

## **DÚN GÉAGÁIN LOCAL AREA PLAN**

### **1.0 CONTEXT**

#### **1.1 Location**

Dún Géagáin is a coastal village located off the R566 on the Iveragh Peninsula. Baile an Sceilg with which it shares many services is located 1.5 km to the south. Although a certain level of development has taken place between the two settlements in recent years they can still be viewed as two distinct settlements. Dún Géagáin is located within An Gaeltacht Uíbh Ráthaigh.

#### **1.2 Population**

There are no population figures for the village of Dún Géagáin itself. It is located within the ED of Ballinskelligs (Baile an Sceilg). The population in this ED decreased slightly between 2002 and 2006 from 358 to 355 people. It increased marginally in the 2011 census to 372 people.

#### **1.3 Functions & Facilities**

Dún Géagáin is an important tourist village on the Skellig Ring. Compared to Baile an Sceilg, Dún Géagáin is the most concentrated of the two villages with the wider range of services.

Dún Géagáin has a range of social facilities including a Roman Catholic Church, day care centre, community centre, hard surface playing area, a public house, shop and an industrial unit producing veterinary products. There is no grocery shop within the village but there is one located approximately 500 metres to the north of the village on the R566. The local GAA (St Michaels) pitch is located between Dún Géagáin and Baile an Sceilg.

#### **1.4 Infrastructure**

There is a public water supply available in the village. If required can be connected with and utilise surplus capacity from the Waterville Scheme

There is a primary treatment unit serving the area. The system is currently at capacity but there are no current plans to upgrade.

#### **1.5 Urban Form**

Dún Géagáin is a traditional rural village, linear in form comprised of mainly detached structures without a set building line apart from an attractive stretch of village streetscape to the north of the church. If this streetscape was further developed it would give the village a more defined core area and urban structure. There are a variety of building types within the village from the traditional single storey cottage to the more modern form of the Cill Rialaig shop. Building heights vary throughout the village. Some new cluster type developments in the village are of a uniform design which is untypical of the older built forms.

### **1.6 Built Heritage & Archaeology**

There are no Protected Structures or recorded monuments within the proposed plan area.

### **1.7 Natural environment and Amenity**

Dún Géagáin is located in a low lying pocket of land about 500 metres from the shoreline of Ballinskelligs Bay. The beach is located a short distance from the settlement node. The eastern side of the village is zoned Secondary Special Amenity in the 2009 –2015 Kerry County Development Plan. The Ballinskelligs Bay and Inny Estuary SAC is in close proximity to Dún Géagáin.

### **1.8 Vehicular and Pedestrian Traffic**

Tourist traffic during the summer months creates a busy atmosphere but during the winter months, because of its relatively isolated location traffic is mainly local.

### **1.9 Employment**

The largest employer in the village is Ballinskelligs Veterinary Products, which contains a state of the art laboratory and manufacture products for the Irish and British markets. Other employment is provided at the primary school and at the community centre. The Udaras Na Gaeltachta premises are located slightly to the north on the R566.

### **1.10 An Gaeltacht**

Dún Géagáin is located within the Gaeltacht Uíbh Ráthaigh and the preservation and promotion of the Irish language is critical in its future development. It is considered that the revival of the Irish language college would add a further attraction to an area in need of employment and income.

### **1.11 Growth and Residential Development**

Two housing developments on the seaward side of the main street have been completed in recent years. It is likely that these dwellings will be bought as holiday homes. A few single houses for permanent residents have been completed over the same period. The number of holiday homes constructed in recent years far outweighs the number of permanent residential completions.

The new housing developments that have taken place have been close to the urban core and have succeeded in maintaining a compact urban form

The development boundary for Dún Géagáin defines the existing extent of the area where new development may be considered, whilst also allowing for expansion re-development in the village core. The development boundary is largely determined by topography and infrastructural considerations. It is the an objective of the plan to 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.

All new residential dwellings will have to comply with the rural settlement policies as contained in the County Development Plan.

## 2.0 DEVELOPMENT STRATEGY

*The overall vision for Dún Géagáin is to maintain its compact urban form and develop a vibrant sustainable village which is an attractive place to live in and to visit. Future development should be in-depth in order to create a strong and identifiable village core*

It is important to maintain the open countryside between Dún Géagáin and Baile an Sceilg. The development strategy for Dún Géagáin is to promote a more gradual organic development as a rural village and tourist centre commensurate with the level of infrastructure provision. Growth in recent years has been largely confined to the holiday home sector.

The village is located within a Gaeltacht area and it is important that no development takes place which will be detrimental to the promotion of the Irish language. It is considered that the revival of the Irish language college would add a further attraction to an area in need of employment and income.

A limited number of one off dwellings may be permitted to connect to the existing treatment system, otherwise all development shall comply with the EPA standards regarding waste water treatment.

The development strategy for the village is to:

- Ensure that future development should support the existing role and function of the village as a small local focal point for its surrounding rural community and should have regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
- Ensure that development does not detract from the amenities that make the Skellig Ring drive a popular tourist attraction.
- Promote the use of the Irish language and revival of the Irish language college.
- Ensure that future residential development within the village caters for the needs of the local population who wish to live in the area on a permanent basis.
- Promote the development of commercial/retail outlet serving the local community at an appropriate location.
- Facilitate the sustainable development of ecotourism and other niche markets along with the sustainable extension and diversification of tourist facilities as a possible source of employment

### 3.0 SPECIFIC OBJECTIVES

<b>Objective No.</b>	<b>Open Space, Recreation and Amenity It is an objective of the Council to:</b>
<b>A-1</b>	Reserve lands for the development of a village green as indicated on the zoning map

<b>Objective No.</b>	<b>Commercial/retail Facilities It is an objective of the Council to:</b>
<b>CR-1</b>	Promote the development of commercial/retail outlet serving the local community at an appropriate location

<b>Objective No.</b>	<b>An Gaeltacht Uíbh Rathaigh It is an objective of the Council to:</b>
<b>G-1</b>	Promote the Irish language and revival of the Irish language college.