



CASTLECOVE

1.0 CONTEXT

Location

Castlecove (Cuan A’Chaisleáin) is a small coastal village on the N70 on the Iveragh Peninsula and is located approximately 6km to the east of Caherdaniel and 15km to the south west of Sneem.



Population

There are no population figures for the village of Castlecove in the census. It is located within the Electoral District of Castlecove. Population figures for this ED displayed a slight increase from 308 persons to 311 persons (+1%) between 1996 and 2002. The population decreased however from 311 to 293 persons between 2002 and 2006 (-5.8%).

Functions

Castlecove is a small village and local service centre on the Ring of Kerry with a limited range of services. It is a minor stop-off point for tourists on the Ring of Kerry, the main attraction being Staigue Fort which is to the north east of the village. The Kerry Way runs along the North of the village. During the summer a number of visitors use the local beaches and this provides a valuable boost to the local economy.

Facilities

At present in the village there is a post office, a public house, a shop/petrol pumps, a Church and a café/surf shop. Staigue Fort exhibition centre is located to the west of the settlement on the road leading to Staigue Fort. The exhibition centre also has a pub and café. There is a camping site to the west of the village.

There is no formal amenity area in the village. The River Staigue provides an opportunity to provide amenity areas adjacent to it and along its banks. A pedestrian bridge would also be beneficial to connect amenity areas on opposite sides of the river.



Infrastructure

There is no wastewater treatment plant in the village and there are no plans to introduce one during the period of this local area plan. Dwellings in the area are served by individual septic tanks and waste water treatment systems. This is therefore a constraint on the future development of the village.

2.0 DEVELOPMENT ANALYSIS

Urban Form

The village is an attractive dispersed rural settlement in close proximity to the coast characterised by a small number of detached one-off houses and commercial properties. There is no streetscape within the village and to date there have been no multiple housing developments built. The village centre is poorly defined and the addition of streetscapes in the village will improve the definition between the rural area and the village.

There is a large car park adjacent to the Church which is underutilised except during Church services. It is considered that this car park is a prime development site at the centre of the village and it provides an opportunity for the construction of mixed use development incorporating streetscape. This will necessitate the relocation of the car park and recycling facilities to the rear of the Church.

Natural Environment

The village is located in a high quality natural environment with a number of natural amenities and has been relatively untouched by large-scale development to date. The quality and sensitivity of the environment and landscape will pose a challenge to the appropriate development of the settlement.

There is a candidate Special Area of Conservation to the south of the plan area (002158 Kenmare River cSAC). The village is located on the estuary of the River Staigue which runs through the village from the mountains to the north. The River presents an opportunity to develop amenity areas and walkways along its banks. There are a number of beaches in the vicinity, the closest being Cove Strand (see picture below). There are also large wooded areas within the village giving it a rural character.



Built Heritage and Archaeology

There are no protected structures within the plan area. However there are a number of structures in the village which give it an attractive character such as the public house.

There are no recorded monuments within the plan area.

Vehicular and Pedestrian Traffic

The village experiences a certain amount of through traffic during the summer months due to its location on the Ring of Kerry. There are no footpaths serving the village and these are required to improve pedestrian connectivity in particular in the vicinity of the bridge. There is adequate parking in the village as there are two centrally located car parks.

Employment

The main source of employment in the area is the service industry and tourism related employment.

Residential Development

The village is characterised by dispersed dwellings and most of the housing needs of the local population have been provided for in the surrounding rural countryside.

A large development of 43 houses was recently granted permission on a site across from the petrol station in the

village, 32 of these were stated as being holiday homes. Construction has not started on this development.

3.0 DEVELOPMENT STRATEGY

- Castlecove is an attractive coastal village on the Ring of Kerry Route which is rich in natural amenities. Future development should be sympathetic to the natural environment and should be in keeping with the scale of the existing settlement.
- The extent of development proposed for the village is limited mainly due to the richness and sensitivity of the natural environment and the lack of short-term proposals for the provision of a treatment plant in the village. The extent of recently permitted residential development in the village has also been considered.
- New residential and mixed use development should be in the form of attractive streetscapes where indicated. These will add definition and help create attractive entrances into the village. There is potential to develop mixed use and residential streetscapes at four different locations in the plan area.
- The existing car park located at the centre of the village is currently underused. It is considered that this site would be an ideal opportunity site in the village and that it could be put to better use by being redeveloped as a mixed use development incorporating attractive mixed use streetscape. The development of this opportunity site however is contingent on the relocation of the public car park to the rear of the Church with suitable public access. Recycling area should also be relocated and an amenity area developed adjacent to the river.
- At present there is a scattering of one-off dwellings and a basic range of services in the settlement and it has not experienced suburban-type development to date. Any future development should further enhance the character of the village.

- The river and wooded areas of the village should be protected from inappropriate development. Those areas of land that are adjacent to the river and are zoned for development are zoned for amenity use only. Large wooded areas have been omitted from the development boundary.

4.0 OVERALL OBJECTIVES

Objective No.	Overall Objective It is an objective of the Council to:
OO-1	Encourage the development of a compact and sustainable village by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites.
OO-2	Ensure that the high quality natural setting of the village is maintained and protected from inappropriate development by ensuring that new development is in keeping with the scale, bulk and design features of the existing urban fabric and integrates with the landscape.
OO-3	Promote attractive streetscapes and approaches into the village and ensure that any new developments are of a high architectural standard and contribute to the public realm.
OO-4	That 20% of the land zoned in the plan for residential, or for a mix of residential and other uses, shall be made available for the provision of social and affordable housing.



5.0 SPECIFIC OBJECTIVES

Vehicular and Pedestrian Traffic

Objective No.	Specific Objective It is an objective of the Council to:
T-1	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.
T-2	Seek the provision/improvement of footpaths throughout the village as indicated on the Zoning Map.
T-3	Facilitate/improve pedestrian access at both sides of the Bridge over the River Staigue.
T-4	Seek the provision of a pedestrian bridge as indicated in order to allow pedestrian access to amenity areas on both sides of the river.
T-5	Promote the relocation of the existing car park at the centre of the village to a new location to the rear of the Church (see also OS-1).

Opportunity Site

Objective No.	Specific Objective It is an objective of the Council to:
OS-1	Redevelop the centrally located site within the village as a mixed use development with attractive mixed use streetscape. The public car park shall be relocated as part of this development to the rear of the Church with suitable access. The recycling banks shall be relocated where easy public access is ensured. A landscaped amenity area shall also be provided in the vicinity of the river.

Mixed Use Developments

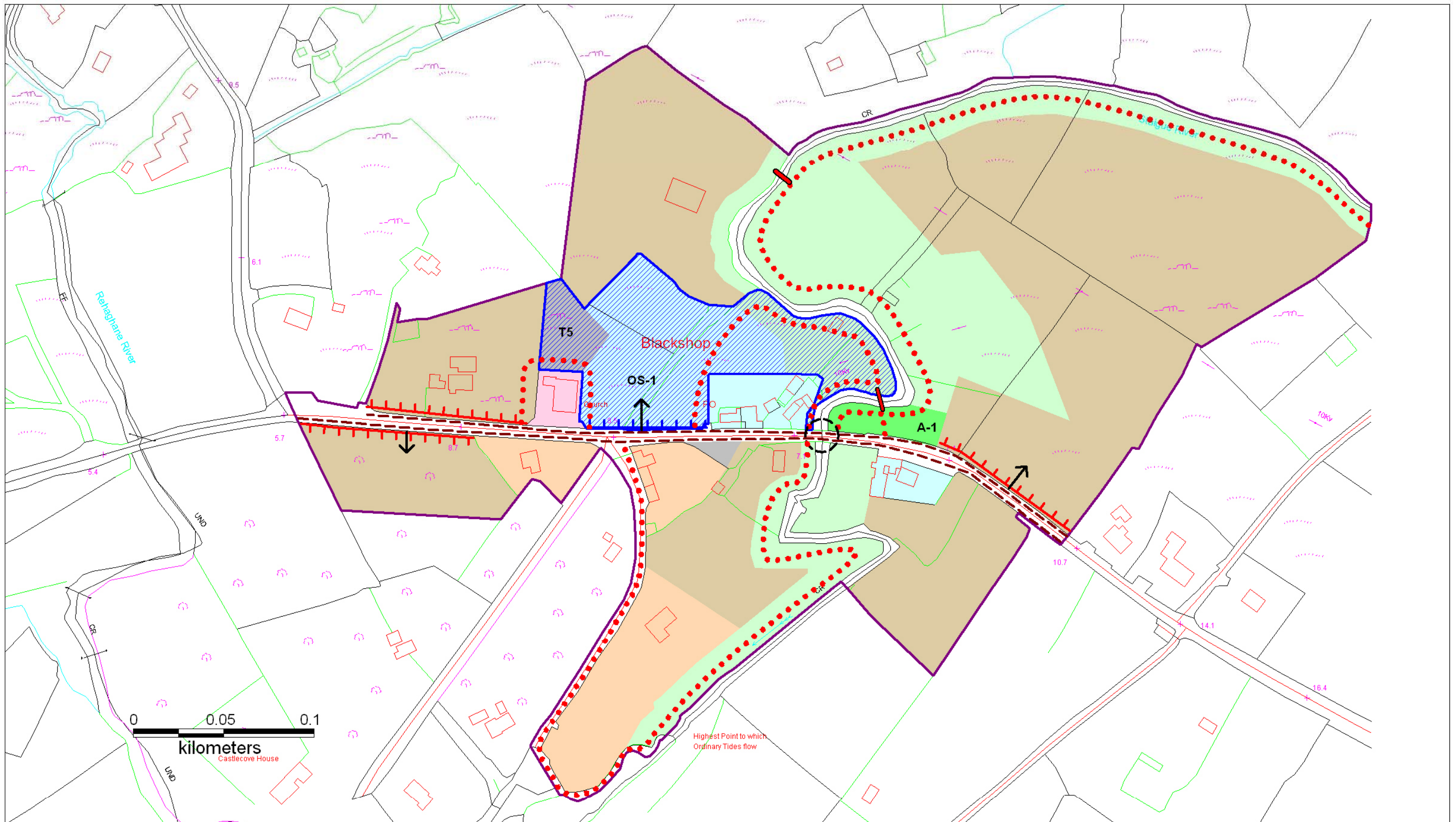
Objective No.	Specific Objective It is an objective of the Council to:
MU-1	Encourage mixed use developments at appropriate locations within the village which will provide local employment and services for tourists and locals.

Natural Environment

Objective No.	Specific Objective It is an objective of the Council to:
NE-1	Ensure that development shall not have a significant detrimental impact on the quality of the natural environment.
NE-2	Prepare a tree preservation order for appropriate trees throughout the settlement and promote additional planting
NE-3	Maintain the river quality of the River Staigue and protect the river from inappropriate development.
NE-4	Ensure that physical interference with the bed or banks of the River Staigue will be subject to the approval of the South West Fisheries Board and the OPW.
NE-5	Ensure that developments within the flood plain of the River Staigue will not be permitted. Any applications for developments in proximity of the river shall be accompanied by a flood impact assessment.

Amenity

Objective No.	Specific Objective It is an objective of the Council to:
A-1	Facilitate the development of the area to the east of the river and north of the public road as a public amenity area which will consist of a town park and playground area.
A-2	Promote the provision of a river walkway along the river Staigue.



Castlecove

Map

Land Use Zoning

Adopted

Feb. 2008

Kerry County Council
Planning Policy Unit



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|-------------------------|-----------------------------|-------------------------------|
| Residential existing | Opportunity Site | Indicative Access Points(T-1) |
| Residential proposed | Public Park(A-1) | Footpath Provisions(T-2) |
| Mixed Use | Bridge Improvements(T-3) | Residential Streetscape |
| Community/Institutional | Indicative Pedestrian Route | Mixed Use Urban Streetscape |
| Amenity | Pedestrian Bridge(T-4) | Development Boundary |
| Car park | | |