

GLENCAR LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Glencar (Gleann Chárthaigh) is a dispersed rural settlement situated inland on the Iveragh Peninsula, approximately 14km southeast of Glenbeigh village and approximately 17.5km southwest of Killorglin town. Glencar's scattered settlement is situated on a series of local roads, to the south of Carragh Lake within the undulating rugged valley, embedded between the McGillicuddy Reeks and the River Caragh.



Figure 1: The location of Glencar settlement.

1.2 Population

There are no population figures for the settlement of Glencar. The majority of the settlement is located within the Electoral Districts of Curraghbeg. In the inter-censal period between 1996 and 2002 population figures in this ED increased by 3.3%. Between 2002 and 2006 there was a further increase of 5.3% from 187 to 197 persons.

1.3 Facilities and Function

Due to the isolated location and dispersed nature of Glencar, facilities are very limited here. The facilities that do exist here are scattered between two cross roads approximately 2km apart and include; two public houses, a small shop, post office, a primary school, church, community centre, a hotel and guest accommodation.

Lickeen Woods are situated to the West of the settlement adjacent to the Lickeen G.A.A grounds.

The Glencar area is known as “The Highlands of Kerry” due to its location in proximity to the MacGillicuddy Reeks and other mountain ranges. It is a popular destination for mountain climbers and walkers. The area has potential to grow as a tourist location for outdoor pursuits.



Figure 2: Glencar church

1.4 Infrastructure

There is no wastewater treatment plant serving the Glencar area and the dispersed nature of the settlement makes such a plant technically difficult and financially unviable. There are no plans to construct a plant in the medium to long-term and this will be a constraint on the future development of the area. Any new development in the area must be served via individual effluent treatment systems and must comply with the standards set out in Chapter 10 of the Kerry County Development plan 2009-2015, the EPA’s Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e < 10), (EPA, 2009) and/or Waste water Treatment system for Small Communities, Business, Leisure Centres and Hotels, or any subsequent amendments or revision documents

The area is served by the newly developed Lyranes Group Water Scheme.

1.5 Settlement Form

Glencar is a dispersed rural settlement located in a mountainous landscape situated between two crossroads located approximately 2km apart. The settlement pattern in terms of both service and residential uses are scattered and there is no village form in the traditional sense of a cluster of services, houses and village streetscape. Glencar therefore, is not a village in the conventional sense but rather an area of dispersed one-off rural houses with limited services.

1.6 Archaeology and Built Heritage

There is one protected structure in the Glencar area as listed in the Record of Protected Structures.

- Blackstone’s Bridge – Dromdoory/Lickeen (DoEHLG Ref 21307201)

It is proposed to make the following a protected structures;

- Lickeen House

New development or repair work should respect the character and scale of this existing structure.



Figure 3: Lickeen house when viewed from the Blackstone's bridge

There are a number of archaeological monuments in the area as illustrated in blue in the Map below.

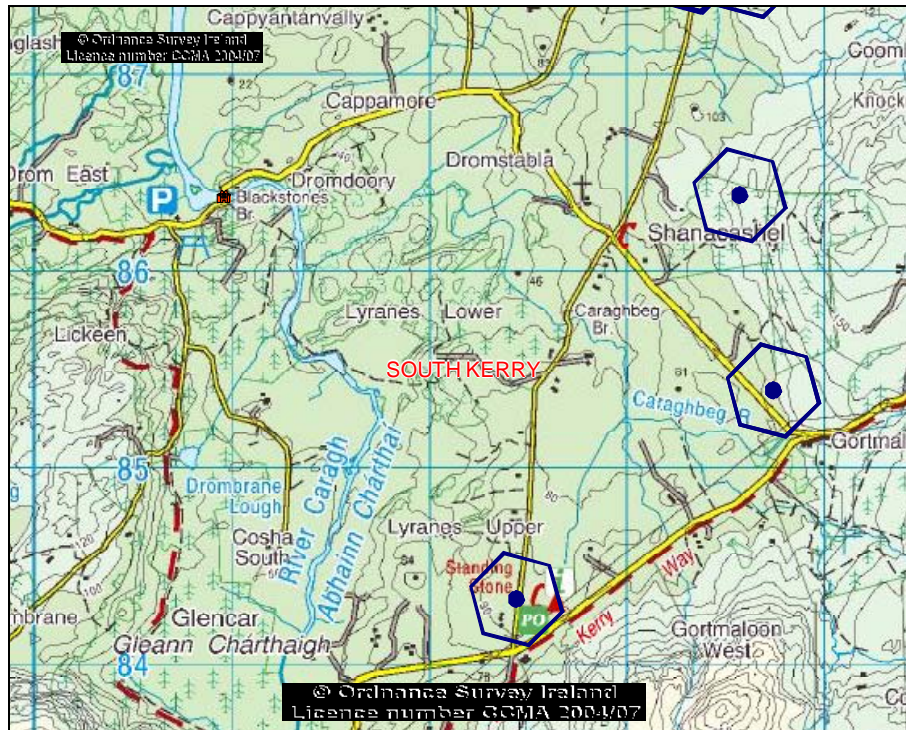


Figure 4: the location of the Recorded Monuments and Protected Structure within the Glencar settlement area.

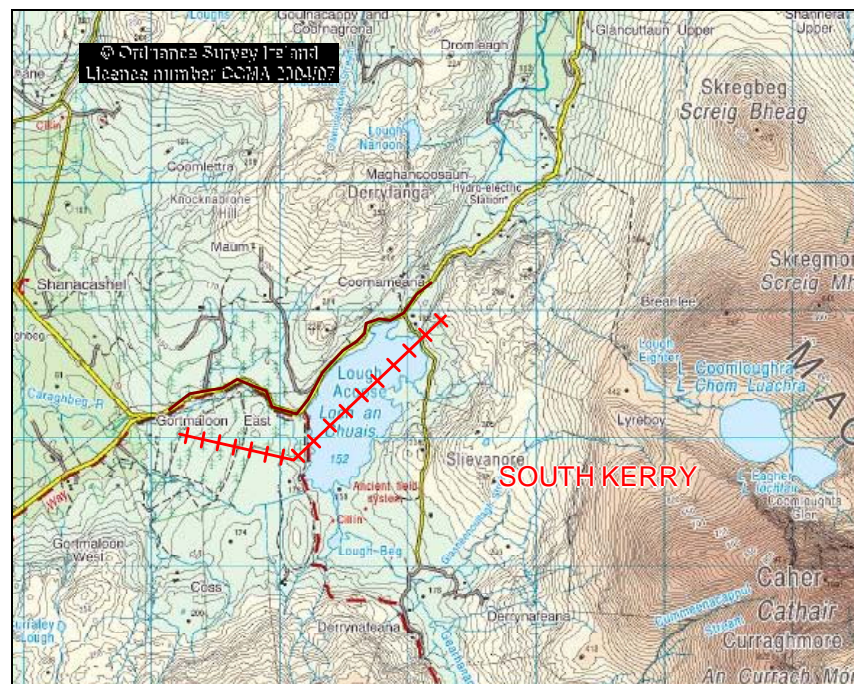


Figure 5: Views and prospects as designated in the Kerry County Development Plan 2009-2015

1.7 Natural Environment

The settlement is nestled in the Glencar valley between the spectacular MacGuillicuddy reeks mountain range and the River Caragh. Caragh Lake and Lough Acoose are found to the North and East and both are identified as Prime Special Amenity areas in the Kerry County Development Plan 2009-2015. This reflects the high natural amenity value of the area.

The entire settlement is designated as a Special Area of Conservation (cSAC) under the EU Natural Habitats directive (SI 94 of 1997).

Lickeen wood, situated to the West of the settlement nodes, is an important natural amenity for the local residents and tourists alike. The main tree species are primitive oak woods. Other broadleaves identified here include holly and mountain ash, while conifers consist of Sitka spruce, Japanese and European larch, Douglas fir, Scots pine, Lodgepole pine and Grand and Noble fir. The local fauna include otter and wild mink. Red deer and sika deer can be seen among the common wildlife in these woods.

The Glencar landscape is naturally beautiful and this plan will prioritise the protection of the area and include objectives to ensure that any new development in the settlement will not have a detrimental impact on its natural heritage.

1.8 Vehicular and Pedestrian Traffic

The rural settlement due to its peripheral location experiences little traffic or congestion. There are no formal footpaths in the village. The provisions of footpaths and public lighting would only serve to detract from the rural character of the area and, due to the lack of development in the area, these measures are unnecessary.

1.9 Growth and Residential Development

In recent years a medium scale residential development consisting of sixteen dwelling houses, access road, effluent treatment system and soil polished filter system was permitted at Curraghbeg. However, having regard to the dispersed nature of the settlement and the lack of social infrastructure, there is little demand for large scale residential development in the area.

2.0 DEVELOPMENT STRATEGY

Glencar is characterised by its magnificent natural beauty and a large amount of rural dwellings scattered throughout the rural landscape.

The area 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 rural character of the area. The strategy for the area is to allow for permanent residential development in a sensitive manner and to maintain the existing settlement pattern. The development of a village core with streetscape or higher density development is not envisaged. It is envisaged that future development will maintain this rural character and the development of urban style residential developments will not be permitted.

In determining development proposals the protection of the natural environment and the rural character, which makes Glencar such a popular and successful location for outdoor pursuits, will be a priority. The area has the potential to capitalise on its success as a destination for mountaineers and hill walkers, and sensitively designed tourist related developments will be facilitated at appropriate locations, where possible.

3.0 OVERALL OBJECTIVES

Objective No:	It is an objective of the Council to / that:
OO-1	New development shall relate to the character and high quality natural setting of the area by means of sensitive design and siting.
OO-2	Future development in the area will be small in scale and should take the form of one-off dwellings or small-scale cluster-type developments at suitable locations near existing services. A limited amount of ancillary facilities such as a shop will also be permitted at suitable locations.
OO-3	Dwellings in the area shall be reserved for permanent residential use
OO-4	Retain the existing protected views and prospects and the prime and secondary amenity areas as designated in the Kerry County Development Plan 2009-2015.
OO-5	Ensure that in the assessment of proposed developments that priority is given to the protection of the cSAC within which Glencar lies and that development will not have a significant detrimental effect on the quality of the environment.
OO-6	Facilitate developments that will promote the area as the “Highlands of Kerry.” Such developments will be at appropriate locations at an appropriate scale and will be in keeping with the character and landscape of the area
OO-7	Residential development in the development node shall be regulated in accordance with the provisions of the Rural zoning provisions of the current Kerry County Development Plan.
OO-8	Protect existing trees, hedgerows and stone walls where possible and promote additional planting and the appropriate use of stone walls (using locally sourced stone) in new developments.
OO-9	Ensure that the water quality of the River Caragh, its tributaries, Caragh Lake and Lough Acoose are maintained and protected from pollution arising from development.