

# GLENBEIGH DRAFT LOCAL AREA PLAN

## 1.0 CONTEXT

### 1.1 Location

Glenbeigh is located on the N70 (Ring of Kerry tourist route) in the shadow of Seefin Mountain and just over 1km from the coastline. It is 10km southwest of Killorglin

### 1.2 Population

The CSO figures for 2006 showed that the village had a population of 280 persons, which indicated that the population had decreased by over 15% since 2002, despite the fact that there had been a huge 31.5% increase over the previous inter-censal period 1996-2002 from 251 to 330 persons. Given the level of holiday homes in the area it is likely that the population in the area is significantly higher during the summer months. Glenbeigh is located within the Glenbehy ED which has displayed a consistent population increase since the 1996 census, increasing in population by 12.7% in the 1996-2002 inter-censal periods and by 5.8% in the period 2002-2006 to its current level of 1116 persons. It is clear therefore, that while population loss is evident in the village itself, the population of the surrounding area is growing substantially.

### 1.3 Functions & Facilities

Glenbeigh is a local service centre for its agricultural hinterland but is also has a significant tourism function. The village is situated in a very scenic area at an intersection of the Kerry Way walking route with the Ring of Kerry route and consequently is a busy tourist destination. The proximity of Rossbeigh beach is an integral part of the village's tourist attraction. Glenbeigh is the main local service centre for Rossbeigh and there is therefore a strong functional link between the two settlements.

The village offers a range of local retail and social services including a church, community centre and garda station. Retail outlets are limited suggesting that Killorglin caters for the majority of retail needs. There are a few small hotels, including the Old Glenbeigh Hotel which has been in operation for over 150 years and is testimony to Glenbeigh's long tradition as a tourist centre. There are a number of bed and breakfast operations and quite a number of holiday homes in the village. The adjacent blue flag beach and walking routes provide outdoor recreational opportunities for local people and tourists alike.

### 1.4 Infrastructure

The village is currently served by a wastewater treatment plant. The plant is currently operating at capacity and a preliminary report has been prepared for the construction of 2,500pe waste water treatment plant. This current lack of capacity will act as a significant constraint on development within the period of this plan. The proposed waste water system will become operational in the medium term. The village is served by a public water mains supply.

### 1.5 Urban Form

The village is largely linear in nature with extensive areas of undeveloped land to the rear of roadside development. The creation of in-depth development would provide for a more compact and sustainable urban form.

The village has a small but strongly defined urban core centred on a staggered junction. Streetscape although broken in parts features along both sides of the N70 from the village post office on the Cahersiveen Road, to the Garda Station on the Tralee Road. Village architecture is largely comprised of traditional 19<sup>th</sup> century two storey structures.

The number of vacant/ derelict sites within the village is small, but new development which will break the building line at these locations would undermine the village's potential to develop a stronger village form and should not be considered. Extending the streetscape to include vacant sites on the perimeter of the existing street would serve to reinforce the character of the village centre while allowing for the expansion of its retail and service core. Tourism is a significant part of the local economy and the traditional character of the village is an important part of the villages tourist appeal. New development will need to reflect the traditional character of the existing built form in order to maintain and enhance this tourist asset. With the exception of Curra Hill the land to the west slopes towards the coast. There are therefore, a number of points within the village with a view across the bay to the Slieve Mish Mountains. The location of the church and its orientation overlooking the central junction is an attractive streetscape feature. The prevalence of both individual and groups of trees coupled with mature hedgerows softens and enhances the built form and makes a significant contribution to the character of the area. Such plantings are most marked on the Cahersiveen Road. Houses outside the streetscape area are largely set back and well landscaped giving the approach to the village a rural aspect. Outside the designated streetscape area new development should be similar in nature in order to retain attractive approaches to the village. Extensive development of one off housing has occurred on local roads in the vicinity of the village creating a haphazard development pattern which is unsustainable, erodes the rural environment and undermines the development of a compact village form.

### **1.6 Built Heritage**

There are six structures included in the Record of Protected Structures which are as follows:

Glenbeigh Tower	Duchas ref: 21306301
Church of Ireland	Duchas ref: 21306302
The Towers Hotel	Duchas ref: 21306303
St. James Catholic Church	Duchas ref: 21306304
Glenbeigh Hotel	Duchas ref: 21306305
Cottage	RPS ref: 063-001

The Glenbeigh Tower benefiting from a dominant, elevated position, in an attractive open landscape setting, is an imposing feature in the landscape. Viewed from the N70 National Secondary Road this 18<sup>th</sup> century Tower and its natural setting are particularly powerful and resonate with the history of its time. The rising ground which forms the foreground to the Towers is in an area of undeveloped grassland enhanced by groups of mature trees. In addition to its heritage value, the ruins are closely associated with the character and identity of the village. In order to safeguard the full heritage values of the Towers, it is essential to protect the landscape setting.

In addition to the architectural and social value found in individual buildings, existing streetscapes present an attractive traditional aspect which is important to the community and in its contribution to tourism. While it is not intended to designate any particular street as a conservation area, it is necessary to ensure that the local character and sense of place are enhanced and a coherent urban structure is created. It is important therefore that new development reflects the traditional elements of the existing streetscape. Old red sandstone blockwork is a common feature in Glenbeigh and the use of such material will be encouraged in order to enhance the built environment.

### **1.7 Archaeology**

There are no recorder monuments within the proposed plan area, but there is one monument KE063-009 (Standing stone) immediately to the southeast of the proposed boundary.

### **1.8 Natural environment and Amenity**

Glenbeigh is set within an attractive and varied landscape ranging from the Rossbeigh beach and mudflats with spectacular views across the bay, to the wooded Seefin Mountain. Although the landscape has significant amenity value it is not designated as a landscape conservation area. The River Behy traverses the western village boundary meeting Rossbeigh Creek and Lake Carragh to the north and to the south, the lakes of Coomaglaslan and Coomasaharn. There are two candidate Special Areas of Conservation in the vicinity of the plan area.

### **1.9 Vehicular and Pedestrian Traffic**

The village is dissected by the N70 with four local roads diverging from the main street. Pavements are provided along the majority of the N70 but not on minor roads. It is necessary to ensure that pavements are provided on all roads within the plan area. Parking is provided for on-street, or roadside parking areas, and is adequate to meet existing demand. Future demand can be catered for through compliance with the parking objectives and development standards set out in the Kerry County Development Plan 2009-2015 which apply to new development.

### **1.10 Employment**

Employment opportunities are largely within the local service sector, agriculture and tourist related services. It is likely that a number of residents commute to larger urban centres such as Killorglin and Killarney for employment.

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

The level of planning permissions demonstrates significant growth in the plan area and its immediate surrounds. Future growth may be fuelled if Glenbeigh develops the capacity to attract and absorb future demand for detached dwellings that would otherwise be met through rural development. The development of lands to the north of the main street will lead to the formation of a more compact village settlement. The level of population growth occurring in the wider area suggests that there is a potential pool of new residents that could be attracted to the village if the type of housing and services required is provided. Potential growth is not just one of housing and population, but also commercial. Planning permission has been granted for 9 retail units indicating that the village may develop as a stronger local service centre. To meet the objectives of this plan including securing population growth and the physical regeneration of the village, it is necessary to ensure that this development occurs within, and is contiguous to, existing development and that provision is made for the future expansion of services. It is also necessary to increase the proportion of permanent homes required to develop a critical mass of permanent residents and services necessary for the village to flourish all year round.

### **1.12 Development Strategy**

Glenbeigh is reliant in part on tourism to support existing services. Retaining and enhancing the character of the village is essential to the continued success of its tourism industry. It is also important that the village capitalises on its location on the Ring of Kerry tourist route. It is considered that, through the implementation of high quality urban design, architecture and public facilities, Glenbeigh can enhance its appeal to tourists. It is important that the features which attract tourists to the area are protected and appropriate opportunities for employment generating tourist development are encouraged.

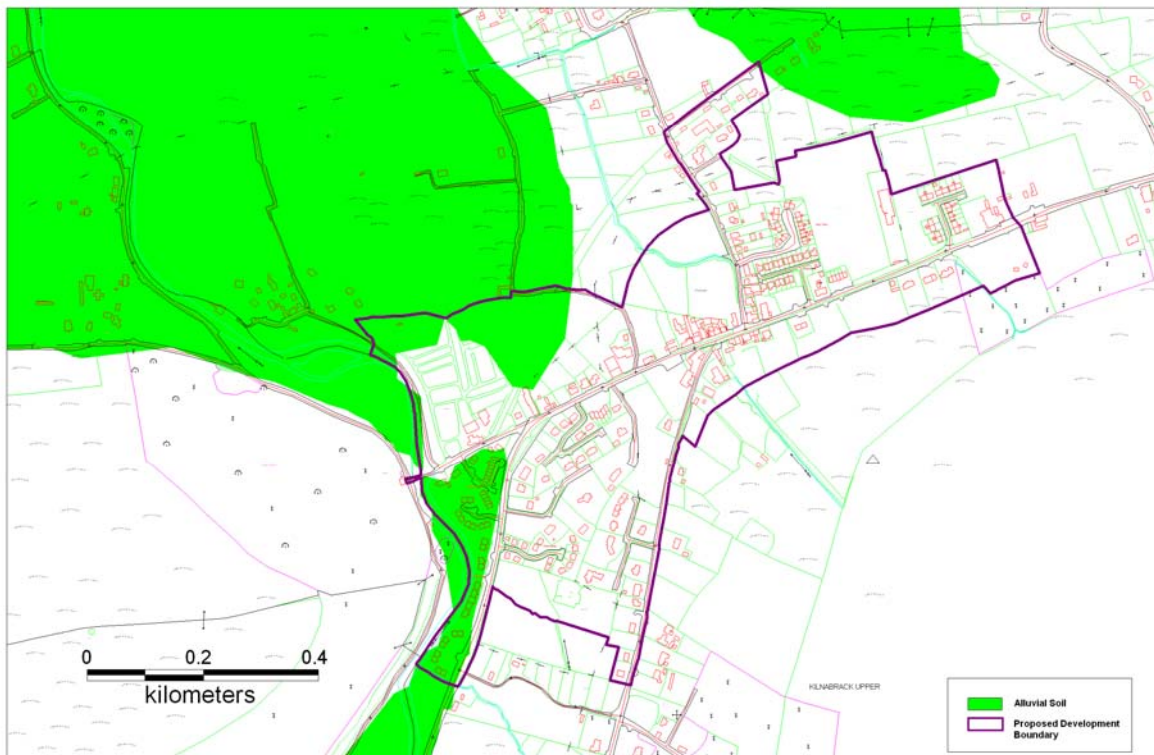
The extent of holiday homes in an area can militate against the development of a vibrant permanent community with the capacity to support the development of services. It is important to ensure that the proliferation of holiday homes does not deter potential permanent residents from locating in the area.

It is considered that the proportion of holiday home developments in the area is at the point where the capacity of the village to attract permanent residents is diminishing and that provision should be made within the plan area for permanent residential development in order to counter the negative effects of excessive holiday home developments.

This will allow for the development of a cohesive community and support growth in commercial and social services.

### 1.13 Flood Risk Management

As per the requirements of the DEHLG 2009 publication ‘The Planning System and Flood Risk Management’, regard should be given to alluvial soil maps when preparing and assessing planning applications as such soils are an indication of past river flood events. As Figure 1 indicates, alluvial soils are found within the proposed development boundary. It is important that development proposals for these lands demonstrate that flood risk can be managed to an acceptable level and in a manner which would not significantly increase flood risk elsewhere.



**Figure 1: Alluvial Soil Map**

## OVERALL OBJECTIVES

<b>Objective No.</b>	<b>Overall Objectives It is an objective of the Council to:</b>
<b>OO-1</b>	Encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites.
<b>OO-2</b>	Ensure that the high quality natural setting of the village is maintained and protected from inappropriate development.
<b>OO-3</b>	Promote attractive streetscapes and approaches into the village and preserve and enhance the elements of the built and natural environment which define the unique character of the village.
<b>OO-4</b>	Ensure that new residential development shall be small-scale and low density served by individual treatment units/septic tanks, pending upgrading construction of a wastewater treatment plant in the village.
<b>OO-5</b>	Ensure 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.
<b>OO-6</b>	Ensure that the development of large areas of zoned land will be carried out in a coherent and strategic manner and will be contingent on adequate infrastructure being provided. The piecemeal and uncoordinated development of such sites will not be permitted.
<b>OO-7</b>	Ensure that the design response to multiple level sites maximises the residential amenity of existing and proposed properties and limits the visual impact of new structures.
<b>OO-8</b>	Promote the development of attractive urban spaces throughout the village

## 4.0 SPECIFIC OBJECTIVES

### Architectural Heritage

Objective No.	Specific Objectives It is an objective of the Council to:
AH-1	Preserve the village's architectural heritage and encourage development to be designed in a manner that is in keeping with the scale and character of the existing village. New developments should respect local design features.
AH-2	<p>Protect and enhance structures included in the Record of Protected Structures or proposed for inclusion by requiring that:</p> <ul style="list-style-type: none"> <li>• No such building is demolished.</li> <li>• The maintenance, alteration, extension, replacement or insertion of any significant feature(s) or part(s) to a protected structure shall not be detrimental to the character of the structure.</li> <li>• Development shall be carried out and designed sympathetically having regard to the architectural character of the structure and the setting.</li> <li>• The erection of any structure within the curtilage, adjacent to, or within the vicinity of the structure shall not be detrimental to the character of the structure and the setting, and shall be sited and designed sympathetically with the character of the structure and the setting.</li> <li>• Any works that will materially affect the character of a protected structure or proposed protected structure shall require planning permission. Consultation with the Planning Department is recommended prior to any works being carried out.</li> <li>• The Planning Authority shall secure retention and preservation of particular features of special interest.</li> <li>• The Planning Authority shall use its statutory powers to ensure protected structures are maintained in good order.</li> <li>• The Planning Authority will encourage the appropriate and sensitive reuse of protected structures.</li> </ul>
AH-3	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties along the Main Street.
AH-4	Ensure that the natural setting in which Glenbeigh tower is located and which is integral to a full appreciation of its architectural and cultural value is preserved and protected from inappropriate development.

### Residential amenity

Objective No.	Specific Objectives It is an objective of the Council to:
R-1	Ensure that the development of lands as indicated on the zoning map shall make provision for access to adjacent lands and endeavor to maintain a vista from the Main Street to the North.

### Mixed Use

Objective No.	Zoning It is an objective of the Council to:
MU-1	Zone lands for the development of mixed uses at appropriate locations to provide for the expansion of local employment, retail and service uses.

### Vehicular and Pedestrian Traffic

Objective No.	Specific Objectives It is an objective of the Council to:
T-1	Reserve new access points to facilitate orderly in-depth development.
T-2	Seek the provision/improvement of continuous footpaths / walkways as indicated on the Zoning Map
T-3	Facilitate the development of a residential street through the development lands at the rear of the main street as indicated on the Zoning Map (R1). This will contribute to the development of lands contiguous to the existing settlement in a compact and sustainable manner; while ensuring development is fully integrated into the village structure and adds vibrancy to the village as a whole.
T-4	Ensure that new developments will include provision for pedestrian movement and connectivity throughout the village.
T-5	Widen the roads as indicated on the zoning map to cater for the increased traffic flow generated by new development.
T-6	Relocate the existing car park located in front of the proposed village park to the rear of the site

### Natural Environment

<b>Objective No</b>	<b>Specific Objectives It is an objective of the Council to:</b>
NE-1	Ensure that development shall not have a significant detrimental impact on the quality of the natural environment.
NE-2	Preserve any existing mature trees where possible and promote additional planting of native trees and shrubs in new developments.
NE-3	Identify significant trees and groups of trees and make Tree Preservation Orders where necessary

### Amenity

<b>Objective No.</b>	<b>Specific Objectives It is an objective of the Council to:</b>
A-1	Facilitate the development of a village park at the location indicated on the zoning map.

### Views and Prospects

<b>Objective No.</b>	<b>Views and Prospects It is an objective of the Council to:</b>
VP-1	To protect views of the Glenbeigh Tower along the N70 as indicated on the Zoning Map.