

KILGOBNET DRAFT LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Kilgobnet (Cill Ghobnait) is a small rural settlement situated inland on the Iveragh Peninsula, approximately 7.5km southeast of Killorglin town and 5.5km west of Beaufort village. The settlement is situated at the foot of the McGuillycuddy reeks mountain range.



Figure 1: Location of Kilgobnet settlement

1.2 Population

There are no population figures for the village of Kilgobnet. The settlement is situated within the Kilgobnet ED. The CSO figures for 2006 showed that the ED had a population of 815 persons, indicating a population increase of over 4% since 2002. This is consistent with the population trends of recent years, with the area experiencing an increase over the previous inter-censal period 1996-2002 from 698 to 782 persons.

1.3 Functions & Facilities

Kilgobnet is a small settlement in an isolated rural area. It provides limited services to its rural hinterland including a post office/shop (previously the old school) which is located in the heart of the settlement. A primary school is situated approximately 0.4km northwest of the shop. A crash repair/panel beating service is currently operating on the site of the old creamery at the “T” junction in the heart of the settlement. Two sub-urban style residential developments service the settlement, one cluster type settlement to the North of the “T” junction and one linear type development to the South. The surrounding countryside is characterised by dispersed rural housing.



Figure 2: The existing shop/post office

1.4 Infrastructure

There is no existing public sewerage infrastructure and none is currently proposed for Kilgobnet. Existing dwellings are served by individual septic tanks and waste water treatment systems. The lack of a public sewer will be a constraint on the future development in the settlement. Kilgobnet settlement is served by public water mains network.

1.5 Settlement Form

Kilgobnet is a dispersed rural settlement with no defined village structure in the form of streetscape or concentration of services. There are two recently built residential developments located to the North and South of the central “T” junction. These developments are suburban in design and layout and do not relate to the existing settlement in terms of layout and form. It is important that any future development in this settlement reflect the scale and nature of the area and the introduction of low density streetscape in the vicinity of the shop/post office would give the settlement defined structure and form.



Figure 3: Kilgobnet close

1.6 Built heritage and Archaeology

There are no listed buildings within the proposed plan area.

There are a number of monuments recorded in the study area. The following is a list of such monuments:

- KE065-033 (Rath) to the north of the crossroad,
- KE065-040 (Rath/Ringfort/Cashel) to the east of the cross road,
- KE065-04201 (Church) to the east of the crossroad,
- KE065-04203 (Clochan) to the east of the crossroad.

1.7 Natural environment and Amenity

The settlement is set in a flat and open landscape with a stream running through it. There are few natural features with the exception of trees and hedgerows. The Glasheenasheefree River runs to the west and the Claddagh River flows to the east of the settlement. Both rivers form part of a candidate Special Areas of Conservation (site code 000343), as are most of the significant waterways feeding into the River Laune. These designations are intended to protect species and habitats of international conservation importance. This plan prioritises the protection of these areas and includes objectives to ensure that any development arising on the foot of this plan will not have a significant detrimental effect on the environment.

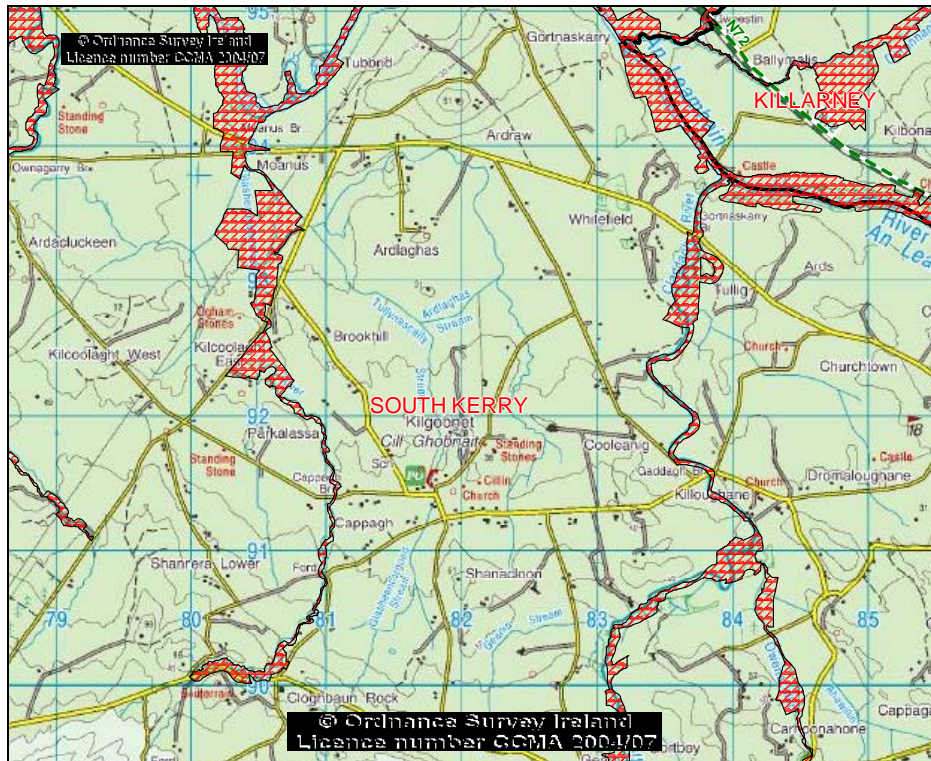


Figure 4: The (cSAC) Glasheenashree River and the Claddagh River flowing west and east of Kilgobnet highlighted in red

1.8 Vehicular and Pedestrian Traffic

The settlement is situated on a series of county roads where the through traffic is minimal and the area is not subject to traffic congestion. On street parking is adequate to cater for the existing traffic. Footpaths are minimal throughout the settlement; those present are situated between the two residential settlements in the area. Any new development here must provide provisions for pedestrian linkages between any proposed new development site and the settlement core and services.

1.9 Employment

Employment opportunities in the immediate areas are largely within the agriculture sector. It is likely that a number of residents commute to larger urban centres such as Killorglin and Killarney towns for employment.

1.10 Growth and Residential Development

Two residential developments were constructed in Kilgobnet since 2005 catering for the population increase recorded in the 2002 census figures. Taken in conjunction with the number of single-one-off rural dwellings permitted and constructed in the vicinity there is a strong demand for residential developments in the area. The lack of public sewage infrastructure however has limited development. This constraint will continue to limit future growth in the settlement during the life-time of this plan. Any proposed new development in the area must be served via individual effluent treatment systems and must comply with the standards set out in chapter 13 of the Kerry County Development plan 2009-2015, the EPA's "Wastewater Treatment Manuals Treatment Systems for Single House" and "Wastewater Treatment Manuals Treatment Systems for Small communities, business, leisure centres and hotels." or any subsequent amendment or revision documents.

1.11 Development Strategy

The strategy for Kilgobnet is to provide for the modest development of the area as a small rural settlement and local service centre on a scale commensurate with its infrastructural capacity. The strategy therefore will promote development that is in keeping with the existing scale and settlement pattern of the area, is contiguous with the plan area and, makes provision for detached dwellings that would otherwise be located in rural areas. Ancillary commercial development within the village at a central location will contribute to both the development of services and streetscape and will be facilitated where appropriate.

OVERALL OBJECTIVES

Objective No.	Overall Objectives It is an objective of the Council to:
OO-1	Ensure new developments are contiguous with existing traditional development and make effective use of backland and infill sites to achieve a compact and sustainable village core.
OO-2	Ensure new development shall relate to the rural character and environment of the area by means of sensitive design and siting.
OO-3	Future development in the settlement shall be small in scale and provide for low density cluster type development located in proximity to the existing services and the central crossroads.
OO-4	Residential development in the settlement node shall be regulated in accordance with the provisions of Rural zoning provisions of the current Kerry County Development Plan 2009-2015.
OO-5	Development proposals for the area shall be accompanied by a Design Statement indicating how the proposal integrates into this rural area.
OO-6	Protect existing trees and hedgerow where possible and promote additional indigenous planting in all new developments.
OO-7	Ensure that priority is given to protection of the cSAC (<i>the Glasheenasheefree River and the Claddagh River</i>) when assessing any proposed development and ensure that proposals will not have a detrimental effect on the quality of these waters.