

Chief **E**xecutive's **R**eport *On* Submissions received to the

Draft West Iveragh LAP 2019-2025



*Kerry County Council
Planning Policy Unit*

May 2019

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INTRODUCTION

1.0 Legal Preamble

1.1 West Iveragh Municipal District LAP

Under Section 18 of the Planning and Development Act 2000 (as amended), Kerry County Council as a Planning Authority may prepare for any particular area within its functional area, a local area plan in respect of that area. The Act requires the plan to consist of a written statement and a plan, indicating objectives for the proper planning and sustainable development of the area. Such objectives are to be consistent with the objectives of the County Development Plan.

It is an objective of Kerry County Council as a Planning Authority to prepare local area plans for the Municipal Districts as outlined in SP-1 of the Kerry County Development Plan 2015-2021. The plan for each settlement shall zone sufficient lands for residential, commercial, economic and social development, within defined development limits, and in accordance with its function. Plans will also make provision for the conservation and improvement of the cultural, natural and built heritage of an area.

When adopted by the Council, local area plans provide the overall framework for the development of an area and are a material consideration in the assessment of planning applications. In addition to its regulatory functions, plans provide both a blue print for maximising the social and economic potential of each settlement, and a tool for the spatial management of an area.

2.0 Environmental Assessments

In preparing the Local Area Plan, the Planning Authority determined that: -

- Pursuant to the relevant criteria as set out in the Planning & Development Regulations, 2001 as amended, that the proposed plan will not significantly affect the environment and
- Following the preparation of an Appropriate Assessment, no adverse effects on integrity of the Natura 2000 sites were considered likely.
- A Strategic Flood Risk Assessment, was carried out in accordance with Department Guidelines.

3.0 Public Consultation

In accordance with section 20(1) of the Planning and Development Act 2000 (as amended) Notice of the draft Local Area Plan, SEA Environmental Report, the Habitats Directive Assessment / Natura Impact Report and the Strategic Flood Risk Assessment were published in a local newspaper. Copies of the draft Local Area Plan and Environmental Reports were placed on display for public inspection from **10th January 2019 to 22nd February 2019 (both dates inclusive)** and submissions/observations were invited during this period. An open day for members of the public was held in the Cahersiveen Library on the 24th January 2019.

4.0 Statutory Bodies

Under section 20 of the Planning and Development Act 2000 (as amended) the Planning Authority is required to consult the prescribed authorities listed under Part 3 Section 13 of the Planning and Development Regulations 2001 (as amended) and those prescribed under Article 13K of the Planning & Development (Strategic Environmental Assessment) Regulations 2004-2011.

5.0 Submissions Received

There were 56 submissions received during the public consultation period. The Chief Executive's Report in accordance with Section 20(3)(C) (i) & (ii) of the Planning & Development Act 2000, as amended shall:

- (a) List the persons or bodies who made submission or observations,
- (b) Summarise the issues raised by the Minister and other bodies or persons,
- (c) Contain the opinion of the Chief Executive in relation to the issues raised, and his/her recommendations in relation to the proposed local area plan, taking account of the proper planning and sustainable development of the area, the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government being of the Government or of any Minister of the Government.

Additions to the text of the West Iveragh 2019-2025 LAP are highlighted in *italics* with deletions in ~~strikethrough~~.

Statutory Bodies

Written Submission No. 1:

**Department of Housing, Planning,
Community and Local Government**

Submission:

The Department acknowledges the Planning Authority's geo-directory findings in relation to the high level of new dwellings constructed in the rural area of West Iveragh.

The Council's approach to target re-development and renewal of town and village cores is commended by the Department.

The submission recommends that the draft Regional Spatial and Economic Strategy for the Southern Region, be incorporated into the Local Area Plan, where relevant.

The submission refers the Planning Authority to Appendix 2 of the National Planning Framework which sets out Population and Employment in Urban Settlements from the 2016 Census and identifies the ratio of jobs to resident workers per settlement. The Department states that while Table 2.7 within the draft LAP identifies the economic strengths of the principal urban settlements and sets out the ratio of jobs to workers, this ratio appears to be somewhat at variance to the ratios given in the NPF.

The submission requests that the Planning Authority ensures that the ratios provided are correct and provide clarification between the NPF and the LAP, where considered necessary.

Response:

The Local Authority acknowledges and welcomes the Department's submission, particularly the recognition of the Council's approach to target re-development and renewal of towns and villages in the West Iveragh area.

The draft LAP was prepared for publication prior to the release of the draft Regional Spatial and Economic Strategy (RSES). Therefore, the LAP will now be amended to include references to the published draft RSES where relevant to the plan.

The Planning Authority has reviewed Table 2.7 of the draft plan and compared same to Appendix 2 of the NPF. The tables in question do not compare like for like. Table 2.7 of the draft plan refers to the economic strength of the principal settlements based on 2011 census figures as set out in the O'Keefe document which is referenced in the draft plan. The NPF figures are based on the 2016 Census. This explains the difference in the figures set out.

Recommendation:

Include the following references to the draft Regional Spatial and Economic Strategy in the plan as follows:

Page 1: Replace South West Regional Planning Guidelines 2010-2022 image on page one with image of draft Regional Spatial & Economic Strategy for the Southern Region.

Amend section 2.1.2 as follows: ~~the South West Regional Planning Guidelines 2010-2022~~, the emerging *draft* Regional Spatial and Economic Strategy for the Southern Region...

Figure 2.1, replace emerging Regional Spatial & Economic Strategies with *Draft* Regional Spatial & Economic Strategies.

Replace Figure 2.2 SWRA Regional Planning Guidelines – Spatial Development Strategy with RSES Strategy Map from Draft Regional Spatial and Economic Strategy for the Southern Region.

Written Submission No.2

**Development Applications Unit,
Department of Culture,
Heritage and the Gaeltacht**

Submission:

The Department welcomes Kerry County Council's aim of pursuing UNESCO World Heritage Status for the Valentia Transatlantic Cable Station and the protection for key cable sites on the island.

The Department states that the need to preserve Outstanding Universal Value must take prominence in its Local Area Plan in order to work towards eventual World Heritage Status and that further, specific actions should be taken in this regard.

The Department recommends that the Local Authority designates an architectural conservation area (ACA) to encompass the three main sites associated with the history of the Trans-Atlantic Cable (the cable station, 'first-message' building and the structure at Foilhommerum).

The submission states that the proposal to develop a museum/visitor experience and Innovation Hub at the Cable station should not compromise the Outstanding Universal Value of the site. They state that expert conservation advice and high-quality design will be required to achieve a satisfactory balance between protecting the character and special interest of the site and adapting it to new uses.

Response:

The Local Authority acknowledges and welcomes the Department's submission. An ACA as suggested that will encompass the three main sites associated with the history of the Trans-Atlantic Cable will be included as an amendment to the draft plan. This includes the two sites in Knightstown namely the Cable Station and The First Message Building and the associated structure at Foilhommerum. Within the ACA the primary focus is on the structures in Knightstown. This ACA will serve to preserve the character of the place that

contributes to the appreciation of the protected structures. Further it will also allow the Local Authority to draw up policies and objectives to jointly protect the sites, their settings and their shared historical significance.

Recommendation:

Include proposed ACA to include the three main sites associated with the history of the Trans-Atlantic Cable in the LAP. See maps 1-4.

Include the following new under section 2.5.2, Built Heritage:

There are four *existing* ACAs in the West Iveragh area:
A new architectural conservation area is also proposed as part of this plan. This is to be known as the Trans-Atlantic Cable ACA and it includes the three main sites associated with the history of the Trans-Atlantic Cable, on Valentia Island: The Cable Station, the “First-Message” building and the structure at Foilhommerum. The Trans-Atlantic Cable ACA encompasses sites of special historical and social interest or value.

This formation of this ACA will allow the Local Authority to draw up policies and objectives to protect the sites, their settings and their shared historical significance.

Include the following new text under section 2.7.2, Valentia Island, at end of first paragraph:

This application.....this goal. In addition, an architectural conservation area to include the three main sites associated with the history of the Trans-Atlantic Cable will be included in this plan. This ACA will serve to preserve the character of the place that contributes to the appreciation of the protected structures.

Insert the following new text under section 3.5, Knightstown, under heading Urban Form and Built Heritage, after last paragraph:

A new architectural conservation area is also proposed as part of this plan. This is to be known as the Trans-Atlantic Cable ACA and it includes the three main sites associated with the history of the Trans-Atlantic Cable, on Valentia Island: The Cable Station, the “First-Message” building and the structure at Foilhommerum.

Include as Appendix 2 the following: *Proposed Architectural Conservation Area*

Trans-Atlantic Cable ACA

Cable Station and Cable Terrace

Objective: *to protect the character and setting of the Cable Station and Cable Terrace buildings including the grounds, boundaries and open space to the east of the Cable Station and Cable Terrace. Views and prospects associated with the overall grouping of buildings shall be protected and enhanced.*

First Message Building and Slate Yard

Objective: to protect the character of the area to enable the appreciation of the setting of the protected structures within the ACA. The setting and historical significance of the protected structures is particularly significant along with views of the ACA within the Knightstown settlement.

Foilhommerum

Objective: to protect the character and setting of the site in recognition of its special historical and social significance and link with the Trans-Atlantic Cable story.

Rename Appendix 2 as Appendix 3

Written Submission No. 3: Transport Infrastructure Ireland (TII)

Submission:

The TII's submission highlights the key role national roads play within Ireland's overall transport system and in the country's economic, social and physical development. The submission underlines the importance placed in national policy on the critical need to manage national road assets in accordance with official policy. The submission states that safeguarding the strategic capacity and function of the national road network as set out in national policy will give effect to supporting other critical strategic objectives in the draft plan.

TII welcomes the acknowledgement in the Draft Plan that the Council will endeavor to maintain the strategic capacity and safety of the national roads network and safeguard the investment made in strategic national roads. (Sections 2.4 and 2.6.4 and objective no. I-01 of the plan refers.)

The Council is referred to TII's Publication, DN-GEO-03084 (The treatment of Transition Zones to Towns and Villages on National Roads). TII requests that this design requirement is acknowledged for the urban areas that remain on national roads.

The submission acknowledges the proposal for the sustainable development of a new relief road in Cahersiveen and the proposed opportunity sites identified along the Marina/waterfront area. TII acknowledges that while this is not a proposed national road project, it requests that any additional improvements relating to national roads identified at a local level should be done in consultation with and subject to the agreement of TII.

TII recommends that proposals subject to masterplan exercises, be produced following appropriate consultation with statutory stakeholders and that any adoption process should be clearly identified.

Response:

The Council acknowledges TII's observations in relation to the draft plan. Any additional improvements relating to national roads at a local level, will be done in consultation and agreement with TII.

It is proposed to include a new objective referencing TII's Publication, DN-GEO-03084 (The treatment of Transition Zones to Towns and Villages on National Roads) in Section 3.1.

Masterplans will be prepared in accordance with standard best practice guidance with consultation carried out as appropriate.

Recommendation:

Include under Section 3.1 the following new objective:

WI-BE-04:

Ensure compliance with TII Publications DN-GEO-03084 (The Treatment of Transition Zones to Towns and Villages on National Roads) in the interests of consistency in design approach and road safety.

**Written Submission No. 4:
EPA**

Environmental Protection Agency

Submission:

The EPA's submission sets out its role as the Strategic Environmental Assessment environmental authority. The submission refers the Local Authority to the following guidance document: '*SEA of Local Authority Land Use Plans – EPA Recommendations and Resources*'. It is suggested that this document is taken into account and the relevant recommendations are incorporated into the plan before it is finalised.

The following are specific issues highlighted in the submission:

1. The EPA suggests that consideration should be given to examining the LAP in the context of its setting in the overall Iveragh Peninsula and that the potential for cumulative effects on environmental resources as well as opportunities for environmental enhancement are examined.
2. The submission recommends that reference to the Skellig Michael World Heritage Management Plan 2008-2018 should be included in the LAP and requests that the Local Authority outline how this plan will be incorporated into the LAP in due course.
3. The submission notes the lack of waste water infrastructure to serve settlements in the West Iveragh area. It is stated that adequate critical infrastructure should be in place or required to be put in place to service any development proposed and authorised during the lifetime of the plan.
4. The submission states that given the potential for negative environmental effects arising from the proposed relief road for Cahersiveen and the railway bridge upgrades for the Renard to Glenbeigh Greenway in the context of Valentia Harbour and Portmagee Channel SAC, that the requirements of the Habitats, EIA and Flood Risk Directives should be fully implemented.

5. The submission notes the ribbon development nature of some settlement pairings such as Chapletown to Knightstown and Dún Géagáin, to Baile an Sceilg as highlighted in the plan and states that this needs to be addressed in terms of trying to consolidate current settlements.
6. The submission states that the plan should integrate and update any available biodiversity mapping information available for the plan area.
7. The EPA states the SEA should describe the alternatives considered and outline how the selection and assessment of these has led to the selection of the preferred alternative.
8. The submission requests that the likely significant environmental effects of implementing the plan including the cumulative effects in combination with other relevant plan/programmes and projects should be assessed and documented.
9. The Local Authority is requested to provide appropriate mitigation measures to avoid or minimise likely significant effects and to provide clear commitment to implement the mitigation measures.
10. The EPA states that should the monitoring identify adverse impacts during the implementation of the plan, Kerry County Council is requested to ensure that suitable and effective remedial action is taken.
11. The submission recommends that the most recent State of the Environment Report Ireland's Environment – An Assessment 2016 (EPA, 2016) is incorporated into the final plan.

The submission also outlines the requirements for SEA and any future amendments to the plan for likely significant effects.

Response:

1. Having regard to the significant geographical extent of the South and West Municipal District, it was considered necessary from a practical point of view to divide the area and hence a Local Area Plan was prepared for West Iveragh area. However, while the LAP does not include the entire extent of the Iveragh Peninsula, the settlements were examined in the context of their setting in the overall Iveragh Peninsula. Issues such as population growth and housing/infrastructural capacity have, at first, been influenced by the Kerry County Development Plan 2015-2021 which takes a holistic county wide view and therefore the vision for the area and the individual settlements have not, as a result, been constrained by consideration of the boundary of the LAP area. Equally issues such as tourism, infrastructure, employment and economic activity have been considered in the context of the remainder of the peninsula and therefore references in the plan to such topics are not restricted to the West Iveragh area.

2. Reference to the Skellig Michael World Heritage Site Management Plan 2008–2018, or any replacement thereof will be included under Importance of Tourism, section 2.3.6 in the LAP.
3. It is the policy of the Local Authority to work with Irish Water to ensure the provision of services and facilities required for the economic, social and environmental development of the County. Consequently, lands have been zoned as R4, strategic residential reserve in some settlements in recognition of current infrastructural deficits. This approach is to allow for the long-term proper planning and sustainable development of settlements once infrastructural capacity has been developed.
4. It is recommended that the indicative route corridor for the proposed relief road be removed and an objective included to undertake a traffic management study for the town to ascertain the optimum traffic management solutions including the potential development of a relief road. The development of the Greenway has been fully assessed as part of a separate statutory process in the context of the EIA, AA and Flood Risk Directives. The requirements of the Habitats, EIA and Flood Risk Directives will be fully implemented with respect to all projects proposed under this LAP.
5. It is a strategic aim of this LAP in conjunction with the Kerry County Development Plan 2015-2021 to strengthen and consolidate town and village cores and to prevent and limit development on the edge of settlements. This is supported throughout the plan with various policies and objectives. In addition, new development is to be prioritised on brownfield, infill, backland sites and sites contiguous with the existing built-up area.
6. The LAP will integrate and update any available biodiversity mapping information available for the plan area.
7. Section 4 of the SEA Environmental Report sets out the alternatives considered and outlines how the assessment of these led to the selection of the preferred alternative.
8. Section 7 of the Strategic Environmental Assessment, Environmental Report has set out and considered any likely significant environmental effects of implementing the LAP including any cumulative effects in combination with other relevant plans/programmes.
9. Section 8 and 9 of the SEA ER addresses mitigation measures and mitigation monitoring.
10. The EPA's comments on monitoring are noted. Kerry County Council is committed to ensuring that suitable and effective remedial action is

undertaken in the unlikely event that adverse impacts arise during the implementation of the plan.

11. A reference in relation to the State of Environment Report Ireland's Environment- An assessment, EPA, 2016 will be incorporated into the LAP.

Recommendation:

Include under section 2.3.6 Importance of Tourism, second paragraph, the following reference to Skellig Michael World Heritage Management Plan 2008-2018 as follows:

The area has aheritage site. *The Skellig Michael World Heritage Management Plan 2008-2018 and any replacement thereof is supported by this plan.*

Include under section 2.5.1 the following reference to the following report: *State of the Environment Report, Ireland's Environment – An Assessment 2016, EPA, 2016.*

Written Submission No. 5:

**Christopher O'Neill,
Park Superintendent,
O.P.W.**

Submission:

The submission requests that greater emphasis be placed on Derrynane House and National Historic Park in the plan. It is suggested that the protection and conservation of the natural and cultural character and appearance of the landscape of Derrynane should be emphasised in the LAP.

The submission requests that a review of the public access roads to Derrynane (in the context of tourism pressures) should be undertaken. It requests that the OPW's objective to deal with Japanese Knotweed on a catchment wide approach as outlined in the Conversation Management Plan 2017-2022 for Derrynane House and National Historic Park be supported in the LAP. The submission suggests that the LAP could provide greater emphasis on the benefits and possibilities of extending the tourist season in the region and outline the various initiatives proposed to achieve this. It requests that the Skellig Coast Visitor Development Plan be highlighted in the LAP.

Response:

Reference to Derrynane House, is made under section 3.7 of the plan. It is proposed to make an additional reference to Derrynane House and National Historic Park under section 2.3.6, Importance of Tourism.

Chapter 12 of the Kerry County Development Plan 2015-2021 sets out the Local Authority's policies and objectives in relation to the protection of the landscape. The lands at Derrynane have been recognised for their outstanding quality and have been designated prime special amenity in the County Plan. It is not necessary to replicate this protection in the Local Area Plan.

In relation to invasive species, section 2.6.8, Natural Environment and Amenity of the plan refers to the need to control invasive species. In addition, chapter 10 Natural Environment and Flood Risk Management of the Kerry County Development Plan 2015-2021, and objectives NE-45 to NE-48, specifically address the need to tackle and control the spread of invasive species. It is proposed to add a new objective to section 2.6.8 of the LAP dealing specifically with invasive species on a catchment wide basis.

In respect of the road network and access to Derrynane House and National Historic Park, it should be noted that is an on-going objective of the Local Authority to provide a safe road network and to maintain and enhance the road infrastructure to ensure the sustainable and economic development of the County. Objectives RD-22-25 of the County Development Plan 2015-2021 expressly supports the ongoing sustainable strengthening and improvement works to local roads.

Section 1.1.1 of the plan refers to the Planning Authority's supports for the Skellig Coast Visitor Development Plan. Additional references are not considered necessary.

The Local Area Plan recognises the importance of the tourism industry to the area. The plan recognises the need to extend the tourism season and consequently the Local Authority is involved in supporting and advancing a number of projects in the West Iveragh area that will add to the diverse tourism product on offer.

Recommendation:

Insert the following text under Section 2.3.6, Importance of Tourism, second paragraph:

The area has a fantastic natural environment with many famous attractions including Valentia Island.....UNESCO world Heritage Site. *Derrynane House and National Historic Park, the birthplace of Daniel O'Connell, is located outside Caherdaniel.*

Insert the following objective under section 2.6.8:

NE-02

To promote the development of a catchment wide invasive species management plan.

Written Submission No. 6:

Office of Public Works

Submission:

A copy of the Conservation Management Plan 2017-2022 for Derrynane House and National Historic Park has been submitted to the Planning Authority.

Response:

The management plan is noted.

Recommendation:

See response to submission no. 4 above. No amendment proposed.

Written Submission No.7:**Irish Water****Submission:**

Irish Water has provided the Local Authority with updates in respect of water supply and wastewater treatment capacities for the various settlements in the LAP.

The submission notes that in addition to ongoing and planned water services projects, it is likely that further projects will be identified under the preparation of several initiatives, which are listed below:

- The 2020-2024 Capital Investment Plan.
- 25 year plans. These plans are being prepared for strategic water supply zones around the country. A 25 year plan is proposed to be carried out for Central Kerry in 2018/19.
- The National Certificates of Authorisation Programme. This programme reviews treatment plants with Certificates of Authorisation and identifies and prioritises those in need of upgrade. A number of WWTPs nationwide will be selected for upgrades as a pilot project under this programme.

Response:

It is the policy of the Local Authority to work with Irish Water to ensure the provision of services and facilities required for the economic, social and environmental development of the County. The information submitted in relation to capacity and proposed future infrastructural projects have been noted and considered by the Planning Authority, when planning for the future development of the settlements in the West Iveragh area.

However, it is an objective of the Council to ensure that adequate wastewater treatment is provided in all existing settlements including settlements that have not been targeted for growth. It is recommended that a new objective be included supporting same.

Recommendation:

Insert the following new objective in the following settlements where there is either no public wastewater infrastructure or an upgrade to the existing system is required.

Baile an Sceilg

BG-GO-06: Facilitate and support the upgrade of existing wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.

Knightstown

KS-GO-10: Facilitate and support the upgrade of existing wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.

Portmagee

PE-GO-06: *Facilitate and support the upgrade of existing wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.*

Caherdaniel

CN-GO-05: *Facilitate and support the provision of wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.*

Castlecove

CV-GO-04: *Facilitate and support the provision of wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.*

Chapelstown

CP-GO-05: *Facilitate and support the provision of wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.*

Dún Géagáin

DG-GO-06: *Facilitate and support the upgrade of existing wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.*

Written Submission no.8:

**Patricia O'Connor
Inland Fisheries Ireland**

Submission:

Inland Fisheries Ireland (IFI) has welcomed the LAP and outlines its support for the various objectives and strategies included in same to address water quality protection and aquatic habitat maintenance issues. The submission highlights two topics which they request to be addressed in the plan:

(1) Importance of Angling to Local Communities and Tourism

The submission highlights the importance of freshwater fishing and angling to local communities and tourism. IFI state that there is limited reference within the Draft Plan to inland and coastal amenity/recreational fisheries, to its benefits to local communities, or to the potential increase in revenue which future fisheries development can provide. The significance of fishing to the Waterville area which includes the Lough Currane, Cumberagh and Inny River Catchments where world renowned sea trout/salmon fishery can be found should be highlighted in the plan.

(2) Infrastructural Services

The submission highlights the absence of public wastewater treatment in several of the settlements, with specific references made to Portmagee which discharges directly to Valencia Harbour and Ballinskelligs which discharges to Ballinskelligs Bay. The submission highlights that both settlements are within Special Areas of Conservation (SAC) and require specific priority protection. The submission states that to achieve the objectives of the LAP, the introduction of waste water services is essential and should be a priority for these areas and included as a specific overall objective in the Plan.

Response:

The Local Authority and the LAP is very supportive of the tourism industry and the opportunities and potential it has to provide for the sustainable development of the West Iveragh area. In addition, the County Plan supports fisheries in more detail under Chapter 8, Natural Resources. Additional specific references will be made in this plan highlighting the importance of inland and coastal amenity/recreational fisheries and its benefits to local communities.

With respect to wastewater treatment infrastructure, it should be noted that a principal tenant of this LAP is to facilitate the development of settlements in tandem with their infrastructural capacity. Consequently, lands have been zoned as R4, strategic residential reserve in some settlements in recognition of current infrastructural deficits. This approach is to allow for the long-term proper planning and sustainable development of settlements once infrastructural capacity has been developed.

The LAP already includes an objective (W-01) that actively supports the development of wastewater treatment infrastructure for the settlements in the West Iveragh area. In addition, it is proposed to include new objectives to each settlement to facilitate the upgrading or provision (where relevant) of wastewater treatment infrastructure. See response to submission 7 above.

Recommendation:

Insert the following text under section 2.3.6 Importance of Tourism, between paragraphs six and seven:

It is the policy of the Council to promote and develop niche tourism markets. Niche tourism refers to how a specific tourism product can be tailored to meet the needs of an audience/market segment. Locations with specific niche products can establish and position themselves, as niche tourism destinations such as Star Wars in Portmagee, fishing/angling in Waterville for example. Inland freshwater fisheries and sea angling provide a valuable natural tourism and amenity resource in the area. Angling is uniquely placed to provide benefit across economically challenged areas due to its comprehensive geography and seasonal coverage.

Insert the following text under section 3.3, Waterville, Tourism, between paragraph one and two.

The Lough Currane, Cumberagh and Inny River Catchments where a world-renowned sea trout/salmon fishery can be found is a very significant contributor to the tourism industry and local community of the Waterville area. Further investment in sustainable future fisheries development have the potential to significantly contribute to increased tourism stays and spend in the area.

Insert under section 2.6.9 of the plan, the following new paragraph.

2.6.9 Recreational fisheries

Kerry County Council acknowledges the local economic benefit arising from recreational angling tourism in Waterville and the wider area. With up to several thousand anglers visiting the area per year, the aggregate economic contribution is relatively substantial within the West Iveragh's community and economy.

Rename section 2.6.9 Community Facilities/Leisure/Amenity as section 2.6.10

Inset the following new objective under section 2.6.9:

SF-01: Support and facilitate further investment in sustainable future fisheries development where appropriate in the West Iveragh Area.

West Iveragh General Submissions

Written Submission no. WI1:

Frank Curran

Submission:

This submission relates to the provision of high end 'pod' type accommodation in the West Iveragh area. The submission states that the plan outlines the need to develop tourism accommodation in the area and it is submitted that 'pod' type developments tie in with the aims of the draft plan.

The submission states that the Dark Skies tourism potential has not been developed. The submission highlights that in Britain, astronomers/star gazers organise their events in caravan and camping sites in the rural area. It is submitted that various tourism markets such as walking and cycling are being developed by the Skellig Coast Tourism Network in their Visitor Experience Development Plan and that the 'pod' type accommodation would be very suitable to cater for these markets.

The submission states that this type of visitor accommodation would tie in with the agri-tourism policy in the County Plan and compliment the proposed Greenway development when constructed through the provision of affordable accommodation. The economic spin offs to the local businesses and potential for job creation are also highlighted in the submission received.

Response:

The County has experienced extreme pressure for holiday homes particularly in visually sensitive landscapes. In some parts of south Kerry, the level of residential development units constructed increased while the local population declined.

It is the policy of the Kerry County Development Plan 2015-2021 to ensure that holiday home type developments are located in established settlements, towns and villages, and not in the rural landscape. Objectives RS-13 and RS-14 of the County Plan support this policy. The development of stand-alone 'pod' type developments in the rural area would, therefore, be contrary to the policies and objectives of the County Development Plan.

Adequate lands have been zoned within the settlements for either C5, tourism and related uses, M2, town or village centre or M4, built up area that can potentially cater for tourism accommodation. Locating visitor accommodation within established settlements will help support the existing facilities and services and reduce visitor's carbon footprint.

The County Plan is very supportive of proposals for sustainable on farm or farm related tourism developments. The plan supports the reuse and refurbishment of vernacular buildings for tourist use and supports agri-tourism initiatives in appropriate locations for tourist related facilities, including accommodation. The development of the 'pod' type accommodation could be considered as an agri-tourism initiative, in appropriate locations. Objectives T-59 to T-62 in the County Plan sets out the Local Authority's support for agri-tourism.

However, the development of 'stand-alone' pod type accommodation across the rural landscape of South Kerry and associated infrastructure including the light pollution associated with holiday accommodation would have the potential to undermine the qualities of the environment and interfere with the Dark Sky Reserve that attracts people to the area in the first instance.

Recommendation:

No amendment proposed.

Written Submission no. WI2:

Frank Coffey

Submission:

This is a general submission in relation to development restrictions along the N70. The submission notes that the draft plan includes objective I-01 which '*seeks to maintain the strategic capacity and safety of the National Roads Network*'. This submission highlights and advocates for the case of landowners who do not have a local road serving their lands and where sight lines are adequate along the N70.

Response:

The Local Authority has set out its policies and objectives in relation to national primary and secondary routes in section 7.2.1.1 of the Kerry County Development Plan 2015-2021. The Local Authority seeks to protect the capacity and safety of the national road network as stated in the County Plan. Exceptional circumstances where new accesses and intensification of existing accesses can be considered (as agreed with Transport Infrastructure Ireland) are set out in Table 7.3 of the County Plan. Additional exceptional circumstances cannot be put forward in this plan. The West Iveragh Local Area Plan sits within the hierarchy of plans and must comply with the provisions of the County Plan.

Recommendation:

No amendment proposed.

Written Submission no. WI3:

Frank Coffey

Submission:

This is a general submission in relation to Natural Resources and overall strategic development. The submission is made on behalf of several quarry owners in the South Kerry area. It is stated that the Plan does not deal adequately with the extractive industry and fails to support the key role that it plays in the economic wellbeing of the area. The submission requests for all-natural resources to be mentioned in the plan in order to recognise the importance of each resource to the locality.

Response:

Chapter 8 of the Kerry County Development Plan 2015-21 contains policies and objectives relating to all elements of natural resources. Objective NR-4 seeks to facilitate the sustainable development of the extractive industry and seeks to ensure the ongoing availability of an adequate supply of aggregates. This is

considered sufficient. Additional policies and objectives do not need to be replicated in the LAP.

Kerry County Council does recognise that sustainably operated quarries are key contributors to the economy and that the provision of raw material is essential to all development including roads maintenance. It is considered prudent to add additional text to the plan (section 2.6.11) recognising the importance of the existing extractive industry as a key component of the local economy, employment provision and provision of raw materials.

Recommendation:

It is recommended to include an additional section in the plan under 2.6.11 as follows;

Extractive Industry

Kerry County Council recognises the importance of the existing extractive industry as a key component of the local economy, employment provision and provision of raw materials. Chapter eight of the Kerry County Development Plan 2015-2021 sets out the appropriate policies and objectives supportive of the sustainable development of the extractive industry.

Written Submission no. WI4:	Comhchoiste Rathaigh	Ghaeltacht	Uíbh
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Submission:

The importance of the Early Medieval monastic sites in the West Iveragh area, at Killabuonia and Loher is outlined in this submission. The submission highlights the potential for promoting cultural tourism around such settlements. The benefits to enticing visitors to stay and explore the West Iveragh area away from the traditional Ring of Kerry route is highlighted. The submission states that archaeology and heritage are under-valued and that their sensitive exploitation would encourage the type of tourism which would primarily economically benefit Iveragh itself rather than, as at present, larger tourist centres. The Local Authority's assistance at the early medieval monastic site at Killabuonia is acknowledged in the submission.

Response:

The Local Authority is very supportive of projects and initiatives that seek to diversify the tourism product, particularly proposals that move outside traditional tourist areas and enhance cultural tourism in areas such as archaeology and heritage. The Council recognises that this type of tourism has the potential to benefit rural areas and can extend the tourist season in the County. Therefore, proposals for sustainable cultural and heritage projects in appropriate locations will be favourably considered by the Local Authority.

Recommendation:

No amendment proposed.

Cahersiveen

Written Submission No. CN1:

**Jack Fitzpatrick and others of the
New Market Street East End
Business Owner's Group**

Submission:

The submission has been issued on behalf of a business owner's group. It highlights several concerns and makes a number of suggestions for the future development and improvement of Cahersiveen. The submission requests that more regard be given to the New Market Street/Fair Green area of the town in the plan given the level of business, services and amenities located there and requests that the designated core business and shopping area be extended to include this area.

The submission refers to the proposed greenway and suggests that at least three access points with associated parking should be provided for.

The need for a proposed relief road and its indicative location is questioned. The on-going issues relating to existing traffic congestion is highlighted in the town and the absence of provision for off street parking in the draft plan is highlighted.

Several suggestions are given for public realm, amenity and parking improvements in the town. In addition, an extension to the regeneration area at the top of the Fair Green is requested.

Response:

The absence of a designation of a retail core area at New Market Street/Fair Green does not undermine the current function or future development of this area as a commercial/vibrant part of the town. The area has been zoned as M2, town centre with some M4, built up area reflecting the mix of uses in this part of the town and the vision for the future development of the area. A mix of uses will continue to be encouraged in those areas zoned M2 and M4 in the LAP. The retail core designation is limited for a specific area of the town centre to ensure vitality and viability is maintained there.

Regeneration areas designations are retained for central streets in towns where a mix of uses can be promoted. As this area is zoned for residential use, it is considered more desirable to refer the derelict properties at the top of the Fair Green to the derelict sites' officer.

The provision of additional parking facilities in the town is a priority for the Local Authority and there are active on-going efforts being made to secure additional parking spaces. The issues and suggestions relating to traffic and parking management will be forwarded to the area engineer's office for consideration and possible inclusion into their programme of works.

Further analysis is required to ascertain traffic management options for the town. It is therefore considered prudent to remove the indicative route corridor for the relief road and to include an objective to undertake a traffic management study for Cahersiveen and to ascertain the optimum traffic management solutions including the potential for a relief road in the context of the future development of the town.

Objective CH-TM-06, in the LAP supports the development of tour bus parking in the town, however it is considered prudent to expand this objective to provide additional parking in the town at appropriate locations.

The Greenway application is currently under consideration by An Bord Pleanála. It is anticipated that several trailheads (with associated access and parking facilities) will be provided for along the route as part of the overall greenway infrastructure. In addition, a movement management plan for Cahersiveen is currently under preparation as part of the further information request from An Bord Pleanála, where optimum safe routes for cyclists and pedestrians accessing the greenway will be identified. Additional linkages from the marina/waterfront area are shown on map 6 below.

Recommendation:

It is recommended to remove the indicative route of the relief road, see Map 5.

It is recommended to amend section 3.2.8.1 Relief Road to read as follows;
Further analysis is required to ascertain traffic management options for the town. It is an objective to undertake a traffic management study for Cahersiveen and to ascertain the optimum traffic management solutions including the potential for a relief road in the context of the future development of the town.

Amend objective CH-TM-03, as follows:

Undertake a traffic management study for Cahersiveen to ascertain the optimum traffic management solutions including the potential for a relief road in the context of the future development of the town.

Amend objective CH-TM-06, as follows:

Support the development of *dedicated* tour bus parking in the town *and provide additional car parking spaces to serve residents and visitors to the town, where appropriate.*

Amend objective CH-TM-04, as follows:

Promote a more pedestrian *and cyclist* friendly environment through the provision of traffic calming measures and improved pedestrian *and cyclist* infrastructure. *Improve pedestrian and cyclist linkages and movement between the marina/waterfront area and the town centre.*

Amend infrastructure map to highlight additional pedestrian/cyclist linkages. See map 6.

Written Submission No. CN2: Iveragh Co-operative Farmer's Mart Society Ltd.

Submission:

This submission relates to the proposed relief road outlined in the draft LAP. The Farmer's Mart Society strongly object to any plan for a new road that would pass the Mart site along the Reenrusheen Road. The submission states that this road is already a very busy one and the construction of a relief road would only add to the existing heavy traffic in this location.

Response:

See the response to submission CN1 regarding the proposed relief road.

Recommendation:

No amendment proposed.

Written Submission no. CN3:

James Curran

Submission:

This submission refers to lands at New Street, Cahersiveen. The submission requests that these lands be zoned for residential development. Several supporting reasons are given for this proposal.

The submission states that his lands are currently zoned in the existing 2013 LAP and are located within the town's development boundary. It is stated that the land is adjacent to other lands which are proposed for residential development and can be serviced easily and accessed from New Street. Mr. Curran is opposed to the proposed active open space amenity zoning on part of his site. He highlights that the two national monuments on part of his property would be preserved and could form part of the green area of any development of these lands.

Response:

Sequential development is an overarching objective in sustainable planning. To achieve a more compact town a sequential approach must be adhered to while also prioritising sustainable development on derelict, infill and brownfield sites, with a shift towards increased access to retailing and services by public transport and walking and cycling in accordance with the National Planning Framework, Ireland 2040. In recognition of the location of these lands, they have been zoned as O1, Strategic Reserve, white land in the draft plan. This means that this land is likely to be zoned for development at some time in the future but at present, no objectives or specific controls are indicated. There are other more suitable infill sites that should be developed first.

The area of the lands highlighted in green are zoned as G3, as a buffer/landscape protection. The remainder of the landholding is outside the town boundary. To zone lands in the environs on the town would contravene objectives contained in the plan.

Recommendation:

No amendment proposed.

Written Submission No. CN4:**James & Patricia Walsh**

Submission:

The submission relates to lands at Bosses Point. The submission states that the landowners are concerned about the proposal to zone these lands as G3, Buffer Zone/ Open Space. It is stated that part of the land is in agricultural use and the submission outlines some plans for same. In addition, the landowners outline their intention to develop the eastern portion of the lands for commercial and tourism uses. It is stated that these uses would enhance the marina and further increase the economic development potential of the area. It is requested that this area be zoned for tourism development.

The submission also raises concerns about the proposed inner relief road. It is stated that the proposed road would negate the attempts to rejuvenate the town centre. It also states that the proposed junction with the N70 is inappropriate due to the close proximity of the hospital and school.

Response

The Planning Authority has considered the submission received. It is proposed to amend the zoning on part of the land indicated to be in agricultural use, to P1, agriculture. This allows the landowners to expand their existing agricultural developments and associated facilities. In addition, Kerry County Council would welcome the development of some of the eastern lands for commercial and tourist related facilities. The proposed South Kerry Greenway is to be located adjacent to these lands and it is considered that its development will be a catalyst for future development in the area.

It is considered that having regard to the established uses in the area, to the location of the land adjoining the proposed greenway and the potential for future development that is likely to arise as a result; that C5 zoning Tourism and related uses would be appropriate on the lands to the east.

See the response to submission CN1 regarding the proposed relief road.

Recommendation:

Amend the proposed zoning on the lands to the east at Bosses' Point, Garranebane, from G3, Conservation, amenity or buffer space to C5, Tourism and related uses. See map 7.

Amend the proposed zoning on the lands to the west at Bosses' Point from G3, Conservation, amenity or buffer space to P1, Agriculture. See map 8.

Submission:

The submission is made on behalf of Seamus and Patricia Walsh and Aidan Walsh. It relates to lands at Bosses' Point, Garranebane, to the west of the Marina. These lands are zoned as G3 (amenity/buffer) in the draft plan. It is suggested that this zoning is inconsistent with the present use of the land as agricultural use and renders the land incapable of further development.

It is requested that these lands be zoned for commercial, leisure/ tourism and residential development.

The submission states that the most significant development proposed for lands in this area is the South Kerry Greenway. It states that given such a significant infrastructural project is deemed acceptable on adjoining lands, then it is logical that other similar types of developments, particularly the provision of leisure type development would also be acceptable, at this location.

Response and Recommendation:

See submission CN4 regarding proposed zoning changes to the land at Bosses' Point.

Written Submission No. CN6:**Aidan Walsh**

Submission:

The submission relates to lands at Bosses Point. It is stated that Kerry County Council propose to zone these lands as Buffer Zone/ Open Space. It is the landowner's intention to expand his food business into these lands however the submission states that the proposed zoning would prevent this.

Response and Recommendation:

Kerry County Council would welcome the development of the eastern section of the lands for commercial and tourist related facilities.

See response to CN4 above and proposed zoning change on Map 7.

Written Submission No. CN7:**Michael Keating**

Submission:

This submission relates to lands at Garranebane, to the west of the existing GAA grounds. It is requested that the M4 zoning be retained on these lands. It is stated that the site encompassed the 'Western Access/Opportunity Site' as described in the Cahersiveen Local Area Plan and that the lands to the north and east connect this site to Valentia Harbour and the established urban core of Cahersiveen.

It is stated that the development of the site would facilitate the consolidation of the town centre by creating a clear edge to the west of the town, whilst drawing the town towards the river, opening vistas and facilitating Greenway cycling and walking routes to the proposed waterfront amenity areas.

Response:

It is considered that having regard to the permitted and established uses on the adjoining site to the south (mixed-use), to the site's location adjoining the proposed greenway to the north, that this site should be zoned for C6 mixed/general commercial/industrial/enterprise. A mix of uses will be encouraged however town centre specific uses such as retail will not be permitted here.

Recommendation:

Amend zoning on the map from O1, Strategic reserve to C6, mixed/general commercial/industrial/enterprise. See map 9.

Insert under section 2.9.1 the following new text:

Commerce/Industry/Enterprise/Economic Development (C1-C7)

Commerce/Industry/Enterprise/Economic Development

C2.1 Industrial, enterprise, employment

C5 Tourism and related

C6 *Mixed/general commercial/industrial/enterprise*

Insert amended Zoning Matrix Table 2.9.

Insert the following new paragraph at end of section 3.2.5 Employment as follows:

A site to the west of the sports ground at Gurranebane, Valentia Road has been zoned for C6 mixed/general commercial/industrial/enterprise. A mix of uses that promote economic and employment activity will be encouraged here however town centre specific uses such as retail will not be permitted. The overall development of the landholding and proposed South Kerry Greenway should be considered in any future proposal submitted.

Written Submission No. CN8:

June O'Connell

Submission:

The submission is made on behalf of Skellig Six18 Distillery, a new manufacturing enterprise under development in Cahersiveen. The submission requests that more focus be placed on commercial activity at the waterside, with appropriate zoning and development to support the main local tourism industry. The submission seeks clarification regarding the proposed relief road.

Response:

The content of the submission is noted. The draft plan and proposed amendments zone several sites for a mix of uses to facilitate future development in the area. Lands have been zoned as opportunity sites (permitting a range of uses) and tourism and related uses adjoining the waterfront/marina area. In addition, much of the town centre has been zoned M2, (town centre) or M4, built up area. These zoning categories are very flexible and pro-development, allowing for a mix of uses.

See the response to submission CN1 regarding the proposed relief road.

Recommendation:

No amendment proposed.

Written Submission No. CN9:**Frank Coffey**

Submission:

The submission relates to lands known as Marina View with sub estates at Caistleán, Beginish, Árd na Gréine and Thar an t-Uisce. It is requested that these lands be included within the development boundary in order to remove the requirement for prospective residents to qualify under the Rural Settlement Policy, as set out in the County Development Plan.

Response:

These lands are located outside of the development boundary of Cahersiveen, to the north of the River, which are accessed via a narrow road bridge with no pedestrian footpath. The *National Planning Framework, Ireland 2040* policy document targets a significant proportion of future urban development on infill and brownfield development sites rather than facilitating continual expansion and sprawl of towns out into the countryside. In compliance with this national policy, it is envisaged that at least 30% of all new housing development in Cahersiveen will take place on infill and brownfield sites. Adequate lands have been zoned within the settlement boundary of Cahersiveen for proposed residential use. To zone this site for additional residential development is not considered appropriate having regard to its distance from the town centre and important services such as educational, health and retail for example. The development of this site would result in increased car dependency and the creation of unsustainable traffic patterns in an area where there is an absence of public infrastructure including footpaths.

Recommendation:

No amendment proposed.

Submission:

The submission is made on behalf of KI Killorglin Investment Ltd and relates to Opportunity Site No.1 which is in the centre of the town. It is requested that this area be included within the identified retail core area so the site can achieve its full potential.

It states that there is a current planning application on the said site for a discount retail store and this proposal would comply with several objectives which seek to facilitate new retail/business and increase the vibrancy of the town centre. The submission also suggests that a new streetscape be indicated/formed running parallel to West Main Street which would create development opportunities and a possible new connection with the waterfront.

Response:

The absence of a designation of a retail core area on this opportunity site does not undermine the future development of the site as a commercial/vibrant part of the town. The area has been zoned as M1, with an aim to sustainably develop this site as an active new urban area in the town. This designation reflects the mix of uses in this part of the town and allows for flexibility in achieving the vision for the future development of this site. The retail core designation is limited to a specific part of the town centre to ensure vitality and viability is maintained there. It is considered that the opportunity site designation and amendment to the description of the aim and development potential of the site detailed below, will provide a significant catalyst for the development of this site.

Indicative access and pedestrian routes will be added to the map indicating indicative/desirable access points to backlands towards the waterfront and marina area.

Recommendation:

Indicate on zoning map, indicative access points from West Main Street northwards through backlands and from West Main Street through The Avenue. See map 10.

Amend the following text under section 3.2.12 Opportunity sites:

Aim:

~~To sustainably develop this large site as a new mixed-use urban streetscape providing commercial and residential development adjacent to the town centre.~~

To sustainably develop this large site as a new urban area with development that encourages vibrancy, is a catalyst for multi-purpose trips and facilitates pedestrian linkages to the Main Street and surrounding area. A mix of uses will be considered at this location.

Development potential

This site is located adjacent to the town centre and is ideally suited to a mix of uses that will assist in expanding the town core, in a sustainable manner. ~~mixed use development expanding the town core. Development that promotes an active urban environment that protects and enhances the vitality and viability of the town centre will be encouraged. Given its location to the rear of West Main Street, flexibility exists regarding height and design. Any development on this site must include a significant residential component. Given the town centre location, flexibility exists regarding densities and height.~~

Written Submission No. CN11:

Eugene & Eileen O'Neill

Submission:

The submission refers to several proposals that could improve the appearance to the town, facilitate greater tourist access and the potential enjoyment of the town. These proposals would include greater parking facilities, public realm improvements, the restoration/reutilisation of buildings and improved tourist signage.

Response:

The Local Authority welcomes the submission received and noted the various points raised. The Council is working with various public and private agencies to develop and put forward various projects/initiatives in the West Iveragh area that will have a long-term beneficial impact on Cahersiveen. The sustainable management of the land resource in the West Iveragh settlements, through targeting dereliction, vacant and under-utilised sites in towns and villages and through regeneration stimulation opportunities is a priority for the Local Authority. This is supported in the plan through the identification of regeneration areas, including New Street and New Market Street. Where regeneration areas have been identified a reduction in development contribution levies will apply as per Kerry County Council Development Contributions Scheme 2017.

The provision of additional parking facilities in the town is a priority for the Local Authority and there are active on-going efforts being made to secure additional parking facilities. Objective CH-TM-06 as amended in the plan seeks the provision of additional parking spaces including coach parking, at appropriate locations.

Recommendation:

No amendment proposed.

Submission:

The submission acknowledges the preparation of a very ambitious plan and highlights the attractiveness of Cahersiveen as a place to live in. The submission suggests several potential economic drivers and incentives for the town such as additional parking and the tackling of derelict and un-used properties. New Street is highlighted for specific mention as an area of the town in need of regeneration. The submission also raises the potential impact of the proposed relief road and increased traffic on existing properties along Quay Street and on cyclists using the proposed greenway.

Response:

The Local Authority is conscious of the need to focus development within settlements in the plan area including Cahersiveen, in order to support vibrant and strengthened communities, drivers of economic growth and to retain and provide the stimulus for population growth. Various policies and objectives throughout the plan set the framework for responding to the needs of those wishing to develop businesses and live in the Cahersiveen area. It is acknowledged that an improvement in the built environment and the sustainable expansion in the range and number of retail and commercial services/businesses within the town is needed to provide local employment and a better quality of life for the local community. Consequently, large areas of the town have been zoned as either M2 Town centre, M4 Built up area and M1 Mixed use and opportunity sites to facilitate development. This zoning system allows for a more positive and flexible response to proposals for the re-use and re-development of underused and derelict sites.

In addition, see response to submission No. CN11 above regarding regeneration areas and parking and CN1, regarding the proposed relief road.

Recommendation:

No amendment proposed.

Submission:

The submission is made on behalf of Cherryhill Development Ltd and relates to two parcels of land at Carhan and Castlequin. It is requested that these lands be included within the settlement boundary due to the availability of services.

Response:

These lands are located outside of the development boundary of Cahersiveen, to the north of the River, which are accessed via a narrow road bridge with no pedestrian footpath and to the south-east with access directly onto the N70. The lands at Carhan to the south-east are within the speed limit. The *National Planning Framework, Ireland 2040* policy document targets a significant proportion of future urban development on infill and brownfield development

sites rather than facilitating continual expansion and sprawl of towns out into the countryside. In compliance with this national policy, it is envisaged that at least 30% of all new housing development in Cahersiveen shall take place on infill and brownfield sites. Adequate lands have been zoned within the settlement boundary of Cahersiveen for proposed residential use. To zone these sites for additional residential development is not considered appropriate having regard to their distance from the town centre and important services such as educational, health and retail for example. The development of these sites would result in increased car dependency and the creation of unsustainable traffic patterns in an area where there is an absence of public infrastructure and footpaths to the north of the town.

Recommendation:

No amendment proposed.

Written Submission No. CN14:

Kieran & Eileen O'Shea

Submission:

The submission relates to a parcel of land adjacent to the hospital. The submission welcomes and supports the proposed change of zoning from car-park to M4 Built up area.

Response:

The Local Authority acknowledges the content of the submission made.

Recommendation:

No amendment proposed.

Waterville

Written Submission No.WE1

**Mr. Maurice Coffey & Co. on
behalf of Mr. Donal
O'Sullivan**

Submission:

This submission relates to Ballybrack Cottage in Waterville. The submission states that the owner of the property was not aware of its inclusion to the Record of Protected Structures in 2015 and had he been he would have objected to its inclusion. It is stated in the submission that the property is a derelict house with no special merit.

The submission requests that the Council now remove the property from the Record of Protected Structures.

Response:

This property was originally proposed as a protected structure under the adopted Cahersiveen, Waterville, Sneem FALAP 2013-2019. This property was also subsequently included under the Kerry County Development Plan 2015-2021.

This plan does not propose to review existing protected structures. However, the formal review of the Kerry County Development Plan 2015-2021 will commence before the end of this year. As part of the consultation process submissions will be invited from the public. This will provide the public an opportunity to express an opinion on the merits or otherwise of various issues including protected structures.

Recommendation:

No amendment proposed.

Written Submission No.WE2:

**Age Design Planning Co. Ltd
on behalf of Andrea Walsh,
Brendan Donnelly and
Vincent O'Sullivan**

Submission:

The submission refers to a backland site to the east of the N70 within Waterville development boundary. It states that there is demand for quality housing within the village which is not being met. It states that such housing is needed for people such as remote workers, new families and retirees who wish to live in Waterville without having to drive to access local services.

Infrastructural capacity within the village and the attributes of the site are also highlighted. The submission requests that the lands highlighted on the accompanying map be zoned for R1, proposed residential use.

Response:

The Local Authority has prioritised the zoning of lands for new residential development on infill sites and sites contiguous with other established residential areas in so far as is practicable having regard to site constraints, including issues such as access and pedestrian facilities. From a sequential approach perspective, there are more suitable lands closer to established residential areas that should be developed first. A review of planning histories in Waterville reveal that the level of planning permissions sought over the years has been low. A number of planning permissions granted, have not been constructed, including the site, the subject of this submission. In addition, permission exists for a number of dwellings that have not yet been activated. To zone additional lands as requested for proposed residential use would exceed the core strategy of the County Plan.

Recommendation:

No amendment proposed.

Written Submission No.WE3:

**Albert Walsh of Age Design
Planning Co. Ltd.**

Submission:

This submission requests that the development boundary around Waterville be extended southwards to include a golf and hotel development and approximately 30 dwellings. A map has been included highlighting the requested boundary extension.

Response:

The West Iveragh LAP recognises the importance of tourism to the area and strongly supports and promotes the sustainable development of tourism in appropriate locations. It is not necessary to extend the boundary around Waterville to recognise and support established tourist amenities and other development. Various uses can be considered on developed lands outside a settlement's boundary. It is an objective of the Local Authority to encourage the development of a compact and sustainable town centre and the extension of the settlement's boundary could lead to demands for the zoning of lands and the provision of services and facilities on the periphery of the settlement. This would be contrary to the provisions of the National Planning Framework and the objectives of the plan which seek to prioritise the development of brownfield, infill and contiguous lands to the town centre to create a compact and sustainable settlement. While the Local Authority supports the tourism industry in the area it is very conscious of the need to protect the underlying environmental attributes and resources in the area, upon which much of the tourist industry is based. The lands identified in the submission are recognised for their special amenity value and are therefore designated as secondary special amenity in the County Development Plan.

Recommendation:

No amendment proposed.

Written Submission No.WE4:**Albert Walsh of Age Design
Planning Co. Ltd. on behalf
of Waterville IRD and
Waterville Tidy Towns**

Submission:

This submission relates to the omission of a footpath along the N70. The submission states that Waterville IRD and Waterville Tidy towns are actively working with residences to help achieve consensus on achieving this much needed path. The submission requests that an objective to develop this footpath be included in the plan.

Response:

It is an overriding objective of the Local Authority to provide for easy and safe pedestrian movement throughout the town. To that end the West Iveragh LAP has included several policies and objectives that support the provision and improvement of pedestrian facilities in settlements. Objective WE-T-01 specifically states that it is an objective of the Council to provide for the provision and improvement of pedestrian and cycling infrastructure in the town as required. The absence of a specific line delineated on a map does not preclude the upgrading of this road to include pedestrian facilities. Rather the inclusion of a general objective to support pedestrian facilities allows for flexibility in how and where the improvements can best be made. It is therefore not necessary to delineate the line to secure the future of this project.

Recommendation:

No amendment proposed.

Written Submission No.WE5:**Seamus O'Sullivan**

Submission:

This submission refers to lands at Ballybrack, Waterville, along the N70, to the south east of the settlement. It is requested that the lands be zoned for R1, proposed residential use. Mr. O'Sullivan states that he has five children and hopes that they will be able to make Waterville their permanent place of residence.

Response:

Waterville has been identified as a growth settlement under the County Development Plan. Suitable lands within the Waterville's settlement boundary have been zoned R1 proposed residential use, and R4, strategic residential reserve, to ensure that the medium to long-term residential needs of Waterville can be met.

These lands are located outside the development boundary situated in a highly scenic landscape with Loch Luíoch as its backdrop. The lands are designated as secondary special amenity in the County Plan. The area has been designated a stronger rural area in the County Plan, where a high level one off rural type dwellings already exist. Dwelling houses for sons and daughters

can be considered on such lands where the development proposed complies with the rural settlement policy as set out in the County Development Plan.

The lands are accessed off the N70, a national secondary road where the maximum speed limit applies. It is the policy of the Council to maintain the strategic capacity and safety of the national roads network and safeguard the investment made in strategic national roads. Sections 2.4 and 2.6.4 and objective no. I-01 of the LAP support this, while section 7.2.1.1 of the County Development Plan sets out the Council's clear policy in relation to the creation of new entrances onto national routes, in compliance with the *Spatial Planning and National Roads Planning Guidelines* (DoECLG, 2012). The zoning of these lands would contravene those guidelines and the Kerry County Development Plan 2015-2021.

Additional residential zoned lands are therefore not considered appropriate here at this location.

Recommendation:

No amendment proposed.

Written Submission No.WE6:

IRD Waterville CLG

Submission:

This submission relates to a property on the western side of the N70 within the development boundary of Waterville. It is requested that the site be zoned as M1 mixed use in the LAP. It is submitted that given that this property is a protected structure that a change to the zoning is required to make it attractive to commercial interests.

Response:

The site is zoned as M4, Built up area in the draft plan. The zoning on this site is consistent with other zoning proposed in Waterville and with other settlements in the West Iveragh LAP. Several properties in Waterville near this site have also been zoned M4. Built up areas within settlements include a mix of land uses which may have existing buildings in place or can include brownfield sites. The M4 zoning allows for a positive and flexible response to proposals that are received for the re-use/re-development of buildings/brownfield sites. Therefore, it is considered that the proposed zoning on this site already offers a significant opportunity. The zoning matrix (table 2.9) set out in the LAP outlines the mix of uses permitted and open to consideration within this zoning category.

Recommendation:

No amendment proposed.

Baile an Sceilg

Written Submission no: BK1:

Mr. Micheál Ó Leidhin

Submission:

This submission highlights the importance of retaining the attractiveness of the Skellig's coast and the Skellig's Ring drive with its view of Ballinskelligs' Bay. It states that Fáilte Ireland has identified the Skellig's Ring road as the core route for the promotion of tourism in the Iveragh Peninsula. The submission also requests that no forestry plantation be permitted between the R566 road and the beaches of Ballinskelligs and Meeliguleen, or between the R567 road and the beaches of Meeliguleen and Reenore.

Response:

The Planning Authority notes the content of the submission received. The Local Authority is very conscious of the sensitivity of the landscape in this area and its importance as a key contributor to the attractiveness of the area as a tourist destination. The Kerry County Development Plan 2015-2021 recognises areas of outstanding natural beauty and the need to protect and conserve views and prospects adjoining public roads throughout the County. A number of protected views and prospects are already listed in the County Development Plan for the West Iveragh area including along the R567/R566 where views are protected southwards towards Ballinskelligs' bay.

In addition, a significant part of the Skellig Ring area is designated either prime special amenity or secondary special amenity in the County Plan, which recognises the sensitivity of the landscape and limits the type of development that can be considered in the area.

However, it must be highlighted that exemptions exist for the planting of forestry in the planning code. Therefore, while the Local Authority seeks to protect the character of the landscape it cannot prohibit forestry plantation, where it complies with the criteria as set out in the Planning and Development Act 2000, as amended and the Planning and Development Regulations 2001, as amended.

Recommendation:

No amendment proposed.

Written Submission no: BK2:

McCutcheon Halley

Submission:

The submission is made on behalf of OS Properties LLC. This submission relates to Cable O'Leary's and lands west of the hotel on the opposite side of the village street. The Planning Authority is requested to amend the Draft LAP to include the entire holding within the settlement development boundary. It is stated that an integrated development of these properties would be generally consistent with the objectives of the Draft LAP with respect to both the settlement strategy and the urban form of Baile an Sceilg. It would also help address the infrastructural constraints which currently restrict development in the village.

It is stated that a compact and sustainable village structure would increase the capacity of the sewage treatment facilities, reduce the dominance of holiday homes in the land use mix by encouraging investment in tourist facilities, commercial services and employment opportunities and improve the urban form of the village by focussing new investment on in-depth development in the central area.

Response:

The lands referred to are located outside the development boundary of the village. Lands have been zoned as R4 strategic residential reserve and M2 village centre and this is considered adequate to facilitate the future growth of the settlement. In addition, the Cable O'Leary's site is zoned as M1, mixed use which facilitates the redevelopment of this site. The Local Authority will facilitate development within the village that is sustainable, enhances the amenities of the area and is appropriate in scale, design and character. The village has not been designated as a growth settlement within the County Plan. In addition, wastewater treatment infrastructure consists of primary treatment only and plans are not in place to address this issue in the short-medium term. It is considered therefore that sufficient lands have already been zoned in the village for a mix of uses to cater for the future needs of the village.

Recommendation:

No amendment proposed.

Written Submission no: BK3:

Mrs. Pauline Goggin

Submission:

The submission refers to lands partly inside and partly outside the development boundary in Baile an Sceilg, to the south of the former post office. It is requested that the lands be zoned to allow for residential development.

Response:

The lands located within the development boundary have been zoned M2, village centre use. An examination of the zoning matrix indicates that a wide range of development can be considered under this zoning including some residential use. The M2 zoning therefore allows flexibility to respond to the demands of the population of the area and future investment that may arise. No extensions or amendments to settlement boundaries are proposed in this LAP. Therefore, the lands that currently lie outside the boundary will not be zoned. Baile an Sceilg is not designated as a growth settlement within the County Plan and the absence of adequate waste water infrastructure and plans for same will likely inhibit development. However, lands have been zoned as R4, strategic residential reserve to secure the long-term future development of the village. These lands have been zoned using the sequential test which prioritises the zoning of gap and infill sites first over edge of village sites or those outside the boundary. Accordingly, the zoning of additional lands for residential or other uses are considered unnecessary or sustainable at this time.

Recommendation:

No amendment proposed.

Submission:

This submission states that Mr. Dillane wishes to construct a dwelling house for himself on his lands in Ballinskelligs.

These lands are located south of the settlement's development boundary in the draft LAP. Mr. Dillane states that their location outside the development boundary precludes him from applying for permission for his own house.

The submission requests that the settlement boundary be extended southward to incorporate both sides of the road leading down to the beach. The importance of this roadway to the Ballinskellig's area is also outlined.

The submission states that the strategic residential reserve (R4) lands proposed in the draft plan is very small, comprising just more than an acre, therefore capable of accommodating no more than 3 or 4 houses over the plan period.

The submission states that the future development of the area would be controlled by a single landowner. Additional lands are requested to be zoned for low density residential use to cater for future demand. The map attached to submission indicates a suggested extension to the development boundary of the village.

Response:

The site is located south of the development boundary. This village has not been designated as a growth settlement under the Core Strategy of the County Plan. In addition, the wastewater treatment infrastructure serving this area consists of primary treatment only and the absence of concrete plans to improve same is likely to inhibit development in the area. Adequate lands have been zoned M2 village centre, M1 mixed use development and R4 strategic residential reserve in the village to cater for future demand. These lands have been zoned based on the sequential test in accordance with best practice guidance allowing for the consolidation of the settlement and the orderly infill of gap sites first. The area of lands zoned for different uses is considered adequate to serve the needs of the population and surrounding area at this time.

It should be noted that lands not included within the development boundary of a settlement may be still considered suitable for development for certain uses. Consideration may be given to a single dwelling in a rural area subject to compliance with the criteria as set out in Chapter 3, Settlement Strategy of the Kerry County Development Plan 2015-2021.

Recommendation:

No amendment proposed.

Portmagee

Written Submission No. PE1:

Michael and Breda Keating

Submission:

This submission relates to lands in the rural area outside Portmagee. The submission requests that opportunities to develop wind energy should be set out in the plan.

A map is enclosed with the submission indicating a suggested suitable location for wind development. The lands, it is stated were previously used for turf cutting. The submission states that development on these lands would contribute to the state's requirement to develop clean energy sources and would not impact on the scenic value of the landscape or effect the tourism potential of the area. The issues of population decline and outward migration from the area and the potential that wind energy development may provide to the area is also outlined in the submission.

Response:

The Kerry County Renewable Energy Strategy sets out the Local Authority's policies in relation to all renewable energies and was adopted as a variation to the County Development Plan in 2012. As part of this strategy, certain areas have been identified as open for consideration for wind development. Key residential, environmental and landscape criteria were used and analysed to identify the most suitable locations for wind energy development. The rural area outside Portmagee was not designated as an area open to consideration for wind energy development.

Significant work has been completed to date in preparing a revised renewable energy policy. However, the finalisation of this policy is dependent on the finalisation and publication of the revised 'Wind Energy Guidelines' by the Minister. The Portmagee area will be assessed as part of this process.

Recommendation:

No amendment proposed.

Caherdaniel

Written Submission No. CD1:

Mr. Michael O'Connor, on behalf of Ms. Patricia Murphy owner of Health Centre, Caherdaniel

Submission:

The submission requests that the village development boundary be extended to include the health centre, the public telephone kiosk and public footpath/street lighting, as highlighted in red on the accompanying map submitted. It is stated that this health centre is used on a rolling short-term basis for visiting H.S.E. staff and this building is an important asset to the village due to the lack of other suitable accommodation. The submission highlights its concerns that should the HSE decide to discontinue their use of the health centre building, the lack of public wastewater infrastructure in the village and the site's secondary special amenity designation, (in the absence of a specific use zoning) could impact on the long-term viability of the health centre site. The submission highlights a recent business closure and the resulting impact on the village.

It requests the area highlighted in red be zoned M2, village centre to protect its continued use for the benefit of the village and environs.

Response:

The site in question has had different commercial and health related uses over the years. The assessment of any planning application on this site will have regard to its current use and planning history. The absence of a specific zoning use on the site does not preclude an application for development nor does it limit the site's future development use. The extension of the M2 village centre zoning and associated village development boundary is therefore not considered necessary in this instance.

Recommendation:

No amendment proposed.

Written submission No. CD2:

**Kay O'Connor,
Coiste Pobail Cathair Dónall**

Submission:

This submission has been received from the Coiste Pobail Cathair Dónall. The submission sets out several requests to the Local Authority and outlines their future vision for the village. The issues highlighted relate to the provision of amenity walks, the development of an integrated constructed wetland, the provision of public toilets, carparking, a permanent site to house the community bins and the acquisition of suitable premises for a community shop/tea room.

The committee requests that an objective to extend the existing walkway that exists north of the church down the left bank of the Coomnahorna River, be included in the plan. The submission states that this proposal has been discussed with some of the landowners and would tie in with the proposed Integrated Constructed Wetlands. The submission however questions the need for the proposed walkway highlighted in red on the draft plan and requests that it be removed.

The committee requests that the zoning on the land to the east of the national school be amended as they believe the land is zoned for community use in the draft plan, specifically a new community hall. They state that they have no proposals for a new community hall, indicating that Caherdaniel already has a well-used community hall.

Finally, the committee requests that the settlement boundary be revised and extended to include all the buildings highlighted 1-12 on their map that accompanies the submission.

Response:

The Local Authority will support and facilitate the extension to the existing walkway along the Coomnahorna River subject to best practice environmental standards and compliance with the standards of the County Plan.

The proposed amenity area and walkway along the river indicated in the draft plan will be retained. This proposed walkway would remove pedestrian traffic away from a highly trafficked road along the river, thereby providing a safer and attractive environment for pedestrians.

The lands located to the east of the national school are zoned C5 Tourism and related uses in the draft plan. These lands are not specifically zoned for a community related use. Tourism and leisure facilities serving local community and the visitors can be considered on these lands. These lands have also the potential to accommodate public facilities including public toilets.

In respect of e-car charging facilities, objective EP-5, under section 7.6.2 of The Kerry County Development Plan 2015-2021, already fully supports such infrastructure. It is not considered necessary to replicate a similar objective here in this plan.

The overall objectives contained within the West Iveragh plan already support the development of public amenities and infrastructure, where appropriate. For example, objective W-01 seeks to work closely with Irish Water to identify and facilitate the timely delivery of wastewater infrastructure.

Further objective CN-GO-03 in the Catherdaniel settlement chapter, supports the development of tourism and leisure facilities serving the local community. Such an objective is broad enough to support various amenity and infrastructural projects. However, following a review of the submissions received it is considered that an additional objective to support and facilitate the development of specific public amenities and infrastructure will be added to the plan.

All existing and established buildings whether occupied permanently or on a temporary basis do not need to be included within the development boundary of the village, to facilitate development. The assessment of any planning application in respect of existing buildings will have regard to their existing use and planning history. The Local Authority does not intend to make any changes to the boundary.

Recommendation

Insert the following objective:

CN-O-02: Support and facilitate an extension to the walkway along the Coomnahorna River.

Indicate on Map 11 an indicative extension to the existing walkway along the Coomnahorna River.

Insert the following objective:

CN-GO-04: Support and facilitate the provision of car-parking and public toilets facilities at an appropriate location.

Written Submission No. CD3:

**Michael J O'Connor
Chairperson
Coiste Pobail
Cathair Dónall GLG**

Submission:

This submission raises several issues in respect of Caherdaniel. The submission highlights the need to provide for future car parking facilities and public toilets within the village and a suggested suitable location for same adjoining the old school house and telephone exchange is outlined. A request to zone land for the provision of an integrated constructed wetlands is outlined in the submission, with specific reference made to the back of the playground, as a potential suitable location. It is suggested that the recreational zoning on the lands next to the national school should be in a different location, namely at the local GAA grounds on the Lamb's Head Road.

Response:

The Local Authority is very positive towards community developments and the West Iveragh plan actively supports the provision of facilities and amenities to serve existing communities and visitors to the area. Under section 3.7 of the LAP, Caherdaniel, objective CN-GO-03, promotes the development of tourism and leisure facilities serving the local community, which would include the provision of car-parking and public toilets as considered necessary. However, following a review of all submissions received, it has been decided to specifically highlight the requirement for carparking and public toilets in the area. A specific objective will be included to address this.

In respect of the proposed integrated wetlands system, it should be noted that lands do not need to be specifically zoned for wastewater to advance this project. Only where established treatment systems are in place or planning permission exists for such systems, are lands zoned. Lands outside

development boundaries are not zoned as N2 wastewater treatment systems. Kerry County Council will actively work with Irish Water to facilitate the development of a wastewater treatment system for the village. See submission 7 above (under statutory bodies) where new objective (CN-GO-05) is to be included in the plan. This objective seeks to facilitate and support the provision of wastewater treatment infrastructure for the village.

The lands at Lamb's head are located outside the development boundary of Caherdaniel. The Local Authority does not intend to zone lands within the rural area. See submission CD2 above for new objectives CN-GO-04 in relation to public toilets and car-parking.

Recommendation:

No amendment proposed.

Written Submission No. CD4:

Jean Byrne

Submission:

This submission raises issues in relation to Caherdaniel and Cahersiveen, in addition to some general points.

This submission states that the importance of Derrynane House as a major asset of the south west together with Derrynane Blue Flag Beach is not highlighted in the LAP. The submission highlights specific issues pertaining to Caherdaniel including the absence of a sewage system, lack of public toilets, and inadequate parking and requests that the Council address these issues.

The submission also poses a number of queries in relation to Skellig CRI and to the proposed development of the Marine Education & Citizen Science Facility, WEAVE.

Finally, the submission states that it is imperative for the Council and other agencies to work collaboratively for the region.

Response:

Reference to Derrynane House, is made under section 3.7 of the plan. It is proposed to make an additional reference to Derrynane House and National Historic Park under section 2.3.6, Importance of Tourism. See submission no. 4 above. The importance of blue flag beaches to the West Iveragh area including Derrynane is highlighted in section 2.3.6, under the heading 'The Importance of Tourism'.

Skellig Centre for Research & Innovation (Skellig CRI) is an outreach university campus for higher education, research and entrepreneurship based in 'WEAVE', Cahersiveen, a development partnership between ACE at University College Cork (UCC), Kerry County Council & South Kerry Development Partnership (SKDP). Additional details on this initiative can be found by contacting UCC.

See submission no. 4 above for additional text on Derrynane House and National Historic Park. See submission CD3 above for response in relation to visitor facilities and waste water infrastructure.

Recommendation:

No amendment proposed.

Dún Géagáin

Written Submission No. DG1:

Mr. Michael O'Sullivan

Submission:

This submission refers to a site within Dún Géagáin. The submission requests that the site remain within the Development Boundary of the village, with a low density/serviced site residential zoning. The submission states that the site is an infill site, located opposite the primary school.

Response:

The site identified is located within the development boundary of the village. The site is zoned R4 strategic residential reserve in the draft plan. Dún Géagáin has not been identified as a growth settlement within the County Plan, however some R4, strategic residential reserve zoning has been put in place in the village to ensure that the long-term residential needs of the area can be met, once adequate supporting infrastructure has been put in place. This zoning will allow residential development of a density and scale appropriate to the area, to be considered once the existing wastewater infrastructure has been upgraded.

Recommendation:

No amendment proposed.

Written Submission No. DG2:

Mr. Tom O'Connell

Submission:

This submission relates to lands in Dún Géagáin Village. The submission outlines that the land (as outlined in the accompanying map attached) was zoned for residential use in the previous 2013 LAP. It has been zoned P1, agriculture in the draft LAP.

The submission requests that the lands retain their previous residential use and outlines several reasons including that the lands have easy access to the main sewer, public water supply and all other services. The submission states that further development in the village would give it a more defined urban structure and would be more appealing to an expected large influx of tourists should a major uplift in the economy occur.

Response:

The Planning Authority has considered the request submitted. In this case it is considered reasonable having regard to the location of the site and the adjoining land uses to zone these lands as R4, Strategic Residential Reserve. This means that the lands can be considered for development at some time in the future once adequate wastewater treatment is in place.

Recommendation:

Amend zoning on the site from P1 to R4, Strategic Residential Reserve, see map 12.

Valentia Island

Written Submission No. VI1: Mr. Mick O'Connell and Mr. Seanie Murphy

Submission:

This submission relates to land in Farranreagh, Valentia. It notes the current proposal to zone these lands for agricultural use. The submission requests that the lands be zoned for low density residential use. The submission outlines that the lands are located at the north-western extremity of the Knightstown settlement map and were zoned low density residential use under the last two previous plans, most recently in the 2013 plan.

Response:

These lands are in a highly scenic coastal landscape, where a high level of rural one-off dwellings already exist. Dwelling houses for the sons and daughters of the landowners or the favourite niece or nephew can be considered under the agricultural zoning. Knightstown has not been identified as a growth settlement under the County Development Plan, however more suitable lands within the village boundary have been zoned as strategic residential reserve R4, to ensure that the longer-term residential needs of the village can be met. Additional residential zoned lands are not considered necessary or sustainable at this location between the road the sea.

Recommendation:

No amendment proposed.

Written Submission No. VI2:

Mr. Pat Curtin, Valentia

Submission:

This submission relates to a site at Kilbeg East, Valentia, Valentia Marine Ltd. The owner of this site states that discussions are on-going to establish a significant high value enterprise on the site, with a view to providing high end sustainable jobs for the area and its surrounds.

The submission requests that the site be zoned for Maritime, Economic, Innovation, Educational and Research purposes.

Response:

The site is located outside the development boundary of Knightstown village. The zoning of this site for a specific use purpose, outside the settlement boundary would not be consistent with the proper planning and sustainable development of the area. However, the Local Authority is very supportive of business and enterprise and recognises the importance and potential of marine related activities to Valentia Island their potential to contribute to the social and economic fabric of the region. Therefore, an objective to support the development of local enterprise, specifically with maritime related activities, at an appropriate location, will be included in the local area plan.

Recommendation:

Include under section 2.7 the following objective:

VI-06; Encourage and facilitate the sustainable development of local enterprise, marine related activity and educational activities at an appropriate location on Valentia Island.

Written Submission No. VI3:

Mr. Richard Foran

Submission:

This submission states that Valentia Island can play a major role in improving the tourism offering in the area and can be at the forefront of setting the standard for tourism in Kerry.

Specifically, the submission requests that the upgrading of Renard Pier and Ferry Service be included as an objective in the plan. It is stated that the upgrading of Renard Pier and Ferry service will maximise in a sustainable manner, the contribution tourism can make to the quality of life, economy, employment and local community development in the area.

The submission also states that ferry services for the area are key to achieving the Tourism Objectives for Knightstown (KS-TM-01)

Response:

The Local Authority is very supportive of community initiatives and recognises the importance of improving infrastructure in rural parts of the County, to facilitate local development and tourism activities. The Kerry County Development Plan 2015-2021 recognises that County Kerry has all the natural resources necessary to develop a vibrant and successful marine leisure and tourism sector. Continued investment in infrastructure to support marine culture and leisure activities is key to achieving a high quality and diverse range of tourism product - an overall aim of the West Iveragh LAP. Further, objectives RD-41-RD-44 of the Kerry County Development Plan 2015-2021 sets out the Local Authority's clear support for the improvement of the County's piers, associated shore facilities and access at appropriate locations. The importance of upgrading Renard Pier and Ferry service is recognised by the Local Authority as a key contributor to promoting the development of Valentia as a year-round tourist destination. It is recommended therefore that a specific objective in support of this be included in the plan.

Recommendation:

Include the following additional text under the second paragraph, Valentia Island, section 2.7 of plan.

The Local Authority recognises the importance of safeguarding and improving access and connectivity between Valentia Island with the wider Iveragh Peninsula. In this regard, the Council fully supports the operation of the Renard to Knightstown ferry service.

Include the following new objective in section 2.7;

VI-07:

Support and facilitate the sustainable upgrading of Renard Pier and Ferry service while ensuring no significant adverse effects on the environment.

Written Submission No. VI4:

Mr. Frank Coffey on behalf of Mr. Knightstown Marina Development Group

Submission:

The submission states that the Knightstown Marina Development Group's objective is to make investment which will maximise the potential of tourism as a 'pillar of economic growth' to contribute to the balanced economic development of the Skellig region and the County. The submission states that the Knightstown Marine Development Group seeks to achieve:

- Investment to enhance the existing Marine up to 260 berths,
- Development of properties in Knightstown adjacent to the Marina,
- Development of an inaugural ocean-going yacht race from Valentia to Valencia, Spain, to become a bi-annual event,
- Upgrading of the ferry,
- Development of the both landing piers on Valentia and at Renard Point.

Response:

The Local Authority recognises that the maritime and the marine is a growth sector and selling point for the region and provides opportunity for promoting enterprise, entrepreneurship and tourism. It is recommended that a new objective supporting the completion of Valentia Harbour Marina Facilities be included in the plan.

Recommendation:

Include the following new text under section 3.5, entitled *Marine Activity*, after Employment and Economic Activity paragraph:

The Local Authority recognises that the maritime sector is a growth sector and selling point for the region. Kerry County Council is committed to supporting and facilitating the development of a vibrant and successful marine leisure and tourism sector. The development and completion of Valentia Harbour Marina and associated facilities is supported in this plan.

Insert the following new objective:

KS-TM-05

Facilitate the sustainable completion of Valentia Harbour Marina and associated facilities while ensuring no significant adverse effect on the environment.

Submission:

This submission supports the draft plan and the various projects included in it including the South Kerry Greenway, the extension of the Wild Atlantic Way, the upgrading of the Bray Head Signal Tower and the protections proposed for the Valentia Trans-Atlantic Cable sites. The submission states that the Transatlantic Cable sites project will have a transformational effect on the Island and the wider South Kerry area.

The submission states that demand for overnight stays on the Island has grown and that their business is committed to expanding their facilities to cater for these needs. The submission outlines how their business has expanded to include bike hire, with assistance from South Kerry Development Partnership. This submission highlights challenges facing the Island including poor water pressure and the absence of bus and car parking facilities in Knightstown. Finally, the submission requests that support be included in the plan to develop a new marina.

Response:

The Local Authority welcomes the submission received and has noted the investments made to enhance the tourism product in Knightstown. The Local Authority acknowledges that investment in infrastructure is necessary to ensure that future development continues to support the existing role and function of Knightstown as a tourist centre. The Local Authority is committed to supporting and facilitating the completion of the marina and the provision of additional visitor parking for the area. An indicative car park will be included on the zoning map (see VI12 & map 7) as well as a new objective specifically supporting its development. See also the response to submissions VI3 and VI4 above regarding marine related development.

Recommendation:

Include the following new text under section Traffic, 3.5:

Knightstown's attraction as a tourist centre and the future projects proposed for Valentia will necessitate the provision of additional parking in the area. It is the policy of the Local Authority to support the provision of additional car parking at an appropriate location.

Include the following new objective:

KS-GO-11, Support and facilitate the development of additional car parking at an appropriate location in the village.

Submission:

This submission refers to a site adjacent to the Royal Valentia Hotel in Knightstown, owned by KIKI. The site is zoned S6 'Other Community Services/Facilities' in the draft plan. The submission states that the draft appears to sterilise the site as a 'visual corridor' for the first message building. The owners of the site strongly object to the proposal put forward in the draft plan.

The submission states that the First Message Building is outside the KIKI site. It is stated that the site was purchased to support the Knightstown Marina Development Group to bring about the completion of the Marina which is opposite the site. The importance of the marina development and resulting job opportunities to the area on foot of its further development is highlighted. It is intended to develop marina support services, such as a manager's office and showers on the site.

The submission states that the group fully supports the UNESCO bid and is open to considering other possibilities such as a connection laneway between the waterfront and the building.

Response:

The Local Authority acknowledges the content of the submission received. The lands have been zoned as S6, other community services/facilities in the LAP. The S6 zoning facilitates the consideration of planning applications for several uses as set out under Table 2.9 The Zoning Matrix in the plan. While objective KS-TM-04 requires the development of a visual corridor to the 'First message' building, this does not preclude the consideration of other development on the site, commensurate with the proposal to achieve UNESCO World Heritage status for the site and the protection of the visual corridor. The Local Authority is fully committed to supporting the sustainable development of various projects in Knightstown to ensure that its attractiveness as a place for residents and visitors alike is enhanced. Consequently, the Local Authority is confident that through working with the owners of the site an agreeable solution can be achieved to ensure that objective TS-TM-04 of the LAP is realised, in a manner that is of benefit to all.

Recommendation:

No amendment proposed.

Submission:

This submission outlines the purpose and status of the company above and refers to several issues relevant to Valentia. The submission states that refurbishment of the Cable Station at Knightstown into a Cable Museum and visitor/interpretive centre as well as a digital hub is central to obtaining UNESCO world heritage status. It is stated that the building was handed over to VIDCLG in July 2018, to facilitate its restoration.

The submission welcomes the Local Authority's support in relation to the proposed Transatlantic cable project and the inclusion of the Cable sites as proposed protected structures in the draft LAP. Support for other Local Authority projects including the proposed South Kerry Greenway and the International Dark Sky Reserve is outlined in the submission.

The submission highlights the potential of remote working in the area and requests that a vacant sites' register be drawn up and a database of potential houses to lease or sell in each area be established.

In relation to the promotion of alternative energy, the submission highlights that in 2017, VIDCLG formed an Energy Co-op to assess the energy needs of the Island. It is stated that a feasibility study is now taking place that will investigate the most efficient model of renewable energy to best suit the needs of the Island.

Finally, a number of infrastructural challenges facing Knightstown and the Island are outlined including the need to upgrade the wastewater treatment infrastructure, provision of additional parking facilities, continuation of the ferry service and the completion of the marina.

Response:

The Local Authority notes and welcomes the support outlined in the submission for the proposed Transatlantic cable project and other initiatives and projects proposed for the area as detailed in the submission. The Local Authority is very agreeable to the concept of remote working and sets out its support for same in Section 4.10 'Home Working' of the County Development Plan. It is acknowledged that Knightstown's attraction as a tourist centre and the future projects proposed for Valentia will necessitate the provision of additional parking in the area. It is the policy of the Local Authority to support the provision of additional car parking at an appropriate location. The Local Authority recognises that the maritime sector is a growth sector and selling point for the region. Kerry County Council is committed to supporting and facilitating the development of a vibrant and successful marine leisure and tourism sector. In addition, the importance of upgrading Renard Pier and Ferry service is recognised by the Local Authority as a key contributor to promoting the development of Valentia as a year-round tourist destination. Additional text and new objectives will be included in the plan to underline the Council's commitment to the Island and West Iveragh area.

Recommendation:

See submissions VI3, VI4 and VI5 above for new text and objectives in relation to parking, Renard Pier and Ferry service and the Knightstown Marina development.

Written Submission No.VI8: Joe & Caroline Daly, Valentia Ice Cream

Submission:

This submission outlines support for the draft plan and particularly for the Trans-Atlantic Cable project, which it is stated will have a transformational effect on the Island and the wider South Kerry area. The submission also welcomes and supports other Local Authority projects proposed for the area including the South Kerry Greenway, the upgrading of Bray Head Signal Tower, the extension of the Wild Atlantic Way along the Upper Coom Road, and the promotion of Astro-tourism.

The submission suggests that proposals for car and coach parking facilities for Knightstown be added to the plan.

Response:

The Local Authority welcomes the submission and acknowledges the investments made to improve tourism facilities in the area. See response to VI5 above in relation the car and coach parking issue raised in submission.

Recommendation:

No amendment proposed.

**Written Submission No.VI9: Vincent and Fiona Kidd
Royal Valentia Hotel**

Submission:

This submission outlines the investment made and future plans for the hotel and strongly supports Kerry County Council's draft Local Area Plan for West Iveragh and the protections proposed for the Valentia Trans-Atlantic Cable sites. The submission states that this project will have a transformational effect on the island and wider South Kerry area.

The submission supports other Local Authority projects including the South Kerry Greenway and the upgrading of Bray Head Signal Tower.

The submission also suggests several additions to the plan including a new marina; a new car and coach park in Knightstown; upgrading of the slipways at Renard and Knightstown and further investment in the Island's freshwater infrastructure to facilitate future development.

Response:

The Local Authority welcomes the submission and acknowledges the investments made to improve tourism facilities in the area. See response to submissions VI3, VI4 and VI5 above for new text and objectives in relation to parking, Renard Pier and Ferry service and the Knightstown Marina development.

Recommendation:

No amendment proposed.

Written Submission No.VI10:**Muiris and Bernie O'Donoghue**

Submission:

This submission refers to Bray Head and references made to it in the LAP and the possibility that it will be developed and promoted above other discovery points in the area, particularly over Geokaun Mountain. The submission states that it is the Council's responsibility to promote economic activity and enterprise in the area.

Response:

The plan recognises the importance of Geokaun Mountain as a discovery point in the area and this is referenced in the LAP, specifically under Section 2.3.6 *Importance of Tourism* and under Section 2.6.6 *Wild Atlantic Way*. The Local Authority has also included a specific objective in this plan (WAW-01) to continue road improvement works and the provision of laybys/ passing spaces on access routes to Geokaun Mountain, Bray Head, Valentia Radio Station, Glanleam and Cromwell Point Lighthouse.

Recommendation:

No amendment proposed.

Written Submission No.VI11:**Muiris O'Donoghue**

Submission:

This submission refers to the proposals to develop Bray Head as set out in the LAP. Specifically, the submission states that access to Bray Head is through a right of way through Mr. O'Donoghue's land and that permission has not been consented to. He requests that the objective to develop Bray Head be removed from the plan.

Response:

The Local Authority has noted the content of the submission received. The development of a viewing point on the Wild Atlantic Way at Bray Head is a strategic tourism project which will significantly benefit the economy of Valentia. Matters pertaining to the access to Bray Head will be progressed/addressed outside of the Local Area Plan process.

Recommendation:

No amendment proposed.

Submission:

The submission refers to lands within the development boundary of Knightstown. The lands are currently zoned as O1, Strategic Reserve, White land in the draft plan. It is requested that the lands be zoned as opportunity site. A requirement for future boat and equipment storage and residential dwellings for family members are cited as reasons for the request.

Response:

A review of the zoning matrix for this site as detailed in the plan indicates that planning permission for the developments referred to above can be considered under the current proposal for the site.

However, to provide for the long-term planning of Knightstown, it is recommended to zone the lands as M1, mixed use development. This is to encourage and facilitate the potential for opportunities to promote commercial development, tourism initiatives and vitality that may arise in the area, over the coming years.

Car parking will be required on the site to facilitate new development in the area. Consequently, an indicative car park will be highlighted on the site.

Recommendation:

Amend zoning on map from O1, Strategic Reserve to M1, Mixed use.
Highlight on map, an indicative car park. See map 13.

An Cillín Liath

Written Submission No. CL1:

Ms. Nora O'Connor

Submission:

This submission relates to lands south east of the local road within the development boundary of An Cillín Liath. The lands are zoned R2, existing residential and P1, agricultural in the draft plan. The submission states that the lands were zoned in previous plans and requests that the lands be zoned in the new plan for mixed use respite residential/retail/educational /healthcare/residential development, with a streetscape. The site's advantages in terms of its central location in the village and position opposite the existing residential and various community developments are listed in the submission. The submission states that development on this site would be in keeping with Kerry County Council's development strategy and vision for Máistir Gaoithe and An Chillín Liath.

Response:

An Chillín Liath is designated as a development node in the County Plan. This node has not been designated as a growth settlement under the Core Strategy of the County Plan. In addition, the absence of wastewater treatment and plans to provide for a public system inhibits development in the area. Lands have been zoned for M2, village type development adjoining established developments. These lands have been zoned based on the sequential test in accordance with best practice guidance allowing for the consolidation of the settlement and the orderly infill of gap sites first. It is considered however that an area of land within the settlement boundary across the road from the established public house/shop could be zoned for C5, Tourism and related uses to facilitate tourism initiatives in the area.

Recommendation:

Amend zoning on map from P1 agriculture to C5, Tourism and related uses, see map 14.

Chief Executive's Recommendations:

It is recommended that the draft West Iveragh LAP be amended as follows:

Amendment 1

Include the following references to the draft Regional Spatial and Economic Strategy in the plan as follows:

Page 1: Replace South West Regional Planning Guidelines 2010-2022 image on page one with image of draft Regional Spatial & Economic Strategy for the Southern Region.

Amendment 2

Amend section 2.1.2 as follows: The South West Regional Planning Guidelines 2010-2022, the emerging draft Regional Spatial and Economic Strategy for the Southern Region...

Amendment 3

Figure 2.1 replace emerging Regional Spatial & Economic Strategies with Draft Regional Spatial & Economic Strategies.

Amendment 4

Replace Figure 2.2 SWRA Regional Planning Guidelines – Spatial Development Strategy with RSES Strategy Map from Draft Regional Spatial and Economic Strategy for the Southern Region.

Amendment 5

Include proposed ACA to include the three main sites associated with the history of the Trans-Atlantic Cable in the LAP. See map 1-4

Amendment 6

Include the following new under section 2.5.2, Built Heritage:

There are four *existing* ACAs in the West Iveragh area:

A new architectural conservation area is also proposed as part of this plan. This is to be known as the Trans-Atlantic Cable ACA and it includes the three main sites associated with the history of the Trans-Atlantic Cable, on Valentia Island: The Cable Station, the "First-Message" building and the structure at Foilhommerum. The Trans-Atlantic Cable ACA encompasses sites of special historical and social interest or value.

This formation of this ACA will allow the Local Authority to draw up policies and objectives to protect the sites, their settings and their shared historical significance.

Amendment 7

Include the following new text under Section 2.7.2, Valentia Island, at end of first paragraph:

This application.....this goal. *In addition, an architectural conservation area to include the three main sites associated with the history of the Trans-Atlantic Cable will be included in this plan. This ACA will serve to preserve the character of the place that contributes to the appreciation of the protected structures.*

Amendment 8

Insert the following new text under section 3.5, Knightstown, Urban Form and Built Heritage, after last paragraph:

A new architectural conservation area is also proposed as part of this plan. This is to be known as the Trans-Atlantic Cable ACA and it includes the three main sites associated with the history of the Trans-Atlantic Cable, on Valentia Island: The Cable Station, the “First-Message” building and the structure at Foilhommerum.

Amendment 9

Include as Appendix 2 the following: *Proposed Architectural Conservation Area*

Trans-Atlantic Cable ACA

Cable Station and Cable Terrace

Objective: *to protect the character and setting of the Cable Station and Cable Terrace buildings including the grounds, boundaries and open space to the east of the Cable Station and Cable Terrace. Views and prospects associated with the overall grouping of buildings shall be protected and enhanced.*

First Message Building and Slate Yard

Objective: *to protect the character of the area to enable the appreciation of the setting of the protected structures within the ACA. The setting and historical significance of the protected structures is particularly significant along with views of the ACA within the Knightstown settlement.*

Foilhommerum

Objective: *to protect the character and setting of the site in recognition of its special historical and social significance and link with the Trans-Atlantic Cable story.*

Amendment 10

Rename Appendix 2 as Appendix 3

Amendment 11

Include under Section 3.1 the following new objective:

WI-BE-04: Ensure compliance with TII Publications DN-GEO-03084 (The Treatment of Transition Zones to Towns and Villages on National Roads) in the interests of consistency in design approach and road safety.

Amendment 12

Include under section 2.3.6 Importance of Tourism, second paragraph, the following reference to Skellig Michael World Heritage Management Plan 2008-2018 as follows:

The area has aheritage site. *The Skellig Michael World Heritage Management Plan 2008-2018 and any replacement thereof is supported by this plan.*

Include under section 2.5.1 the following reference to the following report:
State of the Environment Report, Ireland's Environment – An Assessment 2016, EPA, 2016.

Amendment 13

Insert the following text under Section 2.3.6, Importance of Tourism, second paragraph:

The area has a fantastic natural environment with many famous attractions including Valentia Island.....UNESCO world Heritage Site. Derrynane House and National Historic Park, the birthplace of Daniel O'Connell, is located outside Caherdaniel.

Amendment 14

Insert the following objective under section 2.6.8:
NE-02; To promote the development of a catchment wide invasive species management plan.

Amendment 15

Insert the following new objective in the following settlements where there is either no public wastewater infrastructure or an upgrade to the existing system is required.

Baile an Sceilig

BG-GO-06: Facilitate and support the upgrade of existing wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.

Knightstown

KS-GO-10: Facilitate and support the upgrade of existing wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.

Portmagee

PE-GO-06: Facilitate and support the upgrade of existing wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.

Caherdaniel

CN-GO-05: Facilitate and support the provision of wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.

Castlecove

CV-GO-04: *Facilitate and support the provision of wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.*

Chapelstown

CP-GO-05: *Facilitate and support the provision of wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.*

Dún Géagáin

DG-GO-06: *Facilitate and support the upgrade of existing wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.*

Amendment 16

Insert the following text under section 2.3.6 Importance of Tourism, between paragraphs six and seven:

It is the policy of the Council to promote and develop niche tourism markets. Niche tourism refers to how a specific tourism product can be tailored to meet the needs of an audience/market segment. Locations with specific niche products can establish and position themselves, as niche tourism destinations such as Star Wars in Portmagee, fishing/angling in Waterville for example. Inland freshwater fisheries and sea angling provides a valuable natural tourism and amenity resource in the area. Angling is uniquely placed to provide benefit across economically challenged areas because of its comprehensive geography and seasonal coverage.

Amendment 17

Insert the following text under section 3.3, Waterville, Tourism, between paragraph one and two.

The Lough Currane, Cummeragh and Inny River Catchments where a world-renowned sea trout/salmon fishery can be found is a very significant contributor to the tourism industry and local community of the Waterville area. Further investment in sustainable future fisheries development have the potential to significantly contribute to increased tourism days and spend in the area.

Amendment 18

Insert under section 2.6.9 of the plan, the following new paragraph.

2.6.9 Recreational fisheries

Kerry County Council acknowledges the local economic benefit arising from recreational angling tourism in Waterville and the wider area. With up to several thousand anglers visiting the area per year, the aggregate economic contribution is relatively substantial within the West Iveragh's community and economy.

Rename section 2.6.9 Community Facilities/Leisure/Amenity as section 2.6.10

Inset the following new objective under section 2.6.9:

SF-01: *Support and facilitate further investment in sustainable future fisheries development where appropriate in the West Iveragh Area.*

Amendment 19

Include an additional section in the plan under 2.6.11 as follows;
Extractive Industry; Kerry County Council recognises the importance of the existing extractive industry as a key component of the local economy, employment provision and provision of raw materials. Chapter eight of the Kerry County Development Plan 2015-2021 sets out the appropriate policies and objectives supportive of the sustainable development of the extractive industry.

Amendment 20

Remove the indicative route of the proposed relief road, see Map 5.

Amendment 21

Amend section 3.2.8.1 Relief Road, to read as follows;
Further analysis is required to ascertain traffic management options for the town. It is an objective to undertake a traffic management study for Cahersiveen and to ascertain the optimum traffic management solutions including the potential for a relief road in the context of the future development of the town.

Amendment 22

Amend objective CH-TM-03, as follows:
Undertake a traffic management study for Cahersiveen to ascertain the optimum traffic management solutions including the potential for a relief road in the context of the future development of the town.

Amendment 23

Amend objective CH-TM-04, as follows:
Promote a more pedestrian *and cyclist* friendly environment through the provision of traffic calming measures and improved pedestrian *and cyclist* infrastructure. *Improve pedestrian and cyclist linkages and movement between the marina/waterfront area and the town centre.*

Amend infrastructure map to highlight additional pedestrian/cyclist linkages. See map 6.

Amendment 24

Amend objective CH-TM-06, as follows:
Support the development of *dedicated* tour bus parking in the town *and provide additional car parking spaces to serve residents and visitors to the town, where appropriate.*

Amendment 25

Amend the proposed zoning on the lands to the east at Bosses' Point, Garranebane, from G3, Conservation, amenity or buffer space to C5, Tourism and related uses. See map 7.

Amendment 26

Amend the proposed zoning on the lands to the west at Bosses' Point from G3, Conservation, amenity or buffer space to P1, Agriculture. See map 8.

Amendment 27

Amend zoning on the map from O1, Strategic reserve to C6, mixed/general commercial/industrial/enterprise. See map 9.

Amendment 28

Insert under section 2.9.1 the following new text:

Commerce/Industry/Enterprise/Economic Development (C1-C7)

Commerce/Industry/Enterprise/Economic Development

C2.1 Industrial, enterprise, employment

C5 Tourism and related

C6 *Mixed/general commercial/industrial/enterprise*

Amendment 29

Insert amended zoning matrix table 2.9.

Amendment 30

Insert the following new paragraph at end of section 3.2.5, Employment as follows:

A site to the west of the sports ground at Garranebane, Valentia Road has been zoned for C6 mixed/general commercial/industrial/enterprise. A mix of uses that promote economic and employment activity will be encouraged here however town centre specific uses such as retail will not be permitted here. The overall development of the landholding and proposed South Kerry Greenway should be considered in any future proposal submitted.

Amendment 31

Indicate on zoning map, indicative access points from West Main Street northwards through backlands and from West Main Street through The Avenue. See map 10.

Amendment 32

Amend the following text under section 3.2.12 Opportunity sites:

Aim: To sustainably develop this large site as a new ~~urban-mixed-use streetscape area~~ providing commercial and residential development adjacent to the town centre.

Development potential

This site is located adjacent to the town centre and is ideally suited to a *mix of uses that will assist in expanding the town core, in a sustainable manner.* ~~mixed use development expanding the town core.~~ *Development that promotes an active urban environment that protects and enhances the vitality and viability of the town centre will be encouraged. Given its location to the rear of West Main Street, flexibility exists regarding height and design. Any development on this site must include a significant residential component. Given the town centre location, flexibility exists regarding densities and height.*

Amendment 33

Insert the following objective:

CN-O-02: Support and facilitate an extension to the walkway along the Coomnahorna River.

Amendment 34

Indicate an indicative extension to the existing walkway along the Coomnahorna River. See map 11.

Amendment 35

Insert the following objective:

CN-GO-04: Support and facilitate the provision of car-parking and public toilets facilities at an appropriate location.

Amendment 36

Amend zoning on the site from P1 to R4, Strategic Residential Reserve, see map 12.

Amendment 37

Include under section 2.7 the following objective:

VI-06; Encourage and facilitate the sustainable development of local enterprise, marine related activity and educational activities at an appropriate location on Valentia Island.

Amendment 38

Include the following additional text under the second paragraph, Valentia Island, section 2.7 of plan.

The Local Authority recognises the importance of safeguarding and improving access and connectivity between Valentia Island with the wider Iveragh Peninsula. In this regard, the Council fully supports the operation of the Renard to Knightstown ferry service.

Amendment 39

Include the following new objective in section 2.7;

VI-07: Support and facilitate the sustainable upgrading of Renard Pier and Ferry service while ensuring no significant adverse effects on the environment.

Amendment 40

Include the following new text under section 3.5, entitled *Marine Activity*, after Employment and Economic Activity paragraph:

The Local Authority recognises that the maritime sector is a growth sector and selling point for the region. Kerry County Council is committed to supporting and facilitating the development of a vibrant and successful marine leisure and tourism sector. The development and completion of Valentia Harbour Marina and associated facilities is supported in this plan.

Amendment 41

Insert the following new objective:

KS-TM-05 Facilitate the sustainable completion of Valentia Harbour Marina and associated facilities while ensuring no significant adverse effect on the environment.

Amendment 42

Include the following new text under section Traffic, 3.5:

Knightstown's attraction as a tourist centre and the future projects proposed for Valentia will necessitate the provision of additional parking in the area. It is the policy of the Local Authority to support the provision of additional car parking at an appropriate location.

Amendment 43

Include the following new objective:

KS-GO-11, Support and facilitate the development of additional car parking at an appropriate location in the village.

Amendment 44

Amend zoning on map from O1, Strategic Reserve to M1, Mixed use.

Highlight on map, an indicative car park. See map 13.

Amendment 45

Amend zoning on map from P1 agriculture to C5, Tourism and related uses, see map 14.

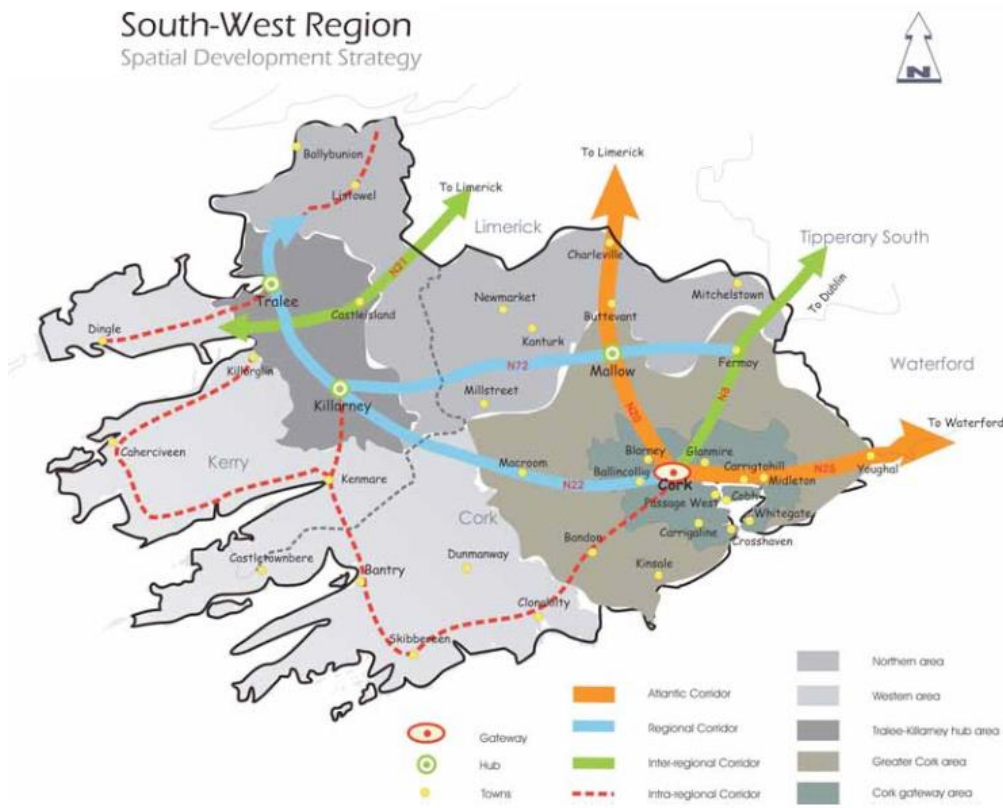
Signed: 

Michael Scannell,
Director of Services / Stiúrthóir Seirbhísí,
Economic & Community Development /
Forbairt Eacnamaíochta & Pobail

Date: 7/5/2019

Fig 1:

Map that was on display



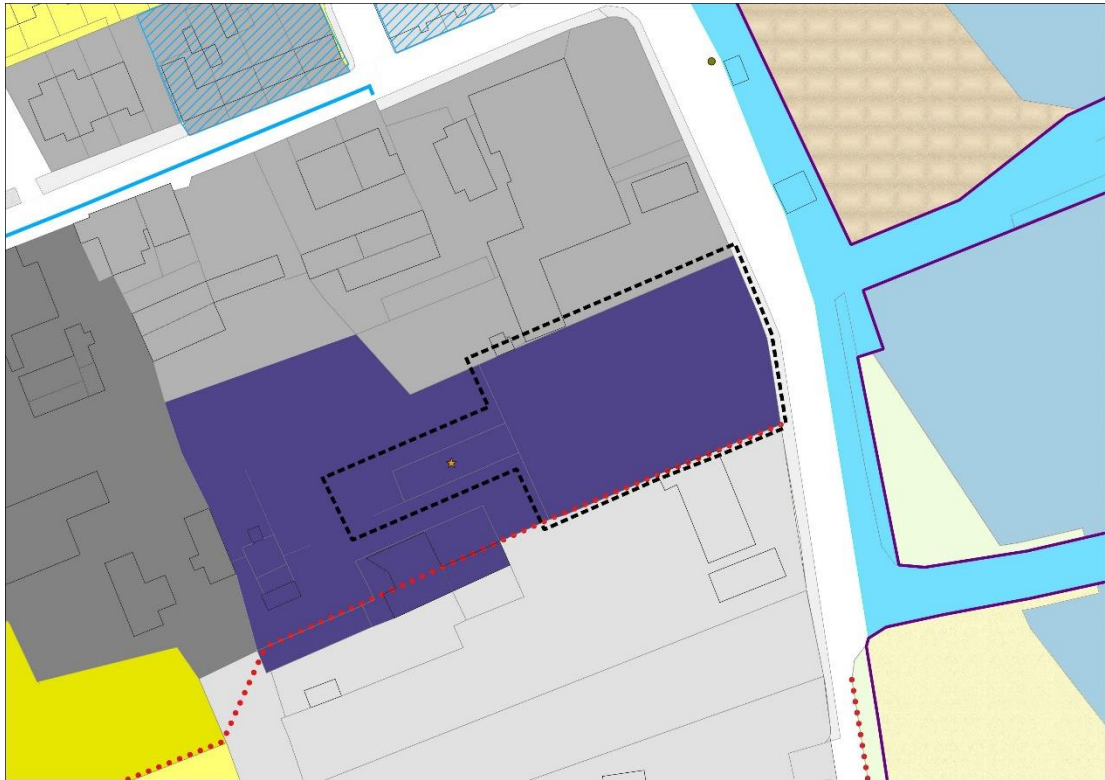
Proposed Amendment



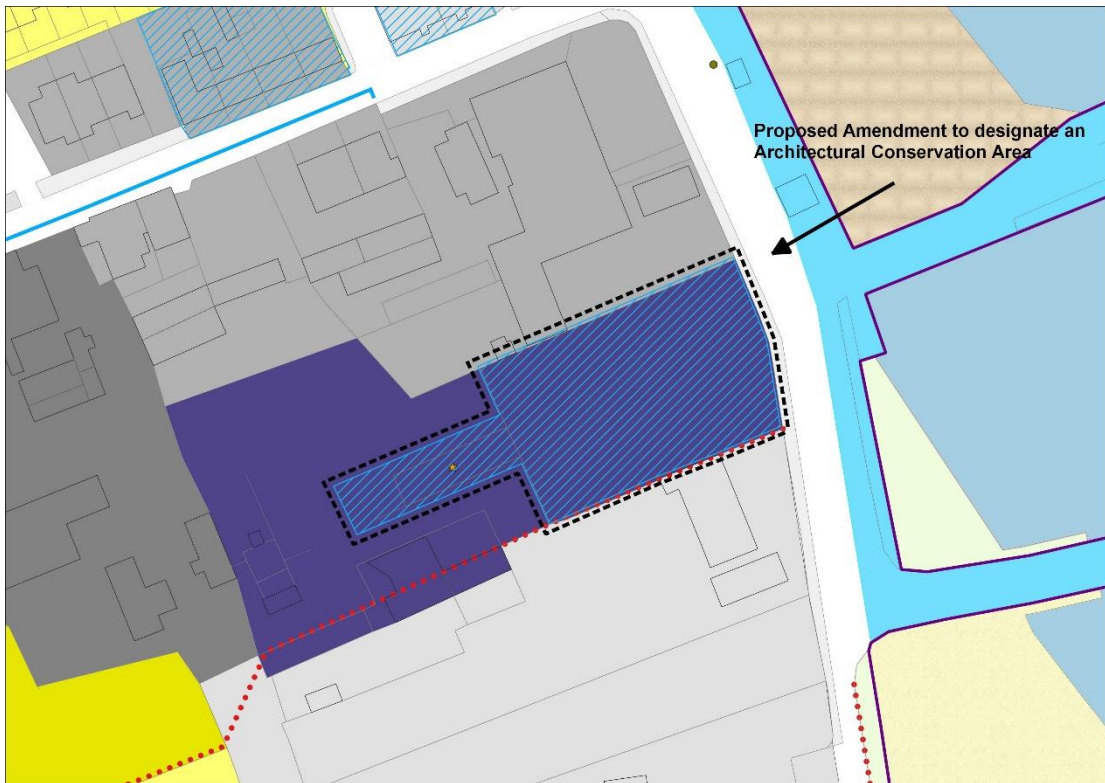
Fig 2.2 Draft Regional Spatial & Economic Strategy for the Southern Region- Spatial Development Strategy

MAP 1

Map that was on Public Display

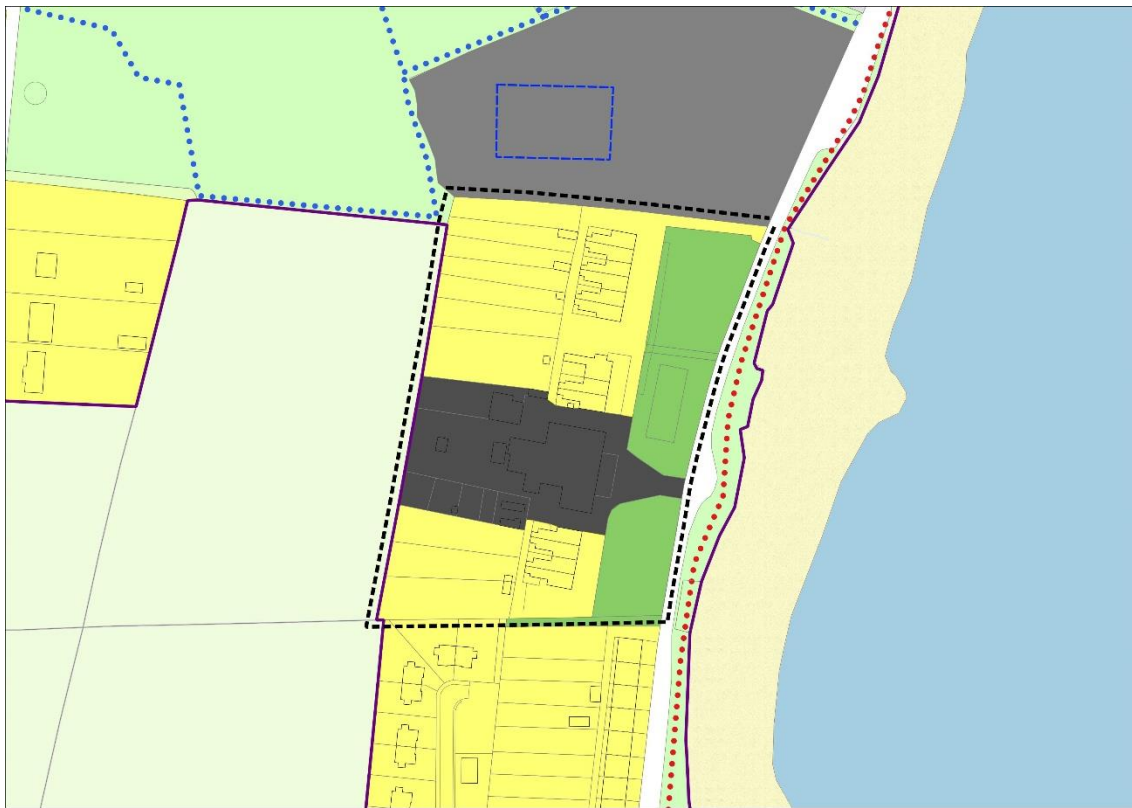


Proposed Amendment

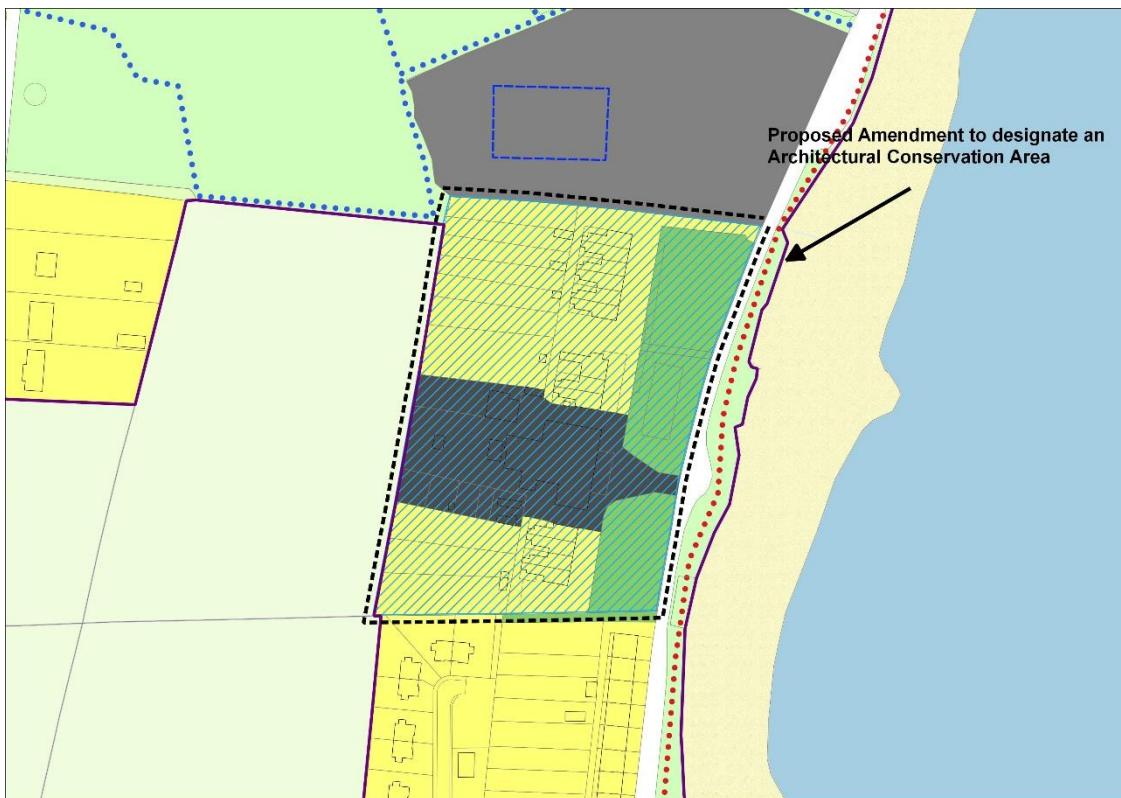


Map 2

Map that went on display

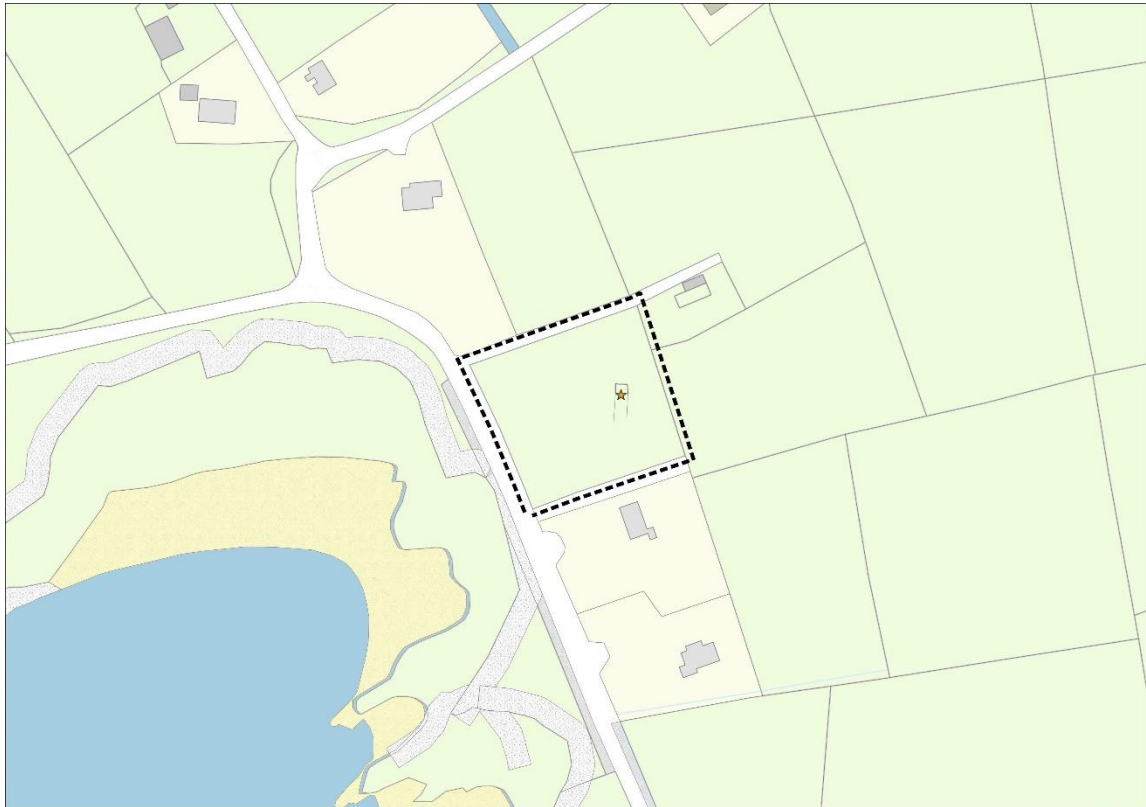


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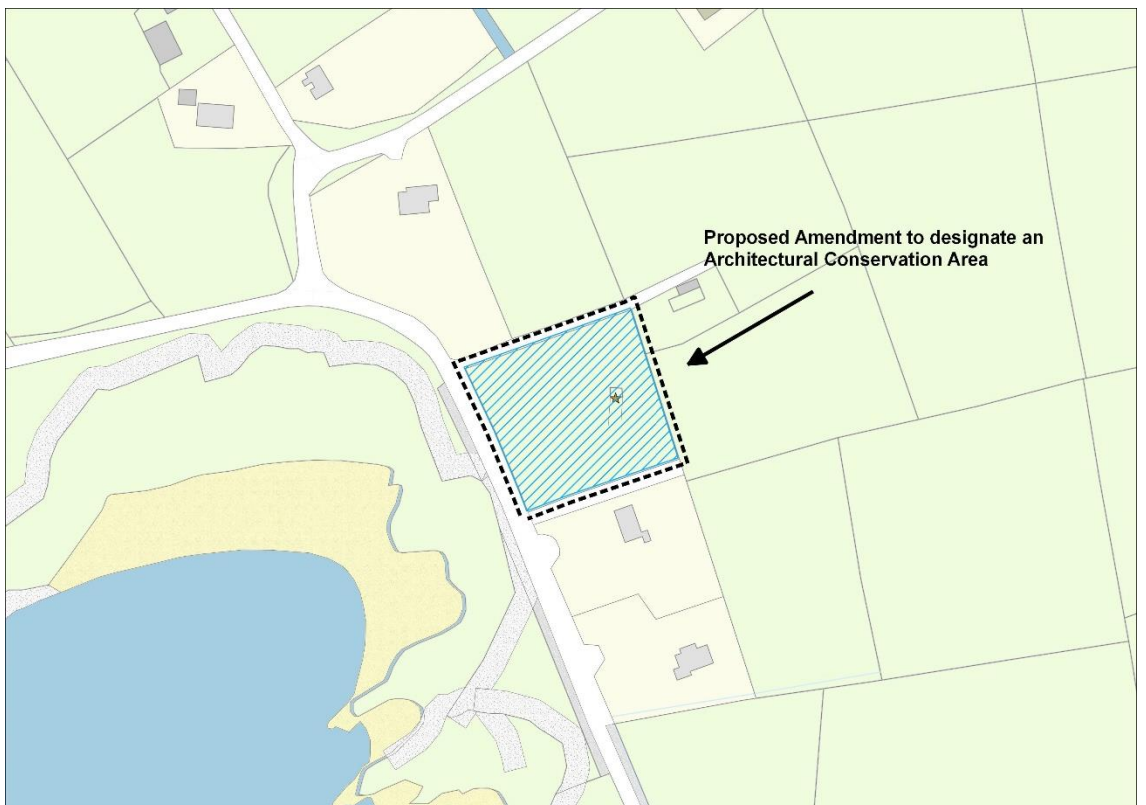


MAP 3

Map that went on display

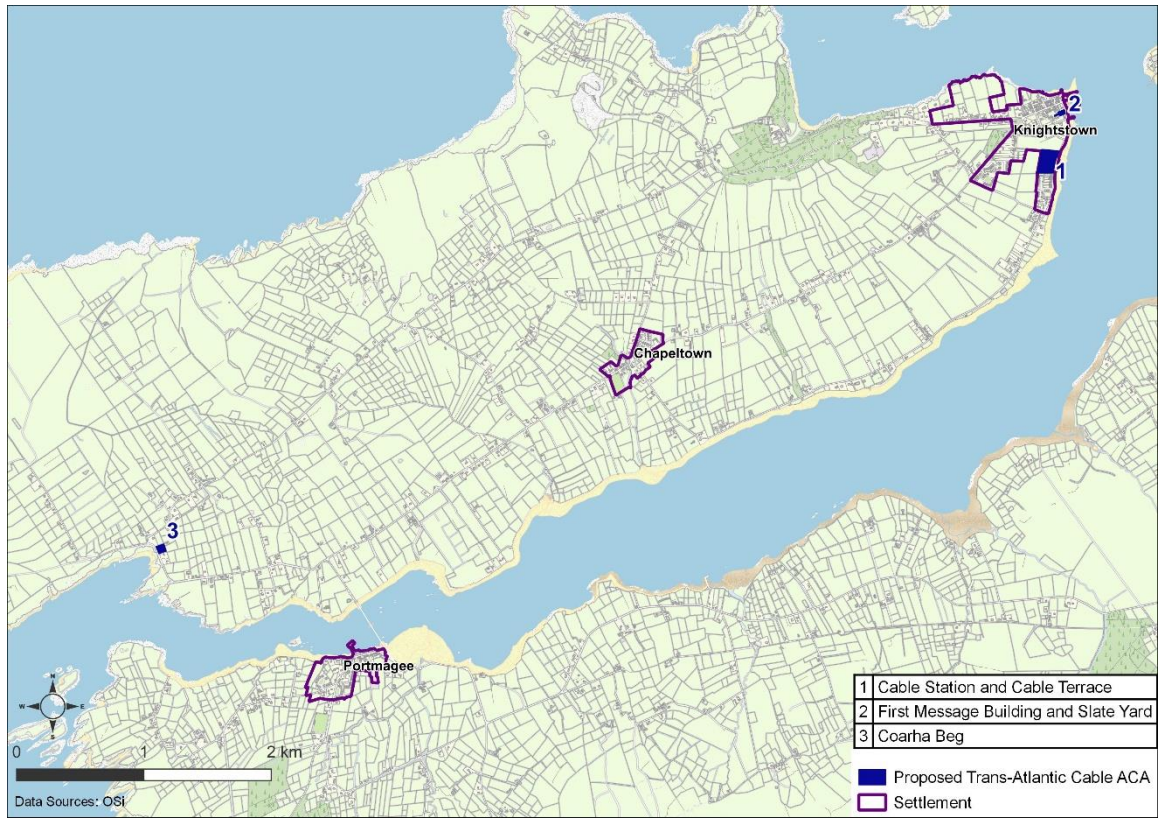


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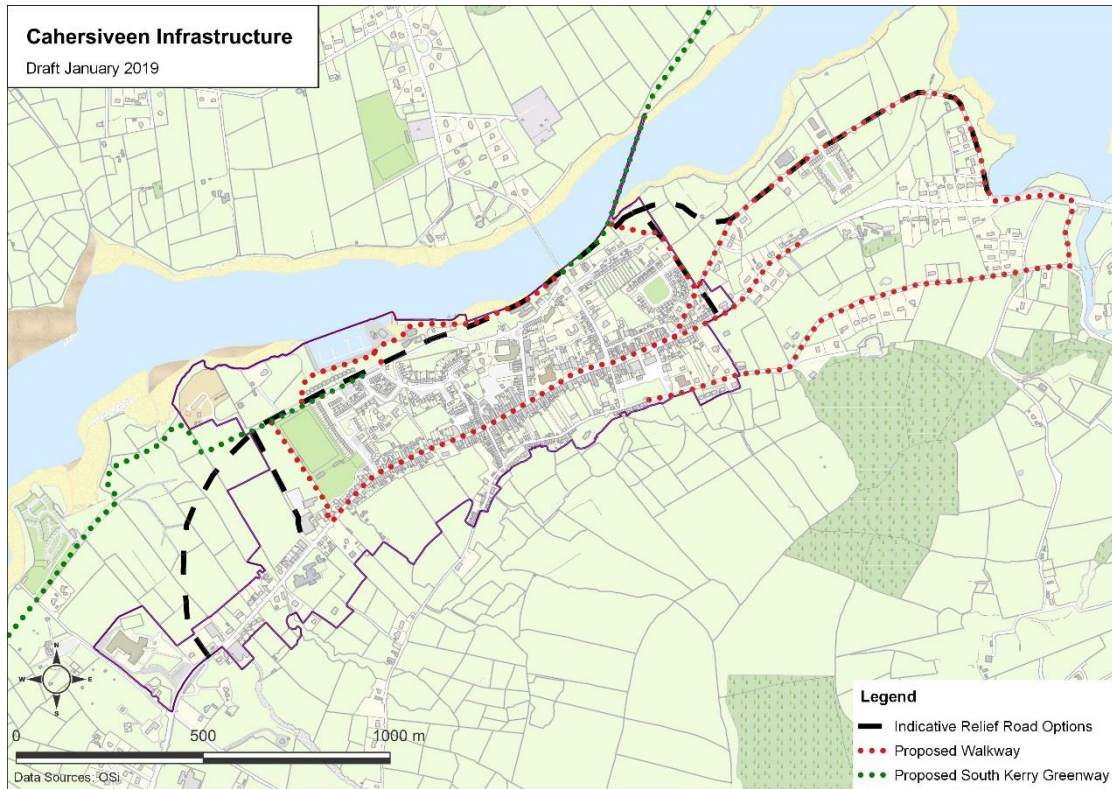
MAP 4

New map to go on Public Display

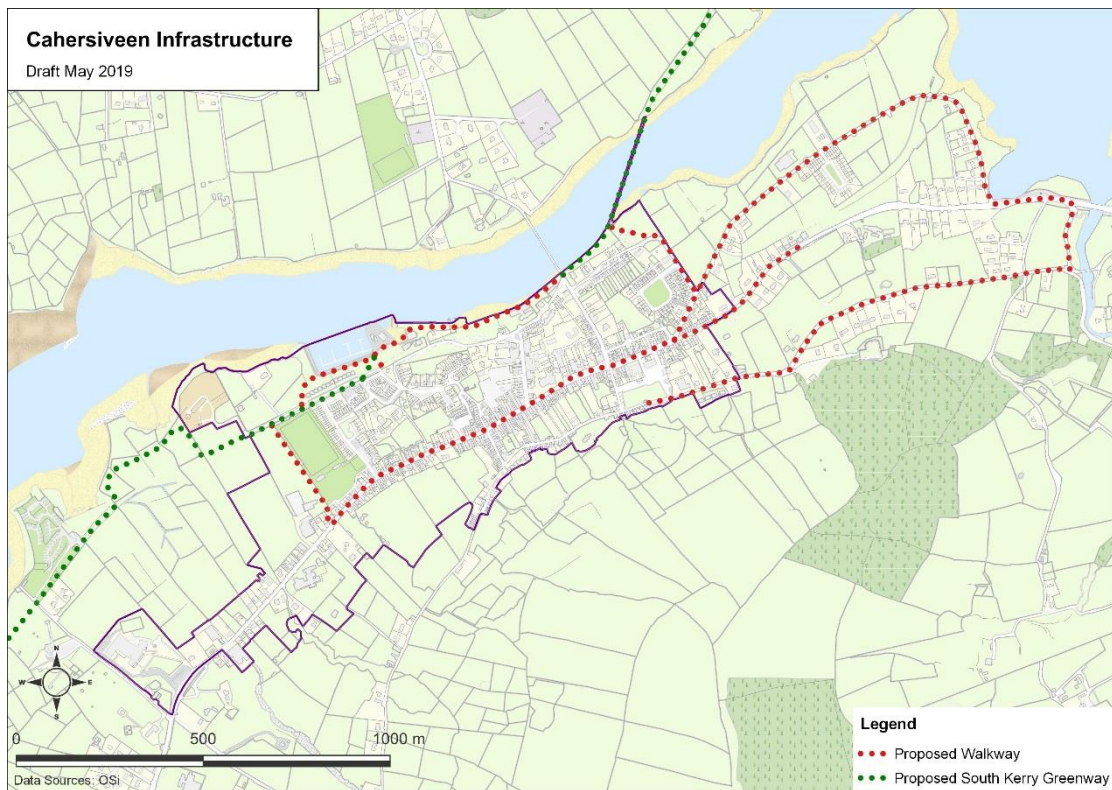


MAP 5

Map that was on Public Display

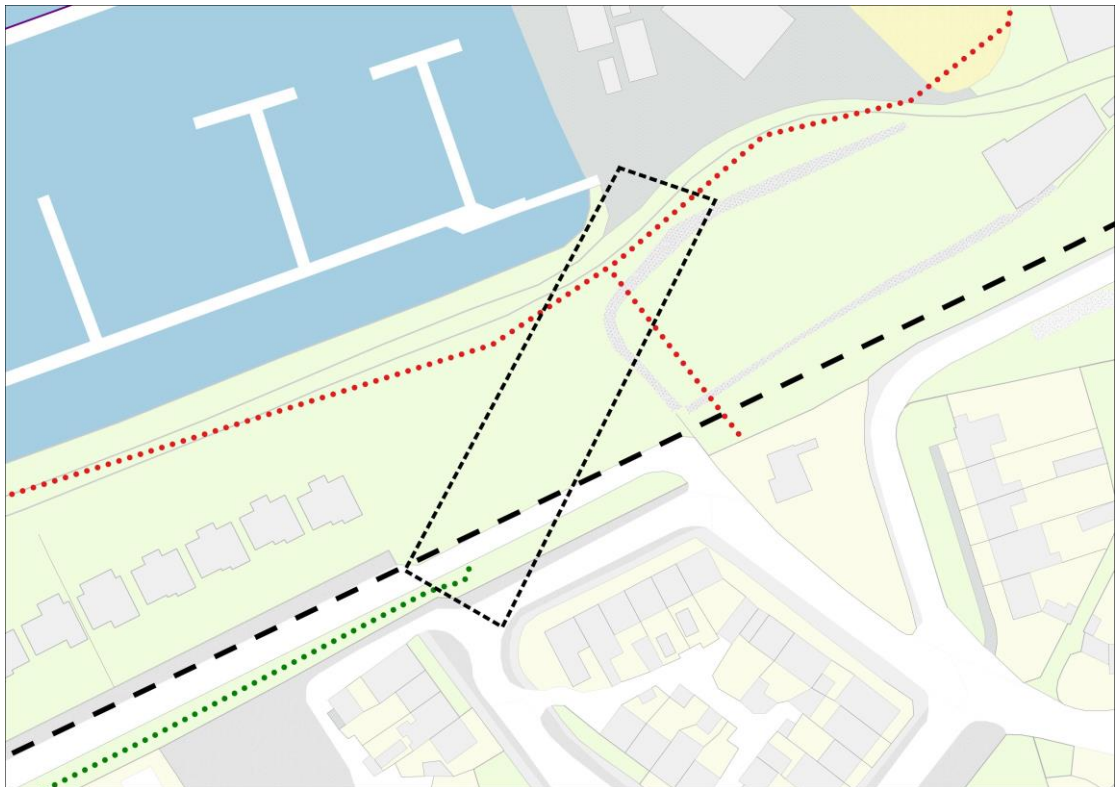


Proposed Amendment

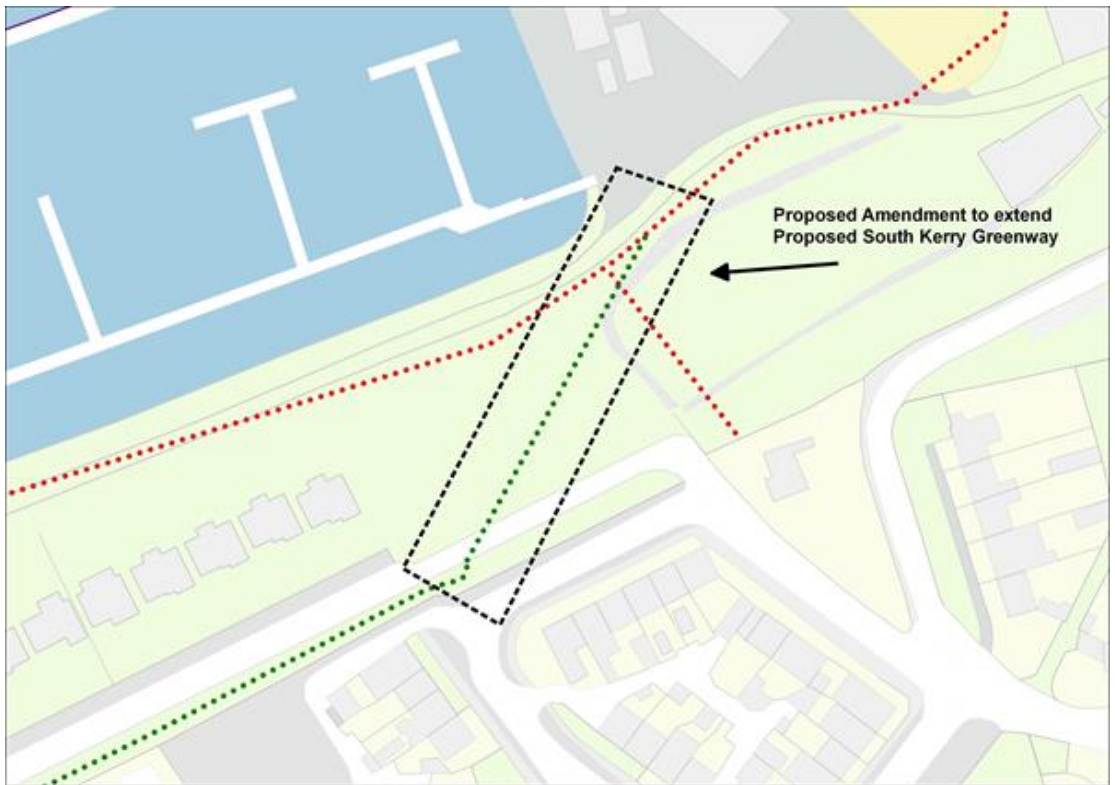


MAP 6

Map that was on Public Display

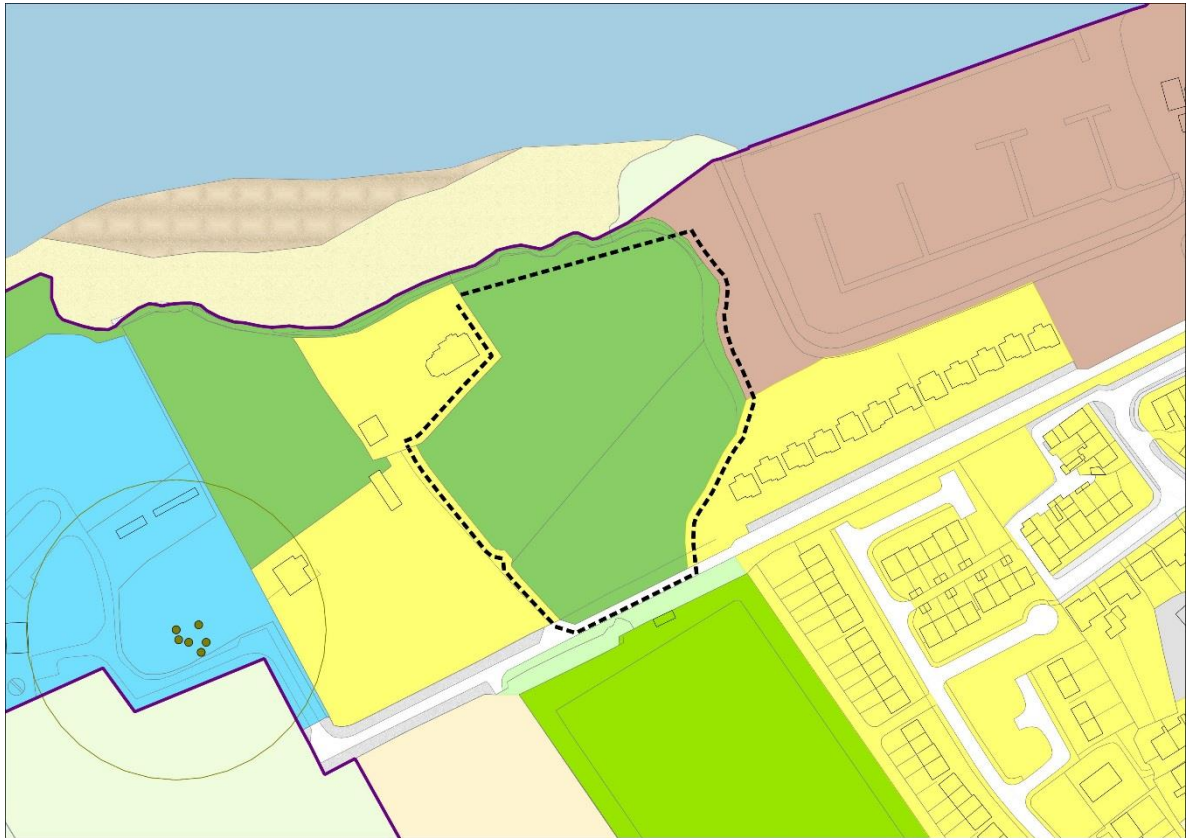


Proposed Amendments



Map 7

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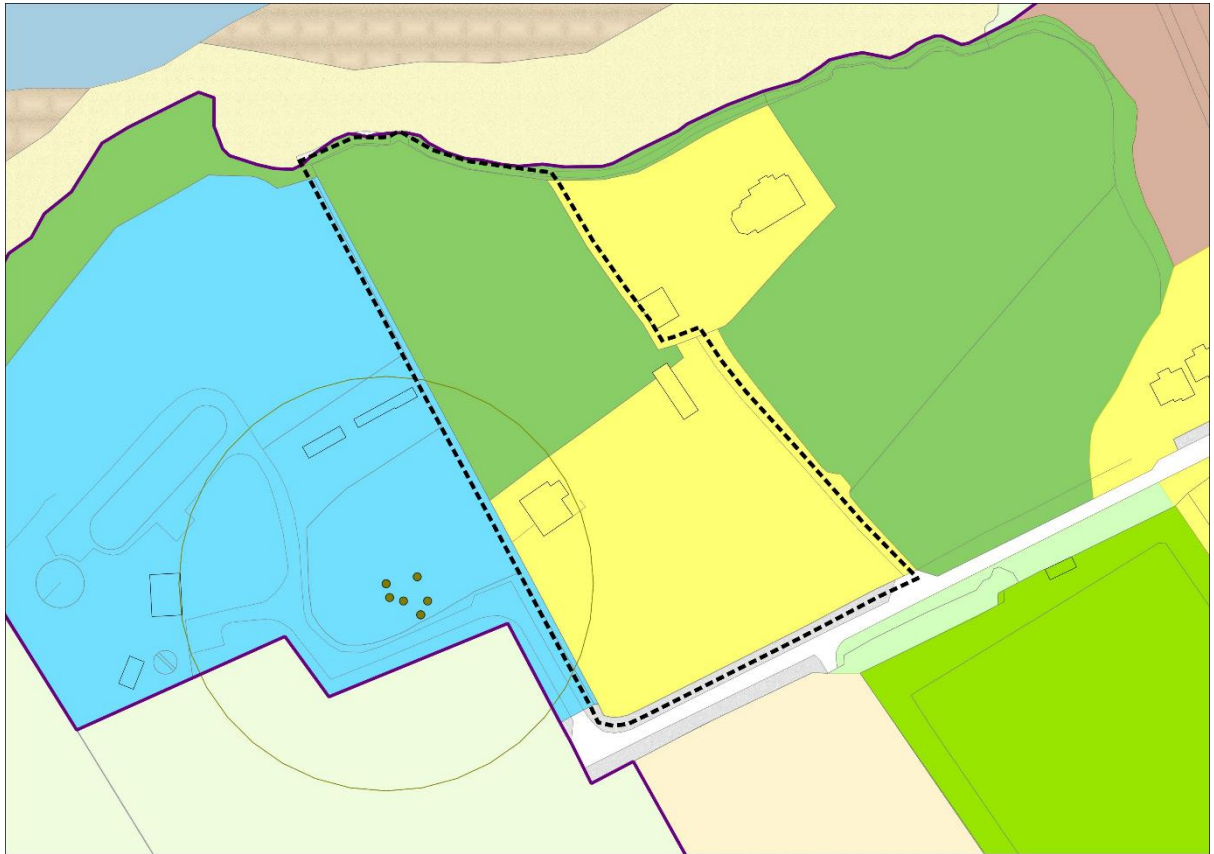


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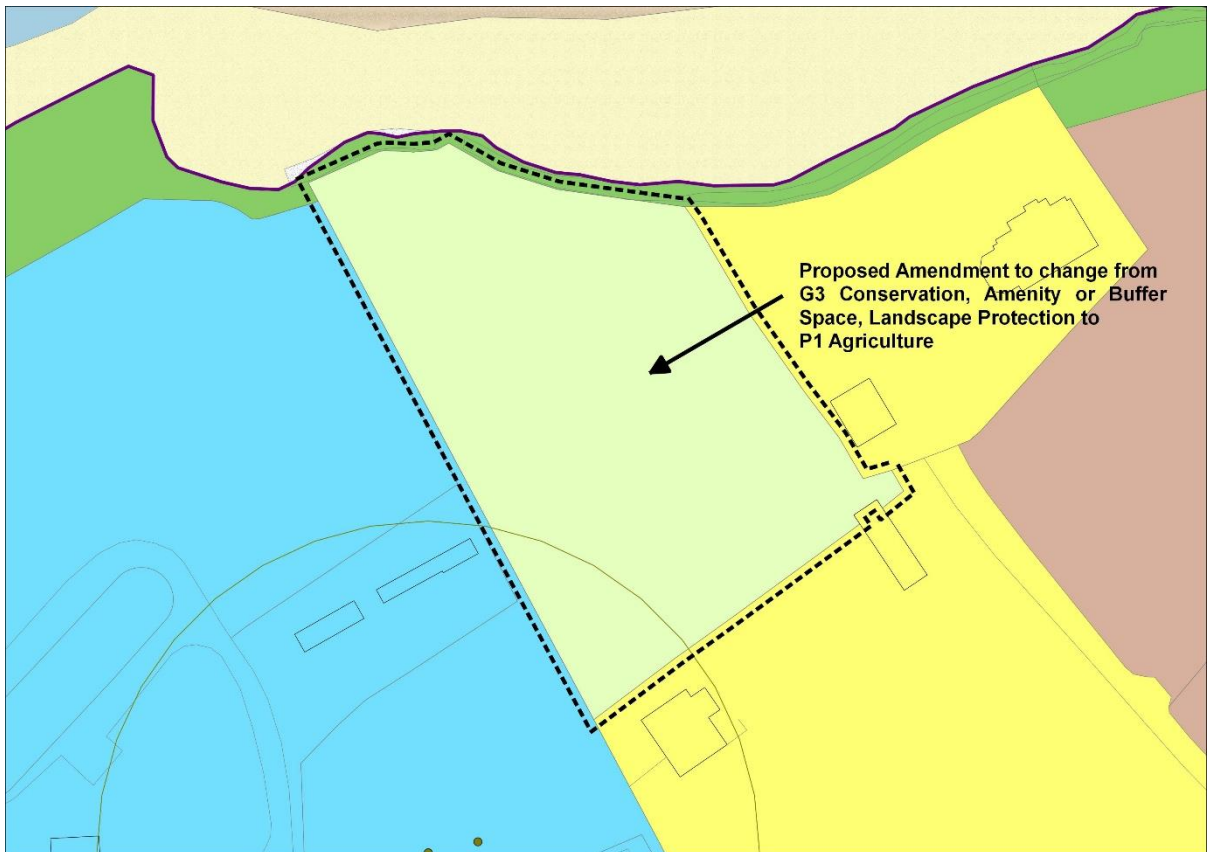


MAP 8

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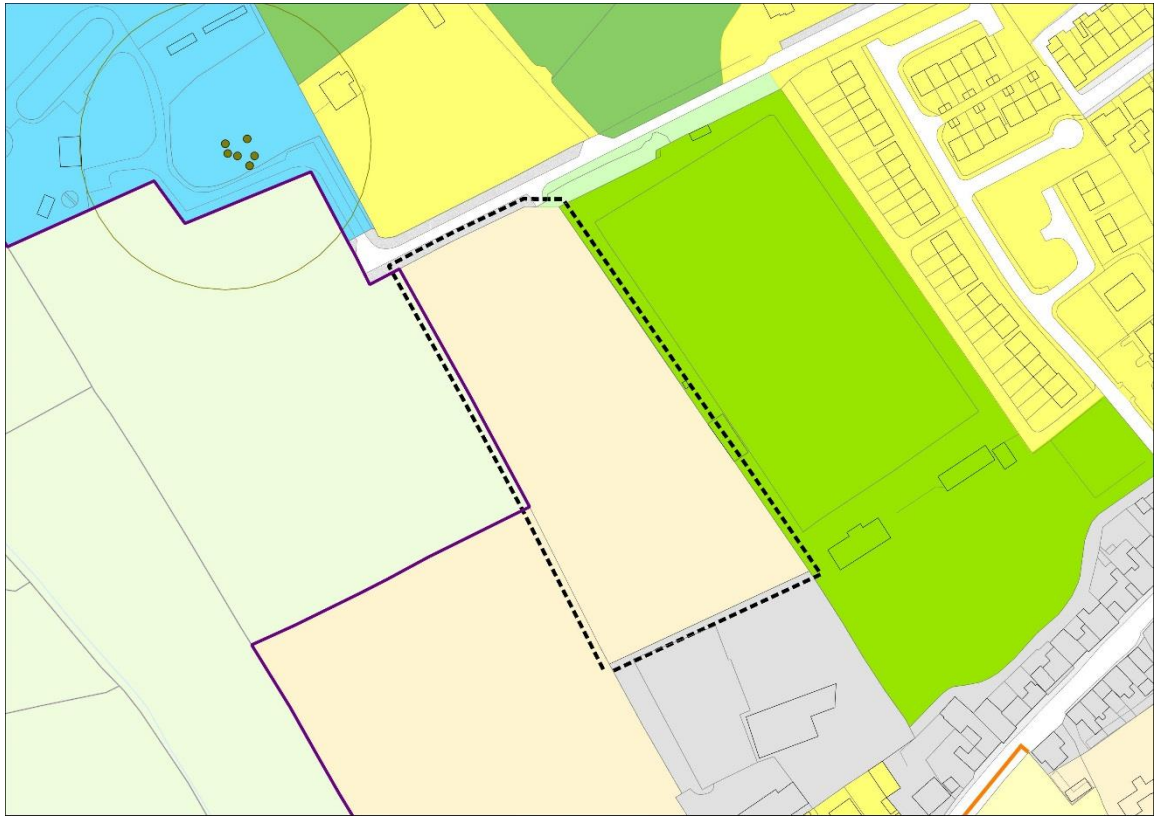


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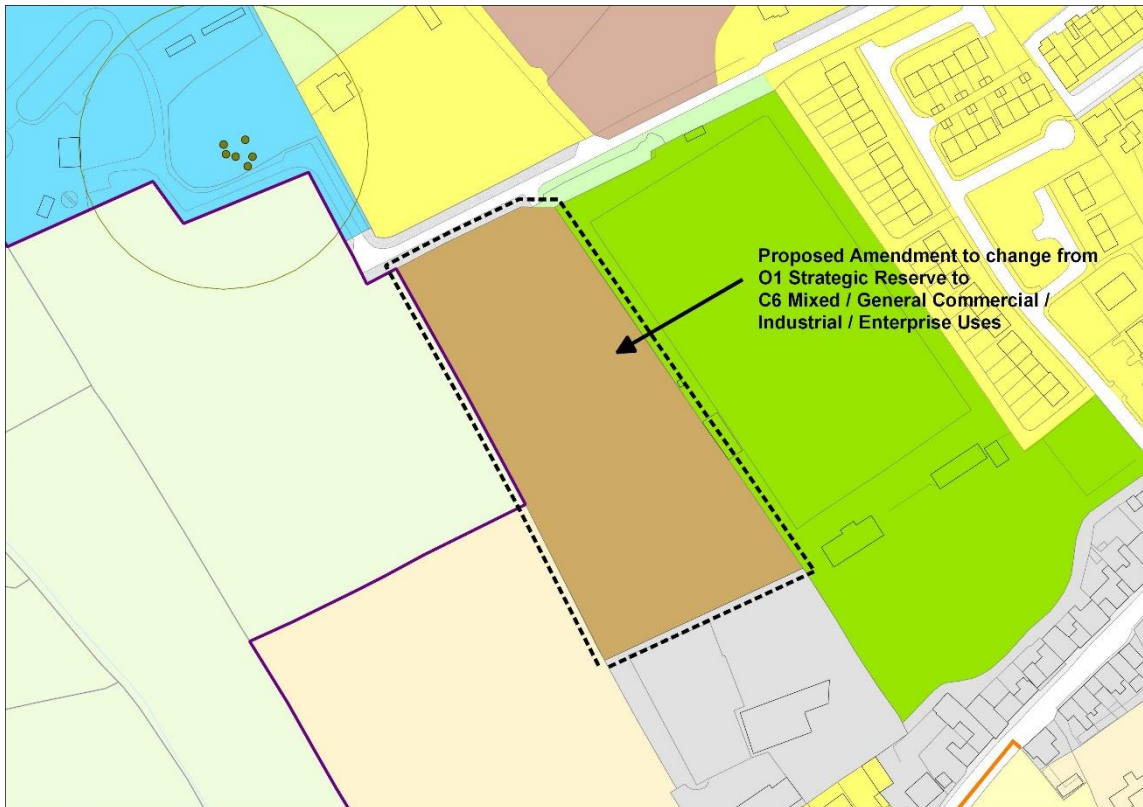


MAP 9

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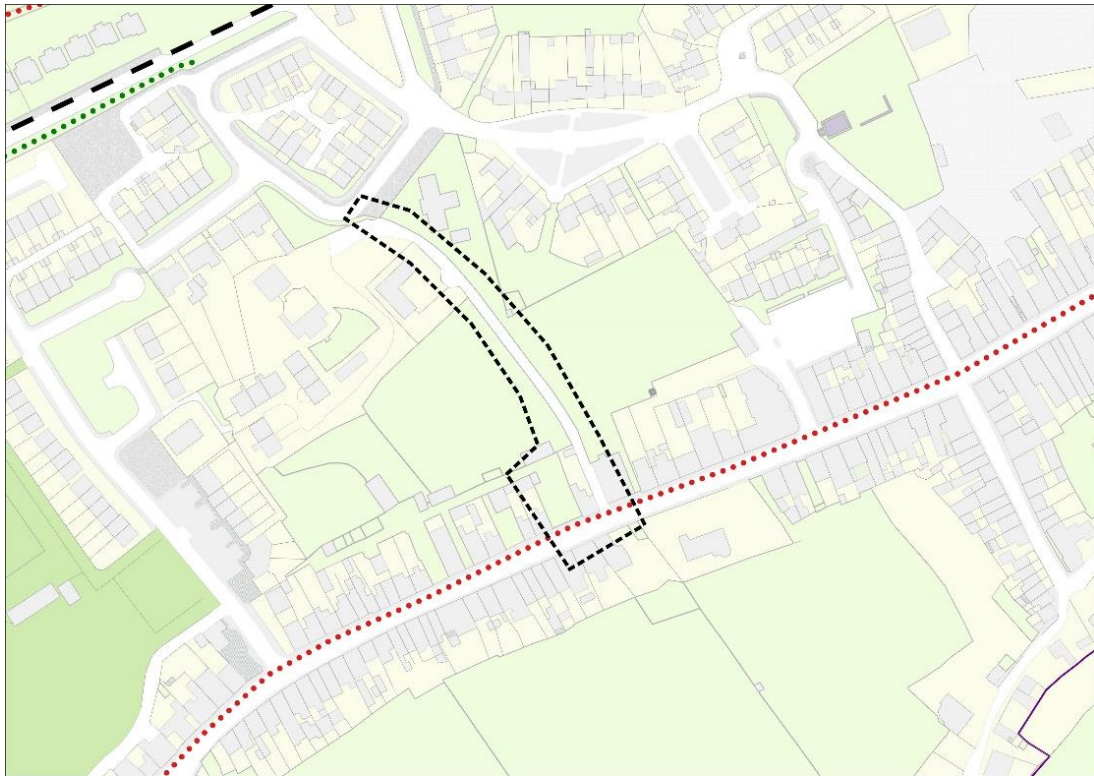


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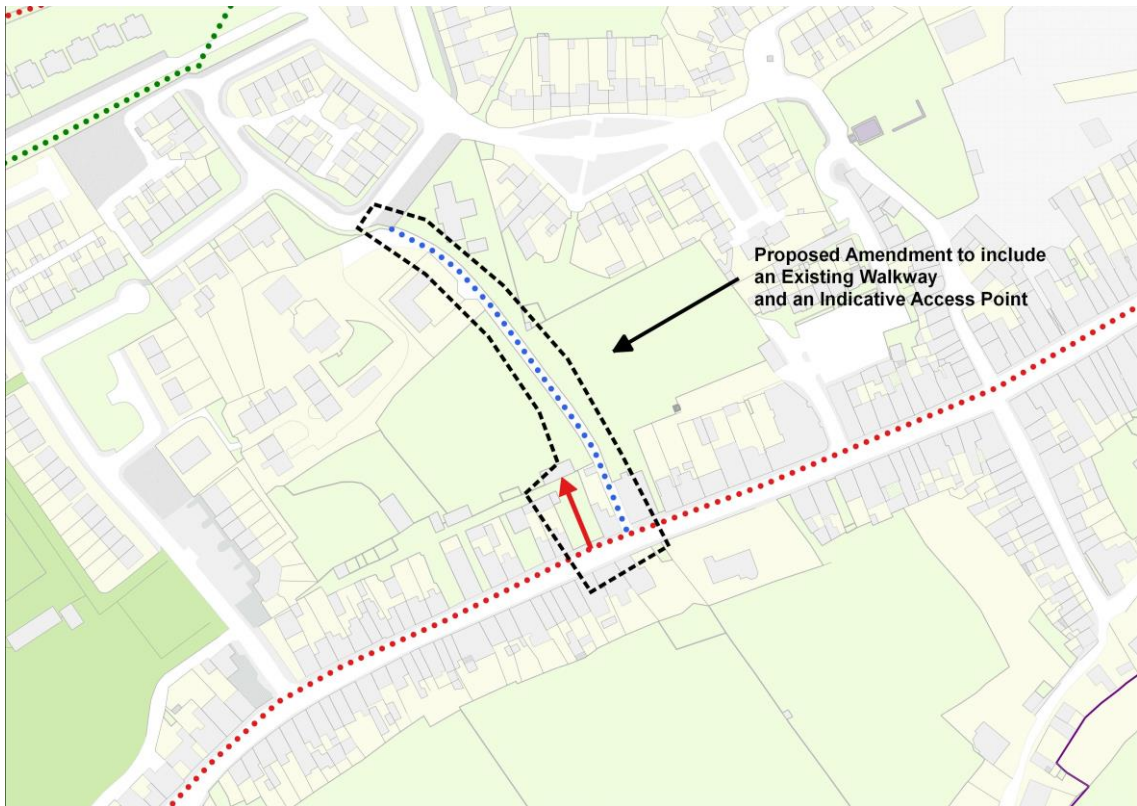


MAP 10

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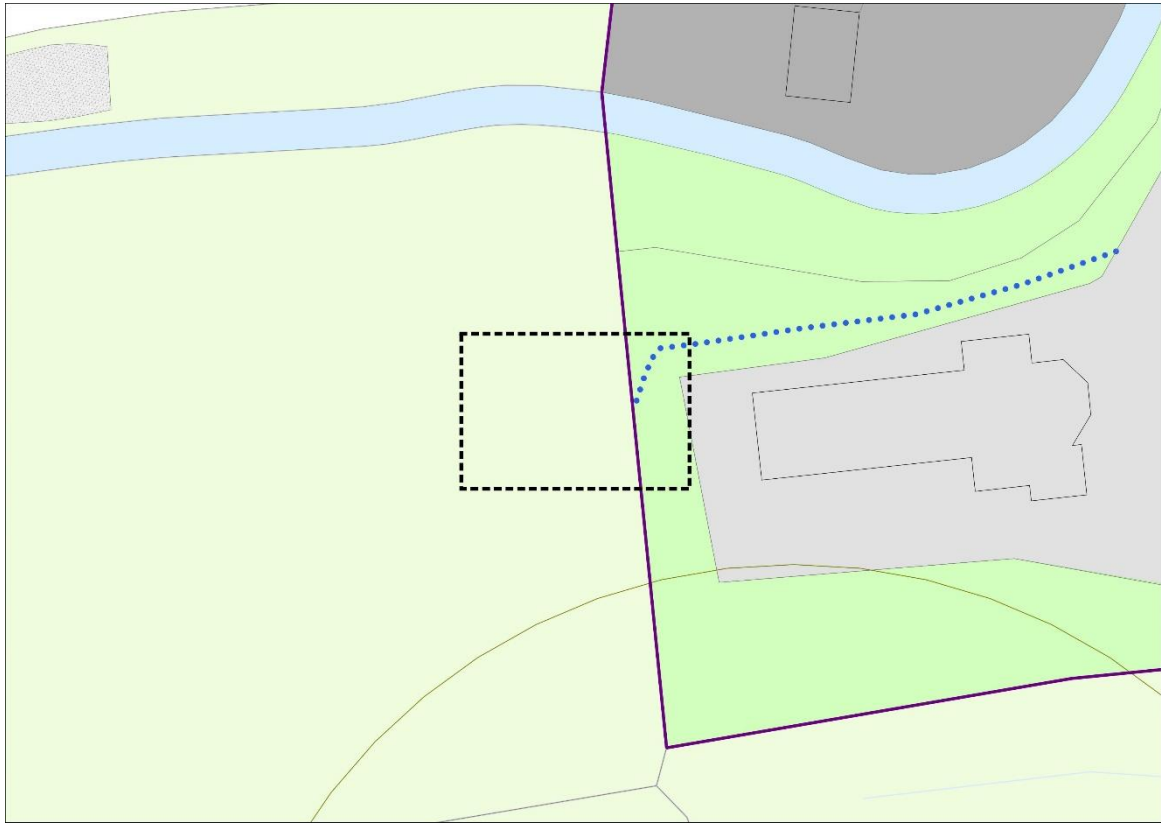


Proposed Amendments

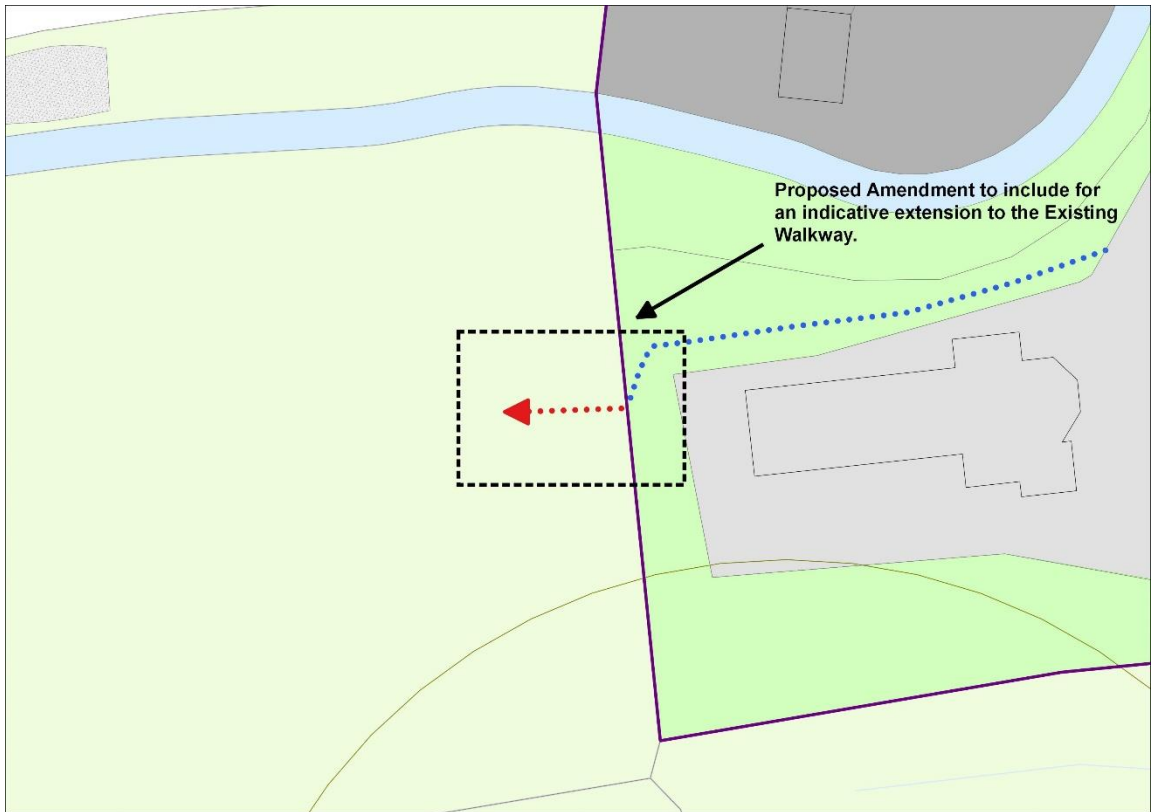


MAP 11

Map that was on Public Display

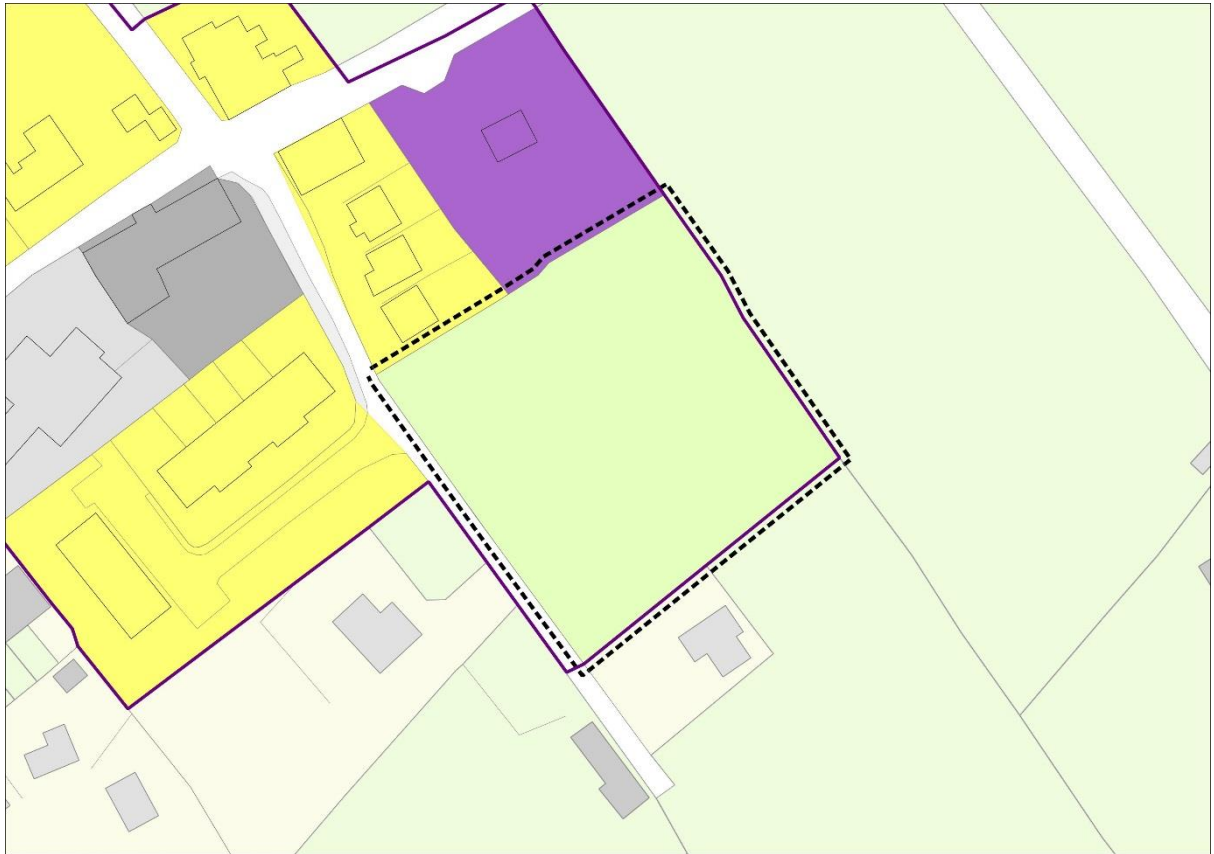


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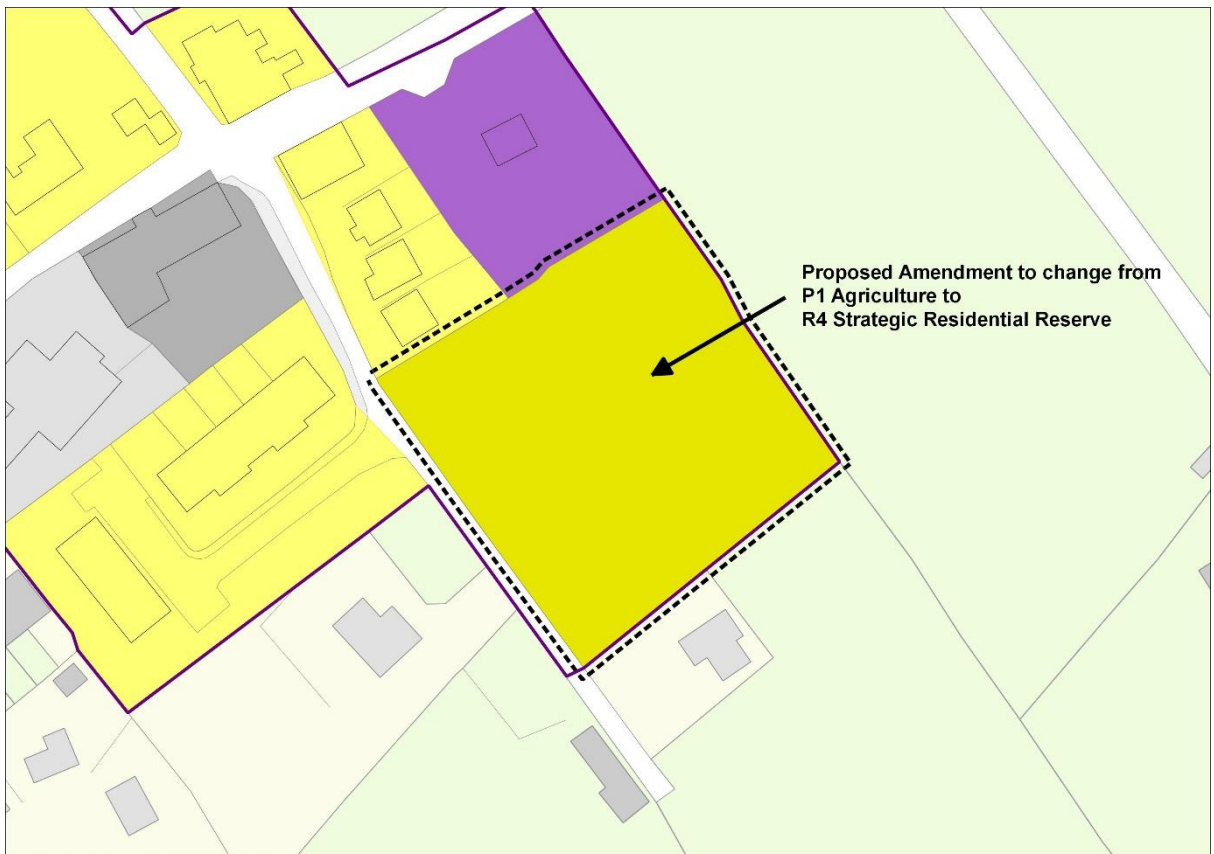


MAP 12

Map that was on Public Display



Proposed Amendment



MAP 13

Map that was on Public Display

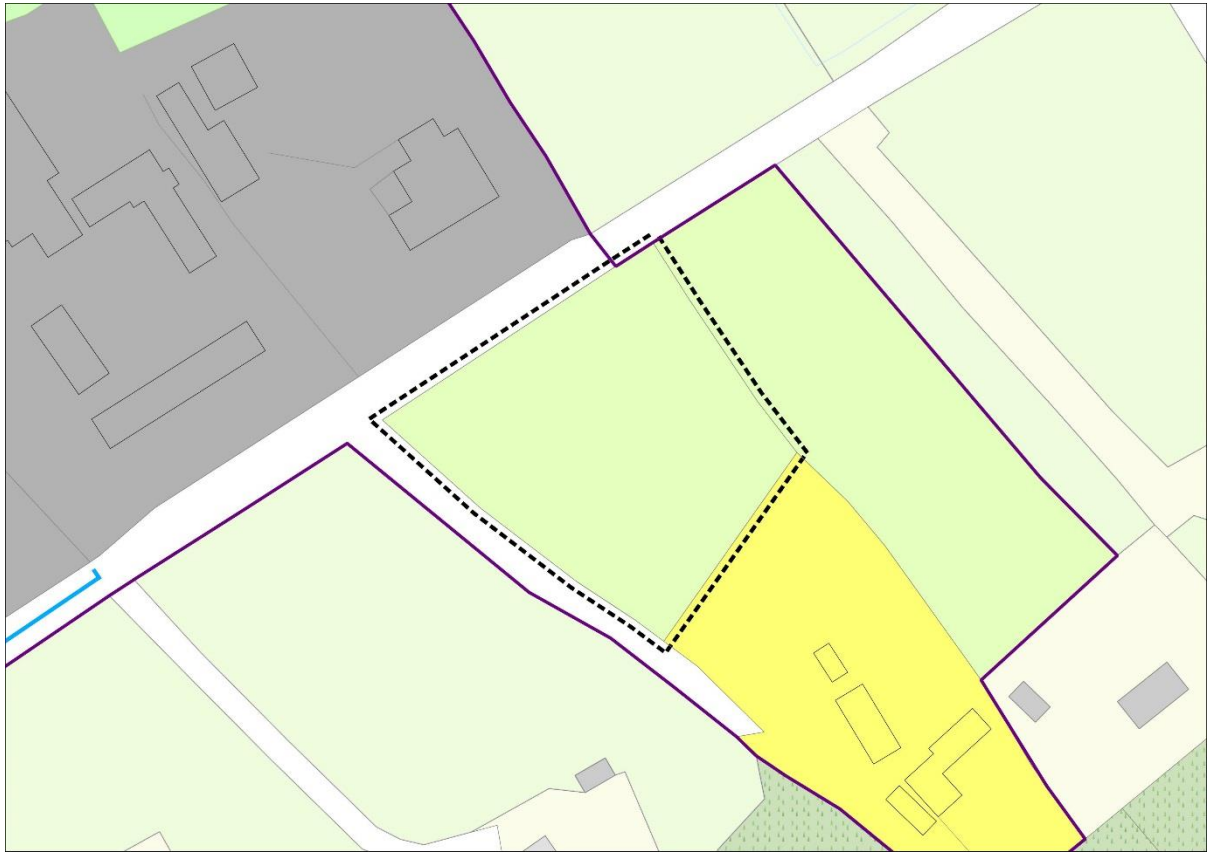


Proposed Amendment



MAP 14

Map that was on Public Display



Proposed Amendment

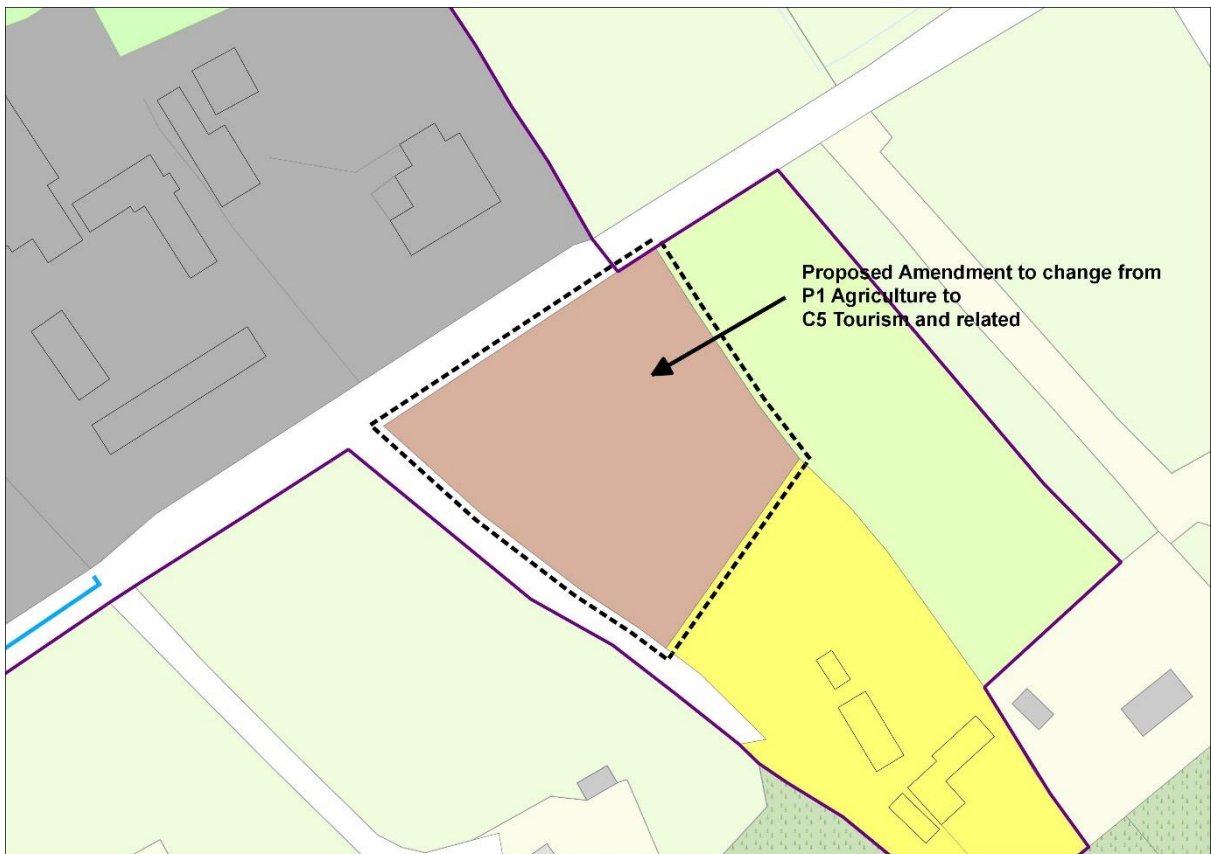


Table 2.9: Zoning Matrix

Section 2

Zoning/Code	Res	CSF	NU	MU					CIEE			GRC	P	Oth	
				M1	M2	M4	M5	C2	C5	C6					
Shop (Class)	O	O	N	N	P	P	O	N	N	N	N	N	O	O	O
Financial/Professional Services (Class 2)	O	O	N	N	P	P	O	N	N	N	N	N	O	O	O
Office (Class 3)	O	O	N	N	P	P	O	N	N	N	N	N	O	O	O
Light Industry with Showroom (Class 4)	N	N	N	N	N	N	O	N	N	P	N	P	N	O	O
Wholesale Warehouse (Class 5)	N	N	N	N	O	N	O	N	N	P	N	O	N	N	O
Club/Guest House/Hostel (Class 6) & Hotel	O	O	N	N	O	P	O	O	N	N	P	P	O	N	O
Religious Activities (Class 7)	O	P	N	O	P	P	O	N	N	N	N	N	O	N	O
Medical Services/day Centre/Crèche (Class 8)	O	P	N	O	P	P	O	N	N	N	N	N	O	N	O
Residential/Medical Care & Training (Class 9)	P	P	N	O	O	O	O	O	N	N	N	N	O	N	O
Gallery/Museum/Community Hall (Class 10)	O	P	N	N	P	O	O	O	N	N	N	O	O	N	O
Cinema/Theatre/Recreational Hall (Class 11)	O	O	N	N	P	O	O	N	N	N	N	O	O	N	O
Bookmakers/Amusement Arcade	N	N	N	O	O	O	O	N	N	N	N	N	N	N	P
Cafe/Restaurant	O	O	N	O	P	O	O	N	N	N	N	O	N	N	N
Call Centre/Telecafe/Data-centre/Web-hosting	N	N	N	O	N	O	O	O	O	O	N	O	N	N	O
Camping/Glamping etc	O	O	O	N	O	O	O	N	N	N	P	N	O	O	O
Carparking (Surface/Multistorey)	O	O	O	P	P	P	P	N	N	O	O	O	O	N	O
Fast Food/Take-Away	O	N	N	O	P	O	O	N	N	N	N	O	N	N	N
Funeral Home	N	O	N	O	O	O	O	N	N	N	N	O	O	N	O
Garden Centre	N	O	N	N	N	N	O	N	O	N	N	O	N	O	O
Motor Sales Showroom	N	N	N	O	N	O	O	N	O	N	O	N	O	N	O
Night Club	N	N	N	O	P	O	O	N	N	N	N	N	N	N	O
Perrol Filling Station	N	N	N	O	N	O	N	O	N	N	N	N	N	N	O
Public facilities & Infrastructure	O	O	P	O	O	O	O	O	O	O	O	O	O	O	O
Residential Unit	P	O	N	O	O	O	O	O	N	O	O	O	N	O	O
Vehicle Repairs Garage	N	N	N	O	N	O	N	O	N	O	N	O	N	N	O
Superstore(>2500sqm)	N	N	N	O	P	O	O	N	N	O	N	N	N	N	O
Warehouse/Storage Depots/Distribution Centres	N	N	N	N	N	O	N	O	N	O	N	O	N	N	O

Zoning/Code: Res- Residential CSF- Community Services/Facilities NU-Networks/Infrastructure/Utilities MU- Mixed Use CIEE - Commerce/Industry/Enterprise/Economic
 GRC-Green/Recreation/Conservation P-Primary Oth - Other
 N = Not Normally Permitted O = Open to Consideration P = Permitted in Principle
 NOTES: See Classes of use Schedule 2, Part 4, Planning & Development Regulations 2001, as amended

Table 2-9
Zoning Matrix
 for the
 West Iveagh Local Area Plan