

1.0 Introduction

The South-East Kerry Local Area Plan has been prepared in accordance with the provisions of the Planning and Development Act 2000 and the Planning and Development (Amendment) Act 2002.

A Local Area Plan shall be consistent with the objectives of the County Development Plan and shall consist of a written statement and plan or plans which may include:

Objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or

Such other objectives in such detail as may be determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies including detail on community facilities and amenities and on standards for the design of developments and structures.

This plan shall remain in force for a period of 6 years from its date of adoption.

Development within the boundaries of the settlements contained in section 2 of this Local Area Plan shall be carried out and in compliance with the Objectives of the County Development Plan as well as any specific objectives contained within the individual settlement plans. While the objectives of the Local Area Plan must be consistent with the objectives of the County Development Plan, in any instance where ambiguity may arise, the provisions, policies and objectives of the County Development Plan shall have precedence.

This Local Area Plan comprises policies and zoning maps, with defined boundaries for each settlement. The policies and objectives of the Kerry County Development Plan 2003-2009 apply to all the settlements. Any objectives or policies contained in the individual settlement plans relate to the individual settlements and are not intended to be interpreted or construed as relating to any lands outside the development boundaries as defined. The policies and zoning for lands outside the settlement boundaries, as defined on the maps in Section 2, are contained in the County Development Plan 2003-2009.

The overall aim for this plan is to provide a comprehensive local planning framework for the settlements of South-East Kerry which clearly sets out the policies and objectives for their development. Taken in conjunction with the Regional Planning Guidelines and the County Development Plan it will complete the planning framework for the area. These plans will clearly set out the policies and objectives for the development of each settlement and make clear to landowners, developers and agents the vision of the Planning Authority for the settlements.

This plan, in conjunction with the Kenmare and Rathmore Local Area Plans will complete the settlement plans for the area.

This plan is presented in two sections. Section 1 outlines the strategic context, overall strategy, the growth strategy, and the policy issues for each sector.

Section 2 comprises the policies, objectives and maps for each of the settlements within the plan area requiring plans, as identified in the Settlement Hierarchy, Table 3.1, of the County Development Plan.

IWI-1 It is an objective of this plan that in addition to the objective of this plan, the policies and objectives of the Kerry County Development Plan 2003-2009, shall apply to all settlements.

SECTION 1

2.0 Plan Context

2.1. Documentation

In the formulation of policies and objectives in this plan the planning authority have had regard to the following documents:

- National Development Plan (2007 – 2013)
- National Spatial Strategy (2002 – 2020)
- Sustainable Development – A Strategy for Ireland 1998
- Departmental Planning Guidelines
- Meitheal Chiarrai
- The Barcelona Declaration Implementation Plan
- South West Regional Planning Guidelines 2004-2020
- Kerry County Development Plan 2003-2009

The Council is obliged, in the performance of its functions, to have regard to government policies and guidelines, and it is within the context of these documents that local policies are developed.

2.2. National Development Plan / National Spatial Strategy

The National Development Plan 2007 – 2013 is a blueprint for the economic and social development of the Country up until 2013. One of the principal objectives of the plan is to promote balanced regional development. This plan builds on the previous NDP which identified the need for a National Spatial Strategy, in order to promote regional development throughout the country by the identification of a number of development corridors as Gateways and Hubs in individual regions. These development corridors have been designated to act as development growth areas that will be promoted in terms of infrastructure and

investment to act as economic drivers for their region. The peripherality of County Kerry is one of the major obstacles limiting its economic development. The National Spatial Strategy has identified this area as a ‘Diversifying Area’ which requires management of its natural resources, qualities and cultural traditions in order to capitalize on their potential (see map 2.2).

The identification of development corridors is only the initial step in the process of balanced regional development. The success of the spatial strategy in its role of achieving strong and sustainable economic growth is dependent on a number of factors including the development of an area’s **Potential, Critical Mass and Linkages**.

Potential is defined as *the capacity which an area possesses for development arising from its endowment of natural resources, population, labour, economic and social capital and location relative to markets*

Critical Mass is defined as *the size, concentration and characteristics of population that enable a range of facilities to be supported and which, in turn, can attract and support higher levels of economic activity.*

Linkages are *the means of moving people, goods, energy and information.*

The policies and objectives contained in the County Development Plan promote these concepts through facilitating improved linkages, promoting the development of critical mass and protecting and promoting the potential of the county.

In addition to the economic and spatial objectives, an improved quality of life is also an objective of the NDP. It is considered that proper spatial planning can contribute to an improved quality of life and it is one of the overall objectives of this plan to achieve this.

2.3 Sustainable Development – A Strategy for Ireland

This is the government’s policy on sustainable development, how it can be implemented and how it can be integrated into the decision making process. The policies in this document with regard to the sustainability of rural housing have been modified by the publication of ‘Sustainable Rural Housing – Guidelines for Planning Authorities’ (April 2005).

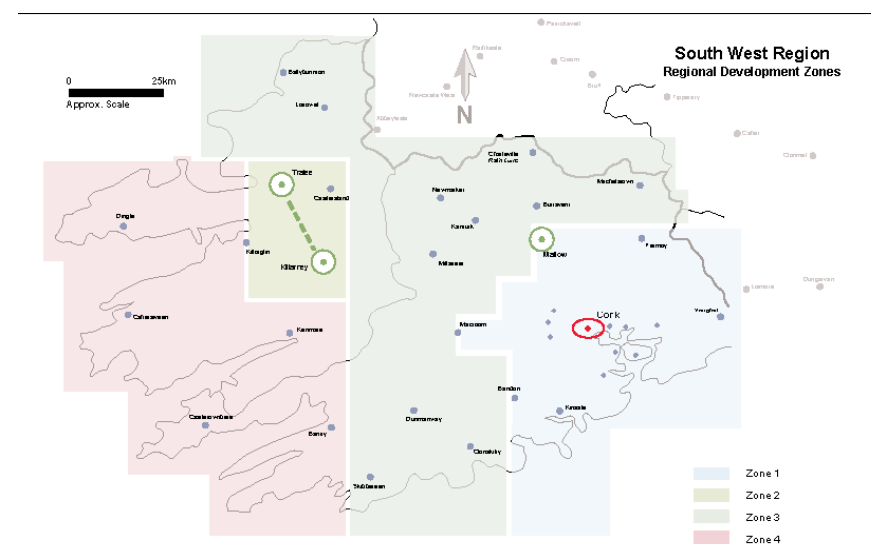
2.4 Sustainable Rural Housing – Guidelines for Planning Authorities

The publication of this document in April 2005 outlined the government’s policy in relation to rural housing and contains detailed direction as to how Planning Authorities should formulate policy for their area. The document redefines the concept of sustainability with regard to rural housing and, as well as removing references to the unsustainability

of rural housing, contains a presumption in favour of rural housing where the applicant can demonstrate a definite need to live in a rural area.

2.5 South-West Regional Planning Guidelines

The Regional Planning Guidelines (RPG's) have been developed on the basis of guidance provided through the National Spatial Strategy and a wide range of existing plans that exist at individual agency level throughout the region. The task of the guidelines is to provide a broad canvas to steer the sustainable growth and prosperity of the region and its people up to 2020.



Regional Development Zones
Map 2.1

Among the goals outlined in the guidelines is the goal to 'promote the sustainable development of Mallow and Tralee/Killarney as vibrant hub towns - creating a critical mass in terms of population, employment and services, which will enable them to attract investment and people – thereby supporting the role of the Gateway and delivering balanced regional development within the Southwest, through energising smaller towns and rural areas within the sphere of influence.

Key elements of the Strategy include:

- Growth in the hubs of Mallow and Tralee/Killarney must be prioritised.
- Towns close to the Gateways and Hubs should have organic employment-led growth, bolstered to a certain extent by commutes to the Gateways/Hubs. These towns should retain their own character and provide improved services and quality of life to people living within their catchments.

- Rural and peripheral areas should, at least, retain their current population levels. This goal shall be best achieved by making them more attractive places to live, by increasing service provision in towns and villages.
- A hierarchy of settlement types will be identified. Key roles will be assigned to these towns to help deliver the objectives of the guidelines.

The Regional Planning Guidelines identify the Iveragh Peninsula including Kilgarvan as being within Zone 4, Rural Peripheral (see map 2.1). These Zone 4 areas are to be found on the Region's peninsulas and island communities. These areas are distinguished by the generally poor quality of land, their rugged landscapes and, in most instances, absolute lack of any economic generators, apart from tourism, mariculture and fishing. The RPGs acknowledge that as the Region continues to prosper, driven from the core, these areas become more disadvantaged and experience increasing difficulties in retaining their young well educated people, who are increasingly drawn to the economic centre. Irrespective of what happens at the core of the Region, these areas will continue to experience marginalisation. Efforts need to be directed at building up certain urban locations, which can act as service centres for their rural hinterland, and which, with their increased populations and economic activities, can provide a higher level of service than presently pertains.

The RPG's therefore identify a hierarchy of settlements acting as drivers over their sphere of influence.

Glenflesk, Gneeveguilla and Scartaglin are located within zone 3 identified as 'Urban, Inter-urban and Rural Areas'. The growth and economy of these settlements is primarily linked to the close larger settlements of Killarney and Castleisland.

2.6 County Development Board Strategy

Meitheal Chiarrai

Meitheal Chiarrai is an economic, social and cultural development strategy for the development of the county over the ten-year period 2002 - 2011. The vision for Meitheal Chiarrai is outlined in a number of Statements.

An Economic Vision

Focus on the comparative strengths of the county in such areas as tourism, agriculture, food production, fisheries and small enterprise development.

A Social and Health Vision

Address the social issues in the county, the need for education and training, the recognition that the quality of lifestyle can be achieved through healthy living and the specific recognition of the needs of people in rural areas.



A Cultural Vision

Building on and preserving Kerry's cultural identity – a unique Kerry experience.

An Infrastructural Vision

Ease of access to the county for all transportation modes. Provision of an adequate information and communications technology infrastructure to overcome the peripheral location of Kerry. The development of energy sources with particular reference to alternative energy methods.

An Environmental Vision

Balanced development between urban and rural areas and the protection of the unique landscape of the county. The strategy intends to co-ordinate all the economic, social and cultural sectors within the county in achieving the vision of the strategy.

2.7 Kerry Land-Use and Transportation Study

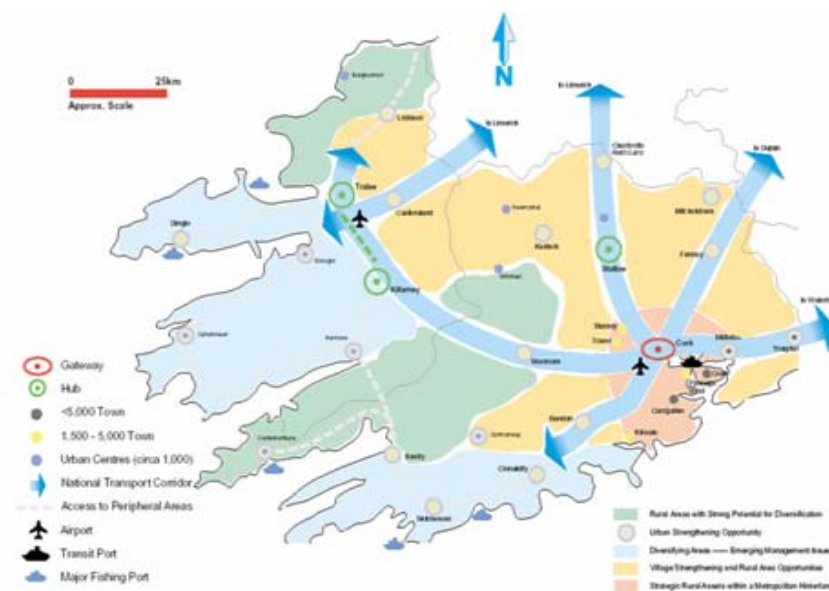
As part of the review of the County Development Plan, the Council commissioned a series of strategic planning studies covering each of the Electoral Areas within the county. The preparation of these studies involved extensive public consultation and they are used in the formulation of development strategies throughout the county.

It is within the context of these policy documents that the policies and objectives of the Local Area Plan have been formulated. These policies are intended to facilitate development throughout the county. They are not intended to limit development but rather to regulate it in accordance with the principles of proper planning and sustainable development.

2.8 Kerry County Development Plan 2003-2009

The principal aim of the County Development Plan is to provide for an improved quality of life for all the people in the county while regulating development in a sustainable manner. This can be achieved through the promotion of employment opportunities, efficient transportation and infrastructure, sufficient housing and social facilities as well as a safe, healthy and clean environment which all contribute to a good quality of life. The County Development Plan promotes these goals.

One of the major difficulties that the county experiences, is its peripherality. It is a priority that a development corridor is promoted which can act as a focal point for investment into the county. It is imperative that strong linkages between this development corridor and national networks are developed. The development of the corridor itself will create employment opportunities and encourage the population growth in the area to reach a critical mass. This critical mass of population will sustain an increased range of services and facilities which will in turn make further inward investment more likely. The Tralee / Killarney hub and the regional and sub-regional road linkages are indicated on [Map 2.2](#).



Map 2.2
Regional and Sub-regional Linkages
National Spatial Strategy

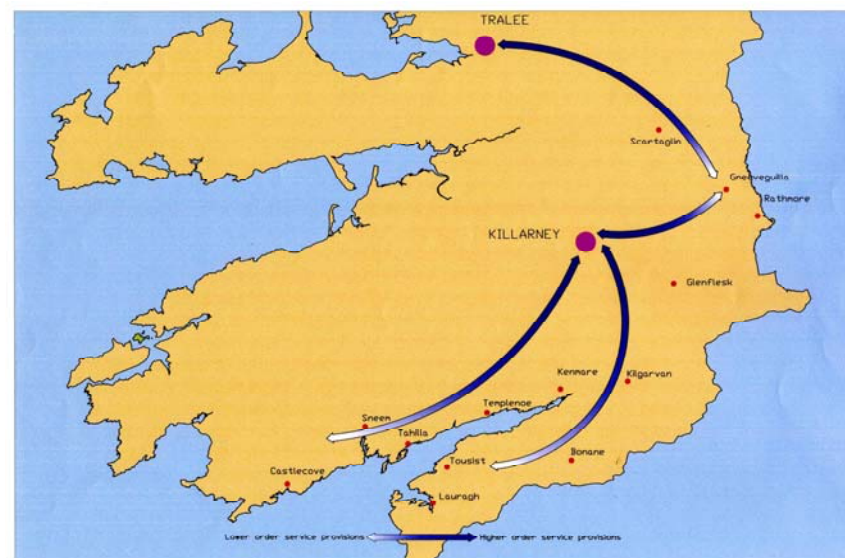
The distribution of growth throughout the county needs to be planned. This approach will facilitate the Local Authority in the future allocation of resources, and inform it with regard to policy decisions. To achieve

this, a settlement hierarchy has been identified. This hierarchy is based on existing functions and services and also their functional relationships with other settlements in the locality. The improvement of linkages between these towns and the larger urban centers of the county as well as the development corridor region will strengthen the existing role of these towns and promote them as employment locations.

The strengthening of rural communities is fundamental to the Development Plan. Many of these areas have experienced significant population loss in the past. This is not due to planning restrictions in these areas but primarily to a lack of employment opportunities. The infrastructure and services needed to promote job creation cannot be provided in the countryside. It must be provided in towns and villages. The overall strategy for rural areas is therefore based on the strengthening of towns and villages and making them more attractive places to live.

2.9 Context Summary

It is within the context of these policy documents that the policies and objectives of the Local Area Plan have been formulated. These policies are intended to facilitate development throughout the area. They are not intended to limit development but rather to regulate it in accordance with the principles of proper planning and sustainable development.



Map 2.3

3.0 Regional Context

The designation of the Tralee/Killarney Corridor as a Linked Hub under the National Spatial Strategy was a significant milestone defining the future development of the county. The recognition of the Hub at National Level has significant implications for financing the development of the region, promoting balanced regional development and, in the long term integrating the hub within the wider region. This is of particular importance for a county like Kerry, where its peripherality has always had a negative impact on development, if it is to realise its potential and fulfil its role as envisaged under the NSS.

The area covered by the South-East Kerry Settlements Local Area Plan, including its linkages to the Hub and the wider region, is illustrated in its regional context by Maps 2.2 and 2.3. The area includes the District Centres of Kenmare and Rathmore and a network of smaller settlements distributed throughout the plan area.

Parts of the region are peripheral within the County and the next higher order service location is the Tralee Killarney Hub. Access to the Gateway of Cork via the N22 is relatively easy in the context of the County at large.

Kenmare functions as the main service centre for the South of the area servicing a network of very small rural villages, Kilgarvan being the largest. Rathmore acts as a service centre for the Eastern portion of the area, serving its rural hinterland rather than as a service centre for the adjacent settlements.

The N70 is the main national road running along the coast of the Iveragh Peninsula, and upgrading of this route is improving the linkage with the Hub for the towns and villages of the area. In addition the linkage from Kenmare to the N22 via the R569 has been significantly improved in recent years.

Of particular strategic importance within the County is the location of Kerry Regional Airport at Farranfore. This regional airport serves the entire county and its importance for the region cannot be overstated.

The success of the county is largely dependent of the future of the Tralee Killarney Hub. It is worth noting that the Tralee/Killarney hub lies outside the Atlantic Corridor linking the major cities of Galway, Limerick and Cork, and as a consequence the quality of the linkage between Tralee, Killarney, Cork and Limerick, and in particular the N69, N21, N22 and N23, is a matter of critical strategic importance.



South East Kerry Settlements

Thus, the development pattern within the region is such that key functions and services are dispersed in different centres. The hub is the main service centre, providing the higher order services, for the county, with Kenmare and Rathmore acting as the main service providers for the plan area. Access to the Hub for higher order services is critical.

In a regional context the importance of tourism cannot be overstated. The Dingle peninsula, Ring of Kerry, Killarney National Park, Kenmare, Glengarriff and Bantry Bay (in Cork), in short many of the premier tourist destinations in the country are within an hour's driving time. Consequently, the future of the tourism industry will have important strategic consequences for future development. It is an element of the overall strategy for this plan to promote the tourism industry for the area.

4.0 West Iveragh Settlements Development Strategy

4.1 Strategic Issues

These concepts of linkages, critical mass and potential have previously been defined in Section 2.2. Identifying the **Potential** of an area, the barriers to development and the needs of the county in order to reach its potential, is a difficult task involving a wide spectrum of economic and cultural groups. However, work has commenced in co-ordinating these different sectors in order to develop an integrated, co-ordinated approach to achieving the potential of the county.

'**Linkage**' is one of the key concepts outlined in the National Spatial Strategy. Due to the **peripherality** of this area the provision of linkages is all the more important. In effect the relevant linkages are to the Tralee Killarney Hub in a transportation context, and good broadband connection in a telecommunications context.

In order for the area to provide the range of facilities and services desired by the population it needs to achieve and maintain a certain level of population. What is considered to be a **critical mass** of population will vary on the level of service required, so the critical mass necessary to maintain the traditional services of a small village is different to that of a larger town. It is important, however, that policies are in place to promote the critical mass necessary for each level of settlement within the settlement hierarchy. Promoting the growth of smaller towns and villages does not detract from the demand from the higher order services in larger towns as the population of the smaller towns will still use these higher order services such as swimming pools, hospitals etc.. Recognition of the '**Complementary Roles**' of settlements and acceptance that not every settlement can have everything is critical to the development of a coherent settlement strategy. This concept applies to the larger settlement within the county such as Tralee, Killarney and Listowel, as well as to the smaller settlements within this study area.

The publication of the **Sustainable Rural Housing Guidelines** has required Planning Authorities to identify areas under urban pressure and develop policies to regulate development in these areas by reserving their development potential for persons from the area or having traditional links with the area. This policy is intended to limit ribbon development and urban sprawl as well as providing a more integrated, serviceable town structure. Much of the demand for one-off rural housing actually originates from deficiencies in the supply of sites and properties in the urban areas, in terms of both availability and cost. The long term costs of living further away from shops, services, schools and leisure activities in terms of travel is often not considered. In addition to the impact on the people themselves, it also has an impact on traffic volume within the adjoining towns and villages. As more people choose to live outside settlements, this situation self perpetuates as population declines and has a knock on effect on the overall quality and attractiveness of the built environment as well as the viability of shops and services. This is particularly true of the smaller towns and villages of South East Kerry which have experienced population loss, contrary to the National trend of growth in villages. The obvious solution lies in addressing supply-side issues within towns and improving the components of urban living, which make urban areas attractive places in which to live. This means making homes available at affordable prices and directing investment into key urban infrastructure, such as roads, public transport, schools, shops, services and open space.

It is the intention of this plan to identify sufficient zoned lands within the settlements of the plan area to provide a **viable alternative to one-off rural housing**. It is intended that the densities specified will provide a range of residential options including larger detached residences while respecting the innate character of each settlement.

Much of the growth expected for the study area is dependant on inward migration. The population projections and **Critical Mass** of population necessary to lift the settlements to a higher economic and service

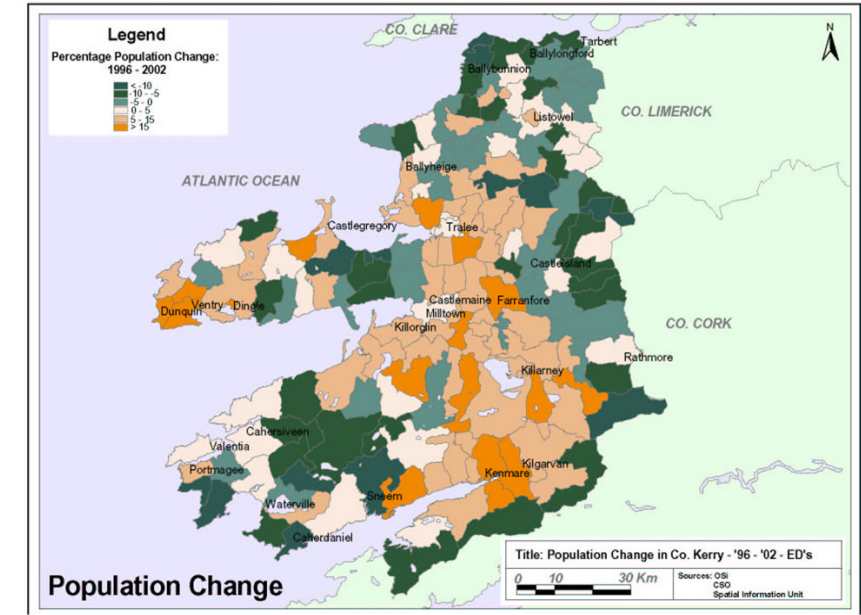
provision level as envisaged cannot be achieved by the natural regeneration of its existing population. The settlements of South East Kerry, therefore, need to identify the reasons why it is better to locate there than in other competing areas. The main factor which is readily identifiable is "**Quality of Life**". A clean environment, good educational facilities, good health services, high quality social and cultural facilities, beaches and amenities are readily available. These assets, however, cannot be taken for granted and ongoing efforts to maintain and expand the range and quality of these facilities must be continued. Combined with improved linkages and infrastructure these qualities will constitute the strength of the area. If these strengths are to be capitalised upon they must be matched by efficient, attractive urban environments in each of the settlements. Nondescript housing estates, poor urban streetscapes and poor **Urban Design** standards do nothing to attract people to live in towns and villages. Design of housing within urban areas is a key consideration, and standards need to encourage well designed housing areas, which fully integrate with the existing settlement pattern, develop neighbourhoods and provide a definite sense of place. Proactive measures, designed to develop neighbourhoods instead of housing estates, a sense of place and identity, instead of anonymous characterless streetscapes, are needed. A high level of design of the **Public Domain** will increase the quality of the urban environment. These qualities of identity, neighbourhood, high quality public domain and increased social capital will compliment the existing qualities of the West Iveragh area and maximise its attractiveness as a location in which to settle.

Within the County Tralee is recognised as the main retail location within the Retail Hierarchy. This will continue to be so. Killarney is the main retail service centre serving the plan area. The location of retail development within settlements shall be determined having regard to the **vitality, vibrancy and viability** of the villages as well as any infrastructural and floorspace availability restrictions which may arise.

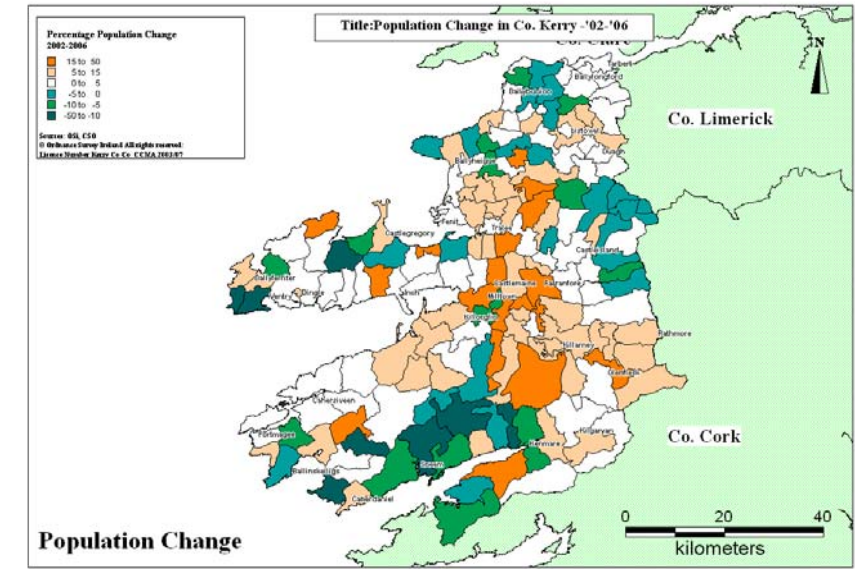
Settlements generally develop in response to their natural attributes, constraints and environment. The better the attributes, the more successful the settlement and its growth. The towns and villages throughout the County have evolved on this basis. One restriction which is of particular importance is the ability to dispose of treated effluent. Many of the settlements within the South East Kerry plan area are **dispersed rural settlements** with no defined village core as such which have little or no capacity to dispose of treated effluent. It is considered that such settlements should maintain their existing character and settlement pattern rather than be developed with an individual housing estate which uses up all the existing capacity, with no long-term prospect of future development. Such development would alter the character of the area to an unacceptable extent and prove detrimental to the community in the long run. Many areas of the County have been affected by **rural depopulation** in the past. With recent economic growth many areas have managed to halt or reverse this trend but there are a number of areas where depopulation loss persists. Policies need to be developed to



promote the strengthening of settlements in these areas to act as a catalyst for reinvigorating them and creating the conditions and environment for population growth. These policies should concentrate on providing the ingredients for growth in the larger settlements initially. These larger settlements should act as the focal point for infrastructural development, population and service provision growth. Pending completion of this infrastructural provision, the smaller settlements should aim to consolidate their existing settlement pattern and maintain their intrinsic qualities and character.



Population Change 1996-2002
(Darker Green = Greater population Loss)
(Darker Orange= greater Population Gain)



Population Change 2002 - 2006
(Darker Green = Greater population Loss)
(Darker Orange= greater Population Gain)

The success of the measures outlined in this local area plan are to a large extent dependent on population growth. In particular, technological and manufacturing jobs are needed to offset loss in employment within the agricultural sectors and provide more stable employment opportunities than perhaps tourism, which is seasonal, competitive and highly sensitive to international events.

For long-term growth of the settlements high quality attractive environments need to be combined with employment opportunities if the quality of life potential is to be capitalized upon. Competitive pressures from world markets are increasing, particularly with regard to labour factors. The National Spatial Strategy identified the South Kerry Area as a diversifying area, meaning an area where there is a need to diversify from traditional employment sectors such as fishing and agriculture and to identify new opportunities in based on its natural qualities and resources which can be exploited in a sustainable manner for secure **employment opportunities**. The provision of **high added-value knowledge based industry** is seen as forming a significant part in the provision of sustainable employment in the region. This concept need to be combined with nurturing existing indigenous talent to provide products which are unique to the area and capitalise on creative local talents. Emphasis on **Tourism growth** will continue to play a major role in the future development of the area. Adaptability and quality are two factors facing this industry as affluence among the indigenous population increases and competing markets become more accessible. The development of walking as a leisure pastime is continually increasing and the majestic scenery of the Iveragh Peninsula makes it ideal to capitalise on this growth area.

Provision and security of **energy** supplies for the future is becoming increasingly uncertain. In addition the cost of fossil fuels is set to rise significantly in the coming years with a consequent impact on production costs and competitiveness. Reliance on renewable energy will increase and it is important, for the reasons mentioned as well as the employment opportunities in this sector, that residential and commercial developments are encouraged to utilise renewable sources of energy in their developments.

The issue of holiday homes in the settlements must be considered from a number of perspectives. The provision of holiday home developments which are unoccupied for most of the year does not contribute to the development of active, vibrant local communities, and can act as a deterrent to local people wishing to live in the villages. The demand for holiday homes far outstrips the indigenous demand and, in the long term, the consequence is that the proportion of holiday homes to permanent residential dwellings will continue to increase. This is evident in many of

the tourist destinations throughout the Country. Some of these settlements are large enough to accommodate a certain level of holiday home development without a significant adverse impact. In smaller settlements, however, the impact is far greater. Even a small development can lead to a predominance of holiday homes over permanent residences.

A number of the villages and development nodes listed in the Settlement Hierarchy of the County Development Plan constitute dispersed rural settlements with no identifiable village core. Permitting holiday home developments in these areas would lead to the development of holiday villages in rural areas with no obvious village and no services. This demand would continue over the period of future plans.

It is considered that through the provision of local area plans and the implementation of the **urban design** principles contained in the plan (See Sec. 6.6) that the physical layout and character of the identifiable settlements can be maintained, albeit at a larger scale. Settlements evolve over time, and the reasons for the settlement developing in the first place may not still exist to the same extent. Currently the main economic potential within the plan area is for the ongoing development of tourism. Viable communities are dependent on employment opportunities and the tourism sector presents the greatest potential in this area. This plan recommends therefore that provision should be made for holiday home developments within the settlements of Gneeveguilla, Kilgarvan, Scartaglin and Sneem. Development within the other smaller development nodes shall be for permanent residential development. In light of the broader implications outlined it is considered that, when viewed as a whole, adequate provision has been made for holiday home accommodation in locations where it will have least impact. This provision will satisfy the demand for holiday homes and maintain the economic benefits accruing from tourism accommodation for the area.

Many of the settlements within this plan are located on the Ring of Kerry tourist route. These routes are without doubt the most scenic areas in the entire country. Numerous surveys of visitors to the country indicate that the scenery is the prime reason for visiting the area. It is important that the settlements along the route contribute to the attractiveness of the area and enhance the rural element of the landscape.

The provision of adequate **wastewater treatment facilities** is a priority for the development of the settlements throughout the area. For many of the settlements, however, the capacity of effluent treatment plants are reaching capacity. The provision of individual effluent treatment systems is not conducive to proper urban planning due to the area needed for treatment systems. In addition the proliferation of effluent treatment system can lead to problems with groundwater and odours. In general, therefore there is a presumption against non-public effluent treatment facilities. Application will be assessed having regard to the following issues:

- **The capacity of the existing treatment facilities**

Where there is inadequate treatment capacity in the public sewer applications for connection will be assessed in the context of the cost of upgrading the facility, the demand for additional capacity and the water services programme for infrastructural development.

- **The receiving waters**

Where the proposal involves discharge from the treatment plant directly or indirectly into sensitive receiving waters (cSAC) there is a presumption against developments which are not connected to the public sewer.

- **The objectives of the County Development Plan**

Where the provision of an on-site treatment plant will compromise the proper planning of the settlement with regard to density, layout or settlement pattern, the provisions of the plan and the proper layout of the settlement will take precedence.

It is necessary, in order to maintain the services provided within the area and preserve rural communities, to provide strong focal points throughout the plan area which can act as service centres for their rural hinterland. It is necessary therefore to identify priority settlements for the period of this plan, which will be prioritised for development. From a geographic, infrastructural and population perspective, and the need for service centres for the rural population, it is considered that the settlements of Sneem, Kilgarvan, Gneeveguilla and Scartaglin are most suitable.

4.2 Summary

In summary the key issues for the Strategy are:

- maintain the **distinctive character** of the settlements through promoting a high quality of **Urban Design**.
- To protect the **cultural heritage** of the area.
- To promote the development of settlements as a strategic focal point for their rural hinterlands
- To **develop linkages**, involving transportation, communications and power, into the South East Kerry Region, in particular from the Tralee Killarney Hub, to ensure that the effects of **peripherality can be reduced**. In this way obstacles to development and employment in the area can be reduced.
- To reinforce the social and economic strength of the area by building **critical mass** of population and jobs.
- To support the **development of tourism**, particularly year round tourism, throughout the area.
- To promote indigenous **creative industries**
- To capitalize on local indigenous assets of the area and promote **diversification** of job creation.

- To recognise the **complementary roles** of the different settlements.
- To develop settlements in accordance with their long term **development potential** having regard to their natural constraints
- To promote the development of settlements as a strategic focal point for the provision of services and employment for their rural catchments and **halt rural depopulation**.
- To zone sufficient lands in the settlements at appropriate densities to cater for all sectoral demands in the **housing market** including housing at a density required to provide a viable alternative to one-off rural housing.
- To promote and facilitate alternative **energy** uses within the area for domestic and commercial developments.
- Through addressing these issues to provide a high **quality of life** throughout the settlements of the Iveragh Peninsula.
- Through a combination of these policies to increase the **pull factor** of the area in order to attract the inward migration, investment and employment necessary to enable the area to grow and maintain healthy communities within the area.
- To complement the rural landscape with **attractive settlements**.
- To facilitate the development of adequate wastewater infrastructure throughout the plan area.
- The need to identify **priority settlements** for the provision of infrastructure in order to provide strong service centres serving the rural communities of the plan area.

4.3 Overall Strategy

The strategy for the South-East Kerry settlements is dependent on the growth of the settlements. This can only be achieved through creating employment and attracting people to live in the settlements, thereby strengthening their urban structure and creating a demand to support local services.

The South-East Kerry settlements will be settlements where:

- Emphasis over the period of this plan will be on the growth of, and infrastructural provision within, the larger settlements of Sneem, Kilgarvan, Gneeveguilla and Scartaglin.
- Their intrinsic qualities, including social, recreational, cultural and environmental assets, combined with high quality employment opportunities will provide a unique location and quality of life for their residents and visitors.
- The settlements will be vibrant and distinctive communities that have individual roles and provide for the social, economic and employment needs of their residents and rural catchment. They will develop as attractive locations in which to live and work and will provide a broad range of residential options.

- New development will contribute to the goals of sustainable development, including: respecting the existing natural, built and cultural character, including the open countryside, making best use of existing social and physical infrastructure, contributing to the provision of high quality social and sporting infrastructure within settlements, and reducing the need to travel.
- The high quality of urban design, and the multi-disciplinary input required, shall be such as to create a high quality working, amenity and residential environment for the occupants of each settlement. In addition development shall serve to enhance the urban environment and make the settlement more attractive for its residents and visitors.
- The character of the built environment will be maintained through high quality design in the settlements throughout the area.
- Rural depopulation will be countered through the provision of a network of viable vibrant settlements providing the services necessary to sustain the rural population.
- Access will be provided into the Kerry Hub through high quality road links with the national network.
- Easy access to high quality broadband will be available.
- The provision of adequate water and wastewater infrastructure will facilitate the sustainable development of villages without adverse impact on the environment.
- Retail provision will be commensurate with the size of the settlement and the demand arising
- The infrastructure, environment and the coordinated support of all actors for the creation of employment opportunities, particularly in indigenous creative and knowledge based industries, will be a priority underpinning the future development of the area.
- The negative effects of peripherality will be minimised through the provision of adequate infrastructure and communications.
- The settlements of the area will act as the focal point for services serving their surrounding rural hinterland. The level of service provision will be commensurate with the size of settlement and demand from the rural hinterland served.
- New development will contribute to the goals of sustainable development, including:
 - respecting the existing natural, built and cultural character, including the open countryside,
 - making best use of existing social and physical infrastructure,
 - contributing to the provision of high quality social infrastructure within settlements.

4.3 Overall Objectives

Objective No.	Overall Objectives
	It is an objective of the Council to:
OS 4-1	Provide an improved quality of life for all the citizens of the area by promoting the area’s economic potential, protecting its natural and built environment and safeguarding its cultural heritage.
OS 4-2	Provide for the development of the area in a manner which is sustainable and protects its social, cultural, environmental and economic assets for future generations.
OS 4-3	Provide for balanced growth throughout the area by promoting the strengthening of rural communities and provide the infrastructure to facilitate job creation in these areas.
OS 4-4	Strengthen towns and villages throughout the area, improve the infrastructure provided, develop the critical mass necessary to maintain and expand the service provision within them, and make them more attractive places in which to live.
OS 4-5	Promote the development of the settlements as a means of strengthening the economic base of the Iveragh Peninsula and acting as a focus for inward investment.
OS 4-6	Zone sufficient land throughout the settlements to cater for demand from all sectors of the housing market.
OS 4-7	Provide a high quality of design in private and public development, increasing the quality of the public realm while maintaining the character, form and settlement pattern of the villages.
OS 4-8	Provide the infrastructure and support for the development and expansion of employment opportunities, including indigenous knowledge based industries.
OS 4-9	Ensure that development of zoned land within these settlements is dependent on the provision of adequate water and wastewater infrastructure in accordance with the policies outlined in section 4.1 of this plan.
OS 4-10	Proposed development within the lands highlighted as representing the zone of archaeological potential around a monument listed in the Record of Monuments and Places (RMP) will be deferred to the National Monuments Section, DoEHLG. Such developments will be the subject of an archaeological impact assessment and may require, further subsequent archaeological mitigation – buffer/exclusion zones, monitoring, pre-development archaeological and/or archaeological excavation

OS 4-10	It is an objective of the Council that applications for significant development accessing onto a National Roads should be accompanied by a Traffic & Transport Assessment and Road Safety Audit, carried out by a suitably competent person. In this regard, applicants should have regard to the Traffic & Transport Assessment Guidelines (TTA) prepared by the National Roads Authority.
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population. They also provide local level community services, such as primary schools, churches, local sporting facilities and a community hall. The villages of Gneeveguilla, Kilgarvan and Scartaglin constitute villages within the plan area.

• **Small Villages/Development Nodes** are localities with a scattered development pattern providing a range of local community facilities, such as a primary school, sporting club or a general shop or post office. The settlement pattern is not cohesive, but they are often characterised by strong geographic communities. Within the plan area the following are included:- Bonane, Castlecove, Glenflesk, Lauragh, Tahilla, Templenoe, Tousist.

5.0 Settlement Strategy

5.1 Settlement Hierarchy

The Kerry County Development Plan outlines the hierarchy of settlements throughout the county. These settlements are categorised as follows:

- **Regional Centres** are settlements with a strategic location relative to the surrounding area. They have populations in excess of 3,500. They possess good social and economic infrastructure and support services. They have the ability to energise their surrounding areas of influence through strong linkages, enhanced by transport, which will enable other centres to play a complementary role in their development.
- **District Centres** are large settlements that provide a range of services to the towns, villages and rural areas in their catchments. They have populations in excess of 1,000. Their functions are complementary to the regional centres and each other. They also have an important regional employment function within their surrounding catchment. Kenmare and Rathmore are defined as district centers in the Settlement Hierarchy of the County Development Plan.
- **Towns** cater for the daily and weekly needs of their inhabitants and provide a range of employment opportunities appropriate to their size and function. Towns also provide a range of community services, sporting facilities and medical centres that meet the needs of the surrounding catchment area. Sneem is the only town within the plan area.
- **Villages** provide for convenience and daily needs and small scale employment opportunities for their residents and surrounding rural



For ease of reference these settlements are indicated on Map 5.1
Map 5.1

5.2 Development Strategy

The settlement strategy promotes the district centre as the main focus for development within the Plan area offering the greatest potential for economic, social and cultural development. Kenmare and Rathmore will effectively fulfil this function. A Local Area Plan for Kenmare was adopted in 2004 and a Local Area Plan for Rathmore was adopted in April 2007.



Sneem, Kilgarvan, Gneeveguilla and Scartaglin are considered important local service centres that have the capacity to absorb further development and act as stabilizing service centres for their rural hinterlands.

The smaller settlements will continue to fulfil their existing role as focal points for the existing rural communities and will not be targeted for priority infrastructural development or growth over the six year period of the plan.

5.3 Growth Strategy

Population projections are necessary in order to accurately assess the future demand for housing, amenity, infrastructure and employment. The period of this plan is until 2013 and population projections for the period of the plan have been prepared.

The South West Region currently has a population of 620,525 with the Regional Planning Guidelines currently making provision for a population of 700,000 by 2020. In light of recent census reports and government policies this figure has now been revised upwards. The population is projected to grow to 679,749 by 2011 and to 784,354 by 2021. (DEHLG Feb 2007). At 139,385 County Kerry currently has 22.5% of the population of the region. It is now projected that the population of the County will grow to 175,000 by 2020 thereby maintaining the % of the regional population over this period. In the period to 2020 the RPGs will be reviewed at least twice (e.g. 2010 and 2016), and these review will provide opportunity to revise regional objectives, growth strategies and programmes.

Using these revised figures it is anticipated that the population of the entire plan area will grow by 845 persons, excluding the regional centres of Kenmare and Rathmore, over the 6 year period of the plan. At an occupancy rate of 2.7 persons this equates to 312 dwellings at an average density of 5 dwellings / acre indicating a demand for 63 acres of zoned land. Using the normal inertia factor of 2.5, 157 acres of land is required to be zoned to fulfil the permanent residential housing demand over the period of the plan. This growth will be distributed throughout the settlements. (current occupancy is 2.7/dwelling which is low. Using 2.7 for future demand does not create additional demand from existing households).

Growth prediction for smaller towns and villages is difficult due to their lower population base. Prescriptive growth figures can act as a barrier to development. Assigning growth figures based on a traditional demographic analysis of the existing population size (births over deaths etc.) or the existing population as a proportion of the overall area population can lead to very small growth figures and do not take account of historic barriers to growth such as market inertia and lack of

infrastructure. These factors are likely to decrease in the future. Furthermore the period of this plan is for a period of 6 years and the quantities of land zoned using traditional techniques would not facilitate the longer term development of the villages considering the need for amenities, public space and attractive streetscapes.

It is considered therefore, that rather than allocating prescriptive areas of zoned lands for these settlements, that managing the growth in a manner which will retain their character and create functional, attractive and well designed communities is a preferable approach.

6.0 Economy and Employment

The growth of the local economy and the provision of employment opportunities are crucial to the success of the overall strategy. Much of the population growth needed, if the projections set are to be achieved, will be from inward migration and this will not occur in the absence of sustainable employment opportunities.

There is a need within the area to ensure a strong balance between all the employment generating sectors, including retail, tourism, industry and the services sector. In particular, industrial jobs are needed to offset the loss in employment within the agricultural sector and provide more stable employment opportunities than perhaps tourism, which is seasonal, competitive and highly sensitive to external factors, or the building industry which is unlikely to maintain its current buoyancy in the long-term. The provision of appropriate indigenous manufacturing and service industries providing employment in rural areas is an important part of the overall strategy of strengthening the area.

Foreign competition for labour-intensive industries means that such industries are unlikely to locate to the area. Emphasis therefore needs to be put on the development of industries which can capitalize on the indigenous strengths of a well educated workforce. Developing and exploiting this intellectual capital through diversification and innovation within the local economy by promoting knowledge-based industries, telecommunications, research and development, precision engineering, agriculture and tourism, presents the greatest challenge for the future development of the area. The development of indigenous cultural industries capitalizing on local creative talent should be an important element of future job creation. Identifying mobile populations and employers and putting in place the facilities and infrastructure necessary to attract them is another key element.

Kerry Airport plays an important role in the economic development of the region by reinforcing its national and global linkages and developing a range of employment opportunities in areas such as logistics, warehousing, distribution and associated airport activities, particularly within Farranfore. The majority of the area is situated within 75 minutes of the airport. Proximity to this transportation and distribution hub is a significant advantage to the Iveragh Area.

It is important that the overall retail provision of the area grows and that the range of retail providers available is increased. The location of retail provision within the settlements will depend on the particular characteristics of the settlement but will be determined by the objectives of the County Development Plan to maintain the vibrancy and viability of the settlements. This is particularly important for smaller settlements where the development of new shops in out-of-centre locations can shift the focus of the village centre to an unacceptable extent.

In addition to the geographic advantages of many of the settlement within the area from the perspective of developing their tourism potential, every settlement has in addition local attributes comprising natural and built environmental characteristics as well as local historical and cultural resources. It is an objective of this plan to identify these attributes and develop land use policies to ensure their continued development and protection.

	It is an objective of the Council:
IWE-1	To promote and facilitate the provision of local manufacturing and service industries throughout the area.
IWE-2	To promote the development of the settlements throughout the area in a manner which respects and capitalizes on their natural, built, cultural and historic attributes. Development should seek to protect and highlight these attributes in a local context.

7.0 Housing

Recent trends in housing development have moved strongly towards the development of one-off rural housing in the open countryside around the smaller settlements and along the main road network. At the same time many smaller settlements are struggling to maintain population and service provision levels.

The policy will be to target resources towards making the larger towns, villages and settlements more attractive places in which to live by providing the infrastructure, the amenity facilities and services that will increase their vibrancy, vitality and importantly their viability. It is important to ensure that adequate new housing is provided for all sectors of the community, including families, single people, the elderly and those



in need of affordable housing and to ensure a range of housing choice to provide a viable alternative to the urban generated demand for one-off rural housing.

Housing Density

Housing density is an important element in housing design as it has the potential to contribute to the aims of sustainable development. The importance of density is highlighted by the DoEHLG’s document, Guidelines for Planning Authorities on Residential Density, which highlights the benefits of increased residential density as being:

- more economic use of existing infrastructure and serviced land;
- a reduced need for the development of greenfield sites, urban sprawl and ribbon development;
- reduced need for investment in new infrastructure;
- better access to existing services and facilities; and
- more sustainable commuting patterns.

Objective No.	Housing
	It is an objective of the Council :
IWH-1	That 20% of the land zoned in the settlement plans for residential, or for a mix of residential and other uses, shall be made available for the provision of social and affordable housing.
IWH-2	That the proposed developments should provide a minimum of open space as specified.
IWH-3	To provide a range of housing options to cater for local demand.
IWH-4	To ensure that residential developments are constructed to the highest design standards respecting the existing settlement pattern of the villages.
IWH-5	To ensure that new residential development is designed with a view to creating a unique sense of identity and place. (see Sec 10)

Densities must not, however, be achieved at the expense of good quality living spaces or at the expense of the traditional character of rural villages. In addition, it is important that appropriate density standards are applied within urban settlements in particular, so that people are provided with an attractive and realistic alternative to building in the open countryside. Density standards will be determined by the overall vision for the settlement, i.e. what is this village to look like in the future, is it to maintain its existing character or is it to change, where should development occur?

New residential development within settlements should:

- not contribute to ribbon development.
- be of a high quality design (See Sec. 10.0).
- reflect existing character.
- be of an appropriate density to make best use of social, transport and utility infrastructure whilst reflecting location.
- be located close to existing facilities and transport.
- provide well designed amenity space and landscaped areas.
- provide identity and a sense of place.
- promote the concept of neighbourhoods.
- Contribute in some manner to the public domain and the provision of formal open space.

Open Space

The provision of open space is an important part of any community. Generally two types of open space are required. The first is communal or neighbourhood open space, which provides for local use opportunities. This open space is normally provided within the developments and should form an integral part of the development catering for local amenity, design and landscape needs. Every development however does contribute to the requirement for formal public open spaces such as town parks and playing pitches etc. The requirements for these types of open space are outlined below:

- 64m² of communal open space / additional household; and
- 25m² of formal open space including sports fields/additional household.
- Requirements for open space for holiday home developments will be open to discussion in the context of an application

Affordable Housing

Many people who traditionally could afford to own their own home cannot now do so due to current house prices. This has led to increasing pressure on the demand for social housing. It is unclear, however, what proportion of this demand would prefer or could afford affordable housing were it to become available. It is important during the period of

the plan that measures is implemented to identify and provide affordable housing. 20% of land zoned for new residential development or for a mix of residential and other uses will be reserved for social and affordable housing in accordance with the provisions of Part V of the Planning and Development Act 2000 (as amended).

8.0 Education, Health and Community Facilities

Good Education, Health and Community Facilities are a strong attraction for any settlement, contribute to the amenity of an area and are a necessity for a vibrant community to develop and function effectively. In planning for growth it is important to make sufficient land available for either the provision of new or the expansion of existing facilities. Schools, Community/youth centres, sports facilities and formal open spaces within the settlements need to be planned for in advance of development proposals being submitted. Therefore, in order to ensure that the Vision of creating vibrant and distinctive communities that provide for the social needs of their residents and rural catchment will be achieved, land will need to be reserved for community uses. These lands will be identified within the Zoning maps for each settlement.

It is considered reasonable that as the increased demand for such services is provided by new development and the absence of such facilities can lead to social problems and a degradation of the quality of life, that new residential and commercial developments should include proposals for the provision of social, cultural and sporting facilities within the settlements, reinforcing their roles and meeting the needs of residents. This may involve the adoption of a supplementary development contribution scheme or the provision of public facilities by the developer.

Sports and recreation facilities should be located in strategic locations, close to housing and safely accessible by foot, where they are easily accessible to everybody and form an integral part of the urban structure. In addition the multiple uses of facilities by organizations should be promoted in order to maximize the efficient use of the facility. This might include the sitting of facilities adjacent to schools or other existing facilities.

With regard to educational facilities it is clear, in view of the level of development proposed in certain settlements, that existing capacity does not exist to cater for future demand arising from the increase in population generated by new development. It will be the policy of the planning department that all new applications for development will be required to demonstrate how the demand for educational facilities arising as a result of their development will be satisfied.



	It is an objective of the Council:
HCF-1	That the provision of amenity, community and sporting facilities should be facilitated and where possible that these facilities should be designed for a range of activities and shared between organisations.
HCF-2	That significant applications for residential development in these settlements shall include an analysis of educational facilities to cater for the increased demand arising from such developments.

and the environment at no additional cost. Well designed landscaping, parks and open spaces can promote biodiversity as well as providing more interesting spaces. Unfortunately many of the developments in recent years have not produced tangible improvements in this regard.

Policies are needed to ensure that all new development enhances the existing character, environmental resources, heritage and community/cultural facilities of the area. Development should be high quality and be integrated with other uses so as to facilitate walking, cycling and the use of public transport. A combination of strategic land-use zoning, high environmental standards and an emphasis on well developed multi-disciplinary urban design concepts at the initial planning stage will serve to promote sustainable communities.

The Objectives of the Kerry County Development Plan regarding environmental protection are comprehensive and shall apply to the development of these settlements. Section 10.0 of this document relates to requirements regarding urban design.

9.0 Sustainability and the Environment

The land use plans for the settlements must incorporate the promotion of long-term sustainable development of the communities. There are numerous definitions of what constitutes a sustainable community including the following:

“A sustainable community is one in which improvement in the quality of human life is achieved in harmony with improving and maintaining the health of ecological systems;”
“A sustainable community uses its resources to meet current needs while ensuring that adequate resources are available for future generations. It seeks improved public health and a better quality of life for all its residents by limiting waste, preventing pollution, maximizing conservation and promoting efficiency, and developing local resources to revitalize the local economy.”
“the deliberate effort to ensure that community development not only enhances the local economy, but also the local environment and quality of life.”

‘Sustainability’ is in fact a difficult concept to define as it refers more to an ongoing process and the principles involved rather than actually achieving an endpoint. In general though, all of these definitions recognize the principle of the ongoing improvement of the quality of life of the residents without harming the environment. Well-designed developments incorporating good urban design principles can enhance the appearance and functionality of a settlement. These benefits can be achieved in a manner which is not detrimental to the environment and very often can contribute to environmental improvements. Energy efficient design and materials can provide long-term benefits to residents

10.0 Urban Design

Urban design is the process of shaping the physical environment for life in cities, towns and villages. It is the art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, and establishing the processes that make successful development possible.

Urban design is essential in creating community identity and making places that are successful both socially and economically, good to live in and attractive to visit. It is effective planning in the widest sense, and it can help to deliver better public services.

The challenge is to create a place that will be used and enjoyed by a wide range of people for different purposes, not only now but in years to come.

The key to good urban design is the adoption of a multi-disciplinary approach from the initial stage of a project. This will involve the use of landscape architects, planners, architects and engineers working in a planned coordinated fashion to produce a safe attractive and functional development which capitalises on the assets of a site, integrates with the surrounding character of an area and produces a development with a sense of place, identity and character.

The Landscape Architect should be involved in analysing and understanding sites from the start of the planning and design process, rather than being brought in at a late stage to disguise ugly buildings with some planting. Similarly roads engineers should use their skills to make places that are pleasant to be in and to walk through, rather than focusing narrowly on keeping the traffic moving.

The design of the open space, its functionality and its quality is critical. Once this space has been properly designed and detailed the structures enclosing it can be seen in a more contextual setting and be designed appropriately.

It is the intention of the planning authority in promoting good design for the West Iveragh Settlements to rely less on prescriptive standards and to assess development proposals on their individual design merits. In order to promote this aim it is the intention of the planning authority that applications for development within the settlements will be accompanied by Urban Design Statements. Every development either detracts from or contributes to the Urban Environment and, while the detail of the Urban Design Statements will vary according to the size of the proposed developments, each application should be accompanied by a design statement including a site analysis and design assessment.

Objective No	Urban Design
	It is an objective of the Council:-
UD-1	To ensure that a high quality urban environment is provided in each Settlements.
UD-2	To require Urban Design Statements for large or significant developments in excess of four dwellings within the Settlements.
UD-3	To require that all application for new development of less than 4 dwelling and including commercial developments should be accompanied by a design statement.
UD-4	It is an objective of the council that on-site water treatment infrastructure will not be permitted where it compromises settlement patterns and good urban design.



Urban Design Statements should address the following issues:

• Site Context / Site Analysis

- Context relative to existing urban area
- Mapping
- Topography
- Vegetation
- Services
- Site Features
- Orientation
- Adjacent Developments
- Zoning Provisions

• Overall Design Vision

- What is the main objective of the development?
- How will it relate to the town?
- How will it contribute to the town?
- Will it incorporate Environmental Sustainability?
- What are its Civic Aims?
- Will it meet the needs of the residents?
- Will it have distinctive character and a sense of place?

• Design Objectives

- Appropriate location And density
- Distance from town centre
- Integration
- Sense of Place
- Community/ neighbourhood

• Architectural Objectives

- Respect existing Scale and Character
- Integration
- Proportion
- Active street frontages
- Detailing and Finishes
- Sustainability

• Sustainable Design

- Provision for urban transport
- Maximise sunlight
- Heating
- Design
- Energy Efficiency

- Water Conservation

• Landscape Objectives

- Overall landscaping vision
- Hard Landscaping
- Materials / furniture
- Permeability and Accessibility
- Character
- Safety
- Public domain / Private divide

• Public domain

- Design of the open space
- Permeability
 - Pedestrian, bicycle and vehicular access
- Uses
 - Meeting/ circulation area
 - Passive recreational area
 - Active sport area
 - Combination
 - Suitability for all year use
- Safety
- Ownership
- Clear public/ private divide
- Legibility

Applications should clearly demonstrate how the proposed development fulfils the design objectives of the Urban Design Statement.

11.0 Transport, Traffic and Infrastructure



The lack of adequate infrastructure has been a barrier to the development of smaller villages in the past. In addition this lack of infrastructure, particularly adequate wastewater treatment facilities, has had an adverse impact on settlement patterns where developments proposed do not reflect the existing compact form and density near the village centres due to the need to provide on-site effluent disposal options. Kerry County Council are progressing plans for the provision of wastewater treatment facilities in the smaller towns and villages throughout the County and it is intended that a number of these schemes will be constructed during the period of the plan.

	It is an objective of the Council:
IWT-1	To provide adequate wastewater treatment facilities within the settlements to cater for projected growth.
IWT-2	To require developments to incorporate sustainable storm water management systems for the disposal of surface water arising from the development.
IWT-3	To ensure that development within the settlements do not lead to deterioration in the quality of surface or groundwater.
IWT-4	To ensure that adequate measures are taken to prevent contamination of surface waters, by silt run-off or otherwise, during the construction period.
IWT -5	To ensure that development of the settlements will be contingent on adequate wastewater infrastructure.
IWT-6	To ensure that notwithstanding lack of adequate public infrastructure, the provision of on-site wastewater treatment facilities will not compromise good urban design and settlement patterns.
IWT-7	To ensue that where significant development are adjacent to main public roads that adequate provision is made for public transportation stops.
IWT-8	To ensure that in the assessment of proposed developments in settlements adjacent to cSACs that priority is given to the protection of the cSAC and development will not have a detrimental effect on the quality of the receiving waters.



IWT-9	It is an objective of the Council that where development is proposed in an area prone to flooding or likely to cause flooding as a result of the development proceeding, a hydrological impact assessment shall be required.
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In order to protect the hydraulic capacity of treatment plants, developments should where possible provide for the separation of surface water. In addition developments should be designed having regard to the Sustainable Urban Design Systems, SUDS, currently in use.

The use of advanced communication and information technology has become central to everyday work and leisure activities. The ability to work and communicate from home, the capacity to provide employment in high tech industries in peripheral areas and the educational opportunities afforded by this technology make it a vital element of infrastructure for any area if it is to function efficiently, without disadvantage, in a modern society. Kerry County Council will facilitate and promote the provision of this infrastructure throughout the settlements.

While it is acknowledged that the growth of the smaller rural settlements will have significant beneficial impacts for their communities, this growth in population will have impacts for commuting patterns throughout the area. Rising fuel prices in the coming years will mean that the provision of public transport to serve the smaller settlements in the will increase in importance. Provision shall be made in the settlements for safe, central public transportation stops with good pedestrian linkages serving the residential areas.

12.0 Zoning

The zoning of residential land should be implemented and based on a sequential approach. This will ensure that development occurs in a logical way and priority sites that will facilitate the implementation of the wider strategy can be brought forward at an early stage. This approach will vary according to the type and size of settlement and for rural and

Smaller Towns and Villages

1. Village centre/edge of village centre sites
2. Medium density edge of village sites that consolidate the settlement pattern
3. Lower density edge of village sites.

The criteria used in assessing the suitability of lands for residential or amenity zoning are contained in Appendix 1.

12.1 Land-use Zonings

This section outlines the development envisaged within each of the zoning categories mentioned. While it is unlikely that all these categories will be present in every village, most villages will be zoned using a combination of these uses as required.

Where zoned land is adjacent to any category of open space or pedestrian route, provision shall be made for the overlooking of such spaces in the design and layout of new development. This will increase safety levels and encourage the appropriate uses of public areas.

Residential Zoning

The quantity of land zoned for development is in excess of the exact calculated demand. This is to account for the infrastructural land requirement and the non-release of zoned land onto the market.

The residential density zonings are intended to provide for the full range of housing types required to meet demand and changing demographics. It is intended that densities will be appropriate to the settlement and location (see housing density section 7.0)

The range of additional uses open to consideration within the residential zoning include community, social and medical facilities as well as neighbourhood shops, restaurants and public houses where it can be demonstrated that there is a need for such facilities and that it will not affect the predominantly residential nature of the area.

Where land is indicated as ‘residential urban streetscape’ new development must incorporate the traditional architectural values of the existing village in conception of the proposed massing, scale, form and street frontage. Local architectural elements shall be incorporated in the design of structures. Proposed development shall incorporate pavement building lines, contribute to the public realm and provide rear parking in its design and layout where site characteristics allow. Uses shall be as for normal residential zoning.

Institutional and Community Facilities

Community facilities including schools, churches and hospitals with their associated lands will normally be permitted. Limited residential or business uses are open for consideration, where they can be accommodated in the same zone without undermining the essential community use and potential of the zone. Business uses will only be

permitted where they are functionally related and ancillary to community facilities. It is the objective of this zone to protect community facilities and amenities and to allow the expansion of those community facilities.

Light Industrial

Special Industries that are not compatible with urban areas by virtue of noxious or dangerous processes, such as noise, or pollution will not be permitted. In order to preserve this land for light industrial use, uses that do not directly relate to industrial activities, such as housing or community uses will not be permitted. Uses shall not be injurious to the residential amenity of the area.

Mixed Use Development

Mixed use areas have a wide variety of benefits including the viability of existing commercial centres, a reduction in the need to travel, providing new uses for redundant buildings, creating a vibrant mix between the working and living environment and improving the quality of residential neighbourhoods by introducing a local focus for activity.

Mixed-use sites have been identified within or adjacent to the settlement centres in order to allow an increase in provision of retailing and services. On these sites retail commercial uses, office, recreational and housing uses will be permitted. In order to promote the viability and availability of land zoned for mixed use, the Council will require a mix

of uses. Individual applications will be assessed on the basis of the proposed development as well as existing uses and other proposals in the vicinity. Proposals for retailing developments will normally be permitted, subject to development control criteria, as such developments will serve to upgrade the town’s retail range.

Where land is indicated as “Mixed use urban streetscape” a range of town centre uses will be considered. New development must incorporate the traditional architectural values of the existing town centre in the conception of proposed massing, scale, form, and street frontage. Local architectural elements shall be incorporated in the design of structures where appropriate. Proposed development shall incorporate pavement building lines and rear parking in its design and layout where site characteristics allow.

As well as normal design criteria, in these areas emphasis must be placed on diversity and adaptability. Diversity should be considered on a horizontal as well as vertical scale. Longer single use developments provide less character and less opportunity for diversity and mixed uses, which contribute to the vibrancy of a street. Vertical diversity incorporating a mix of retail, residential and commercial uses also increases the mixed use potential and the extent to which the area is used by different sectors.



It is recognised that in many smaller towns and villages the current demand for retail and commercial uses may be limited. Mixed use streetscapes therefore allow for their development as residential

properties once provisions are made for future retail or commercial conversion. On these streetscapes the emphasis must be on adaptability and the potential for the future organic growth of the commercial and retail sectors as demand arises. In considering mixed-use urban streetscapes, designers should consider plot width, floor-to-ceiling heights etc. and the capacity of the structure to be converted to different uses in the future.

Amenity

In many settlements the amenity potential of some areas and features of notable amenity value are vulnerable to incursions from inappropriate development, in the absence of an amenity policy.

The objective of the amenity zone is to preserve and improve existing public open space as well as to provide for additional open space. Only uses consistent with the preservation of amenity and the recreational character of these areas will be considered. The Council will seek ways of improving public access to and within these areas, and the enjoyment of the same.

This zoning is intended solely for recreational use, both passive and active. Active uses include the provision of playing pitches etc. and passive generally relates to use as town parks and children’s playgrounds. Unrelated uses, such as shops and houses, will not be permitted. The development of recreational buildings and car parks necessary for the use of the amenity will be considered. These uses, however, shall not detract from the primary use as amenity.

Retail Warehouse

Retail warehouses are generally large scale, single retail stores catering for the car borne customer and specialising in bulk goods products such as furniture, carpets, tiles, DIY and electrical goods etc. Retail warehouses require extensive areas of showroom space, where storage occur on the shop floor. Minimal additional storage would normally be required. In general, retail warehouses are not easily accommodated in town centre locations given their size and extensive car parking requirements.

Public Infrastructure Facilities.

It is crucial in zoning for future expansion that land is zoned for the provision of adequate public utilities. These could include the provision of water and wastewater facilities, public buildings, toilets, car parking, pumping stations etc.

Leisure:

Leisure uses comprise uses which include commercial and non-commercial sports related and recreational uses, and uses such as tourist facilities/attractions but does not include holiday homes.

Streetscape Improvement areas

Environmental improvements designed to up-grade the streetscape and add continuity to an otherwise disjointed streetscape will be encouraged. Large and small scale development proposals shall be designed to secure this objective. Hard and soft coordinated landscaping such as formal tree planting and pavement materials shall be used throughout the area.

Demand must be evident in census data, population projections, and current levels of development. Demand may be determined on a number of factors such as population projections, past history of development, location as holiday home destination, strategic objectives etc.

2 Is the proposed zoning consistent with the vision for the settlement?

Does the zoning of the land comply with the overall vision for the development of the settlement?

The vision for a settlement will determine the future role of the settlement. Zoning contrary to this vision will jeopardise the long-term development strategy.

3 Can the land be serviced?

Servicing (sewerage, water, roads, etc.) in terms of existing and planned in the short to medium term? The zoning of lands which may place unnecessary servicing costs on the public should be avoided.

4 Proximity to existing services

Is the land adjacent to existing services and facilities, such as the village centre, schools amenities etc? Proximity to services and facilities leads to efficiently functioning settlements.

5 Will the proposal contribute to the acceptable urban form?

Will zoning facilitate the compact sequential development of the town rather than uneven development that leapfrogs pockets of suitable land adjacent to the footprint of the town and contributes to a haphazard, inefficient and unsustainable pattern of development?

Will the development of the lands contribute to creating a sense of place, character and belonging with a good urban pattern or lead to uncoordinated haphazard development patterns?

	It is an objective of the council
HZ-1	That all development should comply with the zoning provisions indicated on the maps for each settlement.
HZ-2	That all development should comply with the zoning provisions outlined in section 12.0 unless specific provision or modifications have been made in the individual settlement plan.

APPENDIX 1

Residential zoning criteria

1 Is there a demand for residential land in this location?



<p>6 Can safe access be provided?</p> <p>Does the road network serving the development have the capacity to carry additional vehicular movements generated by development in a safe manner?</p> <p>Can safe access be provided? Does the road network have the capacity to serve the development while contributing to the urban realm? Is pedestrian access safe?</p> <p>7 Does the proposal have the potential to contribute to Urban Amenity or the Public Domain?</p> <p>By incorporating the land is the potential for improving the amenity or the public realm of the settlement increased?</p> <p>The public realm is the network and interconnecting routes of public open spaces which contribute to the efficient functioning and amenity value of a settlement.</p> <p>8 Is the proposal consistent with adjacent land uses?</p> <p>Will the development lead to incompatible land uses on adjoining lands?</p> <p>Issues such as residential density, overlooking, overshadowing, and traffic noise etc.</p>	<p>9 Does the proposal have negative environmental impacts?</p> <p>Is there a negative visual impact? Are there any natural land features such as watercourses or woodland on which development would have a negative environmental impact development? Are there any natural designations?</p> <p>The proposal should not lead to deterioration of the environmental attributes of the settlement.</p> <p>Amenity/open space</p> <p>10 What is the demand for public open space?</p> <p>What is the shortfall of public open space within the development? Two types of open space are required. The first is communal or neighbourhood open space and the standard for this is generally 64m² per dwelling. The second is formal open space including sports pitches etc. The requirement for this is 25m² per dwelling.</p>	<p>How central is the land to the settlement?</p> <p>The more central the land is to the development the more accessible it will be for the public to access it on foot and integrate the development into the urban realm and fabric of the settlement.</p> <p>11 Is the land accessible and permeable?</p> <p>The land must be easily accessed and permeable in that there are a number of accesses which facilitate its use as a living used space.</p> <p>12 Does the land have existing amenity value?</p> <p>Are there existing amenity values on the site which can or should be capitalised on, such as access to waterways or existing woodlands etc.</p> <p>13 Does the land have existing amenity constraints?</p> <p>Does the land have existing environmental designations which may render it unsuitable for development and therefore more suitable for amenity lands?</p>
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