwater River (Kerry)
cSAC	2315	Glanlough Woods
NHA	383	Slaheny River Bog NHA
NHA	1984	Doughill Bog NHA
NHA	1882	Sillahertane Bog NHA

**Table 1.2 SPA, cSAC and NHA in Kenmare Rural Area**



The main river channels in the area are the Finnihy River, Roughty River, and the River Sheen. The main surface water features in the area, including lakes, are shown in Figure 1.6.

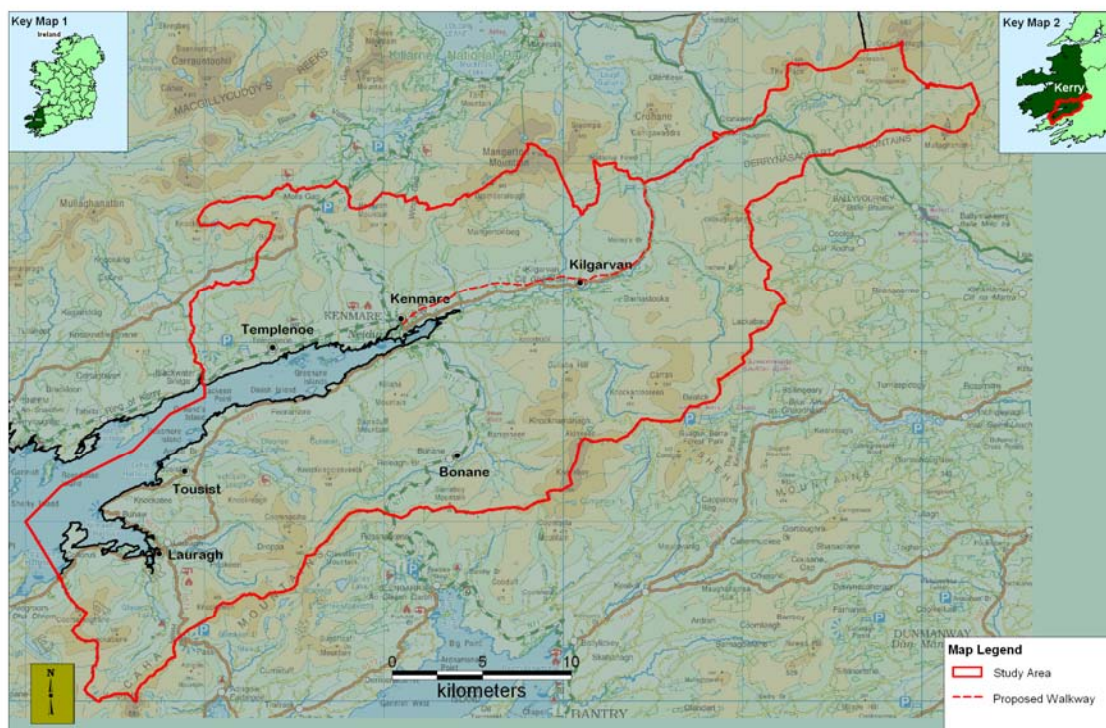


**Figure 1.6 Watercourses/Lakes in Kenmare Rural area**

There are a number of mature trees and woodlands in the area which are important in terms of biodiversity and providing amenity areas to the public. Rossacroo Wood east of Kilgarvan is a Millenium Forest.

### 1.10 Amenity

It is proposed that a walk/cycleway be developed along the dismantled railway between Kenmare town and Glenflesk (see Figure 1.7). This would provide a valuable amenity resource for the area and would constitute an additional tourist attraction in the Kenmare area.



**Figure 1.7 Proposed walkway (part of) from Kenmare town to Glenflesk along dismantled railway line**

### **1.11 Tourism**

Tourism is the mainstay of the economy of the Kenmare Functional Area. The existing tourism product needs to be protected, with greater value being derived from it. In addition, efforts need to be made to lengthen the tourism season.

Tourism needs to focus on the strengths of the area, namely the untouched rural landscape, the marine environment, the built heritage of Kenmare Town and the areas interesting history. The potential for eco-tourism in the area is immense.

Ecotourism is a form of tourism which appeals to the ecologically and socially conscious. Ecotourism focuses on the local environment and culture, typically involving travel to destinations where flora, fauna, high quality environment and cultural heritage are the primary attractions. Responsible ecotourism includes programmes that minimize the negative aspects of conventional tourism on the environment, and enhance the local community. Therefore, an integral part of ecotourism is the promotion of recycling, energy efficiency, water conservation, and the creation of economic opportunities for the local communities.

Kerry County Council supports sustainable ecotourism developments and activities. In order to ensure sustainability of such ecotourism initiatives particular regard should be given to energy and water requirements, waste minimisation, applied materials, protection of biodiversity etc. In addition, the local authority will facilitate the preparation of an Integrated Sustainable Regional Tourism Strategy, including Eco Tourism, for the Plan area in conjunction with adjoining areas.

In order to boost tourism in the area, the profile of the area needs to be highlighted with increased and updated tourist signage at strategic points in the area. Tourist signage at the N21/R569 junction needs to be improved.



### 1.12 Built Heritage

There are a total of 37 existing protected structures in the rural area and full details of these protected structures are contained in Volume One of the Kerry County Development Plan 2009-2015. They are also indicated on Figure 1.8

A number of additional protected structures will be proposed in the rural area. These consist mainly of large country houses and are located mainly outside the town of Kenmare. Full details are included in Appendix 1.

### 1.13 Archaeology

The Kenmare rural area has a large number of archaeological sites and monuments. These are indicated on Figure 1.8.

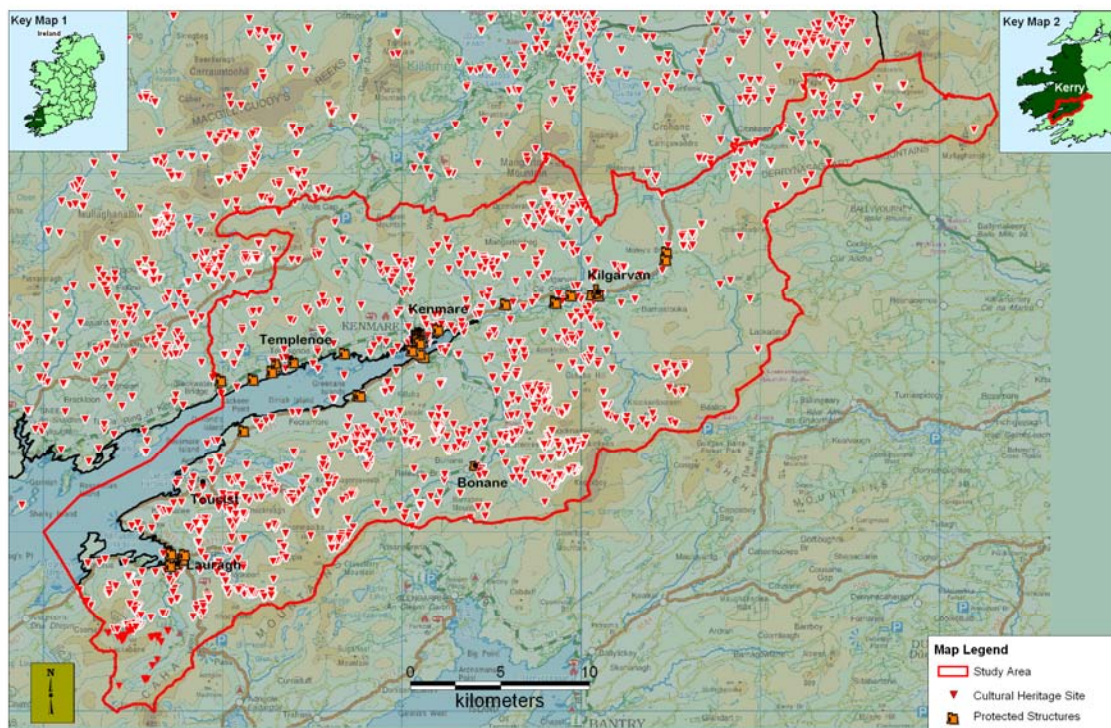
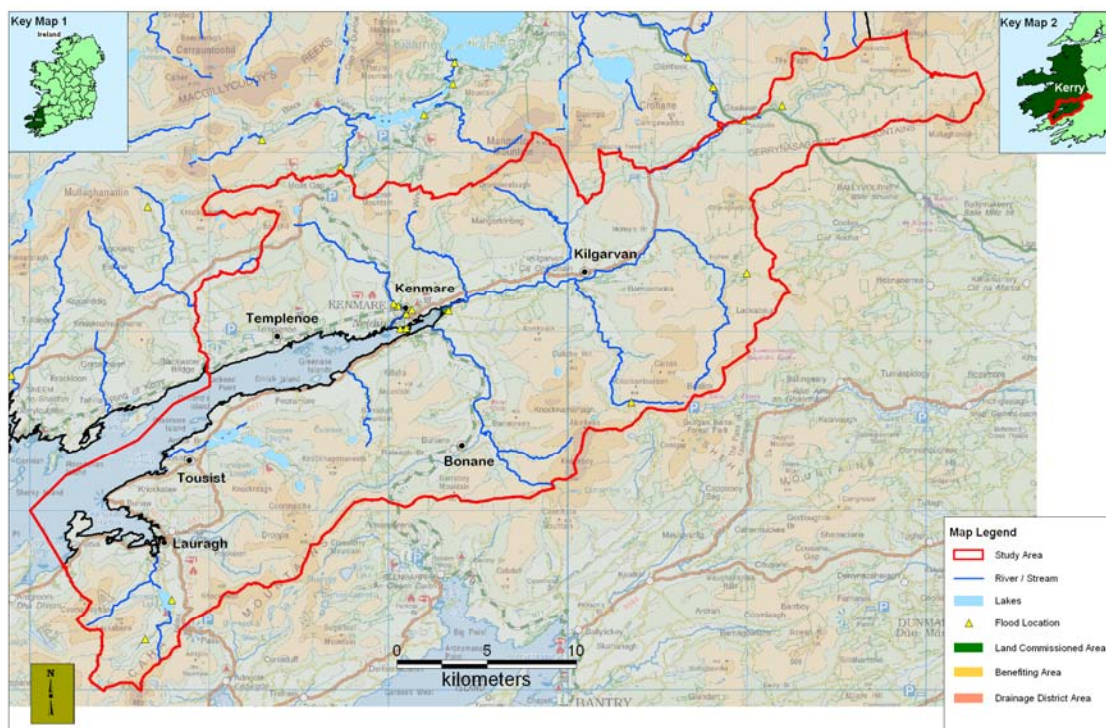


Figure 1.8 Archaeological monuments and protected structures

### 1.14 Flooding

Areas prone to flooding, including Kenmare Town, have been indicated on Figure 1.9. Flood Risk Management in the area will be in accordance with Section 11.4 of the Kerry County Development Plan 2009-2015.



**Figure 1.9 Flood Data**

Figure 1.9 demonstrates flood locations that have occurred in the past in the study area. A significant flooding event occurred in Kenmare Town on 23<sup>rd</sup> October 2008 resulting in 37 properties being flooded including 11 commercial properties.

Kerry County Council has a policy to limit and manage the permitted runoff from all new developments, in order to protect river water quality and to avoid downstream flooding of the sewer network or river. Any large scale developments must incorporate Sustainable Urban Drainage Systems (SUDS) to restrict the discharge of stormwater from developments. Kerry County Council has a number of interim standards covering river quality protection, river regime protection and river flooding protection.



### 1.15 Windfarms

A large portion of the rural area has been designated “Area unsuitable for development” in terms of windfarm development in the Kerry County Development Plan 2009-2015, with the exception of a number of areas east and south of Kilgarvan. There are a number of windfarms in operation in the rural area east of Kilgarvan, with permission granted for a number of others.

### Commercial Zoning

For clarification, development of land zoned commercial in the Kenmare Functional Area (e.g. at Gortamullin) shall be regulated in accordance with the provision of Table 1.2 Zoning Matrix.

## 2.0 OVERALL OBJECTIVES

Rural Area	Overall Objectives It is an objective of the Council to;
<b>Ru-1</b>	Ensure that development in the rural area complies with the objectives of the Kerry County Development Plan 2009-2015.
<b>RU-1(a)</b>	Ensure all proposed development on un-serviced lands comply fully with the “Code of Practice: Waste Water Treatment and Disposal systems serving single houses”, (EPA, 2009)
<b>Ru-2</b>	Ensure that development within the rural area does not lead to deterioration in the quality of surface or groundwater.
<b>Ru-3</b>	Protect species and habitats of nature conservation importance and the biodiversity of the area.
<b>Ru-4</b>	Ensure that rivers and their riparian zones including flood plains, are protected from structural development and from the effects of wastewater discharges.
<b>Ru-5</b>	Ensure that infill and riverbank alteration will be prohibited where there is a risk of interference with the aquatic habitat and flood discharge.
<b>Ru-6</b>	Ensure that development shall not have a significant detrimental impact on the quality of the natural environment.



<b>Ru-7</b>	Protect existing trees and hedgerows where possible and promote additional planting of native species in new developments.
<b>Ru-8</b>	Make a Tree Preservation Order in accordance with the provisions of the Planning and Development Act 2000(as amended) in relation to key trees in Rossacroe Millenium Forest.
<b>RU-9</b>	<p>Protect and enhance structures included in the Record of Protected Structures or proposed for inclusion by requiring that:</p> <ul style="list-style-type: none"> <li>• No such building is demolished</li> <li>• The maintenance, alteration, extension, replacement or insertion of any significant feature(s) or part(s) to a protected structure shall not be detrimental to the character of the structure.</li> <li>• Development shall be carried out and designed sympathetically having regard to the architectural character of the structure and the setting.</li> <li>• The erection of any structure within the curtilage, adjacent to, or within the vicinity of the structure shall not be detrimental to the character of the structure and the setting, and shall be sited and designed sympathetically with the character of the structure and the setting.</li> <li>• Any works that will materially affect the character of a protected structure or proposed protected structure shall require planning permission. Consultation with the Planning Department is recommended prior to any works being carried out.</li> <li>• The Planning Authority shall secure retention and preservation of particular features of special interest.</li> <li>• The Planning Authority shall use its statutory powers to ensure protected structures are maintained in good order.</li> </ul> <p>The Planning Authority will encourage the appropriate and sensitive reuse of protected structures.</p>
<b>Ru-10</b>	Secure the inclusion of the structures as included in appendix A in the Record of Protected Structures.
<b>Ru-11</b>	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties.
<b>Ru-12</b>	Encourage the development of walking routes within the plan area and in particular the development of part of the Kenmare to Glenflesk walking route, as indicated on Figure 1.8. New walking routes should be provided in a sustainable and environmentally friendly manner and shall not cause undue disturbance of protected species or facilitate the spread of invasive non native species
<b>Ru-13</b>	Encourage eco-tourism in the rural area in an environmentally sustainable manner.
<b>Ru-14</b>	Encourage the improvement of sensitively designed tourist information boards and signage at appropriate locations.
<b>Ru-15</b>	Promote the cultural and historical heritage of the area.
<b>Ru-16</b>	Ensure that any proposed development of the lands (as defined in Figure 1.10) which form the backdrop to the Holy Cross R.C. Church steeple when viewed from the Glengariff road along Henry Street, are subject to an assessment of their potential impact on this view.
<b>Ru-17</b>	Protect existing trees, hedgerows and stone walls where possible and promote additional planting of native species and the appropriate use of local stone walls in new developments.

<b>Ru-18</b>	Preserve the existing wooded landscape character areas in the Roughty River valley.
<b>Ru-19</b>	Facilitate improved usage, transport linkages to and accessibility of public piers which are located in the plan area in an environmentally sustainable manner and to encourage marine leisure activities in the area which are compatible with the conservation objectives of the Kenmare River SAC 002158.
<b>Ru-20</b>	To ensure that 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).
<b>Ru-21</b>	Ensure that screening for Appropriate Assessment / Habitats Directive Assessment is carried out as part of the environmental assessment process as per the requirements of Article 6 of the Habitats Directive.
<b>Ru-22</b>	Ensure that Planning Conditions are complied with particularly in respect to the installation, operation and maintenance of individual wastewater treatment systems.
<b>Ru-23</b>	Facilitate the implementation and enforcement of the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2009.
<b>Ru-24</b>	The development of these lands is contingent on road upgrading and improvements to the satisfaction of Kerry County Council
<b>Ru-25</b>	Facilitate the creation of pedestrian walkways in a sustainable manner as illustrated in the Kenmare Town Land Zoning Maps 2a and 2b

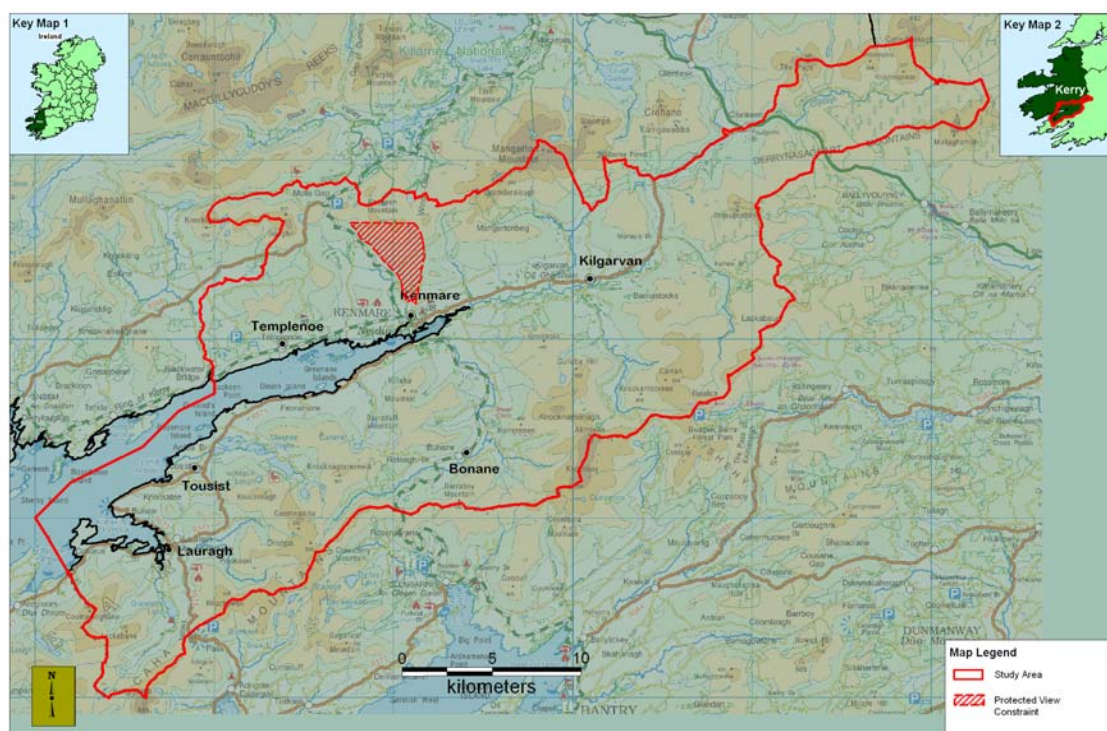


Figure 1.10 Protected view constraints.

**Appendix 1**

**Proposed Protected Structures in Rural Area**



## SHEET 1 ( Rural )

**Planning authority:** Kerry County Council,

**Unique identity number:** RPS KY 093-057

**Address:** Roughy Bridge, Gortalinny

**Description:** Double arched stone bridge.

**Ordnance Survey Map:** 6364A

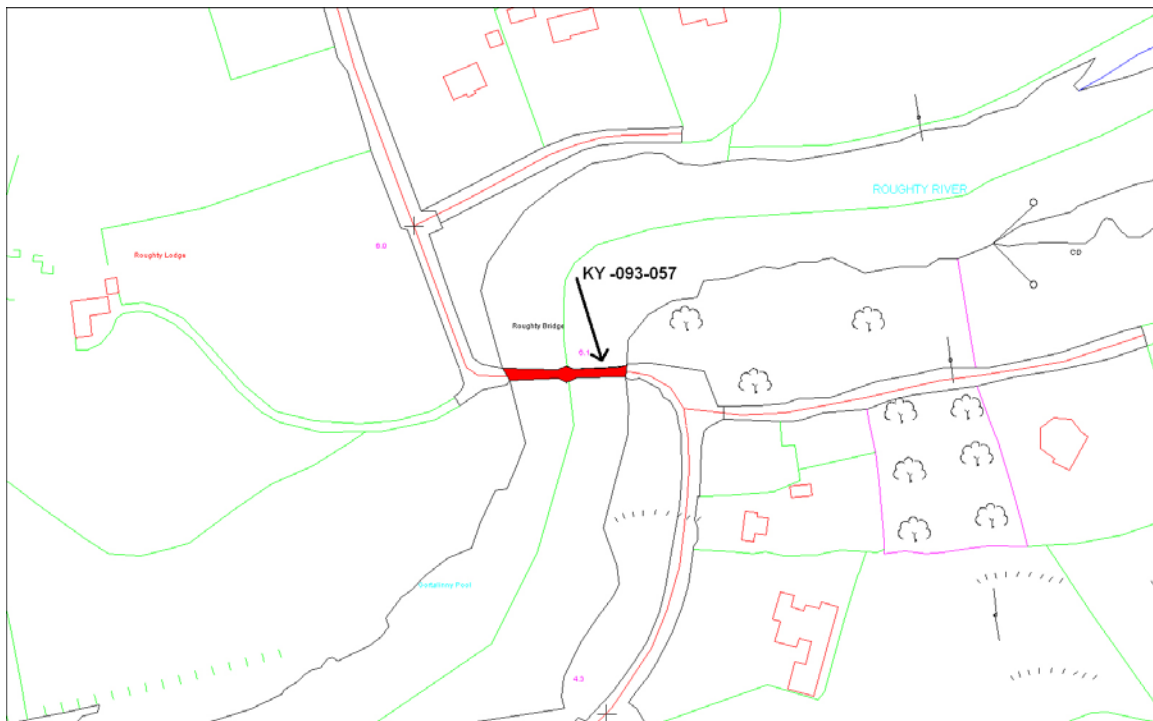
**National Grid co-ordinates:** 93,500m, 71,520m

**Site features:**

**Special interest:** Architectural



### **Location Map (not to scale)**



**Appraisal:** This bridge was constructed in 1839 and replaced an earlier bridge which was built in the 1780s. It is a double arched limestone structure, which because of its narrow width features a pair of curved refuges where pedestrians step in to avoid passing traffic. This is an unusual feature and adds to the character of the bridge. Traditional construction using locally sourced stone serves to assimilate the bridge attractively into the surrounding countryside. This structure is of special architectural interest and should be included in the RPS.

## SHEET 2 ( Rural )

**Planning authority:** Kerry County Council

**Unique identity number:** RPS KY 093-058

**Address:** Ashgrove Mill

**Description:** Five storey eight bay stone with pitched slated roof structure

**Ordnance Survey Map:** 6409

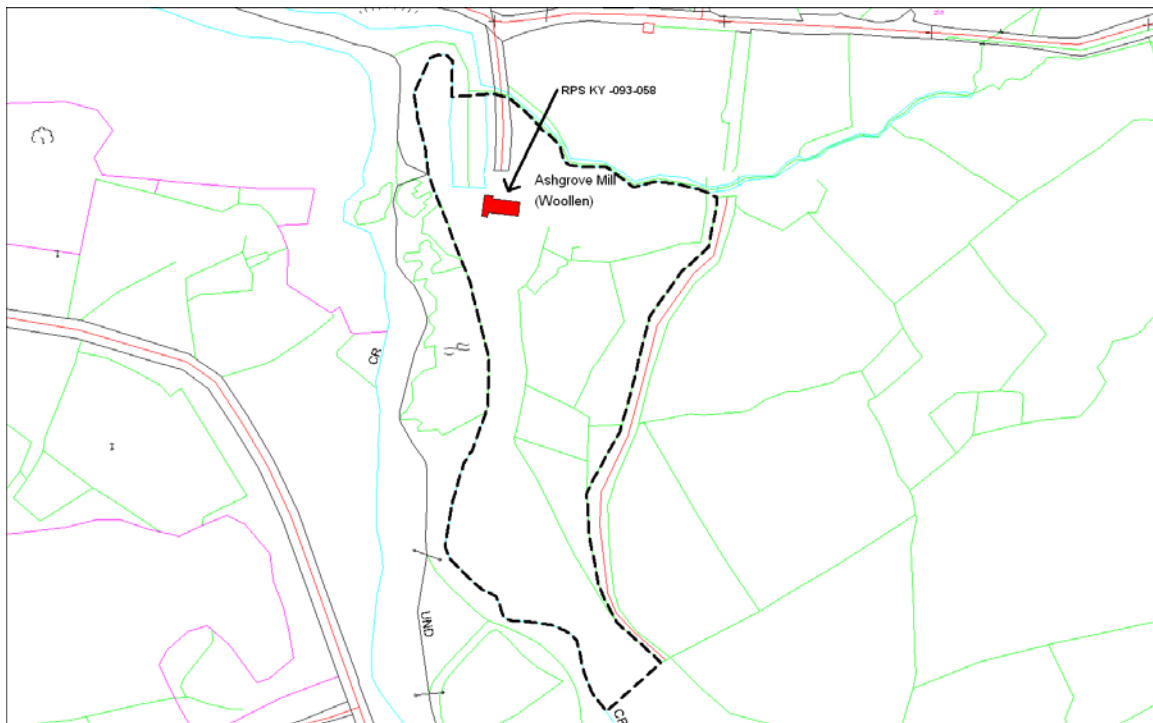
**National Grid co-ordinates:** 93,100m, 69,980m

**Site features:** Mill race

**Special interest:** Technical, historical, archaeological



### **Location Map (not to scale)**



**Appraisal:** This mill was originally built for grinding maize but was subsequently used as a woolen mill.

It was one of only a few woolen mills in the Munster area including Ardfinnan ( Co. Tipp.) and Beaufort to use a water turbine as a power source. The building represents an important aspect of the industrial archaeological heritage of the county. This structure is of special technical, historical and archaeological interest and should be included in the RPS.

### SHEET 3 (Rural)

**Planning authority:** Kerry County Council,

**Unique identity number:** RPS KY 093-059

**Address:** Clarendon Lodge, Mucksna, Kenmare

**Description:** Bungalow with a two storey projection on the eastern side, hipped slated roof

**Site features:** Set on its own grounds.

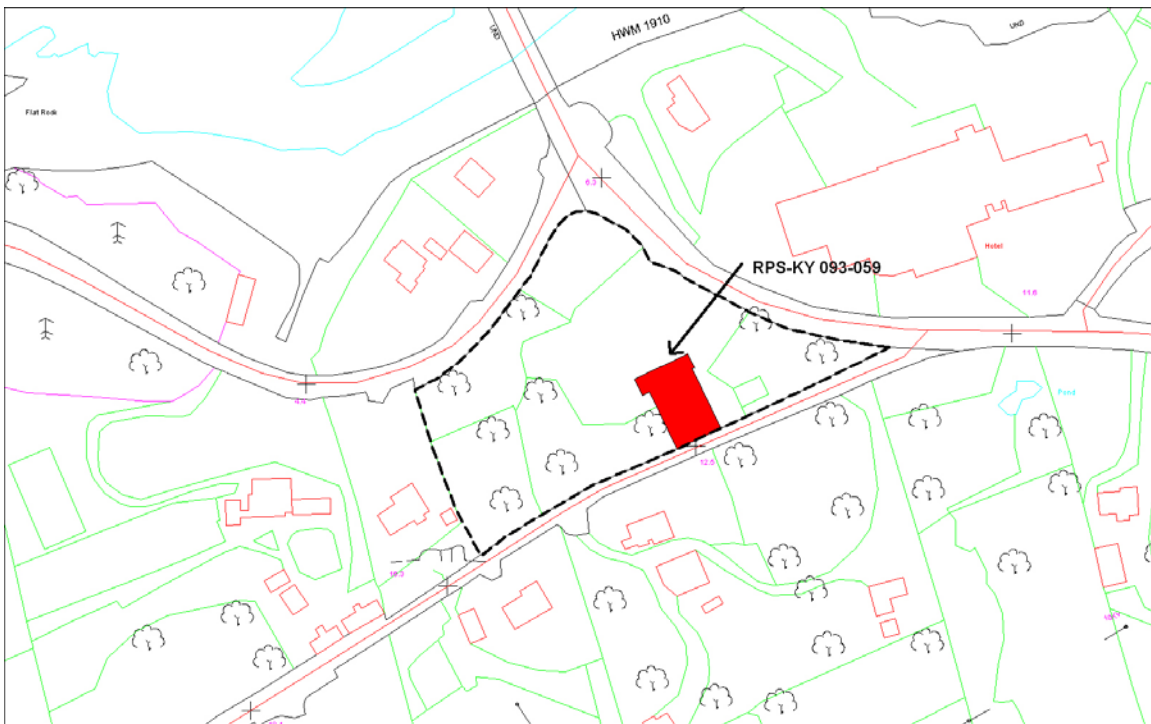
**Ordnance Survey Map:** 6408B

**National Grid co-ordinates:** 91,176m, 69,711m

**Special interest:** Architectural, historical.



**Location map** (not to scale)



**Appraisal:** This house was built as a hunting lodge in 1801. A modest scale house of unusual design, with some distinctive features such as its Georgian doorway with decorated sidelights and large oval fanlight. The different window treatments provide further interest to the house. Most of the essential elements survive intact. There are few if any Regency style bungalows surviving in the county. This building is of special architectural interest and should be included in the RPS



## SHEET 4 (Rural)

**Planning authority:** Kerry County Council,

**Unique identity number:** RPS KY 092-002

**Address:** Marino Lodge, Lower Reen, Kenmare.

**Description:** Detached five bay three storey house having porch to front

**Ordinance Survey Map:** 6407

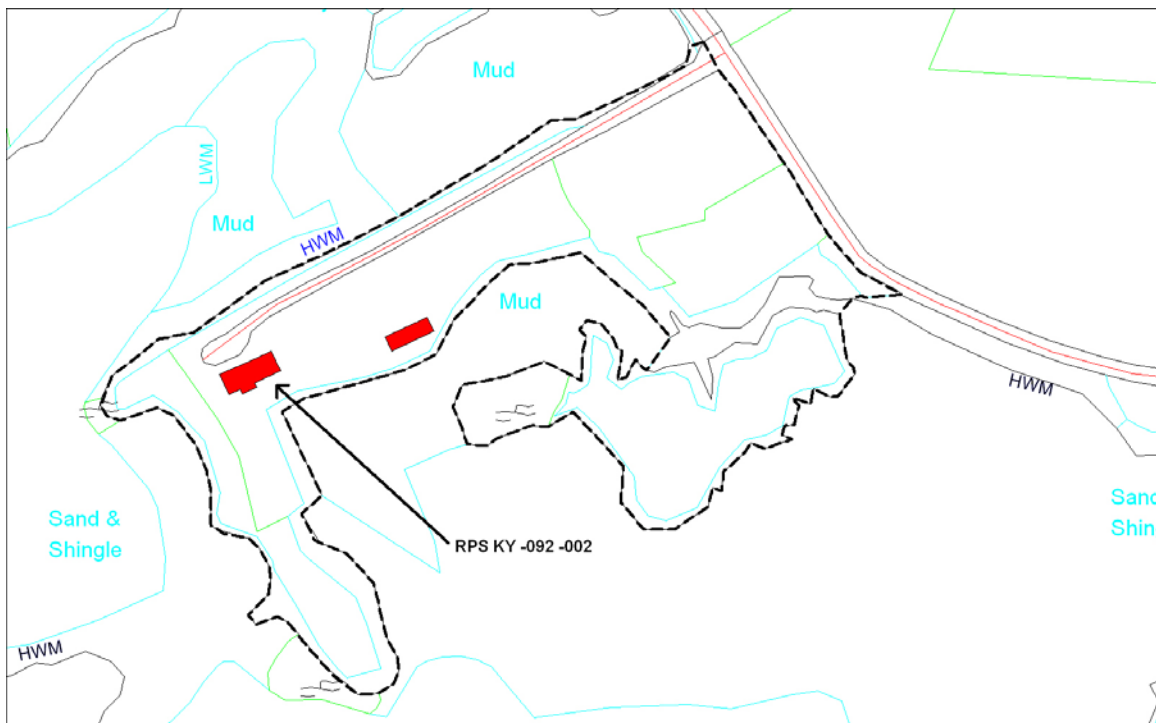
**National Grid co-ordinates:** 87,290m, 69,850m

**Site features:**

**Special interest:** Architectural



### **Location Map (not to scale)**



**Appraisal:** Believed to date to the late 1700s. Original six over six wooden sash windows replaced with uPVC variety. The porch was added in 1920 and was once the entrance to the church of Kenmare workhouse. The building forms an important element of the architectural heritage of the area. This building is one of only a few coastal properties of this vintage in the area. This building is of special architectural and historical interest and should be included in the RPS

## SHEET 5 ( Rural )

**Planning authority:** Kerry County Council,

**Unique identity number:** RPS KY 093-060

**Address:** Parkgariffe House, Claddanure West, Kenmare

**Description:** Three bay, two storey house with gabled projecting double height bay with canted bay window to ground floor.

**Ordinance Survey Map:** 6363C

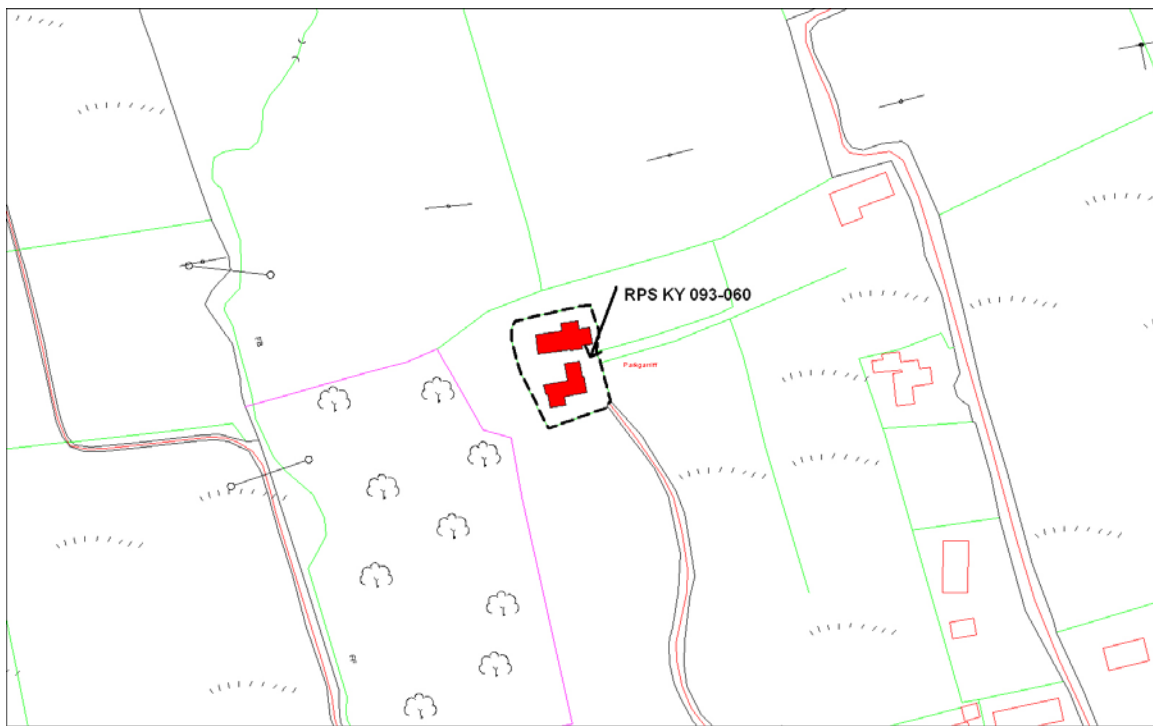
**National Grid co-ordinates:** 88,25m, 71,065m

**Site features:** Stable block to the rear

**Special interest;** Architectural



### **Location Map (not to scale)**



**Appraisal:** Built in the early 1800s. Probable that the front façade of the building has been altered over the years but the overall composition makes for an interesting building overall. There is an impressive two storey rectangular stable block to the rear which runs parallel with the main house. The building may originally have been a glebe house. It is noted that a Ms. Barbara Strange with an address at Parkgariffe was the owner of 1387 acres in 1876. This building is of special architectural significance and should be included in the RPS.

## SHEET 6 ( Rural)

**Planning authority:** Kerry County Council,

**Unique identity number:** RPS KY 093-062

**Address:** Clontoo,

**Description:** Three bay two storey over basement with front and rear projections, slated hipped roof.

**Ordnance Survey Map:** 6365

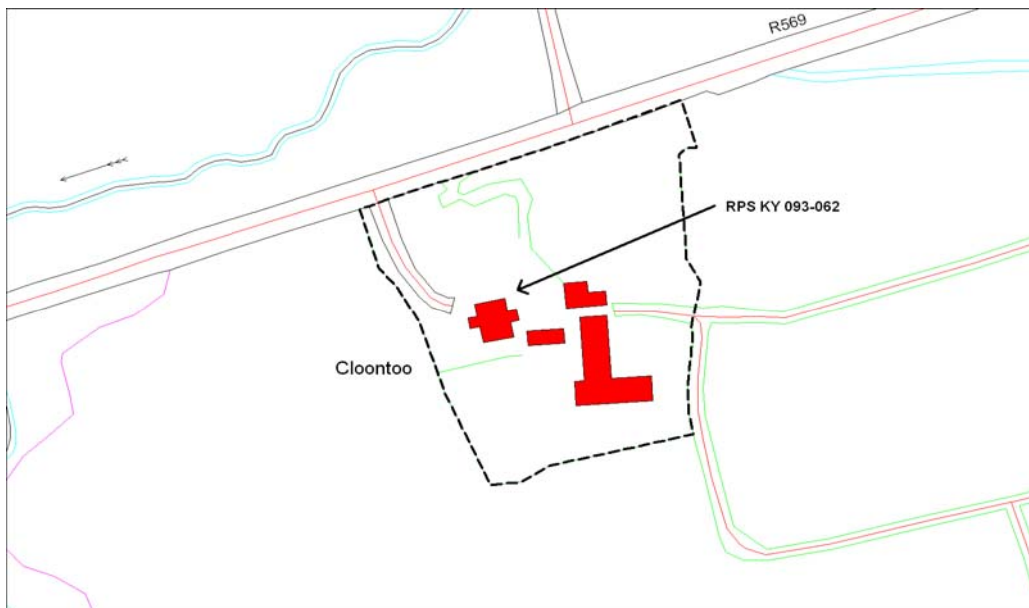
**National Grid co-ordinates:** 97,446m, 72,867m

**Site features:** A number of outbuildings and significant tree cover

**Special interest:** Architectural, historical



### **Location Map (not to scale)**



**Appraisal:** This substantial country house dating from the mid 1700s retains most of its form and character. Its fine arched entrance doorway reached by a flight of cut stone steps provides a central focus to this interesting structure. The building was at one time owned by the Orpens, who were once a prominent family in the Kenmare area. The building should be included in the RPS because of its special architectural and historical interest.



## SHEET 7 ( Rural )

**Planning authority:** Kerry County Council,

**Unique identity number:** RPS KY 093-063

**Address:** Hospital Road, Kenmare

**Description:** Four bay two storey, hipped roof and two storey entrance porch. . Doorcase reached by flight of three steps flanked by balustraded walls.

**Ordnance Survey Map:** 6363b

**National Grid co-ordinates:** 90,696m, 72,020m

**Special interest:** Architectural, social.

**Site features:**



**Location Map** (not to scale)



**Appraisal:** A middle sized house of balanced proportions and compact appearance. The entrance is particularly ornate and provides the building with an ornate central focus. Originally a well composed three bay structure the later two storey extension to the north does not detract too much from the overall composition. It is of particular significance in the locality because of its use as an ecclesiastical residence. The building should be included in the RPS because of its special architectural and social interest.

## SHEET 8 ( Rural )

**Planning authority:** Kerry County Council,

**Unique identity number:** RPS KY 093-064

**Address:** Ardtully, Kenmare

**Description:** Chimney stack

**Ordnance Survey Map:** 6320

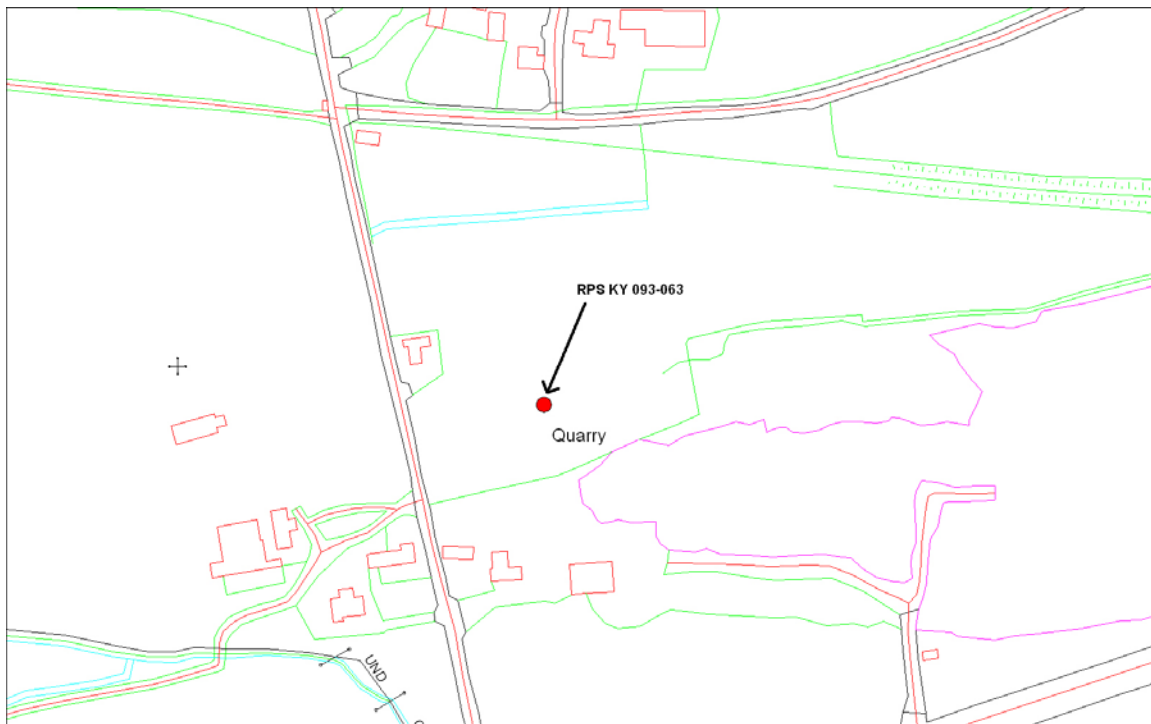
**National Grid co-ordinates:** 97,492m, 73,157m

**Special interest:** Architectural, technical

**Site features:**



**Location Map** (not to scale)



**Appraisal:** This chimney stands as a reminder of the copper mining that took place in this area and is significant from a cultural, historical, social and heritage perspective.

## SHEET 9 ( Rural )

**Planning authority:** Kerry County Council, Co. Kerry

**Unique identity number:** RPS KY 108-002

**Address:** Eskadawer

**Description:** Single arched stone bridge

**Site features:**

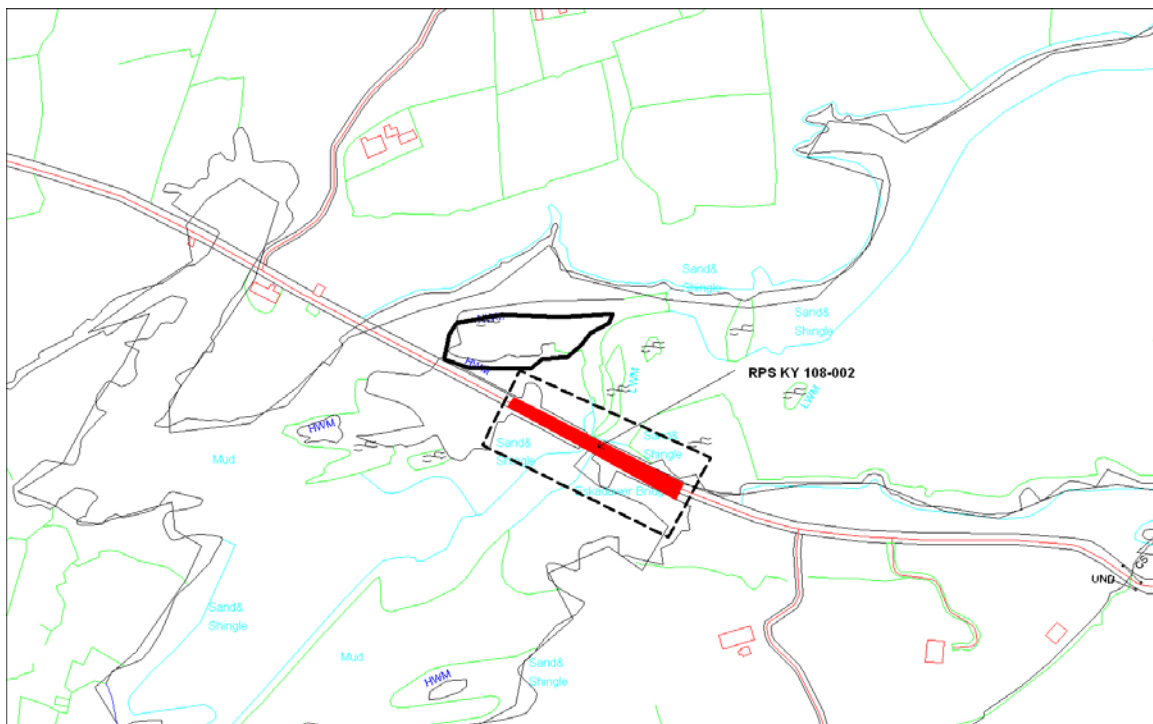
**Ordnance Survey Map:** 6523

**National Grid co-ordinates:** 74,549m, 58,398m

**Special interest:** Architectural



**Location Map** (not to scale)



**Appraisal:** Single arched stone estuarine bridge carrying the R571. A simply composed bridge of modest appearance, which forms a picturesque feature in the landscape. This structure has special architectural interest as it makes a positive contribution to the character of the landscape. This structure should be included in the Record of Protected Structures