

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 Killorglin 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 (Killorglin) and villages (Glenbeigh and Cromane) that are zoned in this local area plan. The rural area, as defined in this plan, is functionally linked to the urban settlements. The rural area is located on the Iveragh peninsula and includes the settlements of Glencar, Kilgobnet and Rossbeigh, and the rural areas as shown around the settlements of Killorglin, Glenbeigh and Cromane. The Killorglin Functional Area has a total area of 372.1 sq.km (143.7 sq.miles).

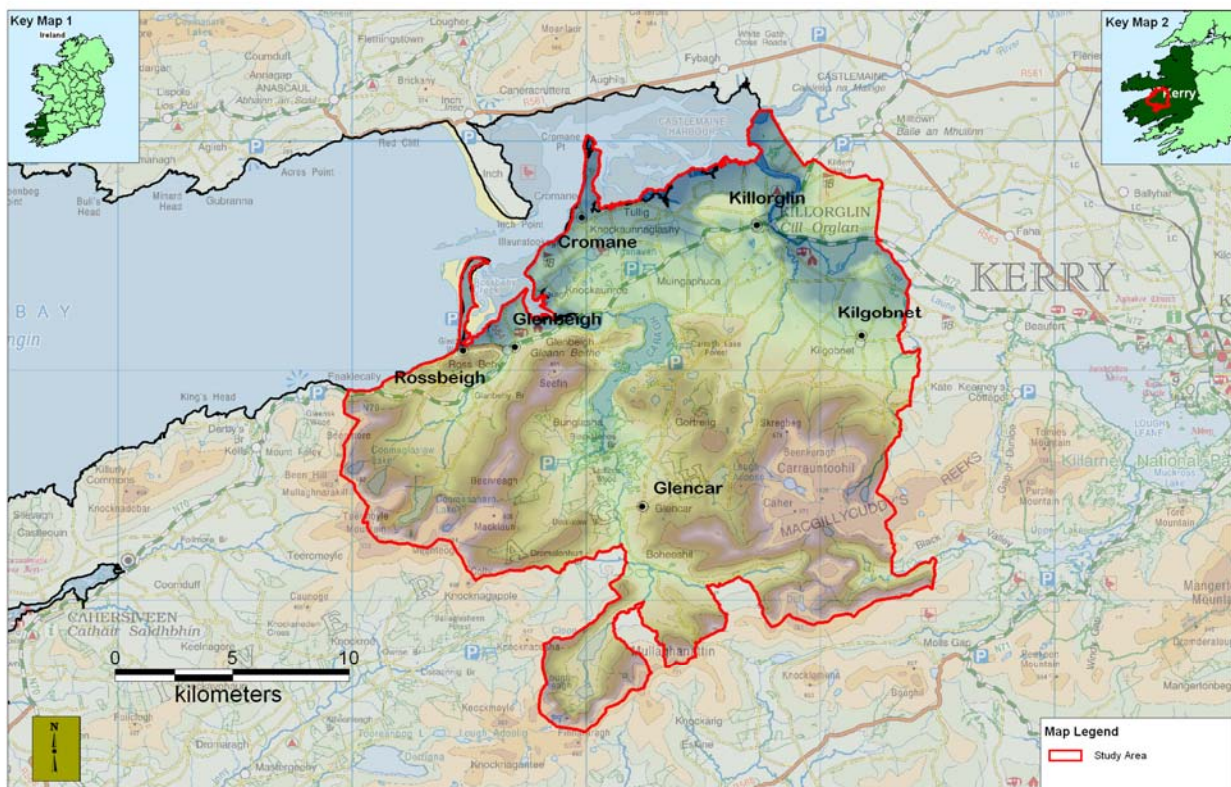


Figure 1.1 Killorglin Functional Area

Those living in the rural area are largely dependant on the town 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 and Tralee 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 the rural area.
- Gather information on the rural area.
- Identify protected structures in the 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

<p>Strengths</p> <ul style="list-style-type: none"> • Has a strong urban centre (Killorglin Town) as a focal point. • Attractive and varied landscape/seascape with rivers, lakes, pastures and mountains including Carrauntoohil, the highest mountain in Ireland (1039m). • Blue flag beach at Rossbeigh. • A large part of the rural area has been relatively untouched by development. • Strong economic and social linkages between the rural area and urban settlements. • Villages in particular have in the most part retained their character. • Area with some of the best scenery in the country. • Gateway to and located on the Ring of Kerry tourist route. • Existing piers at Crows Point, Cromane Slip, Glosa, Garrane Pier, Ballykissane Pier, Powers Quay and Callinafersey Pier. • Outdoor pursuits eg, bird watching, fishing, walking, hill and mountain climbing, marine leisure etc • Existing pedestrian walkway – The Kerry Way. • Two 18 hole golf courses (Dooks and Killorglin)
<p>Weaknesses</p> <ul style="list-style-type: none"> • Peripheral location. • Difficulty in competing with the range of services and attractions on offer in the nearby Killarney area.
<p>Opportunities</p> <ul style="list-style-type: none"> • 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, hill and mountain climbing. • 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 surface and groundwater.
- Loss in quality of landscape.
- Unemployment.
- Emigration and loss of population and consequent reduced demand for services
- Loss of biodiversity.
- External economic factors
- Competition from cheaper locations
- Coastal erosion particularly at Rossbeigh and Cromane spits.
- Flood Risk

1.4 Population

The population of the entire functional area, excluding Killorglin town, was 8063 persons in 2006 which increased from 7621 persons in 2002. The projected population for the functional area, excluding Killorglin town, during the plan period, up to 2016 is 9231 persons.

	2006	2010	2016
Killorglin Functional Area (excluding Killorglin town)	8063	8524	9231

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

1.5 Transport

The area is served by the N70 and N72, national secondary routes, the R564 regional road 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 Killorglin is located on the junction of the N70 and N72 national secondary roads. Glenbeigh is located on the N70 and R564, Rossbeigh on the R564 and Cromane, Glencar and Kilgobnet are located on local roads. The area is serviced by public bus.

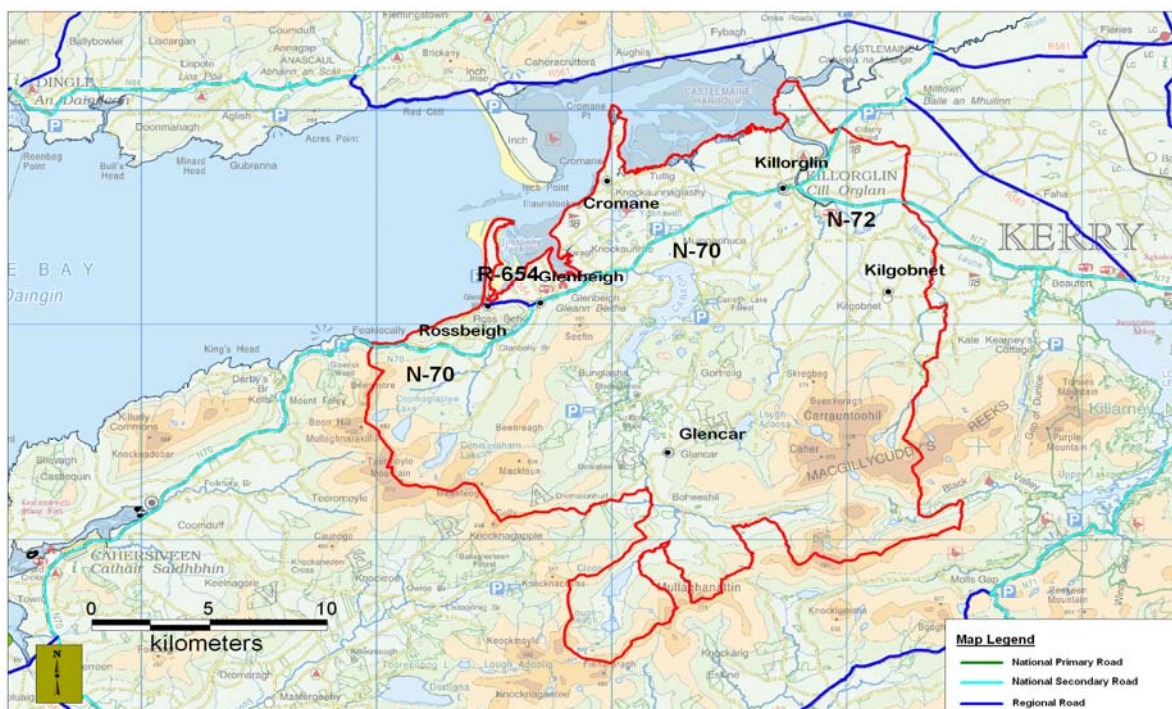
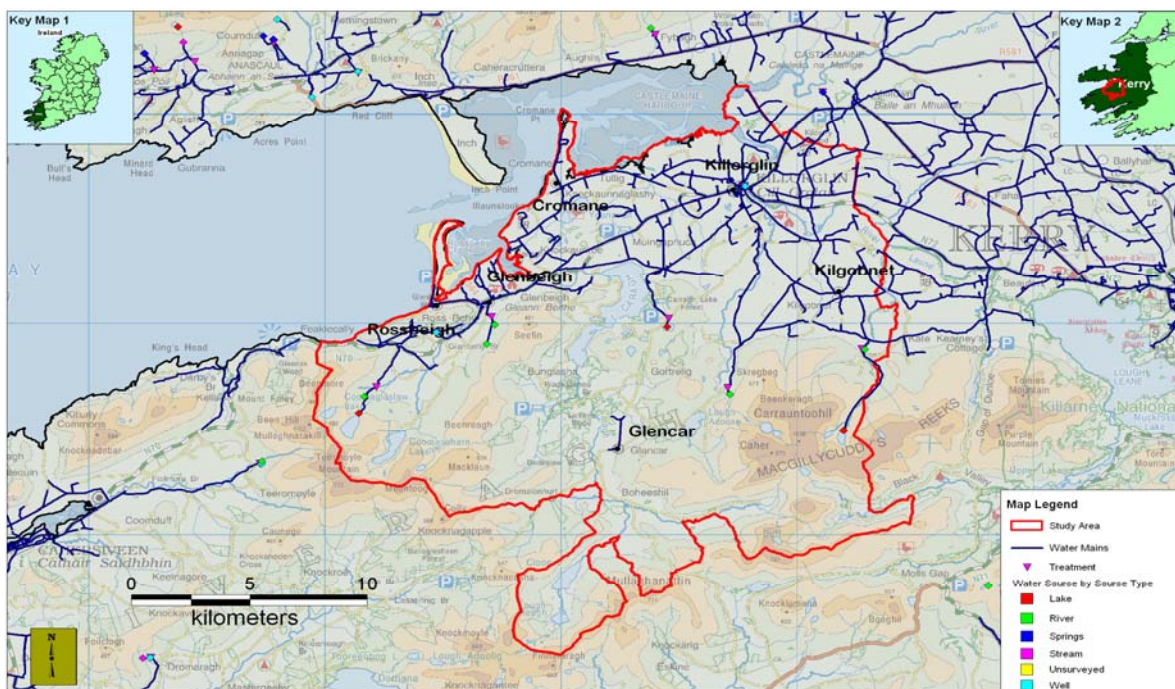


Figure 1.2 Road network

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.



Public Water Supply Infrastructure in the Plan Area

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 House.*" or any subsequent amendment or revision documents.

1.8 Landscape

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

1.9 Natural Environment

The extent of 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

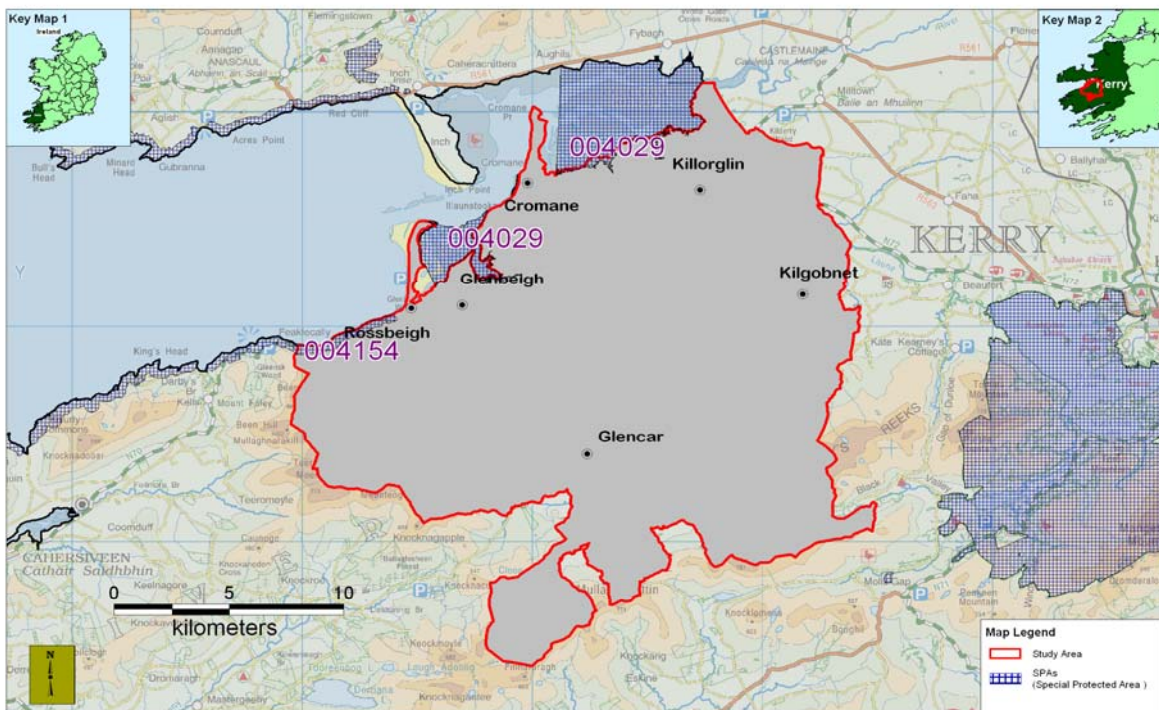


Figure 1.3 SPA in rural area

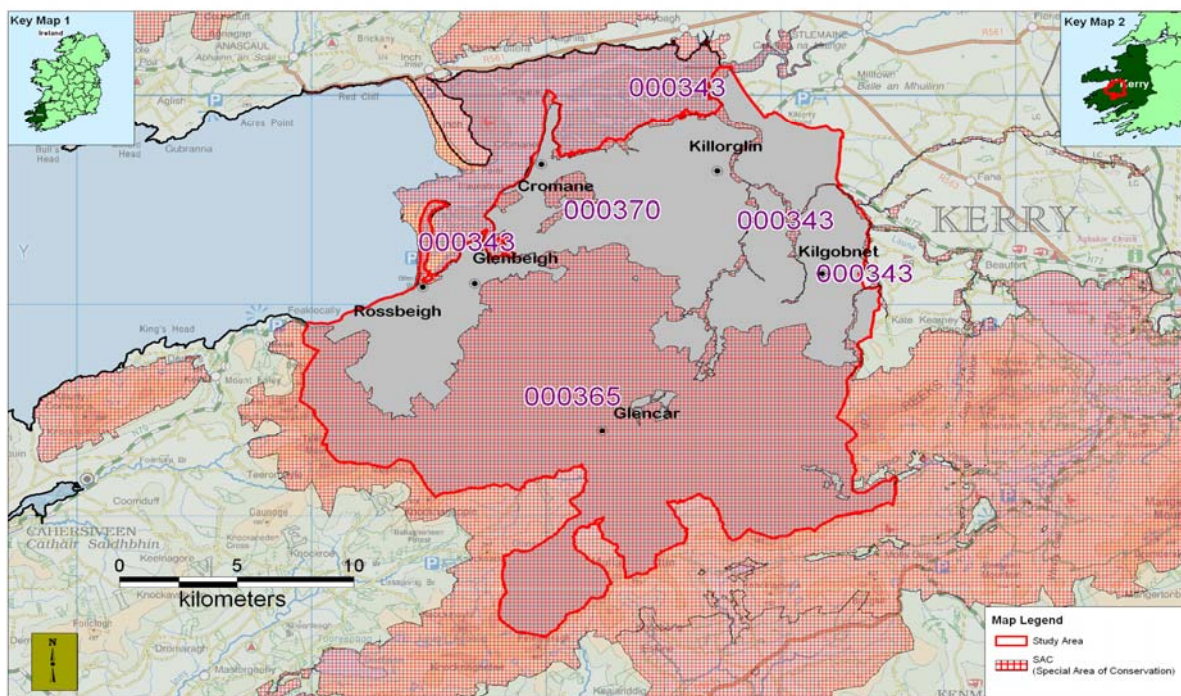


Figure 1.4 cSAC in Rural Area

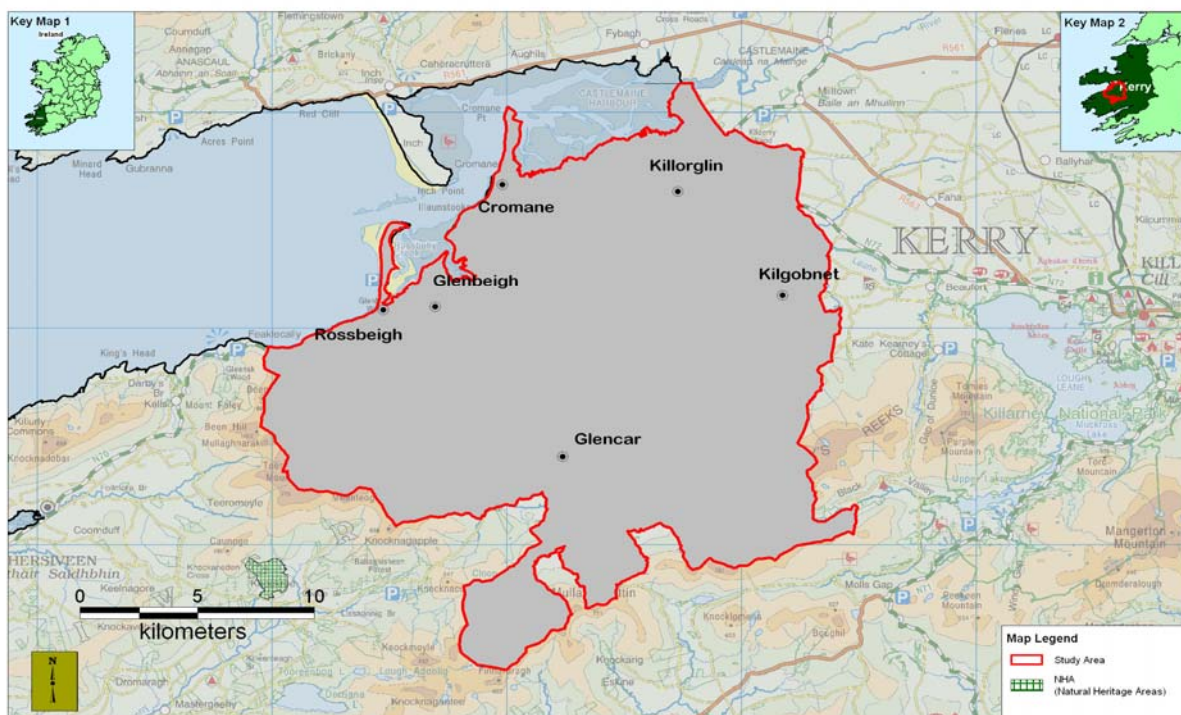


Figure 1.5 NHA in Rural Area (none designated)

Designation Type	Site Code	Site Name
SPA	4029	Castlemaine Harbour SPA
SPA	4154	Iveragh Peinsula SPA
cSAC	343	Castlemaine Harbour
cSAC	365	Killarney National Park, MacGillicuddy Reeks And Caragh River Catchment
cSAC	370	Lough Yganavan And Lough Nambrackdarrig
cSAC	365	Killarney National Park, Macgillicuddy's Reeks And Caragh River Catchment

Table 1.2 SPA, cSAC and NHA in Rural Area

The main river channels in the area are the Laune River, Cottoner River, Caragh River, and the Behy River. The main surface water features in the area, including lakes, are shown in Figure 1.6.

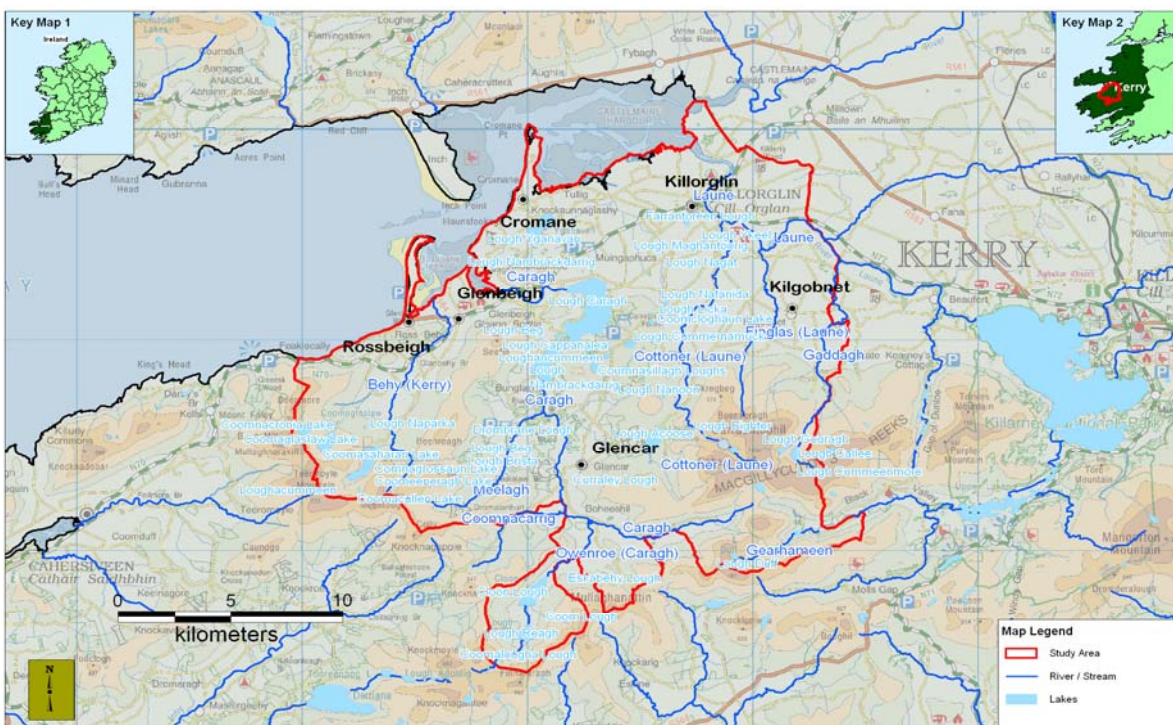


Figure 1.6 Watercourses/Lakes in Rural Area

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.

The plan area is a stronghold for Irish Natterjack Toad Populations as it contains 4 of Ireland's 13 recorded breeding populations. These populations are located in the Glenbeigh, Dooks, Lough Yganavan and Lough Nambrackdarrig areas and the National Parks and Wildlife Service have recently published monitoring results of these populations which include management recommendations for each of the breeding sites (Bécart E., Aubry A. and Emmerson M. (2007) Monitoring the conservation status of natterjack toad (*Bufo calamita*) in Ireland, 2004 - 2006.

Irish Wildlife Manuals, No. 31. National Parks and Wildlife Service, Department of the Environment, Heritage and Local Government, Dublin, Ireland).

Development can directly and indirectly harm toad populations. Direct impacts can result from habitat loss / fragmentation while indirect impacts can result from the lowering of water tables. Maintenance of suitable habitat is considered to be an important factor in safeguarding the viability of toad populations. Dry stone walls / rocky areas / sandy soils are used by toads for hibernation purposes, ponds are used for breeding purposes while rough grasslands are used for foraging purposes. Development proposals which provide for the retention or provision of such habitats are less likely to be harmful to toad populations’.

1.10 Amenity

It is proposed that a green route be developed along the dismantled railway line between Farranfore Junction and Caherciveen (see Figure 1.7) in accordance with development objective INF8-38 of the Kerry County Development Plan (2009-2015). Subject to Habitats Directive Assessment, at project level, this green route could facilitate recreational activities such as walking, cycling and nature observation. This would provide a valuable amenity resource for the area with some spectacular sea and mountain views and would constitute an additional tourist attraction in the Killorglin area.

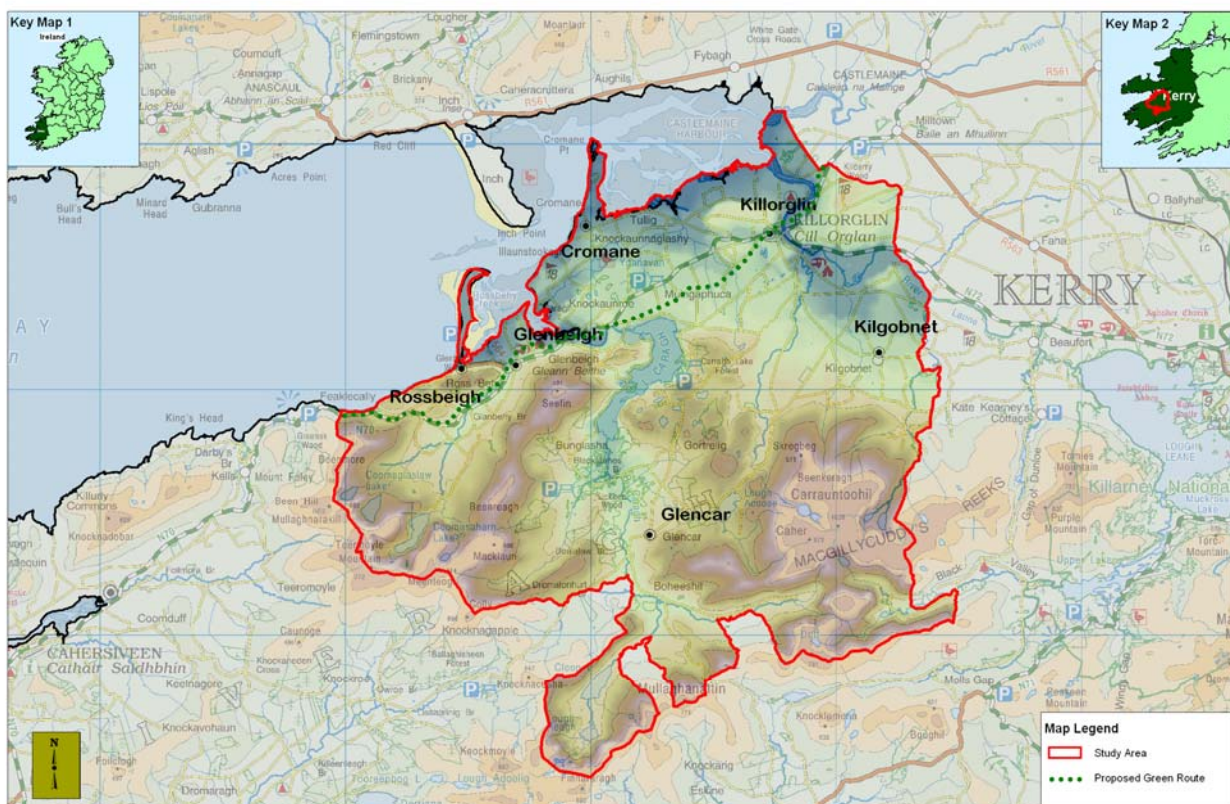


Figure 1.7 Proposed Green Route along the dismantled railway line

1.11 Tourism

Tourism is an important element of the economy of the Killorglin 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 Killorglin Town and the areas interesting history. The area offers scope for outdoor pursuits such as birdwatching, walking, hill and mountain climbing and marine leisure. The potential for eco-tourism in the area is immense, but is not fully developed.

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.

Recreation and tourism activities can cause increased disturbance to habitats and species that are important for biodiversity. Accordingly, tourism and recreation projects, strategies and activities should ensure that the ecological integrity of the region's natural environment is maintained, particularly with regard to Natura 2000 sites.

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

1.12 Built Heritage

There are 55 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

Three additional protected structures will be proposed in the rural area. These consist of a former railway cottage, two storey over basement dwelling and a single storey six bay cottage. Full details are included in Appendix 1.

1.13 Archaeology

There are 301 monuments listed in the Record of Monuments and Places and protected under the terms of the National Monuments Acts 1930-2004 located within the area of the Killorglin Functional Area plan. These are indicated on Figure 1.8.

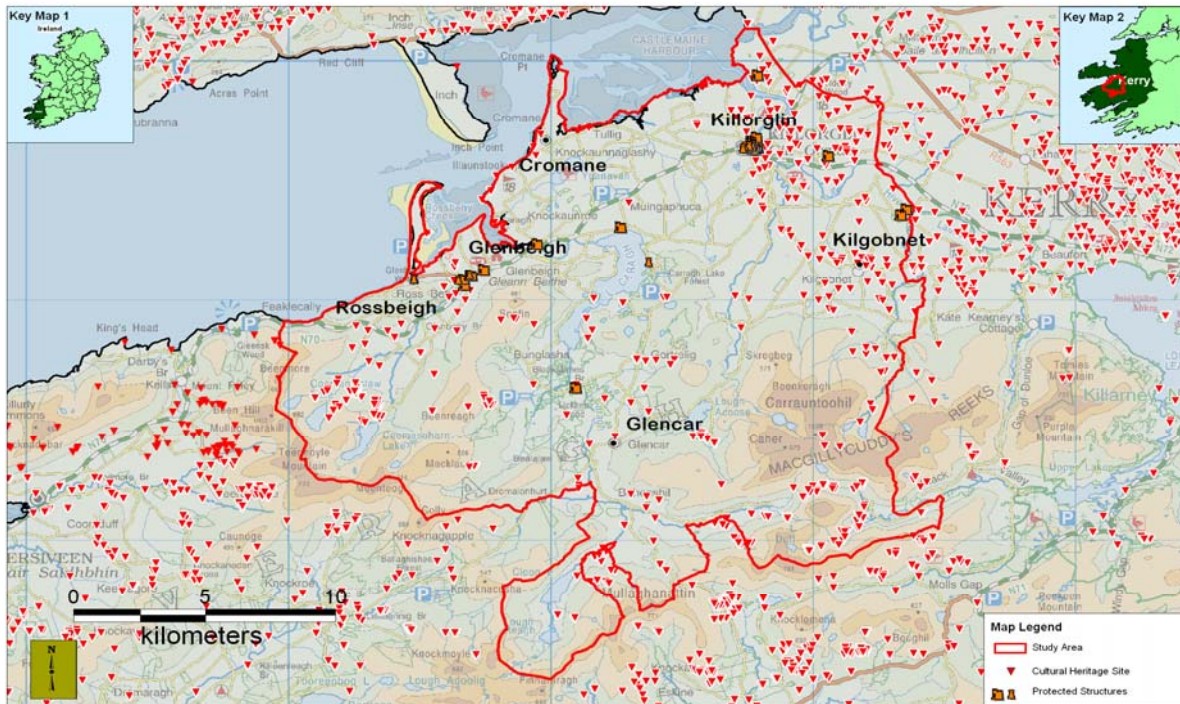
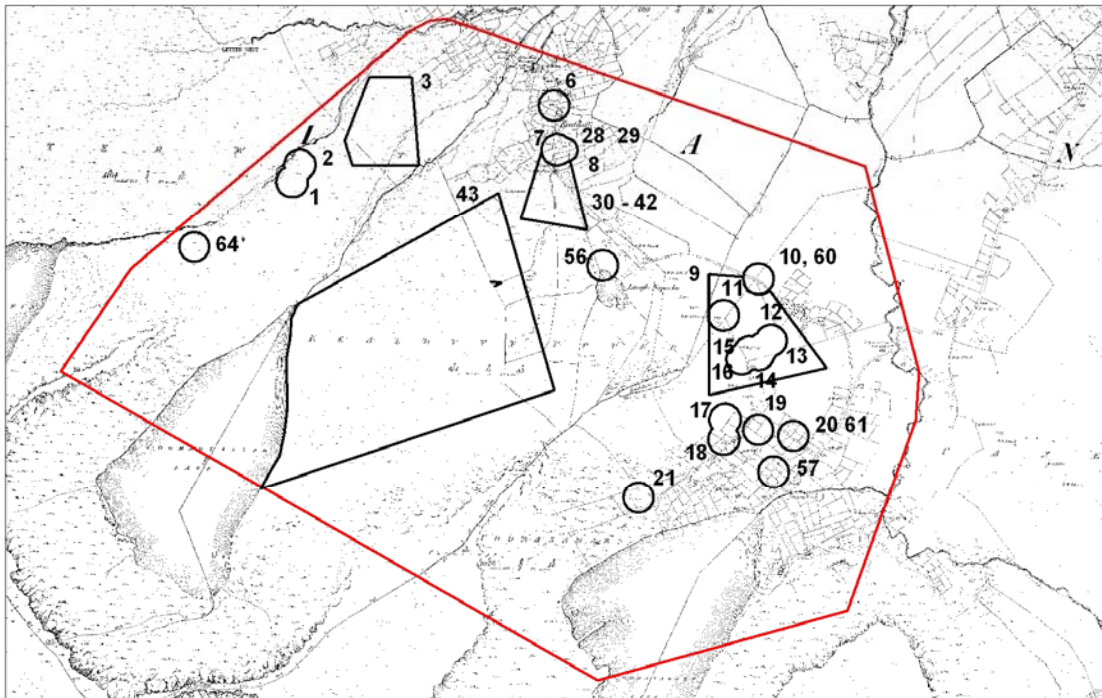
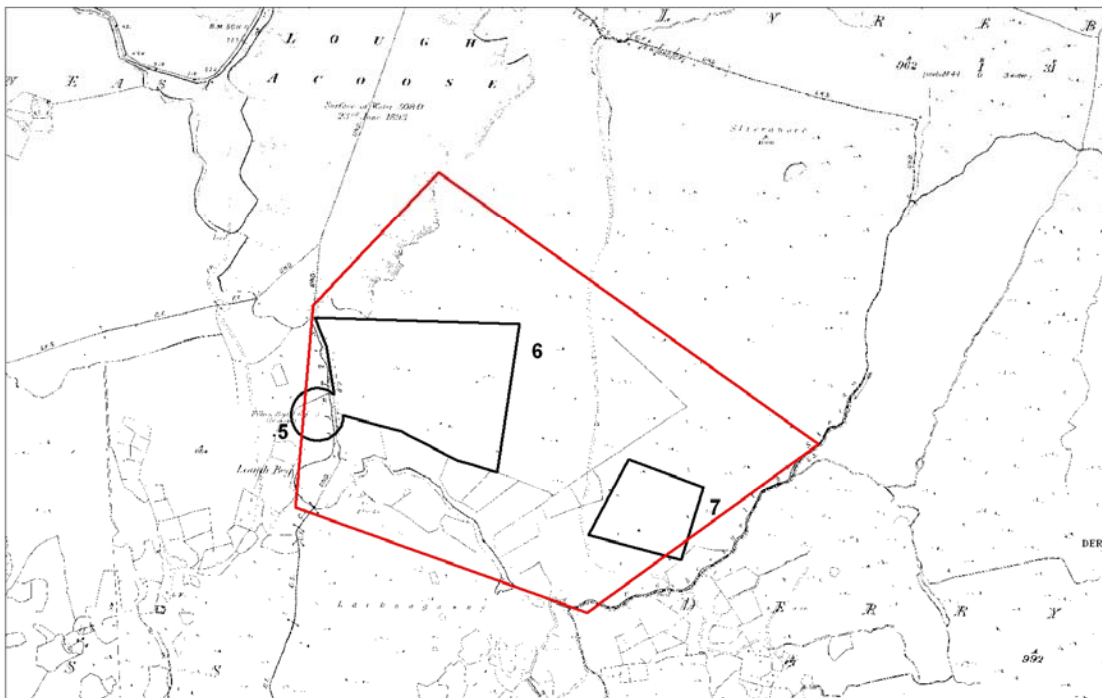


Figure 1.8 Archaeological Monuments and Protected Structures

The greatest concentration of rock art in the country is located in the townlands of Letter West, Kealduff Upper, and Coomasaharn. This extensive Late Neolithic /Early Bronze Age landscape is worthy of special protection given its national and international importance and the strong possibility that further features remain to be recorded. Similarly the pre-bog complexes in the townland of Derrynafeana, where the presence of *fulachtai fiadh* within the systems indicates a Bronze Age date and where further elements undoubtedly remain to be uncovered from the overlying peat. These two prehistoric landscapes need to be treated with special sensitivity and afforded special protection.



Proposed Special Protection Site - Letter West, Kealduff Upper and Coomasaharn



Proposed Special Protection Site - Derrynafeana

1.14 Flood Risk Management

Flood Risk Data for the functional area has been mapped on figure 1.9, using soil maps, recorded flood event locations and lands benefitting from OPW drainage schemes (available on www.floodmaps.ie). In addition, the OPW have indicated that Coastal Flood Zone Maps for the County will be available in 2010. Flood Risk Management in the area will be in accordance with the 2009 Government Guidelines on ‘The Planning System and Flood Risk Management’, the relevant development objectives of this plan and with Section 11.4 of the Kerry County Development Plan 2009-2015.

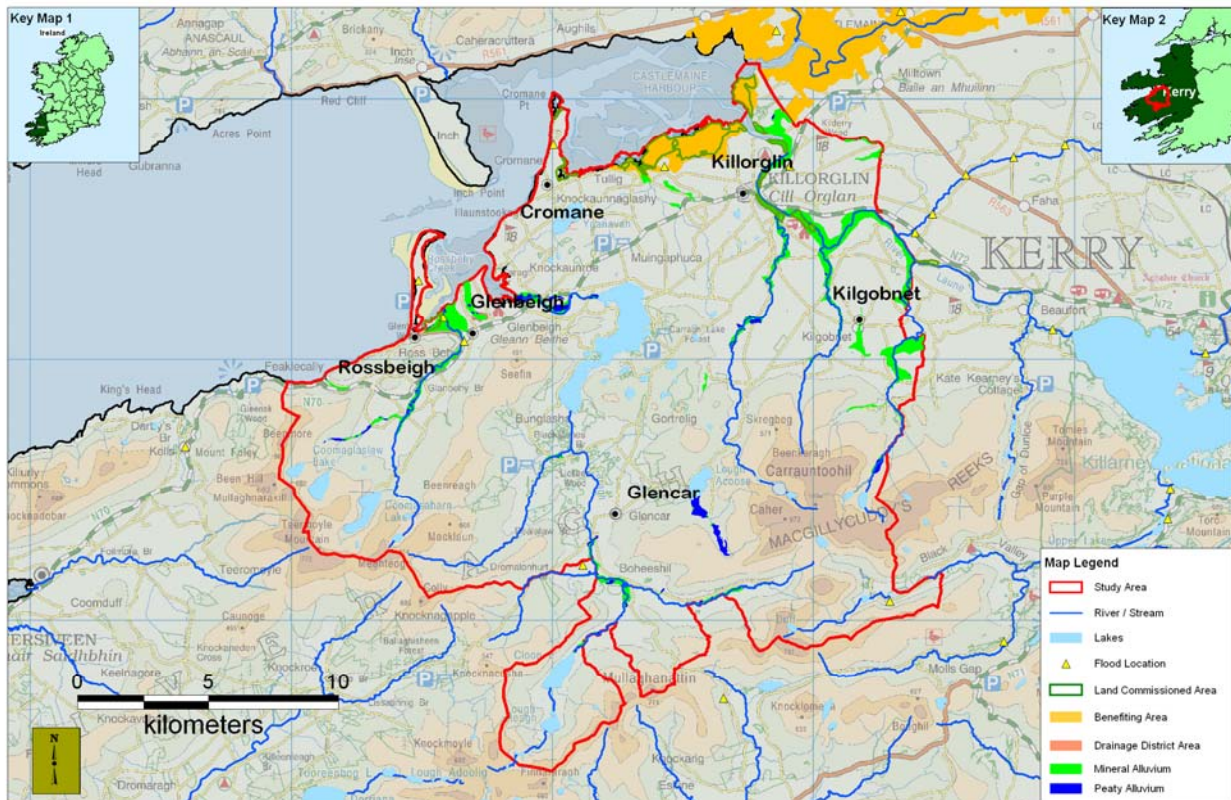


Figure 1.9 Flood Data

Figure 1.9 shows recorded flood locations and other potentially vulnerable areas.

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 and coastal flooding protection.

1.15 Windfarms

Most of the Killorglin Functional Area is designated “Area unsuitable for development” in terms of windfarm development in the Kerry County Development Plan 2009-2015. However, a small portion of the rural area just east of Killorglin has been designated “Open to consideration”

Light Industrial / Commercial Zoning:

For clarification, development of land zoned Light Industrial / Commercial in the Killorglin Functional Area (eg. at Tullig More west of Killorglin Town) shall be regulated in accordance with the provision of Table 1.2 Zoning Matrix. Any proposed development on these lands shall be accompanied by traffic and transport assessment and a road safety audit

2.0. OVERALL OBJECTIVES

Rural Area	Overall Objectives It is an objective of the Council to:
Ru-1	Ensure that development in the rural area complies with the objectives of the Kerry County Development Plan 2009-2015.
Ru-2	Ensure that development within the rural area does not lead to deterioration in the quality of surface or groundwater.
Ru-3	Protect species and habitats of conservation importance and the general biodiversity of the area
Ru-4	Ensure that rivers and their riparian zones including flood plains, are protected from structural development and from the effects of wastewater discharges.
Ru-5	Ensure that infill and riverbank alteration will be prohibited where there is an unacceptable risk of interference with the aquatic habitat or flood discharge
Ru-6	Ensure that development shall not have a significant detrimental impact on the quality of the natural environment.
Ru-7	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.
Ru-8	Refer planning applications in the study area for the proposed Killorglin By Pass as shown in Map KNBP1 to the Kerry National Road Design Office.
RU-9	<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"> • No such building is demolished • 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. • Development shall be carried out and designed sympathetically having regard to the architectural character of the structure and the setting. • 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. • 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. • The Planning Authority shall secure retention and preservation of particular features of special interest. • The Planning Authority shall use its statutory powers to ensure protected structures are maintained in good order. <p>The Planning Authority will encourage the appropriate and sensitive reuse of protected structures. <i>...cont.</i></p>

Rural Area	Overall Objectives It is an objective of the Council to:
Ru-10	Secure the inclusion of the structures as included in appendix A in the Record of Protected Structures.
Ru-11	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties.
Ru-12	Encourage the development of walking routes within the plan area and associated car parking facilities at appropriate locations so as to facilitate sustainable outdoor recreational activities in the plan area.
Ru-13	Encourage eco-tourism in the rural area in an environmentally sustainable manner.
Ru-14	Encourage the improvement of sensitively designed tourist information boards and signage at appropriate locations.
Ru-15	Protect and encourage the development of literary, musical, artistic, sporting and other cultural heritage initiatives.
Ru-16	Ensure the preservation of all archaeological monuments and features in the plan area as included or scheduled for inclusion in the Record of Monuments & Places.
Ru-17	Protect the views and vistas around the monuments, the inter-visibility of the monuments and the integrity of the existing archaeological landscape setting in the two prehistoric landscapes identified (see Map Ru2). To this end any proposed development within these sites as mapped shall be referred to the County Archaeologist. Applicants are advised to liaise with the County Archaeologist in advance of any application for development within these sites.
Ru-18	Facilitate the development of a 'green route', in a sustainable manner, along the dismantled railway line between Farranfore Junction and Caherciveen (see Figure 1.7). This green route could be used, where appropriate, for recreational activities such as walking, cycling and nature observation.
Ru-19	Facilitate the provision of a new access road to, and pier at Crows Point to allow for the sustainable development of the Cromane aquaculture and fishing industry in a manner compatible with the conservation objectives of Natura 2000 sites in their vicinities and the proper planning and sustainable development..
Ru-20	Facilitate the development of a sustainable marine tourism industry at Cromane Slip, Glosha, Garrane Pier, Ballykissane Pier, Powers Quay and Callinafersey Pier, while safeguarding the ecological integrity of the area.
Ru-21	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).
Ru-22	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.
Ru-23	Ensure that vulnerability of wastewater treatment systems to flooding is taken into consideration by the Wastewater Site Assessment Unit of the Planning Authority, when assessing planning proposals for residential units.
	<i>...cont.</i>

Rural Area	Overall Objectives It is an objective of the Council to:
Ru-24	Have regard to OPW Flood Zone Maps for coastal flooding, when assessing planning proposals.
Ru-25	Facilitate the implementation and enforcement of the European Communities (Good Agricultural Practice for Protection of Waters) Regulations 2009.
RU-26	Ensure that the proposed Killorglin bypass as highlighted in Map KNBPI (which would involve a new crossing over the River Laune) is subject to an Environmental Impact Assessment and Article 6 Appropriate Assessment