

West Iveragh Local Area Plan 2019 - 2025



**Adopted July 24th 2019
Effective from September 4th 2019**



Cahersiveen
Waterville
Baile an Sceilg
Knightstown
Portmagee
Caherdaniel
Castlecove
Chapelstown
Dún Géagáin
An Chillín Liath
An Gleann



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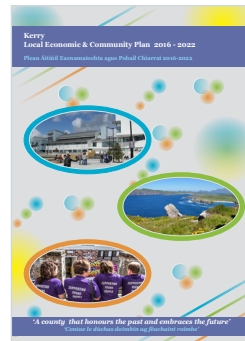
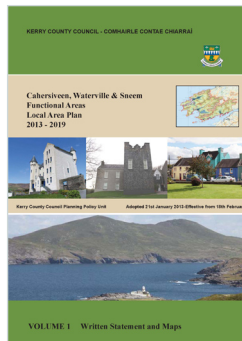
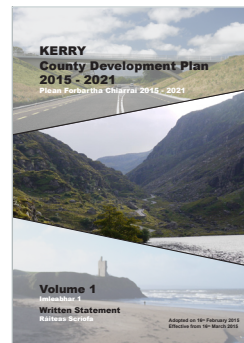
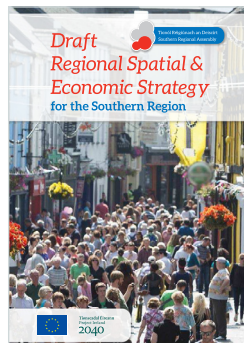
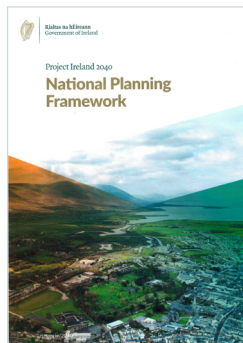
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1.1 Introduction

1.1 Introduction

A Local Area Plan has been prepared for the West Iveragh area in accordance with the requirements and provisions of the Planning and Development Act 2000, as amended. This area forms part of the South and West Municipal District. The purpose of the plan is to set out a comprehensive local planning framework with clear policies and objectives including land use zoning in the interests of the common good. The successful implementation of the plan will have a positive impact on the West Iveragh area, ensuring it develops in a sustainable manner. Taken in conjunction with the Regional Spatial and Economic Strategy for the Southern Region and the Kerry County Development Plan 2015-2021, the Local Area Plan will complete the planning framework for the area and complement the implementation of the policies and objectives contained in these higher level plans.



1.1.1 The plan area

The electoral structure of the County was reconfigured following the re-organisation of local government in 2014 and the abolition of the Town Councils, and is now based on five Municipal Districts (MD). The five Municipal Districts in Kerry are: Tralee, Killarney, Listowel, Kenmare and An Daingean and Castleisland

Figure 1.1 outlines the geographic extent of each district. The land use planning strategy for the development of the towns and villages of County Kerry will be set out in a number of Local Area Plans in accordance with Objective SP-1 of the Kerry County Development Plan 2015-2021.

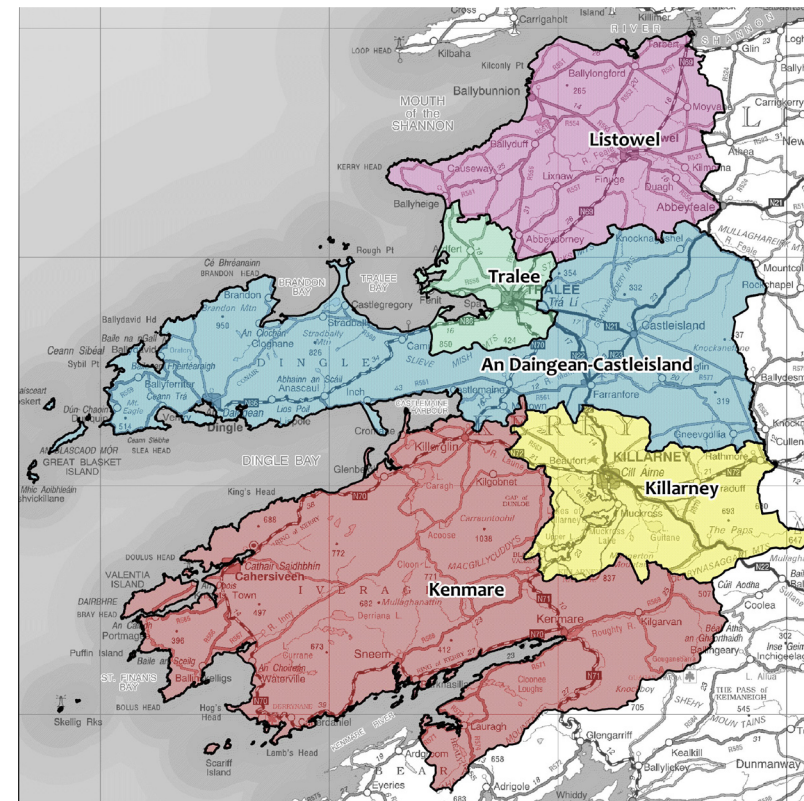


Figure 1.1: Municipal Districts in Kerry

Introduction

Having regard to the significant geographical extent of the Kenmare Municipal District, it is necessary to prepare a land use planning strategy comprising of a number of Local Area Plans covering the Municipal District administrative area. This Local Area Plan (LAP) covers the western part of the Iveragh peninsula and is outlined in Figure 1.2. The LAP for the West Iveragh area facilitates the inclusion of additional policy measures regarding the UNESCO World Heritage Site Application on Valentia and supports the policies of the Skellig Coast Visitor Experience Development Plan.

The principal town in the West Iveragh area is Cahersiveen which is designated as a regional town in the Kerry County Development Plan 2015-2021. It is significantly larger than the other settlements in the area. Waterville occupies an important role as a district town. The West Iveragh area includes the following settlements:

Regional Town	Cahersiveen
District Town	Waterville
Villages	Baile an Sceilg, Knightstown, Portmagee
Small Villages	Caherdaniel, Castlecove, Chapeltown, Dún Géagáin
Development Nodes	An Chillín Liath, An Gleann

Table 1.1:
Settlement Hierarchy in the Kerry County Development Plan 2015-2021

This Local Area Plan will replace the previously adopted Local Area Plans contained in the Cahersiveen, Waterville & Sneem Functional Areas Local Area Plan 2013-2019 for the corresponding areas.

This plan has been prepared in accordance with the Planning and Development Acts and was adopted at the Municipal District meeting on the 24th July 2019. The plan is effective from the 4th September 2019.

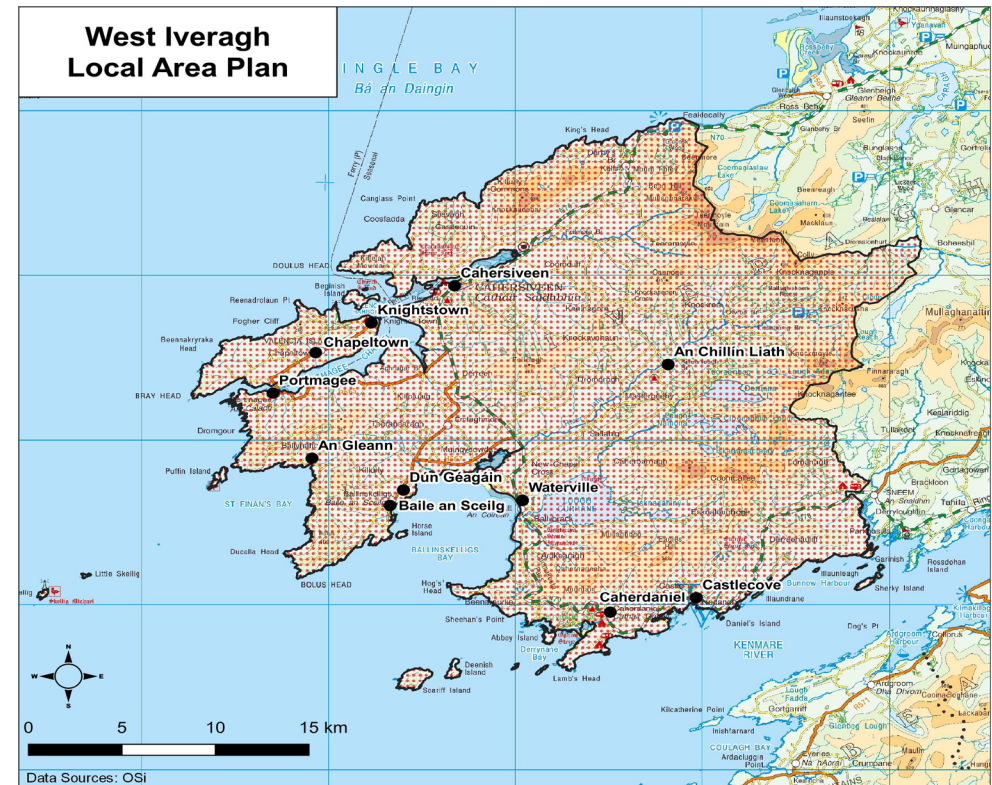


Figure 1.2:
West Iveragh Local Area Plan area showing settlements

1.2 Form and Content of the Plan

The Plan consists of a written statement and accompanying environmental reports.

The **Written Statement** includes the main policy material, relevant illustrative material including maps, diagrams and plans. There are three main sections::

- **Section 1: Introduction:** This section outlines the local area plan, explains the background to the plan and core principles that have contributed to its preparation.
- **Section 2: Local Area Strategy:** This section sets out the overall strategic vision and development strategy for the area as a whole, including growth and population targets for the settlements. The Myplan zoning classification is also set out in this section.
- **Section 3: Settlements**

Part A: Introduction to settlements: This section introduces the overall development principles for the MD settlements.

Part B: Cahersiveen. This section sets out the planning proposals for the main town of the area which is Cahersiveen. Zoning maps for Cahersiveen are also included in this section.

Part C: Waterville. This section sets out the planning proposals for the remaining key settlement in the area namely the district town of Waterville. It is accompanied by a zoning map.

Part D: Villages. This section sets out the planning proposals for the key villages, namely Baile an Sceilg, Knightstown, and Portmagee. Each settlement is accompanied by a zoning map.

Part E: Small Villages. This section sets out the planning proposals for the small villages, Caherdaniel, Castlecove, Chapelstown, and Dún Géagáin. Each settlement is accompanied by a zoning map.

Part F: Development Nodes: This section sets out the planning proposals for the development nodes of An Gleann, and An Chillín

Liath. Each settlement is accompanied by a zoning map.

Environmental Reports includes the Strategic Environmental Assessment (SEA), the Natura Impact Report (NIR), and the Strategic Flood Risk Assessment (SFRA).

It should be noted that Volume One is the only published printed volume. Volume Two and other supporting documentation relating to the Local Area Plan are available on an accompanying CD. Both volumes are available on the County Council's Website, www.kerrycoco.ie

1.3 Local Area Plans Status and Process

Sections 18 - 20 of the Planning and Development Act 2000, as amended, provide that a Local Area Plan (LAP) may be prepared in respect of any area which a Planning Authority considers suitable, in particular for areas which require economic, physical and social renewal and for areas likely to be the subject of large-scale development within the lifetime of the plan.

A local area plan shall be made in respect of an area which:

- Is designated as a town in the most recent census of population, other than a town designated as a suburb or environs in that census;
- Has a population in excess of 5,000;
- Is situated within the functional area of a planning authority which is a county council.

The 2016 Census indicated that the West Iveragh area had a total population of 7,317¹ persons, the preparation of an LAP for this area is therefore appropriate and consistent with legislation.

The statutory time frame for the Local Area Plan as set out in the Planning and Development Act 2000, as amended, commences upon the date of public display of the draft plan. Table 1 outlines the timeframe of the preparation of this Local Area Plan.

¹ In the Census EDs with a low population, have for reasons of confidentiality been amalgamated into neighbouring EDs. The amalgamated ED of Ceannúigh/Máistir Gaoithe has been included within this LAP for statistical purposes.

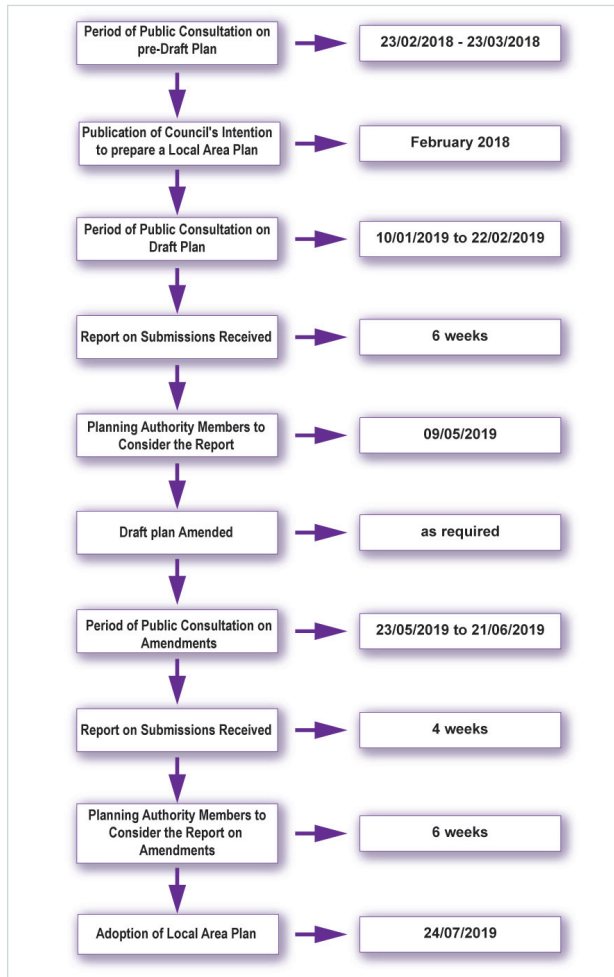


Table 1:
Local Area Plan preparation timeframe

1.4 Purpose of the Plan

This Local Area Plan has been prepared by Kerry County Council to provide a statutory framework for the future growth, development and improvement of the West Iveragh area that is consistent with the policies and objectives of the Kerry County Development Plan 2015-2021 including the core strategy/settlement strategy outlined therein.

The Local Area Plan is the principal statutory planning instrument for setting out a balanced understanding, vision and spatial strategies at a local level. The purpose of the LAP is to guide future plan led coordinated development within the towns and villages of the area, in a sustainable and equitable manner while balancing the wide ranging and sometimes competing needs of the local community, businesses, landowners and the environment. It functions to inform members of the public, the local community, stakeholders and developers of the policies and objectives for the development of this area including provisions in relation to land use management, community facilities and amenities, transport and infrastructure, urban design, heritage and the environment.

The LAP provides guidance as to how the development can be achieved, what new developments are needed, where public and private resource inputs are required, and guidance for development proposed in the plan area.

1.4.1 Role of Kerry County Development Plan 2015-2021

All planning applications received within the area will be measured against the contents of this Local Area Plan and the current Kerry County Development Plan 2015-2021. The West Iveragh LAP must be read in conjunction with the Kerry County Development Plan 2015-2021 and any variation thereof. Unless otherwise stated, as set out in the Kerry County Development Plan 2015-2021, the policies, objectives and development management standards apply to the area.

1.4.2 Role of The Kerry Local Economic and Community Plan

The Kerry Local Economic and Community Plan (LECP) which was published by Kerry County Council in 2016 sets out the objectives and actions needed to promote and support the sustainable economic and local community development of the County from 2016 to 2022. The LECP aims to co-ordinate the role of Local Government, State Agencies, Community Sector, Local Development Groups and other bodies in the development of County Kerry in a coherent manner. The LECP is guided by the Local Community Development Committee in co-operation with the Economic Development and Enterprise Strategic Policy Committee of Kerry County

Council. The LECP is consistent with the Kerry County Development Plan's Core Strategy and the Regional Planning Guidelines. This Local Area Plan is consistent with the LECP and its development strategy will be led by several of the objectives and actions of this strategic overarching plan. Where appropriate to the area, actions are listed under the relevant corresponding settlement chapters in Section 3 of this plan. In summary the LECP 2016-2022 and Kerry County Development Plan 2015-2021 will be two key documents that will significantly influence this West Iveragh LAP. Figure 2.1 shows the hierarchical relationship between land-use, spatial and economic plans.

1.5 Local Area Plan Requirements

The Planning and Development Acts set out matters that must be included in a Local Area Plan. Consideration can only be given to matters that relate to the proper planning and sustainable development of the area. The Local Area Plan must:

- Demonstrate consistency with the objectives of the Kerry County Development Plan 2015-2021, in particular with the core strategy of County Plan, especially in relation to the quantum and location of lands identified for development.
- Be consistent with the relevant planning guidelines issued by the Minister for Housing, Planning, Community and Local Government under Section 28 of the Planning and Development Acts.

In addition a local area plan must also (through the public participation process):

- Focus on identifying and meeting the needs of communities rather than development for development's sake.
- Promote local economic development and employment growth by focusing on issues such as the creation of vibrant and dynamic town centres where local businesses thrive and the provision of low cost accommodation for start-up businesses.
- Integrate environmental considerations into local planning by addressing both the causes and the effects of climate change

including flood risk, maximising bio-diversity and providing green infrastructure.

- Ensure adequate provision is made for schools.
- Encourage smarter travel patterns through more compact, less sprawling and better structured urban areas and facilitating more sustainable and healthier travel habits such as walking, cycling and the use of public transport.
- Deliver high quality urban design that improves people's quality of life.
- The LAP must achieve balance between the needs and aspirations of the community with the requirements of the Planning Authority and the expectations of stakeholders.

It should be noted that any reference to development in this plan should be considered to refer to 'sustainable development'. Similarly, the conservation of species and habitats in accordance with the requirements of the EU Habitats and Birds Directives is considered to be an important component of sustainable strategies, policies and objectives of the plan.

1.5.1 Local Area Plans, SEA and AA requirements

The Planning and Development Acts require planning authorities, before making a local area plan to consider the likely significant effects on the environment of implementing the local area plan. The 2004 SEA Regulations were amended by the European Communities (Environmental Assessment of Certain Plan and Programmes) (Amendment) Regulations 2011 (S.I. No. 200 of 2011) and the Planning and Development (Strategic Environmental Assessment) (Amendment) Regulations 2011 (S.I. No. 201 of 2011), the latter of which applies to land use plans, including local area plans. As the area contained in this LAP has a population of 7,317 (CSO 2016) and this population exceeds the threshold for mandatory SEA (population > 5,000), a SEA has been carried out.

Introduction

In compliance with the above regulations and further to the adoption of the West Iveragh plan, a SEA Statement has now been prepared. The SEA Statement summarises the SEA of the West Iveragh Plan by recording how environmental considerations have been integrated into the plan; how the SEA Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the plan; the reasons for choosing the plan adopted in the light of other reasonable alternatives dealt with; and, the measures decided upon to monitor the significant environmental effects of implementation of the plan. A copy of the SEA Statement with the above information has been sent to any environmental authority consulted during the SEA process and is available as part of the West Iveragh Plan. The statement marks the final stage in the SEA of the West Iveragh plan.

A concluding Habitats Directive Assessment (HDA) Natura Impact Report has also been prepared for the Plan. This summarises the HDA process undertaken and contains a determination statement that the land use plan shall not adversely affect the integrity of a European or Natura 2000 site. A copy of the Concluding Report and Determination Statement is available as part of the plan and marks the final stage in the Habitats Directive Assessment of the plan.

1.5.2 Flood Risk Assessment

Understanding flood risk is a key step in managing the impacts of flooding. The West Iveragh Local Area Plan is subject to a Strategic Flood Risk Assessment (SFRA) which was prepared in tandem with the drafting of the LAP, the SEA and AA. The SFRA considers the flood risk issues relevant to the plan area and was prepared in accordance with requirements of the DoEHLG and Office of Public Works (OPW) Planning 2009 Guidelines 'The Planning System and Flood Risk Management'. SFRAs enable the Local Authority to undertake a sequential approach, including the Justification Test, to allocate appropriate sites for development and to identify how flood risk can be reduced as part of the plan process. Flood risk issues are a central consideration in the policy formulation and land zoning decisions of the Local Area Plan, particularly in zoning of lands for appropriate uses in flood risk areas.

The OPW is the lead agency for flood risk management in Ireland. Accordingly, the information available from the National CFRAM (Catchment Flood Risk Assessment and Management) programme and the ICPSS (Irish Coastal Protection Strategy Study) have been used in the preparation of the SFRA. The local area plan strategy has been specifically informed by the SFRA. The SFRA will also provide guidance to ensure sustainable flood risk management principles underpin planning decision-making in the LAP over its lifetime. In summary no known land identified as a flood risk has been zoned for a flood vulnerable use e.g. proposed residential in this plan.

1.5.3 Climate Change

Climate change includes major changes in temperature, precipitation or wind patterns that occur over several decades or longer. Climate change and the effects associated with it, present a significant challenge to everyone. It is acknowledged that global warming is contributing to climate change and that global warming is associated with human activity.

It is the policy of the Council to ensure that all relevant guidance documents are adhered to in relation to climate change.

Underpinning national policy on climate change is the National Transition Objective - the goal of achieving a "low carbon, climate resilient and environmentally sustainable economy by the end of the year 2050". The key challenge is to integrate (or mainstream) the National Transition Objective into all levels of national, regional and local decision-making. This is envisaged by the parallel national dual strategies of mitigation - of greenhouse gas emissions (GHG), and adaptation - to the impacts of climate change. Nationally mitigation and adaptation responses are being led by statutory National Mitigation Plans and National Adaptation Frameworks. The Atlantic Seaboard South, Climate Action Regional Office will see Kerry County Council, collaborating in a regional partnership with Cork, Limerick and Clare Local Authorities to produce regional adaptation guidelines. As local government is envisaged to play a key role in meeting national climate change challenges these guidelines will shape locally led county specific adaptation plans. Spatial planning is a key player in climate

change action - particularly adaptation where more compact, less energy-intensive forms of urban development are crucial in the adaptation to climate change specifically at a local level. These principles inform this LAP.

It is the policy of the Council to ensure that all relevant guidance documents are adhered to in relation to climate change.

Climate Change Objectives	
Objective No:	It is an objective of the Council to;
CC-01	Support the roll out of a county specific local adaptation strategy and the mainstreaming of the climate change responses of adaptation and mitigation.

1.6 The Local Area Plan Process

Public Consultation Strategy

A period of pre-draft public consultation ran from Thursday 8th February 2018 until Friday 23rd March 2018 during which the public were invited to make submissions/observations. The purpose of this period of consultation was to generate awareness that a Municipal District Local Area Plan was going to be prepared and to assist the non-statutory background data gathering process. The West Iveragh area includes part of the area covered in this consultation.

Figure 1.3 below illustrates some of the issues raised in the online survey element of the pre-draft consultation, in respect of Cahersiveen. Where possible this LAP has sought to address the issues raised during the pre-draft consultation.



Figure 1.3:

What would you most like to see provided in your settlement? - Cahersiveen

The Draft Local Area Plan was on public display from January 10th 2019 until February 22nd 2019. A public consultation open day was held on January 24th in Cahersiveen Library.

The material alterations were on public display from the 23rd May to the 21st June 2019. The Chief Executive’s Report on submissions was presented to the Municipal District members on the 24th July 2019 and subsequently adopted.

1.7 Putting the Plan into Practice

Kerry County Council has a statutory obligation to secure the implementation of the objectives of the West Iveragh Local Area Plan. The delivery of sustainable development requires a proactive approach to delivery of supporting physical and social infrastructure. To implement the plan successfully, the Local Authority will need to collaborate with various interest groups, agencies and members of the public.

A key aspect of this Local Area Plan is to try to address some of the specific outstanding issues in terms of infrastructure provision. Given the rapid growth of some of the villages in the past 15-20 years, the integrated timely provision of development with supporting physical and social infrastructure such as water utilities, footpaths, amenity areas including playgrounds and community facilities has not always been delivered on.

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The Local Authority is dependent on the decisions of outside agencies such as those in control of the development and supply of major infrastructural projects under National Roads, Water Services and Public Transport in particular to deliver the vision for West Iveragh.

Regular monitoring of the progress made in relation to ensuring the effective delivery of the objectives set out in the plan will take place. Issues concerning implementation will be highlighted during such reviews. Co-ordination between other key departments in the Local Authority will be critical in ensuring that those objectives relating to issues such as housing, roads and economic development are achieved.



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2.1 Strategic Vision and Development Strategy

2.1.1 Vision

This Local Area Plan is underpinned by a strategic vision which is intended to guide the future development of the West Iveragh area in a sustainable manner, in a way that reflects the existing character and amenities of the area and improves quality of life for the existing and future population.

'Building on their unique characters and strengths, West Iveragh's settlements will be sustainable, vibrant, attractive, well connected places offering a quality of life that people will want to live and work in, conduct business in, and visit now and into the future'.

2.1.2 Development Plan Context

The West Iveragh LAP is part of a systematic hierarchy of land use and spatial plans including the recently published Project Ireland 2040 - National Planning Framework (superseding the National Spatial Strategy), the South West Regional Planning Guidelines 2010-2022, the Draft Regional Spatial and Economic Strategy for the Southern Region, and the Kerry County Development Plan 2015-2021. These plans provide a broad canvas to steer sustainable growth and prosperity of the region and County, through the formulation of public policy integrating land-use, transport, economic growth and investment. The West Iveragh LAP is located at the lower end of the hierarchy of national, regional and county level plans. The hierarchy of plans is outlined in Figure 2.1 below.

In order to develop policies and objectives that are appropriate to the needs and future potential of the settlements of the West Iveragh area, this LAP has framed its overall development strategy within the context of the settlement hierarchy set out in the Kerry County Development Plan 2015-2021. The County Development Plan in turn has been influenced by the National Spatial Strategy (NSS) 2002-2020 and the Regional Planning Guidelines for the South-West 2010-2022.

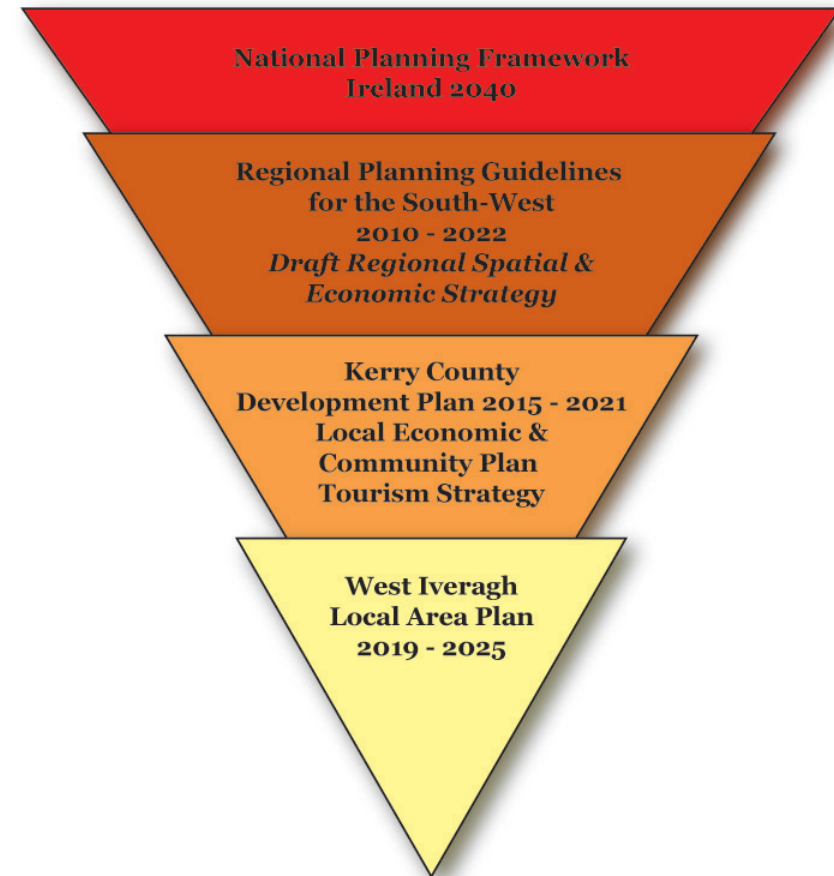


Figure 2.1:
Hierarchical relationship between land-use,
spatial and economic plans

The Local Area Plan is guided by the National Strategic Outcomes of the National Planning Framework (NPF) including the following Shared Goals:

- **Compact Growth:** Creating more attractive places in which people can live and work through managing the sustainable growth of compact towns and villages.

Section 2

- **Enhanced Regional Accessibility:** Enhancing accessibility between key urban centres of population and their regions.
- **High-Quality International Connectivity:** Improving access to our ports and airports.
- **A Strong Economy, supported by Enterprise, Innovation and Skills:** Building regional economic drivers and by supporting opportunities to diversify and strengthen the rural economy, to leverage the potential of places.
- **Strengthened Rural Economies and Communities:** Strengthening rural areas to play a key role in defining our identity, in driving our economy and our high quality environment.
- **Enhanced Amenities and Heritage:** Ensuring that our towns and villages are attractive and can offer a good quality of life. Investing in well-designed public realm, which includes public spaces, parks and streets, as well as recreational infrastructure. Providing amenities in rural areas, such as national and forest parks, activity-based tourism and trails such as greenways, blueways and peatways.
- **Sustainable Mobility:** As part of the national climate mitigation plan support the use of electric vehicles and smarter travel initiatives in the Municipal District.
- **A Sustainable Management of Water, Waste and other Environmental Resources:** Conserving and enhancing the quality of these resources will also become more important in a crowded and competitive world as well as our capacity to create beneficial uses from products previously considered as waste, creating circular economic benefits.
- **Access to Quality Childcare, Education and Health Services:** Good access to a range of quality education and health services, relative to the scale of a region, city, town, neighbourhood or community is a defining characteristic of attractive, successful and competitive places. Compact, smart growth in urban areas and strong and stable rural communities will enable the enhanced and effective provision of a range of accessible services.

- **Transition to a Low Carbon and Climate Resilient Society:** The National Climate Policy Position establishes the national objective of achieving transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050.

The National Policy Framework sets out the vision for the future development and investment in Ireland until 2040. In terms of overall population and employment growth and new housing provision, the five cities of Dublin, Cork, Limerick, Galway and Waterford will be targeted to accommodate 50% of overall national growth between them, with Ireland's range of large and smaller towns, villages and rural areas accommodating the other 50%.

To address rural decline, a significant proportion of national population and economic growth will be targeted at building up the fabric of smaller towns, villages and rural areas with emphasis placed on redeveloping derelict and under-utilised lands inside small towns and villages.

As part of this, a major priority will be placed on renewing and developing existing built up areas rather than continual expansion and sprawl of cities and towns out into the countryside, with a target of at least 30% of new housing to be delivered with the existing built up areas of the towns and villages on infill and/or brownfield sites.

The Regional Planning Guidelines identifies West Iveragh as within the Western Strategic Area. The aim for this area is generally to maintain the quality of life by encouraging a balance in growth between urban and rural areas. The Regional Planning Guidelines also acknowledge that the Western Area has a distinctive natural beauty with a strong tourist base with significant potential for diversification in the rural economy.

The development of Cahersiveen and Waterville which are the main settlements in the area is critical in the settlement structure for realising balanced regional development, acting as a focus for strengthening their own areas.

This Local Area Plan's policies and objectives have been informed by best practices and national planning guidance including Ministerial Guidelines

published pursuant to Section 28 of the Planning and Development Act 2000, as amended. The Strategic Environmental Assessment, Appropriate Assessment and the Strategic Flood Risk Assessment have also informed the preparation of the West Iveragh LAP through an ongoing iterative process through to the final adoption of the plan.

Economic Community Plan 2016-2022 and the Kerry County Development Plan 2015-2021 are the two key documents that significantly influence the West Iveragh Local Area Plan.



Figure 2.2:¹ SWRA Regional Planning Guidelines – Spatial Development Strategy

2.1.2.1 The Local Economic and Community Plan (LECP) 2016-2022

The Local Economic and Community Plan (LECP) 2016-2022 sits alongside the County Development Plan in providing a stronger and clearer role for local government in economic and community development. This framework underpins the vision set out in the Putting People First: Action Programme for Effective Local Government (DoECLG). The Local

¹Draft Regional Spatial and Economic Strategy for the Southern Region

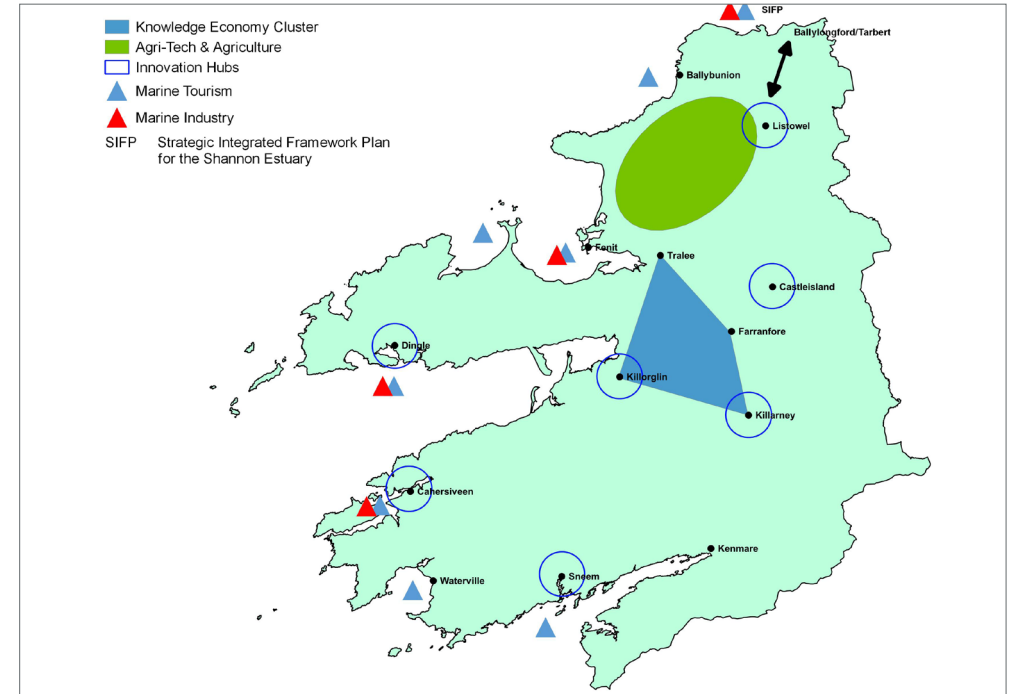


Figure 2.3: Economic Drivers within the County

2.1.2.2 Action Plan for Jobs for the South-West Region 2015-2017

This Action Plan has been developed on the basis of a series of consultations with stakeholders in the region, identifying particular strengths and opportunities in the South West. Like the National Action Plan for Jobs, the Plan for the South West sets out a series of commitments on the part of public bodies, complemented by some actions from the private sector, which will support enterprise growth and job creation.

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2.1.2.3 Plan Preparation Context

The proposed plan builds on previous plans – namely Cahersiveen, Waterville & Sneem Functional Areas Local Area Plan 2013-2019, adopted for the settlements within this part of the Municipal District. It takes into account recent key development trends and national, regional and local policy developments such as reform of the local government, the establishment of Irish Water, the national CFRAM programme, introduction of the Urban Regeneration and Housing Act 2015, which provides for the inclusion in Local Area Plans of objectives for the development and renewal of areas identified as being in need of regeneration, vacant sites register and housing supply issues. Further the Local Area Plan has been prepared within the context of continuing high rates of development in rural areas, with low growth rates recorded for the main towns and villages of the Municipal District.

2.1.3 Strategic Issues

The key strategic issues for the West Iveragh area are:

- The reinforcement of the social and economic strength of the area by building critical mass of population and jobs in the designated towns and villages in order to counteract the negative effects of peripherality.
- The promotion of the sustainable development of the area's agricultural communities and other traditional rural based economic activity while simultaneously fostering sustainable economic diversification and development in rural areas.
- The promotion and use of alternative energy uses within the area for domestic and commercial developments.
- To build a sustainable tourism future that maximises and diversifies the tourism product to the highest standard particularly into non-traditional areas and extends the tourist season taking particular care of the natural and built environment.
- To increase connectivity of the area, both with strategic economic centres within the county and with the regional cities identified in the

National Planning Framework through the development of Road, Rail, and ferry/port infrastructure.

- The development of the technological capacity within the area through supporting the rollout of broadband and telecommunications infrastructure, facilitating the development of digital hubs and the establishment of start-up enterprise space in existing unoccupied buildings.
- To build on the opportunity provided by the Skellig Centre of Research & Innovation.
- 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.
- To provide opportunities for residential development to cater for all sectoral demands in the area's settlements through the development of healthy built environments and neighbourhoods.
- To promote the sustainable development of indigenous knowledge based, cultural and creative industries as a means of strengthening the economic base of the area and acting as a focus for inward investment.
- To ensure that the Irish language will be preserved and promoted as a living daily-use language and Gaeltacht communities will be supported in order to strengthen and expand the social networks that nourish Irish as the community language.

2.1.4 Overall Development Strategy

The strategy for the West Iveragh area is dependent on the growth of the towns and villages identified in the settlement hierarchy of the Kerry County Development Plan 2015-2021. This can only be achieved through creating employment opportunities and attracting people to live in the settlements, thereby strengthening their urban structure and creating a demand to support local services. The importance of developing attractive settlements is therefore critical to attracting inward migration to the area.

This is a major challenge for the West Iveragh area, particularly as rural areas outside of settlements have continued to attract a strong demand for one off rural type housing. The impact of low growth rates for the main towns and villages and the longer term social, economic, physical and environmental implications for the area must be addressed.

Access to services or social infrastructure has a significant effect on where people live and the quality of life that they experience. The size of a settlement and demand from the local population determine to a large extent the level of service provision which can be supported. Higher order services such as third level education facilities and hospitals need a much higher level of population to support them and are therefore generally located in the larger settlements. Smaller settlements such as rural villages need more essential daily access to services such as a primary school, GP, post office and a shop. These communities use the adjacent larger towns for less essential or less frequently used higher order services. In effect these settlements provide a complementary service role and contribute to the critical mass necessary to ensure the viability of a service.

The development and sustaining of a critical population mass is vital to the sustainability of the settlements in the West Iveragh area. It is the aim of the settlement strategy as set out in Section 3.1 of the Kerry County Development Plan 2015-2021 to support the sustainable development of the regional and district towns in order to meet the population target by 2021. It is important that Cahersiveen as the regional town continues to attract and support a wide range of services and amenities and delivers a high quality of life, actively supporting the surrounding area. Cahersiveen is the most significant material asset in the West Iveragh area. It represents the product of many decades of investment in infrastructure and buildings, including housing, schools, social and community facilities, health facilities and a wealth of supporting infrastructure.

The settlement strategy also identifies Waterville as a location suitable for population growth. The development of this settlement will allow for the provision of local services, by encouraging and facilitating population growth at a scale, layout and design that reflects the character of this settlement.

West Iveragh will be an area where:

- Emphasis will be on the growth of the main settlements of Cahersiveen and Waterville as the principal locations for future investment in housing, employment, infrastructure, social and community facilities. The development of other village settlements including Baile an Sceilg, Knightstown and Portmagee is restricted due to absence of adequate water infrastructure and plans for capital investment. In established settlements such as these where suitable lands exist, these lands have been identified for long term residential use, zoned R4.
- Lands will be identified for future development that will meet the planned requirements for each main town and offer a reasonable choice of location to those intending on carrying out development.
- Kerry County Council will promote the role of the town/village centre as the preferred location for future residential and retail development. In line with this, priority will be given to the regeneration and renewal of the area's towns, villages and rural nodes, in order to support vibrant and strengthened communities, and drivers of economic growth.
- The provision of housing and zoning of lands is dependent on capital expenditure and infrastructure or plans for same, hence the concentration of zoned lands in the regional and district towns.
- Its intrinsic qualities, including social, recreational, cultural and environmental assets, combined with high quality employment opportunities will provide a unique location and quality of life for the residents and visitors.
- Rural depopulation will be countered through the provision of a network of viable settlements providing the services necessary to sustain the rural population.
- Easy access to high quality broadband is available in all areas facilitating homeworking and development of co-working Hubs.
- The provision of adequate water and wastewater infrastructure will facilitate the sustainable development of villages without adverse impact on the environment.

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- Retail provision will be commensurate with the size of the settlement and the demand arising.
- The infrastructure, environment and the coordinated support of all actors for the creation of employment opportunities, particularly in indigenous creative and knowledge based industries, will be a priority underpinning the future development of the area.
- The settlements of the area will act as the focal point for services serving their surrounding rural hinterland. The level of service provision will be commensurate with the size of settlement, infrastructural provision and demand from the rural hinterland served.
- The setting of the towns will be protected by preventing sprawling or sporadic development through maintaining areas of undeveloped lands on the edge of settlements.
- The rural policies of the Kerry County Development Plan 2015-2021 will strengthen rural communities and preserve local cultural and social identity and heritage.

Overall Strategic Development Objectives	
Objective No:	It is an objective of the council to;
OS-01	Provide an improved quality of life for all citizens of the plan area by promoting the area's economic potential, protect its natural and built environment and safeguard its cultural heritage.
OS-02	Prioritise the regeneration and renewal of the towns, villages and rural nodes in the West Iveragh area in order to support vibrant and strengthened communities and drivers of economic growth. In line with this the renewal of underutilised buildings will be emphasised, while all new future residential and retail development shall be located in the town/village where lands have been identified for their use.

OS-03	Support the strategic role of Cahersiveen and Waterville as centres of economic growth and employment to act as catalysts for sustainable development within their hinterland, in a manner which is in accordance with proper planning and environmental assessment.
OS-04	Encourage the sustainable expansion in the range and number of commercial services within the towns/villages which in turn will provide local employment and improve the quality of life of the local community.
OS-05	Provide for the development of the area in a manner which is environmentally sustainable and protects its social, cultural, environmental and economic assets for future generations.
OS-06	Facilitate the development of local employment opportunities in locations compatible with surrounding uses.
OS-07	Promote the sustainable development of tourism in appropriate locations while protecting the underlying environmental attributes and resources in the area, upon which much of the tourist industry is based.

2.2 Population/Housing

Recent population figures from Census 2016 indicate that County Kerry has seen a low increase in population across the county at 1.5%. This low growth population increase is broadly in line with what was estimated and set out in the Core Strategy of the Kerry County Development Plan 2015-2021. Both Tralee and Listowel Municipal Districts experienced population decline over the census period at -0.8% and -0.4% respectively. The Killarney Municipal District has seen the largest increase in population of all the Municipal Districts between 2011-2016, an increase of 5% followed by an increase of 1.9% for the South & West Municipal District. Table 2.1 details the figures below.

The West Iveragh Area has seen a decline in population between 2011 and 2016 at a rate of -2.9%.

A key objective of the Kerry County Development Plan 2015-2021 is to strengthen the urban structure of Tralee and Killarney, and the regional towns in the County, with Cahersiveen being a regional town. The population of Cahersiveen, Waterville, Knightstown and Portmagee, showed that in 2016 their combined population increased from 1,848 in 2011 to 1,869 in 2016, a 1.1% increase.

The 2016 census recorded a population of 1,041 for Cahersiveen, making it the smallest regional town in the County. Of the settlements in the County that exhibited population decline between 2011 and 2016, Cahersiveen had the largest percentage decline, -10.87%. All other regional towns with the exception of Castleisland (-1.07%) benefitted from a population increase².

Knightstown saw a 13% increase in population between 2011 and 2016, however Waterville recorded a marginal decline of -0.65%. 2016 was the first year the Census included Portmagee as a settlement, therefore a comparison with 2011 Census is therefore not possible. Figure 2.4 below highlights patterns of population change during the census periods.

² Portmagee not included as a settlement in 2011 Census

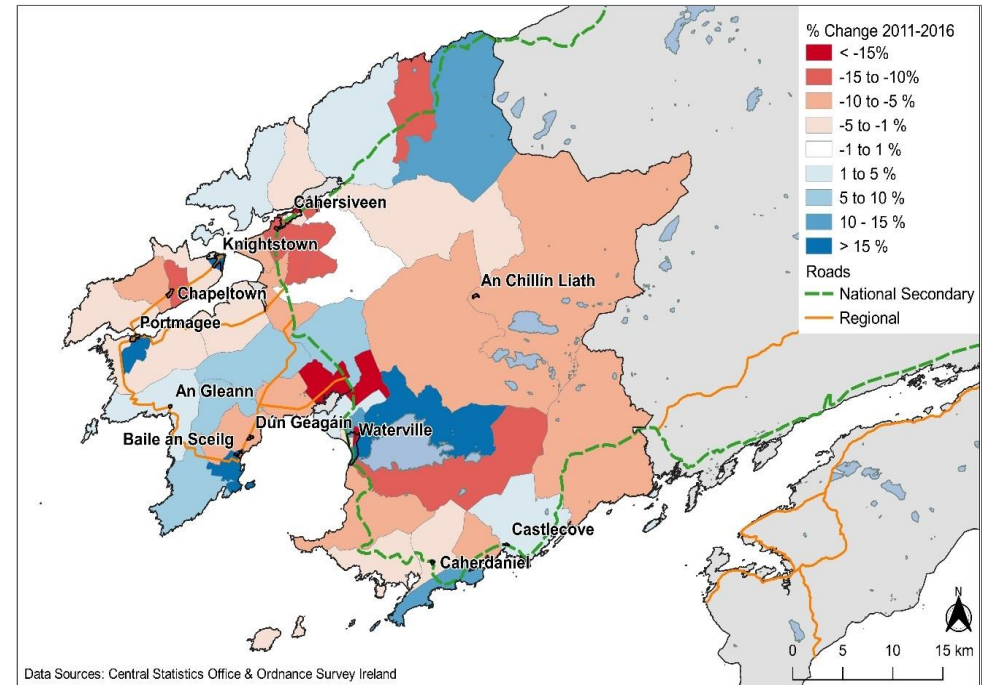


Figure 2.4:
Small Area Population Change 2011-2016

Over the corresponding census period from 2011 to 2016 a significant amount of rural development in the form of one off rural housing has also taken place.

Comparative analysis of GeoDirectory residential address database from 2011 to that of 2017 highlights the level of development in the West Iveragh area. The points shown on Figure 2.5 below indicate the location of new residential development from 2011 – 2017. 246 additional points have been added in this 6 year period, of these 81.7% are located in the rural part of the West Iveragh area, that is, outside of the development boundary of the settlements in the plan area.

In the first half of the lifetime of the Kerry County Development Plan 2015-2021, permission for 46 houses has been granted in the West Iveragh area. Of these houses two were granted in Cahersiveen, five in Waterville, with

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the other 39 houses in the remainder of the West Iveragh area. Looking at these 39 houses, 9 are in villages (8 in Portmagee and 1 in Knightstown), with 30 being one-off rural dwelling houses.

This pattern of development outside of existing settlements will continue to weaken the attractiveness of these towns and villages to inward investment, future jobs and services. Conversely unsustainable patterns of high rates of development in rural areas can result in excessive car based commuting patterns in order to access employment, shops and other services and places greater demands on uneconomical infrastructure development and the need for other services outside of the main settlement areas.

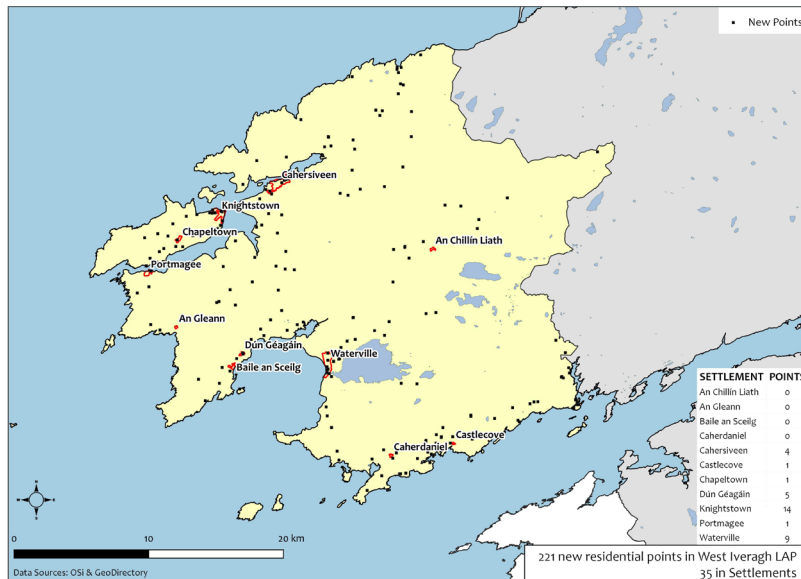


Figure 2.5:
New Residential GeoDirectory Points 2011-2017

2.2.1 Holiday Homes

The West Iveragh area with its rugged coastline and internationally renowned scenery is a popular tourist destination with both domestic and international visitors. Many Electoral Districts particularly in coastal areas including Valentia, Baile an Sceilg, Waterville and Castlecove contain

significant numbers of holiday homes/second homes³. In some of these areas over 50% of the residential stock comprises holiday homes/second homes. This can have an impact on the vitality of a community and can affect local demand for housing.

The issue of holiday homes is an issue for both the rural areas and settlements of the West Iveragh area.

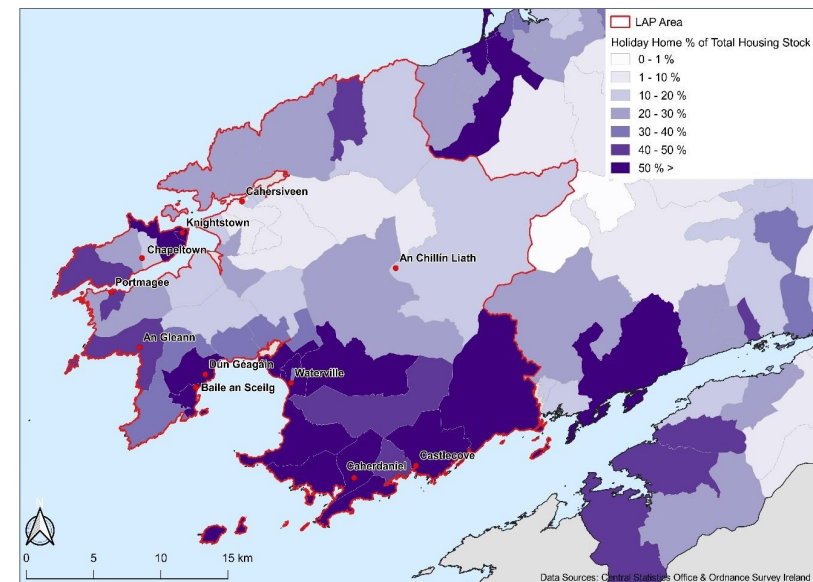


Figure 2.6:
Holiday Homes as a % of Total Housing Stock (Census 2016)

2.2.2 Strengthening the Urban Structure

In accordance with the settlement hierarchy of the Kerry County Development Plan designated towns and villages need to ensure they retain their service centre function and develop sustainably as attractive places to live, work and visit. Section 2.2.1 of the Kerry County Plan 2015-2021 outlines the strategic aims of the core strategy which include the following:

- Support the achievement of more sustainable towns and villages appropriate to the scale of the settlement and its position in the

³ Census 2016, Theme 6 Housing

settlement hierarchy.

- Support the creation of a compact urban form in all settlements in Kerry.
- Consolidate population growth and employment in areas best served by public infrastructure and transport.

The viability of settlements in the area is being undermined by the current pattern of rural housing. This needs to be addressed in order to ensure that the aims of the core strategy are achieved.

2.2.3 Priorities of the West Iveragh Local Area Plan

In order to achieve the strategic aims of the Kerry County Development Plan 2015-2021 outlined above, this Local Area Plan focuses on:

1. Ensuring that the area of zoned residential land in towns and village settlements facilitates the population targets as set out in the County Development Plan's Core Strategy and allows for the long-term proper planning and sustainable development of these settlements, particularly where significant infrastructural investments have been/will be made.
2. Ensuring that developments meet the diverse housing needs of the existing and future population in order to sustain vibrant, socially balanced communities – places people will want to live now and into the future.
3. Encouraging re-development and renewal of town and village cores through various regeneration and renovation measures rather than continual expansion and sprawl of towns and villages out into the countryside. A target of at least 30% of new housing should be delivered within the existing built up town boundary of Cahersiveen and Waterville on infill and or brownfield sites.

The achievement of the above will necessitate the building of a critical population mass in these settlements relative to their size.

2.2.3.1 Building Critical Mass

The population projections for County Kerry as set out in the Core Strategy of the Kerry County Development Plan 2015-2021 are based on DHPCLG estimates and the South West Regional Planning Guidelines 2010-2022.

The distribution of projected population growth throughout the County is set out in the Core Strategy and the Settlement hierarchy outlined in Section 3.1 of the Kerry County Development Plan 2015-2021. The Tralee/Killarney Hub towns are envisaged to be the focused engines of growth in County Kerry, supported by the regional towns of Listowel, Cahersiveen, Killorglin, Castleisland, Kenmare and Daingean Uí Chúis.

Municipal District	Population 2011	Population 2016	2011-2016 Change	Core Strategy 2015-2021 Projected Growth
Tralee	40,051	39,747	-0.8%	3,480
Killarney	38,040	39,935	5.0%	2,525
Listowel	28,538	28,418	-0.4%	890
South/West	38,873	39,607	1.9%	1,213
Total Population Growth				8,108

Table 2.1:
Population Growth by Municipal District 2011-2016
and Projected Growth 2015-2021

In summary the distribution of the population targets within the West Iveragh area reflects the need to focus development into the principal town of the region, Cahersiveen, and to a lesser extent in Waterville, to create the critical mass necessary to support the existing level of services and to generate demand for new services commensurate with the functions of each settlement.

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2.2.3.2 Population Targets

As set out in the Kerry County Development Plan 2015-2021, a target population growth of up to 220 additional persons for the West Iveragh area has been allocated, corresponding to 85 housing units up to the year 2021. This has been calculated based on a percentage share of the Core Strategy allocation for the South & West Municipal District. Table 2.2 below outlines the scale of growth for the individual settlements of the area as provided for in the County Plan. Growth prediction for the villages is difficult however due to their lower population base. Prescriptive growth figures can act at times as a barrier to development and often do not take account of historic barriers to growth such as market inertia and lack of infrastructure.

Core Strategy Table

West Iveragh LAP Area	Population Allocation	Housing Requirement	HA
Cahersiveen	93	36	4.5
Waterville	37	14	1.75
Remainder of Area	90	35	

Table 2.2:
Core Strategy Table – Population Allocation for area as contained in the Kerry County Development Plan 2015-2021

2.2.4 Long Term Planning

The period of this plan is for six years only. It is acknowledged however that planning for sustainable development occurs over a longer period of time and for this to happen it is important that a strategic landbank is put in place in Cahersiveen and in a number of other key settlements, where appropriate in terms of infrastructure provision. Lands will be zoned as R4 (Strategic Residential Reserve) which indicates future long-term use. The purpose of phasing is to allow for the orderly development of these settlements and to ensure that the physical and social infrastructure required is provided in tandem with the residential development.

Some land has been zoned under the category of O1 (Strategic reserve, White land). This is to cater for those cases where land is zoned for development at some time in the future, but no objectives or specific controls are indicated at present.

Non-statutory masterplans will be required to provide an overall vision/site analysis for residentially zoned landbanks. This is to ensure future development integrates in a coherent and sustainable manner and avoids haphazard piecemeal development on a field by field basis. Existing and potential access routes should be preserved to ensure ease of movement particularly for pedestrians and cyclists.

2.3 Employment and Economic Activity

The Census provides important information on the total labour force and on employment rates in the West Iveragh area. As can be seen in Table 2.3 below, the unemployment rate has reduced between 2011 and 2016, at a similar rate to that experienced across the county. The unemployment rate in the area has been consistently lower than that of the County and only slightly higher than the Municipal District as a whole. The total labour force of the municipal district has decreased by 3.7% between 2011 and 2016.

Municipal District	Unemployment Rate	
	2011	2016
Tralee	24.3%	17.8%
Killarney	14.8%	8.0%
Listowel	23.6%	15.6%
Kenmare	17.3%	10.5%
An Daingean-Castleisland	17.3%	10.2%
West Iveragh	17.8%	11.1%
Kerry	19.5%	12.4%

Table 2.3:
Municipal District/West Iveragh Unemployment Rates (Census 2016)

The live register is not designed to measure unemployment as it includes part-time workers (those who work up to three days a week), seasonal and casual workers entitled to Unemployment Assistance or Benefit. It is however the only gauge available at County level during inter-census periods and can therefore, be a useful tool to gauge trends and to undertake analysis.

Office	Apr-2012	Apr-2018	% +/-
Cahersiveen	677	347	-47.7%
Dingle	878	464	-48.1%
Kenmare	657	300	-52.3%
Killarney	2,855	1,298	-51.2%
Killorglin	1,315	610	-54.0%
Listowel	3,004	1,493	-48.2%
Tralee*	6,530	3,665	-42.9%

Table 2.4:
Live register statistics April 2012-April 2018(CSO 2018)
*Tralee includes Castleisland

The table above compares the number of people on the live register over a six-year period. The overall trend indicates a positive pattern with a fall in the number of people on the live register at all offices. In the County as a whole the live register figure has fallen by 47.2% between April 2012 and April 2018.

The graph (Figure 2.7) below compares the live register in Cahersiveen to that of the County and other areas. The shape of the Cahersiveen line is flatter than that of the county which would indicate a more settled pattern of employment for example compared to that of Killarney which is seasonally affected. The graph also clearly shows that the live register has been reducing over the time period shown.

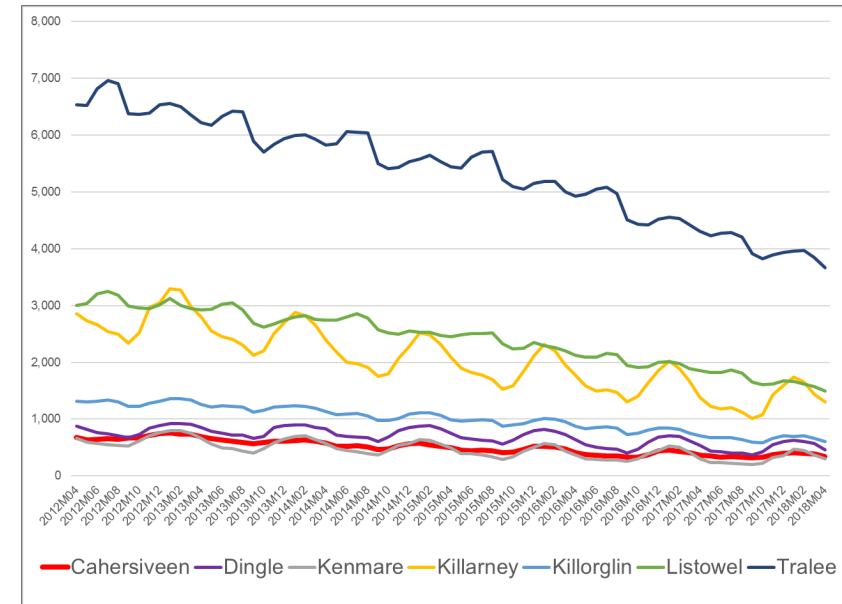


Figure 2.7:
Persons on Live Register 2012-2018 (CSO)

2.3.1 Employment Breakdown

Analysis of the 2016 Census illustrates what employment sectors the area’s population is working in. The table below shows the percentage of the workforce living in the area by employment sector compared to the county and municipal districts. West Iveragh is higher than the county average for agricultural/forestry/fishing and construction sectors. There are less people employed in the Commerce & Trade sector than any other part of the county. There is a higher percentage employed in Public Administration in West Iveragh than the South & West Municipal District, which would be reflective of the government offices in Cahersiveen, see Table 2.5.

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2.3.2 Areas of Employment

Areas of employment in relation to Cahersiveen, are set out in Table 2.6 below. In the majority of the urban centres, the greatest number of jobs are in the broad sector of distributive services, which includes wholesale and retail trade as well as transport and storage, and hotels and restaurants. This is broadly to be expected and reflects the primary role of these medium to small towns as service centres or ‘central places’ for their surrounding hinterlands.



	Kerry	Tralee MD	Killarney MD	Listowel MD	Kenmare MD	An Daingean - Castleisland MD	West Iveragh
Agriculture, Forestry & Fishing	8.0%	2.8%	3.7%	12.2%	11.3%	11.3%	14.0%
Building & Construction	5.6%	4.6%	4.6%	6.4%	6.5%	6.3%	6.5%
Manufacturing Industries	10.9%	8.1%	12.7%	13.8%	8.4%	11.2%	8.3%
Commerce & Trade	20.5%	23.7%	19.3%	20.2%	20.4%	18.9%	16.9%
Transport & Communications	4.5%	5.3%	4.1%	3.9%	4.5%	4.7%	4.2%
Public Administration	4.8%	6.2%	4.4%	4.7%	4.4%	4.4%	5.5%
Professional Services	22.6%	26.0%	20.2%	22.8%	21.1%	23.0%	23.0%
Other	23.1%	23.2%	33.1%	16.1%	23.4%	20.3%	21.6%

Table 2.5:
Sectors of employment by Municipal District (Census 2016)

Town	Employment Sector (see legend below)									Total Jobs
	A	B	C	D	E	F	G	H	I	
Tralee	74	317	5,314	1,916	1,117	740	1,746	5,261	128	16,613
Killarney	60	137	1,709	1,136	1,052	425	678	5,552	86	10,835
Cahersiveen	26	18	213	151	10	38	107	328	6	897

Legend: **A** = Agriculture, Forestry and Fishing; **B** = Construction; **C** = Education, Human Health and Social Work Activities; **D** = Information and Communication, Financial, Real Estate, Professional, administration and support service activities; **E** = Manufacturing, mining and quarrying, Electricity, Gas, Water supply and Waste Management; **F** = Other Service Activities; **G** = Public Administration and Defence, Compulsory Social Security; **H** = Wholesale, Retail Trade, Transportation and Storage, Accommodation and Food Service Activities; **I** = Unknown

Table 2.6:
Number of Jobs in each Town by employment Sector⁴

⁴ O'Keefe, B. (2016), POWSCAR Analysis and Town Specialisation, Mary Immaculate College Limerick

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2.3.4 Economic Performance and Potential of Municipal District

Research carried out for Kerry County Council by Mary Immaculate College (Limerick) that used the CSO's Place of Work, School or College Census of Anonymised Records (POWSCAR) looked at the main employment centres in the area and at the functional linkages, via commuting flows, between urban and rural areas.

This research provides for a broader analysis of the economic performance and potential of County Kerry. The analysis gives a perspective on the strength of the various employment nodes in the area, their industrial profiles and the dependencies that exist between the main employment centres and the surrounding rural areas.

Town	Workers	Jobs	Commuting Balance	Jobs/Workers
Tralee	11,726	16,613	4,887	1.42
Killarney	7,836	10,835	2,999	1.38
Listowel	2,085	3,111	1,026	1.49
Killorglin	1,231	2,432	1,201	1.98
Castleisland	1,246	1,765	519	1.42
Abbeyfeale	813	1,533	720	1.89
Dingle	962	1,441	479	1.50
Kenmare	986	1,222	236	1.24
Cahersiveen	592	897	305	1.52
Rathmore	369	205	-164	0.56
Tarbert	205	190	-15	0.93
Causeway	89	50	-39	0.56

Table 2.7:
Economic Strength of the Principal Urban Settlements⁵

5 O'Keefe, B. (2016), POWSCAR Analysis and Town Specialisation, Mary Immaculate College Limerick

Cahersiveen's commuter zone is more limited than that of Tralee or Killarney which attract commuters from all over the County. Cahersiveen's range extends largely as far as Kells/Mountain Stage to the east, and Waterville to the south. The commuter zone is reflective of the reduced job opportunities on offer in the town compared to the Tralee.

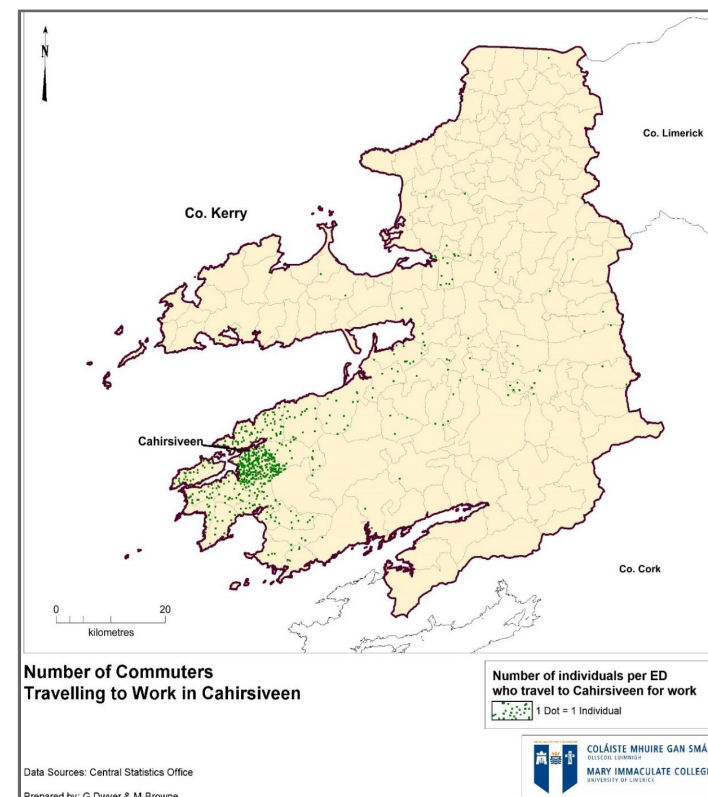


Figure 2.8:
Number of Commuters Traveling to Work in Cahersiveen⁶

6 O'Keefe, B. (2016), POWSCAR Analysis and Town Specialisation, Mary Immaculate College Limerick

2.3.4.1 West Iveragh Commuting

Using information from Census 2016 for POWSCAR, the CSO has developed a set of aggregate commuting counts which are presented at ED and county level⁷. The counts are based on origin and destination EDs for workers and students who are usually resident in Ireland. The counts include persons who work from home and persons with no fixed place of work.

The data for the 17 EDs in the West Iveragh area has been aggregated to get a picture of the commuting pattern in the area, both commuters leaving the area and coming into the area. There are 2,909 people from the area commuting within the area, with 197 people commuting into the area. 614 people leave the area. The destinations of those leaving the area are illustrated on Figure 2.9, which include the cities of Dublin, Cork and Limerick, but most of those who commute from the area stay within County Kerry, with concentrations around Tralee, Killarney and Killorglin.

Cahersiveen is in the ED of Caher. Looking at the commuting pattern for this ED there are 480 who commute within the ED, 65 work from home or are home schooled in the ED, and 75 have no fixed place of work. From the EDs in the West Iveragh area 537 people commute to Caher and from outside of the West Iveragh area, 137 people commute to Caher. This is a total of 1,294 that either work or attend school in the ED of Caher. School enrolment figures for Caher in 2016⁸ show that there were 735 students enrolled in either the secondary school or the primary schools in the ED.

2.3.5 Economic Dependency

Economic Dependency Ratio (EDR) is calculated as the ratio of the total economic inactive population (children 14 and under, unemployed, first time job seekers, looking after family/home, retired, students, unable to work) to those at work.

All areas showed an increase between 2006 and 2011 which corresponds with an increase in unemployment during that time. Table 2.8 shows that West Iveragh has a slightly higher EDR than the Municipal District.

⁷ <https://www.cso.ie/en/census/census2016reports/powscar/>

⁸ <https://www.education.ie/en/Publications/Statistics/Data-on-Individual-Schools/>

	2006 EDR	2011 EDR	2016 EDR
County Kerry	1.29	1.60	1.41
Tralee MD	1.44	1.86	1.63
Killarney MD	1.05	1.33	1.15
Listowel MD	1.49	1.88	1.65
Kenmare MD	1.28	1.54	1.37
An Daingean - Castleisland MD	1.23	1.44	1.28
West Iveragh	1.31	1.55	1.38

Table 2.8:
EDR by Municipal District 2006, 2011 & 2016

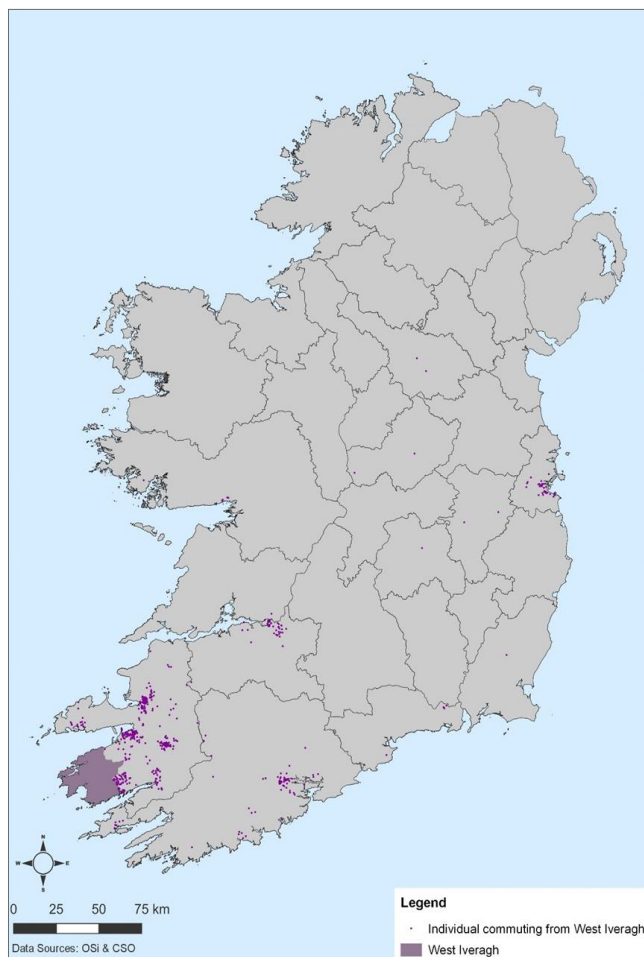


Figure 2.9:
Destination of individuals who commute from West Iveragh

2.3.6 Importance of Tourism

County Kerry is more dependent on tourism than any other county in Ireland with over 20% of its workforce employed in tourism related enterprises and has over 9,000 people directly employed in the accommodation and hospitality sectors. In 2017 Kerry had 1.3 million overseas visitors bringing

an estimated €337 million to Kerry. North America is the biggest overseas tourism market for Kerry with 40% of visitors to the county coming from there, followed by Mainland Europe (36%), Britain (16%) and other long-haul markets (8%). In 2017, Kerry also attracted an estimated 964,000 visits from Irish residents, spending over €205 million⁹.

West Iveragh with Cahersiveen at its centre is located in a strategically important tourist area. It offers attractions for domestic and international visitors and is well positioned to contribute to overall ambitions and targets for the sector over the next ten years. The area has a fantastic natural environment with many famous attractions including Valentia Island and Sceilg Mhichíl which is a UNESCO World Heritage Site. The Skellig Michael World Heritage Management Plan 2008-2018 and any replacement thereof is supported by this plan. Derrynane House and National Historic Park, the birthplace of Daniel O’Connell, is located outside Caherdaniel.

There are also superb beaches with Kells, White Strand, Ballinskelligs and Derrynane all having Blue Flags. The internationally renowned championship Waterville golf course is a huge draw for international golfers.

Continued investments over recent years in infrastructure, people and attractions have added to the competitiveness of the region internationally for tourists. Future major infrastructural projects committed to by the Local Authority include the development of a recreational greenway between Cahersiveen and Glenbeigh, which if completed will bring significant year-round benefits to the area.

Seasonality, access, visitor experience and price remain key considerations. The importance of building a sustainable tourism future that emphasises the significance of taking particular care of the natural and built environment and one that also supports and nurtures the cultural and linguistic heritage in such a way that these elements continue to prosper in a sustainable manner is enshrined in the Kerry County Tourism Strategy ‘*Tourism Strategy and Action Plan*’ adopted by the Local Authority in 2016.

Given the association of the sea with the area, there is the potential to

⁹ Source: Fáilte Ireland

develop Blueways in the area. Blueways are a network of multi-activity recreational trails, based on or alongside the coast, lakes, and rivers.

Walking, cycling, wildlife and maritime leisure as recreational activities continue to grow and are developing as an important part of Kerry’s tourism product. West Iveragh has a number of designated walking and cycling routes with a variety of agencies involved in developing additional routes. These include The Kerry Way. Section 2.6.5.1 outlines in more detail the South Kerry Greenway, which will be a very important asset to the area when developed.

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.

The Wild Atlantic Way is Ireland’s first long distance driving tourist route and stretches for almost 2,500km from Donegal to West Cork. It follows the coastline and showcases the best views and experiences that Ireland’s Atlantic coast has to offer. A number of Discovery Points (viewing points) have been established in the West Iveragh area including:

- Geokaun Mountain
- Bray Head
- Kerry Cliffs
- Coomanaspic
- Bá na Scealg
- Com an Chiste
- Teach Dhoire Fhíonáin

- Sceilg Mhichíl (Signature Discovery Point)

Tourism growth must be managed in a sustainable manner that finds a balance between sustaining the quality of the overall product and protection of the natural environment. In order to protect the underlying environmental attributes and resources in the area, upon which much of the tourist industry is based, it is important that due consideration is given to these environmental attributes when providing for new routes/heritage trails/greenways/cycleways or intensifying use of less established routes. The preservation and strengthening of the existing amenity trails infrastructure is supported by this plan. Where possible the local authority will work with local communities to develop new amenity trails.

Tourism Objectives	
Objective No:	It is an objective of the Council to;
T-01	Facilitate where appropriate the development of the projects listed in the ‘County Kerry Tourism Strategy and Action Plan 2016-2022’ .
T-02	Facilitate where appropriate the development of projects listed in the ‘Skellig Coast Visitor Experience Development Plan’ .

2.3.7 Town and Village Renewal

The towns and villages of the West Iveragh area play a critical role in the overall socio-economic, environmental, cultural growth, development and quality of life of the citizens and visitors alike. Towns and villages create local distinctiveness, identity and sense of place and are traditionally where major social and economic activity takes place. A town or village is a place for people to meet, exchange goods/trade, engage with their fellow citizens, a base for local government, and public services. In the majority of the urban centres, the greatest numbers of jobs are in the broad sector of distributive services, which includes wholesale and retail trade as well as transport and storage, and hotels and restaurants. This is broadly to be

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expected and reflects the primary role of the rural medium to small towns as service centres or ‘central places’ for their surrounding hinterlands.

Town and villages in the West Iveragh area have faced considerable difficulties in recent years to retain vibrancy and vitality in the face of a number of challenges. Building critical population mass and addressing the challenges of town centre/village renewal is a key objective of the LAP to ensure the long-term sustainability of many of the settlements in the West Iveragh area in terms of sustainable jobs growth and retail sales.

A number of recent town centre renewal reports/commentaries including: Commission for the Economic Development of Rural Areas (CEDRA 2014), Policy Proposals for Irish Towns (Heritage Council, 2015) and a Framework for Town Centre Renewal (2017), have all articulated the key issues facing town centres as follows:

- Lack of proactive Town Centre Management programmes and incentives;
- Accelerating depopulation of town centres;
- Weakening town centre retail mix;
- Greater consumer mobility;
- Vacancy and dereliction;
- Restrictions on re-use and layout of historic buildings in town centres for residential purpose;
- Accessibility problems and changing trends in consumer behaviour – lack of market research about actual versus perceived needs and wants.

The towns and villages in the West Iveragh area all have their uniqueness and strengths from a social, cultural, heritage and economic perspective. The settlements need to make the most of their physical and cultural assets, strengthen their identity, town centre experience and offering in order to secure their future.

The settlement chapters include a number of specific actions to

promote regeneration of the urban centres, to enhance the experience and attractiveness for the shopper and visitor to these settlements. Objectives have also been included throughout the plan to improve movement through the towns and villages. This will be achieved through the enhancement of pedestrian infrastructure and the development of amenity spaces for residents and visitors to pass through, relax and play in.

2.3.8 Sustainable Land Use Development

2.3.8.1 Urban renewal and Regeneration

A principal focus of this local area plan is to encourage re-development and renewal of town and village cores through various regeneration and renovation measures rather than continual expansion and sprawl of towns and villages out into the countryside. In line with this, the plan has a target that at least 30% of new housing to be delivered within the existing built up fabric of Cahersiveen and Waterville on infill and or brownfield sites.

The Local Area Plan therefore identifies areas/streets that are in need of renewal and regeneration. The main objective is to draw attention to the opportunities that exist to redevelop key sites within the towns and villages where such sites have the potential to contribute to the rejuvenation of these settlements and act as a catalyst for other development. Two regeneration areas have been identified in Cahersiveen and these are detailed further in the section on Cahersiveen.

Where regeneration areas have been identified a reduction in development contribution levies will apply as per Kerry County Council Development Contributions Scheme 2017. Regeneration areas include derelict, vacant and underutilised buildings on streets and brownfield sites and these have been identified in the relevant settlement chapters. The Planning and Development Regulations 2018, allow for a limited period, an exemption for a change of use to residential from class 1,2,3 or 6, which also provides an incentive to redevelop underutilised properties.

A Vacant Site’s Register has been established pursuant to Section 6 of the Urban Regeneration and Housing Act 2015. It is the policy of the Council

to enter onto the register and impose a levy on any zoned lands that remain vacant where there is a shortage of housing in accordance with the legislation.

Renewal and Regeneration	
Objective No:	It is an objective of the council to;
RR-01	Encourage the development and renewal of areas, identified in Municipal District Local Area Plan, having regard to the Core Strategy, that are in need of regeneration, in order to prevent- <ol style="list-style-type: none"> 1. Adverse effects on existing amenities in such areas, in particular as a result of the ruinous or neglected condition of any land 2. Urban blight and decay 3. Anti-social behaviour or 4. A shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses
RR-02	Facilitate and/or require the preparation of masterplans where appropriate prior to the redevelopment of opportunity sites identified in the plan.

2.3.8.2 Brownfield Development

It is important to acknowledge that the redevelopment of brownfield sites is inherently more sustainable than the development of greenfield sites and should be encouraged. When discussing redevelopment proposals, it is important to address the potential of these sites for economic development and employment creation.

Vacancy and under-utilisation of urban building stock not only affects Cahersiveen but is a pervasive problem through the West Iveragh area

as a whole. Lack of occupancy results in unsustainable patterns of development and empty buildings run increased risk of dereliction and dilapidation.

Brownfield Development	
Objective No:	It is an objective of the Council to;
BD-01	Promote the development and employment potential of brownfield sites and their potential to contribute to a more sustainable pattern of development.
BD-02	Require at least 30% of new housing development to be delivered within the existing built up areas on infill and or brownfield sites in Cahersiveen and Waterville.

2.3.8.3 Opportunity Sites

Opportunity sites are sites of prime importance in the development of the towns and villages in order to increase vibrancy and vitality. A number of such sites have been identified in the towns and villages and are detailed in appropriate settlement chapters. Reduced development contributions will apply to particular sites as per the Kerry County Council Development Contributions Scheme 2017.

2.3.8.4 Urban Environment Enhancement Areas

There are a number of areas in the towns and villages centre that are in need of physical and environmental improvement works and offer the potential to greatly improve the appearance of the settlements. Kerry County Council will seek to carry out such works where feasible, to improve these areas and increase vitality and vibrancy in the settlements.

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2.4 Infrastructure

The supply of residential zoned land is focused in areas where infrastructure is available, or capital investment is planned and where capacity is currently available. The settlements of Cahersiveen and Waterville have been identified as being capable of accommodating additional residential development. Cahersiveen and Waterville WWTPs have adequate capacity to cater for the area of lands zoned in this plan.

Infrastructural deficits will play a key role in limiting development in certain settlements of the West Iveragh area. In particular wastewater and water treatment are key considerations for future development proposals and in the absence of definite capital investment plans, settlements such as Baile an Sceilg, Portmagee, Caherdaniel, Castlecove, Chapel town and Dún Géagáin will not be capable of supporting significant levels of development.

In cases where infrastructural deficits arise and centrally located suitable lands are available for development; these lands have been zoned under the category of ‘Strategic residential reserve’ (R4) or ‘Strategic reserve’ (O1). These lands are zoned in line with the long-term objective of encouraging consolidation of the town/village core and the retention and improvement of local services and facilities. Development will be dependent on (amongst other issues) the availability of infrastructure, the need, and demand for development.

Water Infrastructure	
Objective No:	It is an objective of the Council to;
W-01	Work closely with Irish Water to identify and facilitate the timely delivery of the water and waste water infrastructure required to realise the development objectives of this plan with due regard to the objectives of the Water Framework Directive and Habitats Directive.

W-02	Support the rollout of the second and future cycles of the Water Framework Directive including integrated catchment based approaches to the protection of water in collaboration with key stakeholders.
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The West Iveragh area is not as well connected with other areas of the County and to neighbouring counties, compared to the towns of Tralee and Killarney. Given the absence of a rail link and distance to airport services, connections are very dependent on the road network, either through private car use or bus services. The area is served by the N70 National Secondary strategic route, numerous regional roads and an extensive network of local roads. Kerry County Council will endeavour to maintain the strategic capacity and safety of the national road’s network and safeguard the investment made in strategic national roads. Some of the public bus services, Bus Éireann and the Local Link transport serving rural and local areas of the County can have a very limited timetable.

A seasonal (March-October) ferry runs between Knightstown and Renard shortening the distance between the eastern end of Valentia Island and Cahersiveen, and this is of considerable economic importance to the island. This ferry also serves as an important tourist function.

The provision of a more cycling friendly environment through the provision of improved cycling infrastructure is an objective of this plan. Cycle routes while providing recreation for local people, have also significant potential in terms of their use for commuter transport, providing access to work, educational and leisure facilities, for example. Developing an overall coherence of the path network, with emphasis on the interconnection between existing and proposed cycle paths is critical to allow for safe movements.

Infrastructure	
Objective No:	It is an objective of the council to;
I-01	Maintain the strategic capacity and safety of the national road's network and safeguard the investment made in strategic national roads.
I-02	Promote a more cycle friendly environment through the provision of improved cycling infrastructure. Developments in urban areas shall have regard to the 'National Cycling Manual' (National Transport Authority, June 2011).
I-03	Facilitate the development of a cycling network strategy for the plan area.
I-04	Facilitate the development and promotion of Eurovelo Route 1 where it passes through the West Iveragh area.

2.4.1 Broadband

The Countywide availability of high speed broadband is a vital infrastructural requirement to ensure the continued economic and social development of the County. The National Broadband Plan is a Government policy initiative which aims to deliver high-speed broadband to every household and business in Ireland within 3 - 5 years of commencement of the large-scale rollout.

This will be achieved through a combination of:

- Accelerated commercial investment by the telecommunications sector and
- State intervention in those areas where commercial providers acting alone will not provide this essential service

In relation to the state intervention area the process is currently on-going with a contract to be awarded for the work later in 2019.

2.5 Environment and Heritage

2.5.1 Natural Environment

The West Iveragh Area has many designated landscapes with International, European and National protection status and include:

- Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC
- Valencia Harbour/Portmagee Channel SAC
- Ballinskelligs Bay and Inny Estuary SAC
- Kenmare River SAC

Efforts should be made to maintain/improve water quality and habitat condition throughout the Plan Area in accordance with the Water Framework Directive and Habitats Directive. This plan has regard to the State of the Environment Report, Ireland's Environment – An Assessment 2016, EPA, 2016.

Nature based tourism and recreational projects/activities should be carried out in a manner which does not unduly harm sensitive species or habitats and in a manner that is compatible with nature conservation objectives for designated sites.

The plan area contains a wealth of coastal habitats, including estuarine, salt marshes and mudflats, dune systems, lagoons and rocky shores. Some of these are susceptible to damage from development and recreational pressure. Development on soft coast locations, particularly dunes concentrate human activities in a small area which if not properly managed can lead to wind and marine erosion.

Birds are susceptible to habitat loss and disturbance (some species more so than others) and these should be minimised, where possible. Four Special Protection Areas (SPA) are located in the area:

- Iveragh Peninsula SPA
- Puffin Island SPA

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- Skelligs SPA
- Deenish Island and Scariff Island SPA

2.5.2 Built Heritage

The built heritage of the West Iveragh area refers to the Record of Protected Structures and Architectural Conservation Areas (ACAs). Where relevant the special aspects of a settlement's built heritage have been highlighted in the LAP.

There are four ACAs in the West Iveragh area:

- Caherdaniel
- Cahersiveen
- Knightstown
- Waterville

They are listed in the Kerry County Development Plan 2015-2021.

A new architectural conservation area has been included 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.

2.5.3 Institutional buildings

There are several institutional buildings located within the area which are protected structures. Over the recent past, some of these buildings have suffered from underutilisation and lack of investment. While the renovation and reuse of these buildings may present challenges, the Planning Authority will seek to positively engage with developers to

seek a solution to ensure these buildings are brought into active use in accordance with proper planning and sustainable development.

2.5.4 Recorded Archaeological Monuments

Recorded archaeological monuments are those monuments and features listed in either the Record of Monuments & Places (RMP) or Sites & Monuments Record (SMR). All these monuments and their zones of archaeological potential/notification, as shown on the RMP and SMR constraints maps, are protected under the terms of the National Monuments Acts 1930-2004. Proposals to develop any lands within or adjacent to the zone of archaeological potential/notification as shown on the RMP or SMR will be subject to full archaeological impact assessment which may include pre-development archaeological testing and may lead to further mitigation/assessment including further test excavations, full excavation, buffer zones, redesign or refusal of planning etc.

It is the intention of the Kerry County Council to work with local landowners, the OPW, Department of Culture, Heritage & the Gaeltacht and local development companies, to provide improved access and visitor facilities at National Monument sites.

2.5.5 Archaeological Landscapes

Given the richness of the archaeological heritage of the County it is of little surprise that there are many very significant archaeological landscapes around the County. These landscapes are of regional, national and in some cases international significance, and every effort should be made to ensure their protection and preservation. The eighteen landscapes identified are described in detail in Volume 2 of the Kerry County Development Plan 2015-2021. These important landscapes are listed for special protection with special emphasis on objectives that protect the monuments and their landscape settings but also their visual aspect and monument inter-visibility. Three Archaeological Landscapes as contained in the Kerry County Development Plan 2015-2021 are found in the West Iveragh area including:

- Bray, Valentia

- Teeromoyle/Gortnagulla/Caherlehillian/Coulagh
- Staigue

2.5.6 Arts, Heritage & Culture

The Arts/Heritage and the Creative Sector are vibrant, rich in content and in history and have much to contribute to the West Iveragh area from an employment, economic and local enterprise perspective. The local authority will ensure that this potential is maximised to ensure that arts/heritage will play a central role in the development of the town and villages of the area.

Kerry County Council will work in partnership with the education sector communities and other agencies to develop creativity and cultural hubs in key locations in the West Iveragh area, where possible.

Arts, Heritage & Culture	
Objective No:	It is an objective of the Council to;
AHC-01	Work in partnership with the education sector, communities and other agencies to develop creativity and cultural hubs in key locations in the West Iveragh area, where possible.
AHC-02	Work with local landowners, the OPW, Department of Culture, Heritage & the Gaeltacht and local development companies, to provide improved access and visitor facilities at National Monument sites.

2.6 Rural Areas

2.6.1 Introduction

The purpose of this section of the LAP is to make provision for planning policies in rural areas that are below the strategic level of the County Development Plan and are more local in nature. These areas are defined as all the rural areas within the West Iveragh area and outside the boundaries of the towns and villages that are zoned in this LAP.

2.6.2 Population and Rural Housing

The population of the West Iveragh Area in 2016 Census was 7,317 persons which is a decrease of 2.9% from 2011. This percentage decrease compares to an increase of 1.5% in the population of County Kerry.

2.6.3 Rural Area types

Rural Area types have been identified in the Core Strategy in the Kerry County Development Plan 2015-2021. The West Iveragh Area is generally characterised by stronger rural areas in the coastal areas and structurally weak areas in the central part of the Iveragh Peninsula. The environs and rural areas surrounding Cahersiveen are under strong urban influence as identified on Map 3.1 as contained in the Kerry County Development Plan 2015-2021. Figure 2.9 below shows the rural area outside settlement boundaries.

The current level and pattern of development in some parts of the West Iveragh area is unsustainable. The cumulative impact of development in the countryside has the potential to reduce its value as a regional asset by damaging the landscape, water quality, biodiversity interests and to create additional and unnecessary problems for the supply of infrastructure and services and to increase car dependency and high energy use.

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The NPF states that “The open countryside is and should continue to be a living and lived in landscape focusing on the requirements of rural economies and rural communities, based on agriculture, forestry, tourism and rural enterprise, while at the same time avoiding ribbon and over-spill development from urban areas and protecting environmental qualities”.

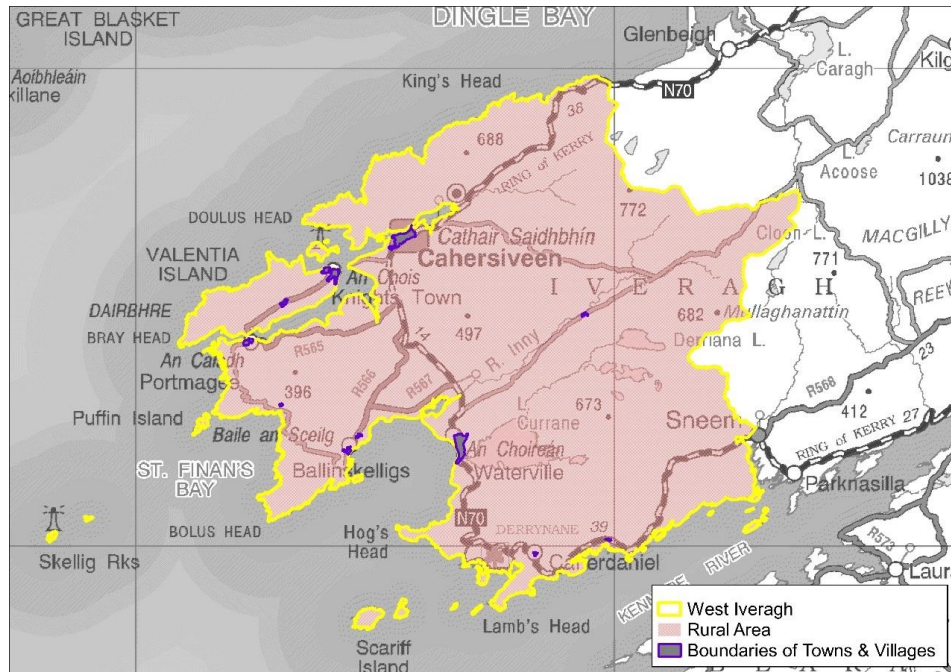


Figure 2.10:

West Iveragh Area showing Rural Area outside settlement boundaries

The Kerry County Development Plan 2015-2021, acknowledges that there is a need to maintain and strengthen rural communities throughout the county and to provide for the needs of local people to live in their own community and where possible, on their own lands. A distinction is made between housing, which is ‘urban-generated’ and housing, which is ‘rural generated’. The Council will endeavour to accommodate genuine rural-generated housing in the area it arises and to accommodate urban-generated housing within the development boundary of all towns and villages, in accordance with Chapter 3, Settlement Strategy, of the Kerry

County Development Plan 2015-2021. It is considered that by strengthening towns and villages, improving the services they provide and by making them more attractive places to live, that people will be attracted to these settlements.

2.6.4 Transport

The area is served by the N70 National Secondary route, a number of regional roads off the N70, and an extensive network of local roads. It is important that any development in the rural area is acceptable in terms of traffic safety and does not impact negatively on the carrying capacity and general safety of public roads in accordance with Section 7.2 in the Kerry County Development Plan 2015-2021.

2.6.5 Cycle Paths/Walkways

The West Iveragh area offers unparalleled choice of location, landscape and experience to residents and visitors alike. There is significant potential to further develop the tourism potential in the rural area and rural villages through the provision of amenity greenways, walkways and cycle paths. Marked paths and cycle routes are an important resource for attracting tourists and providing recreation for local people. Cycle paths have also significant potential to function as commuter routes, providing access to work, educational and leisure facilities. The key to these paths is that they are well developed, maintained and advertised in local villages and tourist offices. They can also open up potential for farm diversification into small-scale tourist services.

Numerous attractive walking routes and recreational areas exist in the area, including the Kerry Way, Bray Head looped walk, Bolus Head, and Beentee Loop. In addition, the West Iveragh area is fortunate to have a number of spectacular beaches including Ballinskelligs and Derrynane which are very popular recreational walking destinations all year round.

Fáilte Ireland has proposed a national coastal walking trail. It is the intention of Kerry County Council to work closely with landowners, community groups, local development companies and government departments to achieve this key national tourism objective.

Considerable potential exists for the sustainable development of greenways through the area, thereby connecting the towns and villages to the wider area. The development of the South Kerry Greenway is an objective of this Local Area Plan and the Kerry County Development Plan 2015-2021, objective RD-28.

Amenity Infrastructure	
Objective No:	It is an objective of the Council to;
AI-01	(a) Facilitate the interconnection of existing and proposed greenways throughout the county. (b) Facilitate the development of new walks in the area, and facilitate connecting spurs from the Kerry Way.
AI-02	Facilitate the development of the Fáilte Ireland proposed national coastal walking trail.
AI-03	Support the development of blueways in the area.

2.6.5.1 South Kerry Greenway

The construction of the Great Southern railway from Killorglin to Cahersiveen in 1893, was part of a network of railways throughout County Kerry, providing access for farmers to markets within and outside of the county, and served as one of the initial economic drivers to sustain the local economy. Whilst the railway stations throughout the county served as departure points for many emigrants, they also served to bring people into the county. The extent to which it transformed the county by greatly increasing the number of tourists can be seen in the development of railway-owned hotels at Caragh Lake, Parknasilla, Waterville and elsewhere throughout the county.

However, by the mid-20th century with the development of the road

network and increase in car ownership and goods vehicles, the rail network fell into decline, with the closure of the South Kerry railway line in 1963. Notwithstanding its decline, a significant portion of the infrastructure remains in place, with its iconic elevated structures and outstanding scenic views across Dingle Bay and the wild Atlantic Ocean. The original railway was developed out of the need for an enabler to energise the economic development of the wider area. The railway was very successful in this and during its operation continued to act as economic artery for the area and supported the communities within the region.

Similarly, the need for the South Kerry Greenway Scheme has its roots within the communities through which it passes. These communities comprising Glenbeigh, Kells, Foilmore, Cahersiveen, Renard and the intervening rural areas have for decades been experiencing ongoing social and economic decline. The redevelopment of the railway corridor as a greenway will see it once again act as an enabler of rural economic regeneration.

The route of the proposed greenway is shown on Figure 2.11. The greenway follows the line of the abandoned railway line from Renard to Glenbeigh. The route is approximately 32km in length and traverses a mixed variety of land and seascapes affording safe recreation and presenting iconic views of the area.



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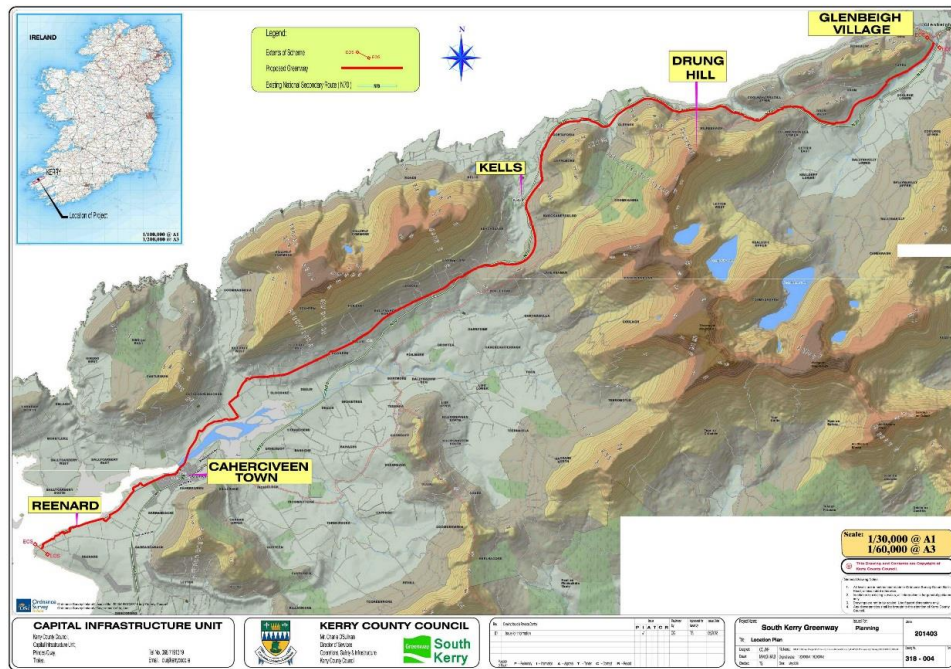


Figure 2.11:
Route of Proposed South Kerry Greenway

South Kerry Greenway	
Objective No:	It is an objective of the Council to;
GY-01	Construct a greenway along the route of the former railway line between Reenard to Glenbeigh, to facilitate recreational and tourist activities such as walking, cycling and nature observation.
GY-02	Protect all existing or historical rail lines and associated facilities from redevelopment for non-transport related purposes in order to protect their future use as greenways / cycle or walking routes.

GY-03	Establish a network of interlinked greenways within the Iveragh Peninsula.
GY-04	Support the provision of farm-tourism enterprises associated with the South Kerry Greenway, such as the renovation of farm buildings for tourism purposes, subject to compliance with normal planning and environmental criteria and development management standards as set out in Chapter 13 of the Kerry County Development Plan 2015-2021.
GY-05	Support and facilitate the maintenance, enhancement and promotion of all existing and future greenways within the Iveragh Peninsula.

2.6.6 Wild Atlantic Way

The Wild Atlantic Way is Ireland's first long-distance touring route, stretching along the Atlantic coast from Donegal to West Cork. The overall aim of the project is to develop a long-distance touring route that will achieve greater visibility for the west coast of Ireland in overseas tourist markets.

The Wild Atlantic Way was devised as a new 'experience' and 'destination' by Fáilte Ireland to present the West Coast of Ireland as a compelling international tourism product of scale and singularity. It is an over-arching brand which individual destinations and businesses can trade collectively with much greater potential visibility and clarity of message in the international marketplace.

Over 450km of the 2,500km route (20%) is located in County Kerry. Of this, 114km (25%) of the route in Kerry is located in the West Iveragh Area, making the Wild Atlantic Way a significant tourism asset to the area.

Along the route a number of Discovery Points have been identified, consisting of viewing points and lay-bys. These Discovery Points are generally located in remote coastal areas outside of the main towns and villages. As such, they are intended to simply provide visitors with a viewing opportunity as they travel along the route, and also as a device to entice visitors to the more remote and peripheral areas of the coast, thus potentially increasing overnight stays.

Objective ZL-6 of the Kerry County Development Plan 2015-2021 states that it is an objective of the Council to facilitate the sustainable development of existing viewing points as identified by Fáilte Ireland along the route of the Wild Atlantic Way, while ensuring the protection of environmental attributes in the area through the implementation of environmental protection objectives, standards and guidelines of this plan.

22 Discovery Points and 2 Signature Discovery Points can be found along the Kerry section of the Wild Atlantic Way. It is an objective of this plan to extend the Wild Atlantic Way along the Upper Coom Road on Valentia Island and to continue road improvement works and the provision of lay-byes/passing spaces on access routes to Geokaun Mountain, Bray Head, Valentia Radio Station, Glanleam and Cromwell Point Lighthouse.

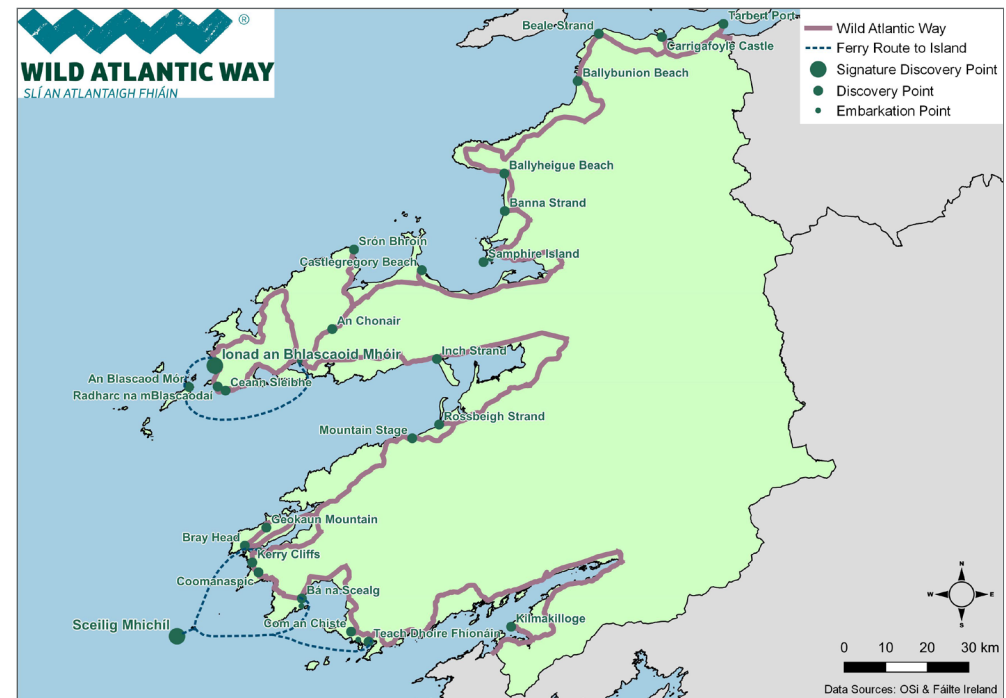


Figure 2.12: Wild Atlantic Way in County Kerry

Wild Atlantic Way	
Objective No:	It is an objective of the Council to;
WAW-01	(a) Seek the extension of the Wild Atlantic Way along the Upper Coom Road on Valentia Island. (b) Facilitate road improvement works and the provision of lay-byes/passing spaces on access routes to Geokaun Mountain, Bray Head, Valentia Radio Station, Glanleam and Cromwell Point Lighthouse.
WAW-02	Facilitate the development of viewing points and other facilities along the Wild Atlantic Way.

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2.6.7 Dark Skies & Astrotourism

International Dark Sky Reserves (www.darksky.org) are areas recognised as possessing an exceptional or distinguished quality of starry nights and nocturnal environment specifically protected for scientific, natural, educational, cultural, heritage or public enjoyment.

The Kerry International Dark-Sky Reserve measures approximately 700 km² and includes Kells, Cahersiveen, Portmagee, Valentia Island, The Glen, Ballinskelligs, Waterville and Caherdaniel. It therefore includes the majority of the West Iveragh area and offers new economic opportunities in astro tourism. Kerry County Council has been an enthusiastic supporter of this project from the outset. It supports this project and where resources allow intends to replace the public lighting system throughout Kerry with a more energy efficient, cost beneficial, dark-sky compliant lighting system.

The Council has enlisted the support of UCC, CIT and Blackrock observatory to provide accredited astronomy and star gazing training courses for local guides, and will continue to work closely with Fáilte Ireland to promote the area for star gazing and astrotourism.

It is an objective of this plan to support astrotourism and archaeoastronomy initiatives to leverage the economic benefits of the International Gold Tier Dark Sky Reserve Designation for the region.

In addition, Kerry County Council is currently engaged with partners in the Skellig Coast Tourism Network, Fáilte Ireland, other State Agencies, Third Level Institutions, the Irish Astronomical Society, European Space Agency, and NASA to progress the development of an innovative high-tech Mobile Observatory. The development of the Kerry Mobile Observatory as a shared community tourism and educational resource in the Dark Sky Reserve and a permanent planetarium in Cahersiveen, are supported by this plan along with encouragement for the establishment of other observatories (including commercial sites) to enable night sky viewing across the region.

Dark Sky & Astrotourism	
Objective No:	It is an objective of the Council to;
DS-01	(a) Support astrotourism and archaeoastronomy initiatives to leverage the economic benefits of the International Gold Tier Dark Sky Reserve Designation for the region. (b) Ensure that all new external lights within the International Dark Sky Reserve should be dark sky compliant- e.g. LED lamps at the red end of the spectrum (2,700-3,500K).
DS-02	Facilitate the development of the Kerry Mobile Observatory, including making provision for its siting in designated car parks and lay-bys, as a shared community tourism and educational resource in the Dark Sky Reserve in the short term and a permanent planetarium in Cahersiveen in the longer term, and encourage the establishment of other observatories across the area.

2.6.8 Natural Environment and Amenity

The West Iveragh area has a variety of spectacular physical features and biodiversity which combined produce some of the most unique landscapes in Ireland.

Recreational and amenity pressure must be developed and managed in a sustainable manner to ensure that the quality of the underlying environment is not unduly compromised. The potential for wildlife disturbance (light, noise etc), trampling and erosion of sensitive vegetation/soils and the introduction/spread of invasive introduced species, must be carefully managed and controlled.

Natural Environment	
Objective No:	It is an objective of the Council to;
NE-01	Protect and where appropriate enhance the provision of biodiversity features within the settlements of the area.
NE-02	Promote the development of a catchment wide invasive species management plan.

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.

Recreational Fisheries	
Objective No:	It is an objective of the Council to;
SF-01	Support and facilitate further investment in sustainable future fisheries development where appropriate in the West Iveragh Area.

2.6.10 Community Facilities/Leisure/Amenity

The West Iveragh area has many natural attractions that are very popular with domestic and international visitors. It is important that improvements to community facilities, public infrastructure and other facilities are facilitated to ensure these places meet their potential and serve both the visitors and locals residing in the area.

Community Facilities	
Objective No:	It is an objective of the Council to;
CF-01	Facilitate the provision of playgrounds at appropriate locations.
CF-02	Facilitate the sustainable improvement and enhancement of beach access and beach infrastructure.

2.6.11 Extractive Industries

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.

2.7 Valentia Island

Valentia Island is located off the western coast of the Iveragh peninsula. It is the largest island off the County Kerry coast and is directly connected to the mainland by a bridge to Portmagee and by ferry to Renard during the summer months. The island is approximately 11 kilometres long by almost 3 kilometres wide. The island contains two main settlements at Knightstown and Chapel town. The settlements provide a range of services to their rural catchment area. Many of the residential units on the island are holiday homes.

Tourism is an important element of the economy of Valentia Island. The existing tourism product needs to be protected, with greater value being derived from it. In addition, efforts need to be made to lengthen the tourism season. Tourism needs to focus on the strengths of the area, namely the untouched rural landscape, birdlife, the marine environment, the built heritage and the areas interesting history which includes the Trans-Atlantic Cable, the Skellig Experience, the Observatory, and the Slate Quarry. The area offers scope for outdoor pursuits such as birdwatching,

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walking, hill and mountain/rock climbing, astro-tourism and marine leisure where compatible with nature conservation designations. The island also has a unique opportunity to develop astro-tourism initiatives due to its dark and unpolluted skies. Other significant tourism sites on the island include Glanleam House & Gardens, Valentia Lighthouse and the Tetrapod Trackway.

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.

Building on the strengths of the Island, it is an objective of this plan to facilitate the development of green routes throughout the Island and to preserve and redevelop the ensemble of linked Valentia Cable sites as a UNESCO world heritage site.

2.7.1 Bray Head

This is a Discovery Point on the Wild Atlantic Way. The site is occupied by a Napoleonic-era signal tower, constructed between 1804 and 1806 and is one of four such towers along the Co. Kerry coast. The area around the Signal Tower offer panoramic views of the Valentia Island Cliffs, the Skellig Islands (UNESCO World Heritage Site) and the northwestern part of the Iveragh Peninsula.



It is intended to develop a viewing area within the walled site of the signal tower. The development would also involve the construction of a rooftop

viewing area within the signal tower itself which will be accessed via an internal staircase. The rooftop viewing area will provide visitors with a ‘watch-tower’ experience. The development is supported by Fáilte Ireland and Kerry County Council. It is hoped that this development would benefit both local communities and visitors by providing an enhanced, safer experience, in particular a novel experience for visitors to the area.

2.7.2 Valentia Transatlantic Cable UNESCO Project

Valentia Transatlantic Cable Foundation has sought UNESCO World Heritage site status for the cable station and associated buildings. This application is fully supported by Kerry County Council, and the local authority will work closely with the Valentia Island Development Company, Valentia Island Trans-Atlantic Cable Foundation, and Department of Culture, Heritage and Gaeltacht and other state agencies and institutions in Ireland and abroad to achieve this goal.

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

Valentia Island was the birthplace of modern telecommunications. The completion of the undersea Transatlantic telegraph cable, after several attempts, in July 1866 was a global milestone and heralded the birth of globalisation reducing communication times from weeks to minutes. The feat was described as the 19th century technological equivalent of putting a man on the moon.

For 100 years the Valentia Cable Station was the hub of transatlantic communication. The Cable Station and slate yard in Knightstown, in particular, are of enormous national and international heritage value in terms of their industrial archaeology, history and their contribution to mankind’s technological progress.

Objective T-55 as contained in the Tourism & Recreation chapter of the Kerry County Development Plan 2015-2021 states that it is an objective to support and encourage measures to secure the designation of Valentia

cable station and associated features, Great Blasket Island, the tetrapod trackway on Valentia Island as a UNESCO World Heritage Site. It is also included as a project in the County Kerry Tourism Strategy and Action Plan 2016-2022.

Funding of €1,270,000 has been awarded to the Valentia Trans-Atlantic Cable Station as part of the Rural Regeneration and Development Fund. This project will restore the Valentia Trans-Atlantic Cable Station and re-purpose it as a museum and business innovation. The proposal is to develop a museum/visitor experience on the history of the trans-Atlantic cable on the ground floor and an Innovation Hub, led by Trinity College’s Internet of Things testbed, ‘Pervasive Nation’, on the first floor, befitting Valentia’s first mover role in global communications.

Valentia Island	
Objective No:	It is an objective of the Council to;
VI-01	Encourage the sustainable and environmentally appropriate development, extension and renewal of all aspects of tourism related activities.
VI-02	Ensure that the high quality natural setting of the island is maintained and protected from inappropriate development.
VI-03	Facilitate the development of Bray Head Tower as a Discovery Point on the Wild Atlantic Way.
VI-04	Support the designation of the Valentia Cable Sites as an UNESCO World Heritage Site.

VI-05	(a) Protect the key cable sites at the old Slate Yard and ‘First Message’ (1858) building in Knightstown including the visual corridor from the harbour, the Cable Station building (1868), Knightstown, and the remains of the 1866 building on the Telegraph Field at Foilhommerum. (b) Facilitate and support the conservation and presentation of these sites in accordance with Department of Culture, Heritage and Gaeltacht and UNESCO guidance.
VI-06	Encourage and facilitate the sustainable development of local enterprise, marine related activity and educational activities at an appropriate location on Valentia Island.
VI-07	Recognise 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.

2.8 Gaeltacht Uíbh Ráthaigh

Gaeltacht Uíbh Ráthaigh covers an extensive area within the central part of the West Iveragh Area. This constitutes an important part of the linguistic, social, and cultural tradition of the county. This area is also rich in traditional ways, folklore, writing, music, and historic and archaeological sites. Every effort must be made to preserve and maintain Gaeltacht traditions.

The cultural heritage of the Iveragh peninsula area is very strong. Its landscape, folklore, historic, archaeological, musical, linguistic and

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literary diversity gives the area a unique character and sense of identity. In particular the area is identified with its linguistic heritage, being one of the remaining areas in the Country where the Irish language is spoken. The preservation of the Irish language is of paramount importance to the area and the Country as a whole.

It is the policy of Kerry County Council to preserve and promote the use of Irish as a living daily-use language and Gaeltacht communities will be supported in order to strengthen and expand the social networks that nourish Irish as the community language.

The extent of the Gaeltacht area is shown on Figure 2.13, but the daily use of the language is declining. The protection of the Irish language is of National importance and crucial to our national identity.

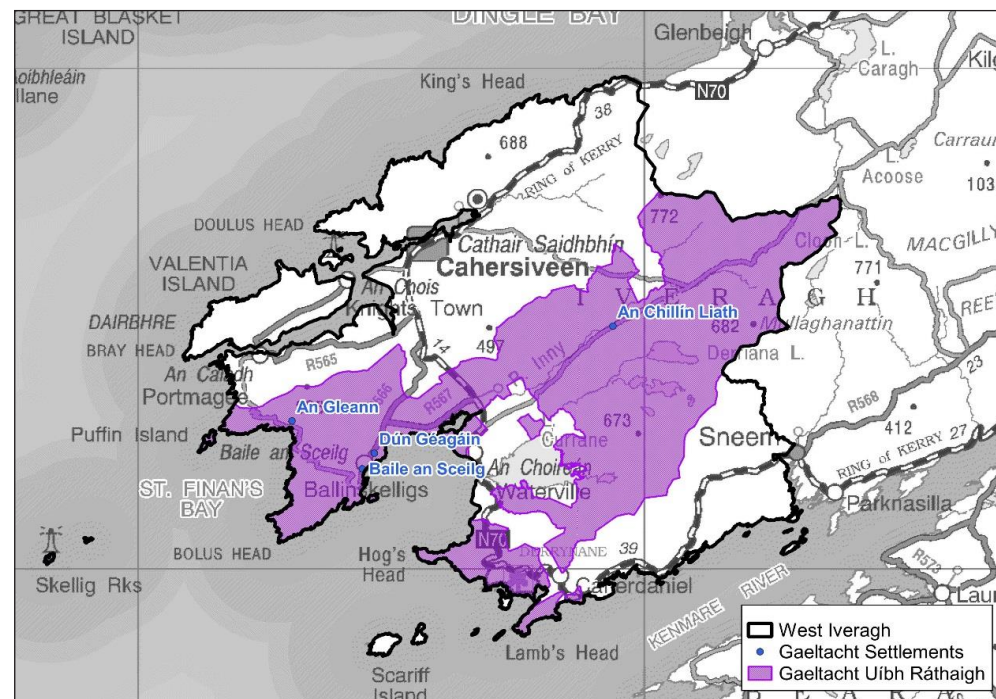


Figure 2.13:
Gaeltacht Uíbh Ráthaigh

The issue of preserving the Irish language is difficult and complex and needs a much broader range of measures than can be included in a local area plan. It is important, however, that the policies contained within the plan are broad and wide-ranging enough to facilitate any future strategies and initiatives that might emerge.

The main factors that need to be considered in the preservation of the Irish language are; demographics, economic factors, facilities and infrastructure. In recent years the Council has been particularly proactive in the promotion of the Gaeltacht areas in Kerry. The Kerry County Council Scéim Gaeilge IV, 2018-2021 aims to promote the provision of services through the Irish language for the people of the Gaeltacht. Such proactive measures are important in ensuring the survival of the Irish language and its associated Gaeltacht culture.

There are significant development pressures, both in relation to holiday homes and permanent homes in West Iveragh area due to its high visual and amenity quality. The pressures of such development and associated migration of non-Irish speakers has the potential to affect the viability of the Irish language. On balance however, it is important that facilities be provided which facilitate the teaching of the Irish language to those who desire it.

2.8.1 Uíbh Ráthach Task Force

The Action Plan for Rural Development (2017) proposed that a Task Force should be established for the Gaeltacht area of Uíbh Ráthach. The development of an integrated, cross sectoral plan for the Uíbh Ráthach Gaeltacht to address the social and economic needs of the community was proposed.

The Uíbh Ráthach Gaeltacht Interagency Taskforce published their ambitious regeneration plan for the region in July 2019. The areas of focus in the plan are employment and quality of life. Among the points included in the plan are the creation of 145 full-time jobs and a 3% increase in population with a focus on developing innovations in alternative farm enterprises, the development of a digital hub and an increase in tourist visitors. The report also targets a 5% increase in daily Irish speakers and the

re-establishment of an Irish language summer college, in order to combat falling levels of spoken Irish in the area.

This LAP supports the ambitions of the Uíbh Ráthach Task Force.

Gaeltacht	
Objective No:	It is an objective of the Council to;
G-01	Promote and develop the Gaeltacht as a centre of linguistic and cultural heritage in tandem with policies that will encourage sustainable economic development in order to ensure vibrant communities.
G-02	Seek to enhance the unique cultural identity and secure the sustainability of the Gaeltacht communities into the future.
G-03	Ensure that all signage erected in the Gaeltacht is in Irish only or complies with Objective H-20 of the Kerry County Development Plan 2015-2021 and Section 3.10 Scéim Gaeilge 2018-2021.
G-04	Encourage the provision of facilities for the teaching / learning of the Irish language and for the production of traditional entertainment and the presentation of culture through the medium of Irish.
G-05	Ensure that Council services are provided in the Gaeltacht through Irish as per Official Languages Act 2003.
G-06	Encourage the development of Irish Language schools / Coláiste Samhraidh in the area.
G-07	Support the Language Plan for the Uíbh Ráthach Gaeltacht.

G-08	Support the development of Irish Language Tourism in the Uíbh Ráthach Gaeltacht.
G-09	Support the Uíbh Ráthach Task Force and any reports/plans/actions that they promote.

2.9 Land Use Zoning

2.9.1 Myplan Classification

The Municipal District Local Area Plan will use the Myplan.ie General Zone Types (GZTs) classification scheme. Myplan is an initiative of the Department of Housing, Planning, Community and Local Government on behalf of all of the planning authorities across the country and can be accessed Myplan website, www.myplan.ie. Myplan is to create a one stop shop for information about plans that will assist with coordination between local authorities and more generally with the delivery of public services. Myplan incorporates many different sets of spatial information including the land use zonings of all the development plans and local area plans of all planning authorities in Ireland.

Myplan sets out eight general zone types from primary sector to community services/facilities. Each zone type has a number of sub categories, for example education, health and community facilities are all sub categories of the general zone of community services/facilities. Each subcategory is coded. For example under the general zone type of (R) residential, R1 indicates new/proposed residential while R2 denotes existing residential, while R4 indicates strategic residential reserve. The following constitute the general zone type categories used in this plan:

1. Primary Sector
2. Commerce/Industry/Enterprise/Economic Development
3. Community Services/Facilities
4. Networks and Basic Infrastructure/Utilities
5. Residential

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6. Green/Recreation/Conservation
7. Mixed Use
8. Other

Only the zonings used in this LAP have been included in this section.

Primary Sector

This category relates to uses that mainly deal with the exploiting of natural resources such as agriculture, forestry and quarrying.

Generally residential development is not permitted on agricultural zoned land however consideration will be given, in the case of an application, for the construction of a dwelling house for the landowner or the son or daughter of the landowner or the favoured niece or nephew of the landowner to be used as their full time permanent residence.

Primary Sector	
P1	Agriculture

Commerce/Industry/Enterprise/Economic Development

This category has seven sub-categories that include retail warehouse, industrial enterprise employment, office business/technology park, warehouse and tourism and related industries amongst other sub-categories. Only three of the sub-categories are used in this LAP. These areas are intended primarily for all employment related uses but may also include a range of other uses such as industrial, business and enterprise.

Commerce/Industry/Enterprise/Economic Development	
C2.1	Industrial, enterprise, employment
C5	Tourism and related
C6	Mixed/general commercial/ industrial/enterprise

Community Services/Facilities

This broad GZT category is intended to cater for the range of social or community services or facilities such as education and health which are provided mainly but not exclusively by the public sector. Where appropriate the provision of ancillary accommodation and facilities will be accommodated.

Community Services/Facilities	
S1	Education
S3	Community facilities
S6	Other community services/facilities

Networks and Basic Infrastructure/Utilities

Lands zoned for utilities and infrastructure uses are largely for operational requirements such as drainage, sanitation, emergency services, electricity, gas, telecommunications, and traffic management and maintenance purposes. New roads, walkways and cycleways are also included on zoning maps under this heading.

Networks and Basic Infrastructure/Utilities	
N1	Transport
N2	Water/wastewater

Residential

Residential Areas are intended primarily for housing development but may also include a range of other ancillary uses for residential, particularly those that have the potential to foster the development of new residential communities. These are uses that benefit from a close relationship to the immediate community, such as crèches, some schools and nursing homes. A limited range of other uses that support the overall residential function of the area may also be considered. This category also provides for strategic residential reserve which identifies areas which are intended for residential development at some future date.

Residential	
R1	New/proposed residential
R2	Existing residential
R4	Strategic residential reserve

Green/Recreation/Conservation

This section details the general landuse categories and objectives for open space, sports and amenity. Within this broad spectrum there are different requirements for each type of open space depending on their accessibility and level of usage by the public.

In some instances, these open spaces are located within or adjacent to environmental designations and sites of local biodiversity significance. Therefore it is important to ensure the protection of the integrity of biodiversity and to recognise the importance of wildlife corridors and sites of nature conservation importance.

Green/Recreation/Conservation	
G1	Open space, park
G3	The conservation, amenity or buffer space, corridor/belt. Landscape protection
G4	Active open space

Mixed Use (Town Centres/Core Retail Area)

Mixed use areas are generally intended to cater for zones which are specifically mixed use in nature and provide for a wide range of uses.

The primary/core retail areas will form the main focus and preferred location for new retail development, appropriate to the scale and function of each town centre. It is policy to primarily provide for mixed uses and any other uses appropriate to the town centre in areas zoned mixed use. Proposed developments should improve the vitality and viability of the town centre and shall meet the needs of the town. Residential development will also be encouraged particularly in mixed use developments.

Mixed Use (Town Centres/Core Retail Area)	
M1	Mixed use, general development, opportunity/proposal site
M2	City/Town/Village centre or central area
M4	Built up area
M5	Other mixed uses

Other

This is the final category which is only used if a zone did not fit comfortably into any of the other categories, sub-categories or sub-sub categories. This category includes Strategic Reserve, white land (O1).

Other	
O1	Strategic Reserve, white land

Development in Existing Residential/Town/Village Centre/Built Up Areas

In this plan significant areas of lands within the town and village boundaries have already been developed in the Municipal District’s settlements. These are known as built up areas and constitute the majority portion of the zonings on the accompanying maps. Under the new Myplan zonings these are typically zoned as (R2/M2/M4) Development in Existing Residential/Town/Village Centre Area/ Built Up Areas.

Built up areas include all lands within a development boundary, it includes a mix of land uses which may have existing buildings in place, brownfield lands and undeveloped greenfield lands within the development boundary. In the local area plan, areas of existing development are shown as existing residential (R2) or town/village centre area (M2) or built up area (M4). This approach is consistent with the Myplan classification system and allows a more positive and flexible response to proposals for the re-use/re-development of underused, derelict land or buildings particularly in the older parts of the main towns.

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Within predominantly built up areas, development proposals normally involve infill development, redevelopment or refurbishment or changes of use. It is important to recognise that this is part of the cycle of development or redevelopment in settlements that contributes to the character of towns. In many ways, this is more sustainable than continually encouraging growth to concentrate only towards undeveloped areas. Indeed, a mix of harmonious uses is often considered a desirable and attractive characteristic.

It is therefore the policy of the Planning Authority to protect and improve existing /developed/residential areas and to provide facilities and amenities incidental to those areas. There is a range of additional uses open to consideration within these areas where it can be demonstrated that there is a need for such facilities and that it will not affect the predominant use of the area.

Within existing built up areas there will inevitably be some areas of land that are either undeveloped or have some potential to be considered for development. The inclusion of this land within an existing built up area does not imply any presumption in favour of development or redevelopment, unless this would enhance the character and amenity of the area as a whole.

It is the policy of the Local Authority to facilitate development that supports in general the primary land use of the surrounding existing built up area. Development that does not support, or threatens the vitality or integrity of the primary use of these existing built up areas shall not be permitted.

Within the development boundaries of the towns, in areas that are not subject to specific zoning objectives, proposals for development will be considered in relation to the following:

- The objectives of this and any other statutory plan;
- The character of the surrounding area; and
- Other planning and sustainable development considerations considered relevant to the proposal or its surroundings, including

flood risk assessment and the potential for impact on sites of nature conservation importance.

Development and Land Uses in New Areas (Greenfield)

The aim of zoning objectives in relation to new areas is to provide a framework that will guide their development from the very beginning. In zoning new land for development, the intention is to foster the natural growth of the settlements by encouraging related developments to form sensible spatial groupings. By encouraging a sensible mix of uses and avoiding excessive homogeneous development, these areas should be more lively and sustainable reflecting the character of many of the existing areas within the county.

Zoning	
Objective No:	It is an objective of the Council to;
ZON-01	Ensure that all development permitted shall comply with the relevant zoning classification of the site as set out in this Local Area Plan.



Zoning/Code	Res	CSF	NU	MU				CIEE		GRC	P	Oth
	R	S	N	M1	M2	M4	M5	C2	C5	G1,G3,G4	P1	O1
Shop (Class1)	O	O	N	P	P	O	N	N	N	O	O	O
Financial/Professional Services (Class 2)	O	O	N	P	P	O	N	N	N	N	O	O
Office (Class 3)	O	O	N	P	P	O	O	N	N	N	O	O
Light Industry with Showroom (Class 4)	N	N	N	N	N	O	N	P	N	N	N	O
Wholesale Warehouse (Class 5)	N	N	N	O	N	O	N	N	N	N	O	O
Club/Guest House/Hostel (Class 6) & Hotel	O	O	N	O	P	O	O	N	P	O	N	O
Religious Activities (Class 7)	O	P	N	O	P	O	N	N	N	N	N	O
Medical Services/day Centre/Crèche (Class 8)	O	P	N	P	P	O	N	N	N	N	N	O
Residential/Medical Care & Training (Class 9)	P	P	N	O	O	O	O	N	N	N	N	O
Gallery/Museum/Community Hall (Class 10)	O	P	N	P	O	O	O	N	N	O	N	O
Cinema/Theatre/Recreational Hall (Class 11)	O	O	N	P	O	O	N	N	O	O	N	O
Bookmakers/Amusement Arcade	N	N	N	O	O	O	N	N	N	N	N	n
Café/Restaurant	O	O	N	O	P	O	N	N	N	N	N	N
Call Centre/Telesales/Data-centre/Web-hosting	N	N	N	O	N	O	O	O	N	N	N	O
Camping/glamping etc	O	O	O	N	O	O	N	N	P	O	O	O
Carparking (Surface/Multistorey)	O	O	O	P	P	P	N	O	O	O	N	O
Fast Food/Take-Away	O	N	N	O	P	O	N	N	N	N	N	N
Funeral Home	N	O	N	O	O	O	N	N	N	O	N	O
Garden Centre	N	O	N	N	N	O	N	O	N	N	O	O
Motor Sales Showroom	N	N	N	O	N	O	O	O	N	N	N	O
Night-Club	N	N	N	O	P	O	N	N	N	N	N	O
Petrol Filling Station	N	N	N	O	N	O	N	N	N	N	N	O
Public facilities & infrastructure	O	O	P	O	O	O	O	O	O	O	O	O
Residential Unit	P	O	N	O	O	O	O	N	O	N	O	O
Vehicle Repairs Garage	N	N	N	O	N	O	N	O	N	N	N	O
Superstore(>2500sqm)	N	N	N	O	P	O	N	N	N	N	N	O
Warehouse/Storage Depots/Distribution Centres	N	N	N	N	N	O	N	O	N	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 Iveragh Local Area Plan

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Part A

3.1 Introduction to Settlements

3.1.1 Development in the main Settlements

The strategy for the West Iveragh LAP is dependent on the growth of Cahersiveen as the regional town and to a lesser extent on the district town of Waterville. This growth can only be achieved through creating employment opportunities and attracting people to live in these settlements, thereby strengthening their urban structure and creating a demand to support local services.

Residential developments

Future residential development will only be permitted on appropriately zoned lands, such as R1, new/proposed residential, R2 existing residential, M2 Town/village centre (where gap sites or opportunities for redevelopment exist), infill sites and on sites contiguous with the town/village centre. This policy seeks to prevent leapfrogging of sites, to ensure a sustainable and compact urban form, restrict the demand for out of town retailing and ensure that residents are within easy walking distance of town centre facilities.

It is considered, however, that a longer-term view should be taken with regards to zoning of land for residential use. This approach is taken in line with investments made or proposed to be made in infrastructure, such as wastewater treatment plants. Lands therefore have been identified as strategic residential reserve (R4) where appropriate for some of the settlements.

Long-term residential development on R4, Strategic residential reserve lands will be permitted only on completion of 80% of the R1 new/proposed residential zoned lands subject to the provision of adequate infrastructure. Where no lands have been identified as R1 or R4 in a particular settlement, residential development will only be considered subject to consideration of the Core Strategy and the provision of adequate public water infrastructure.

Notwithstanding that the period of this plan is for six years, it is preferable that adequate suitably located lands are zoned in the interests of proper planning and longer term sustainable development of the settlement. A strategic land reserve (O1) has been provided (where appropriate) to cater for long-term development.

New development schemes should contribute towards the consolidation of the settlement and development of a sense of place. Development shall be encouraged first on infill, brownfield and suitable backland sites. In line with this the scale of new residential developments shall be in proportion to the pattern and grain of existing traditional settlements. A mix of housing types should be provided in any one development to provide for the varying housing needs of the public and to adapt to changing demographic trends. Housing developments with a mix of housing types also make for a more interesting and attractive estate in terms of design and layout.

There is no reference in this plan and in the land use zonings to residential densities. The appropriate density for applications for housing developments will be considered by the Planning Authority on a case by case basis, and will be based on the density of the surrounding development if any and the proximity to the town centre. The quality of the design of the scheme will also heavily influence the decision. In general housing densities will be higher closer to the town and village centre and lower towards the edge of settlement. In the majority of the settlements infill and vacant sites are available within close proximity to the town/village centre. It is proposed to prioritise the development of residential units on vacant and infill sites within existing developments in particular.

It is the policy of the Council to:

- Encourage proposals for residential developments, including social housing schemes and assisted living developments in towns and villages that will contribute to revitalisation and renewal subject to other policies of this plan and subject to proper planning and sustainable development of the area.

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Renewal and regeneration

The plan establishes a strategic framework to focus renewal and regeneration of the LAP's towns, villages and rural nodes in order to support vibrant and strengthened communities and drivers of economic growth. It is the priority of the Local Authority to encourage the sustainable expansion in the range and number of retail and commercial services within the designated towns and villages which in turn will provide local employment and improve the quality of life of the local community. Future mixed use and other non-residential development will be encouraged in the town/village core on brownfield and infill sites firstly where appropriate and on sites identified as suitable for such uses or open to consideration, as per the zoning matrix. A collaborative, multi-agency and cross sectoral approach is required to manage this strategic aim. While it is an objective of the Council to recognise the potential of all smaller towns and villages and co-operate with any prospective public and or private sector partners in delivering any such sustainable and policy compliant projects, this plan identifies a number of areas/sites for particular regeneration, renewal and revitalisation focus.

Built Environment

It is the policy of the Council to ensure that development proposals within town/village centres or built up areas:

- Harness and maximise the economic potential of West Iveragh's towns and villages so that they contribute to the sustainable economic growth of the County.
- Support the initiatives for renewal and regeneration of West Iveragh's towns and villages by placing a particular focus on identified 'retail core areas' and designated regeneration and opportunity sites.

It is the policy of the Council to support initiatives to strengthen and improve the physical environment of towns and villages and encourage positive place-making. Development proposals should:

- Provide for distinctive buildings of a high architectural quality which contribute to a distinct sense of place and a quality public realm.

- Create strong street frontage by either, adhering to the established building line in the immediate area or establish a new building line immediately adjoining the public road where a reasonable opportunity exists to do so. A greater setback will be considered where the development would provide for the creation of a high quality urban space with sufficient landscaping, street furniture etc.
- Respects where appropriate, the context of the adjoining buildings, adjacent streetscape or buildings in the immediate area, in terms of design, height, scale and mass etc.
- Utilise where appropriate adaptable and accessible design on the ground floor to ensure their future re-use for alternative functions (e.g. retail/ commercial).
- Promote where appropriate visual interest through modulation and detailing of architectural elements (e.g. detailing/treatment of eaves, windows, frontages, slight variations in roof lines, setback etc).

Overall Development	
Objective No.	It is an objective of the Council to;
WI-OO-01	Provide for the development of the West Iveragh area in a manner which is environmentally sustainable and protects its social, cultural, environmental and economic assets for future generations.
WI-OO-02	Ensure that all new development is located within the settlements' development boundary. In order to promote a compact urban form, a sequential approach shall be taken to all new development with adequate provision made for off street parking, as appropriate.

WI-OO-03	Encourage the sustainable expansion in the range and number of retail, commercial and community services/facilities of the West Iveragh settlements in tandem with population growth which in turn will provide local employment and improve the quality of life of the local community.
WI-OO-04	Promote a more sustainable pattern of development through prioritising development on suitable derelict, backland, infill and brownfield sites.
WI-OO-05	Prioritise retail regeneration within the town and village core areas. In particular, development should be encouraged within designated regeneration areas and on identified opportunity sites as appropriate as identified in the plan.
WI-OO-06	Encourage and support collaboration across the public, private and community and voluntary sectors in order to progress the regeneration and renewal of the settlements of the West Iveragh area.
WI-OO-07	Ensure that in addition to the objectives of this plan, the policies and objectives of the Kerry County Development Plan 2015-2021, shall apply to all settlements and the rural area where relevant.
WI-OO-08	Facilitate the improvement and enhancement of the entrances to the villages from approach roads.

Residential	
Objective No.	It is an objective of the Council to;
WI-R-01	Facilitate the development of residential units within each settlement boundary in accordance with the Core Strategy.
WI-R-02	Monitor and review the number of permitted and constructed residential developments within the settlements.
WI-R-03	Prohibit development on lands zoned as strategic residential reserve (R4) until 80% of all other residential zoned lands have been developed to the satisfaction of the Planning Authority.
WI-R-04	Consider proposals for residential development where no lands have been identified as R1 (proposed residential) in a particular settlement, subject to the provision of adequate public water infrastructure, need and demand in the area amongst other issues.
WI-R-05	Require masterplans to provide an overall vision/site analysis for residentially zoned landbanks to ensure future development integrates in a coherent and sustainable manner producing consistency and visual continuity/harmony and avoids haphazard piecemeal development on a field by field basis. Existing and potential access routes should be preserved where feasible to ensure ease of movement particularly for pedestrians and cyclists.

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WI-R-06	Require all new residential development schemes (over five units) to provide for a mix of house types in order to meet and adapt to the changing demographic trends and household profiles in the County.
WI-R-07	Recognise Kerry's ageing population, encourage and promote age friendly residential schemes in towns and villages of the West Iveragh area.
WI-R-08	Ensure that residential densities reflect the density of appropriate adjoining developments. Higher densities will be considered in the town/village centre or within close proximity to the town/village centre. Lower densities will be considered at the edge of the settlement as per the Department of Environment, Heritage and Local Government publication, guidelines for Planning Authorities on 'Sustainable Residential Development in Urban Areas'.
WI-R-09	Facilitate the change of use of holiday homes to permanent places of residences subject to compliance with development management standards.

WI-BE-02	Preserve the towns and villages' architectural heritage and promote conservation-led regeneration and re-use of buildings, where possible.
WI-BE-03	Promote a more pedestrian friendly environment through the provision of traffic calming measures and improved pedestrian infrastructure. Developments in urban areas shall have regard to the 'Design Manual for Urban Roads and Streets' (March 2013) – Department of Transport, Tourism and Sport and the Department of the Environment, Community and Local Government.
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.

Built Environment	
Objective No.	It is an objective of the Council to;
WI-BE-01	Support initiatives to strengthen and improve the physical environment of the towns and villages of the West Iveragh area with enhanced streetscapes, appropriate shopfront design and provision for improved street lighting, public footpaths and street furniture.



Natural Environment	
Objective No.	It is an objective of the Council to;
WI-NE-01	Protect existing biodiversity features in the settlements of the area. Where appropriate enhance biodiversity within the plan area with regard to the National Biodiversity Action Plan 2017-2021.
WI-NE-02	Ensure that development proposals which would be sensitive to the effects of flooding, or which would be located in flood prone or marginal areas are accompanied by a Flood Impact Assessment, detailed justification tests and detailed mitigation measures within the context of the DoEHLG guidelines on Flood Risk Management. Development which in the opinion of the Council would have an unacceptable risk of flooding or which would result in an unacceptable risk of flooding elsewhere will not be permitted.

3.1.2 Regional Town - Cahersiveen

The development of Cahersiveen which is a regional town in the Municipal District is critical for realising balanced regional development, acting as a focus for strengthening its own area. It is a strategic aim of the settlement strategy of this plan to support the sustainable development and growth of Cahersiveen to meet its population target at a scale, layout and design that reflects the character of the town, so Cahersiveen can function as an adequate service and employment centre for the surrounding hinterland. The *National Planning Framework, Ireland 2040* policy document targets a significant proportion of future urban development on infill and brownfield development sites and in compliance with this, it is envisaged that at least 30% of all new housing development in Cahersiveen shall take place on infill and brownfield sites.

The Cahersiveen section of this plan highlights a number of opportunity sites suitable for development.

In line with the overall core strategy of the Kerry County Development Plan 2015-2021, this Local Area Plan sets out the following objectives for Cahersiveen Town:

Cahersiveen Overall Objectives	
Objective No:	It is an objective of the council to;
WI-RT-01	Ensure that Cahersiveen, as a regional town, is a driver of county and regional prosperity by harnessing its strategic location and position on the Ring of Kerry; its strong urban structure, existing tourism, retail, service and accommodation base; and other competitive advantages.
WI-RT-02	Promote a vibrant, culturally-rich and revitalised town centre with enhanced social inclusion, sustainable neighbourhoods and a high level of environmental quality to ensure an excellent quality of life for all.

3.1.3 District Town - Waterville

Waterville is one of two District Towns in the Kenmare Municipal District, but the only district town in the West Iveragh LAP. It is a strategic aim of the settlement strategy as set out in Section 3.1 of the Kerry County Development Plan 2015-2021 to support the sustainable development and growth of district towns to meet population targets as set out, at a scale, layout and design that reflects the character of each town, so that they can function as adequate service and employment centres for the surrounding hinterland. While it is anticipated that district towns will continue to play vital roles in providing accommodation for a proportion of the Municipal District's existing population and in supporting rural communities; it is very important that these towns harness and maximise their economic potential through broadening their commercial base.

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Considerable expenditure on capital infrastructure has been spent or is committed to these towns. Given that significant investment is being made in the infrastructure of these district settlements, suitable lands have been zoned for proposed and long term residential use.

Waterville Overall Objectives	
Objective No:	It is an objective of the council to;
WI-DT-01	Promote Waterville as the district town in the West Iveragh LAP and facilitate the achievement of its population target. Facilitate the provision of an appropriate and sustainable range of social and physical infrastructure, facilities and services, including retail, commercial and enterprise development to serve the inhabitants of this town and its rural hinterlands as a priority.

3.1.4 Villages/Small Villages

There are a number of settlements characterised as villages in this plan. These include Baile an Sceilg, Caherdaniel, Castlecove, Chapelstown, Dún Géagáin, Knightsown and Portmagee. It is the policy of the Kerry County Development Plan 2015-2021 to support the sustainable development of the villages throughout the County, in a compact manner.

These villages are in the lower tiers of the settlement hierarchy as set out in the Kerry County Development Plan 2015-2021. These villages are predominately residential in character while offering a very limited range of services supplying a local need such as a convenience shop, public house, post office, primary school, church and other community facilities. It is anticipated that their existing character and function will remain primarily as residential settlements and that these settlements will continue to play a vital role in providing accommodation in a rural village setting for a proportion of the County's existing population and in supporting rural communities. No provision for a targeted population increase has been made under the core strategy of the County Plan for

these villages. The zoning of lands for *R1 proposed residential* purposes is therefore not proposed in these villages. Existing infill sites and redevelopment of existing sites are likely to be sufficient to cater for any residential demand.

In all of the above villages some land has been zoned under the category of *R4, strategic residential reserve*. This is to cater for those cases where land is centrally located and suitable for future residential use however a residential allocation has not been given under the County Plan's core strategy and adequate water infrastructure is not in place to facilitate development at this time.

Development shall occur within the settlement boundary only. All development in these settlements should contribute to improvements in the villages' urban form and shall preserve their character, heritage and natural features.

Village Overall Objectives	
Objective No:	It is an objective of the council to;
WI-V-01	Ensure that all new development shall maintain the integrity of the surrounding rural landscape and rural character of the settlement by contributing towards a compact settlement structure through making effective use of backland and infill sites and preventing unnecessary ribbon development.
WI-V-02	Ensure that all new development is located within the settlement's development boundary, with adequate provision made for off street parking.
WI-V-03	Preserve the village's architectural heritage and promote conservation-led regeneration and re-use of buildings, where possible.

WI-V-04	Facilitate improvements to the village centre, with an enhanced streetscape, appropriate shopfront design and provision for improved street lighting, public footpaths and street furniture.
WI-V-05	Protect existing biodiversity features in the settlements of the area. Where appropriate enhance biodiversity within the plan area with regard to the National Biodiversity Action Plan 2017-2021.

3.1.5 Development Nodes

There are two development nodes in the area. These are An Chillín Liath and An Gleann. These development nodes are the lowest tier on the settlement hierarchy. These nodes display a dispersed residential character and it is anticipated that their existing character and function will remain primarily as residential, loose clusters of housing.

This LAP supports the enhancement of local services in the various settlements and the provision of additional services in appropriate locations. It is important to preserve and enhance the natural and build character of development nodes and encourage small scale expansion at a scale, layout and design that reflects the character of each node. It is important that any future development maintains the integrity of the surrounding landscape, particularly any designated high value landscapes.

In order for these nodes to develop in an orderly manner, it is important that improvements are made to the settlements’ infrastructure. It is intended that any future growth will be largely organic in nature based on small-scale developments. Development potential may be limited to a small number of individual dwellings supported by individual wastewater treatment systems. Targeted population growth has not been allocated to these settlements under the County Development Plan. Lands have been zoned for different uses, however, no new lands have been identified for proposed residential use.

A proposal for a local employment opportunity at a scale appropriate to the particular node, either through the refurbishment of an existing building or the provision of a new building, will be considered.

Development Nodes Overall Objectives	
Objective No:	It is an objective of the council to;
WI-N-01	Ensure that development within these nodes shall be designed to a high standard and reinforce the character of the existing settlement.
WI-N-02	Promote the development of residential units on vacant, derelict and infill sites.
WI-N-03	Promote the development of lands closest to the development node centre in the first instance and the development of good pedestrian and amenity links.
WI-N-04	Ensure that roadside development within the development node should be sited and designed to ensure that the development potential of backland sites is not compromised and that suitable vehicular and pedestrian access to these lands is retained.



Part B – Regional Town

3.2 Cahersiveen

3.2.1 Vision and Development Strategy

The vision for Cahersiveen is to be the focus for growth and development as the primary urban centre for a large rural hinterland with key employment, educational, service and tourist functions. The town should develop in a sustainable manner and in a way that will improve the quality of life for residents and visitors alike. Improvements to the built environment and public domain are necessary to attract more visitors and investment to the town.



3.2.2 Strategic issues

In order to allow Cahersiveen to develop in an orderly manner, it is important that:

- Cahersiveen is promoted as a regional town in the Municipal District and every effort is made to achieve its population target as per the core strategy.
- Employment opportunities are supported to attract and retain residents thereby leading to the demand for increased services.
- The potential of tourism to contribute to the quality of life, economy, employment and local community development is maximised in

a sustainable manner by developing a quality and range of tourism product that will attract tourists and increase vibrancy in the town on a year-round basis.

- As a Gaeltacht Service Town that Cahersiveen has a positive impact on the Irish language as the community and family language of the Gaeltacht, and that it continues to provide public services, recreational, social and commercial facilities to the Gaeltacht community.
- An Action Plan for Town Centre Renewal, is prepared which to provide a structure for collaborative partnerships among stakeholders to achieve the revitalisation of the town centre.
- The public realm of Cahersiveen is enhanced to improve the overall attractiveness of the town.
- Greater permeability, connectivity and access between the town centre and the waterfront and amenity areas are created in a sustainable manner, thus enhancing the overall image of Cahersiveen.
- Underused/vacant and derelict buildings and infill/opportunity sites are prioritised for re-use and re-development.
- Development is of a high visual and architectural standard to enhance the attractiveness of the town to both residents and visitors alike, while the town's natural and built heritage is protected from inappropriate development.
- Development of residential units on vacant, derelict and infill sites is promoted, ensuring that at least 30% of all new residential development takes place on brownfield and or infill sites.

3.2.3 Context

Cahersiveen is located on the northern coast of the Iveragh Peninsula on the N70, Ring of Kerry, and on the Wild Atlantic Way. It is approximately 42 kilometres southwest of Killorglin and approximately 65 kilometres from Tralee. Cahersiveen serves as an important centre for trade and commerce with tourism and service industries providing local employment in the South Kerry area. Cahersiveen has a wide range of educational, social

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infrastructure and facilities including a primary and secondary school, a Garda station positioned at the Fair Green, children's playground, a heritage centre, public library, tourist information centre on Main Street and St Anne's Community Hospital, Post Office, HSE office, public toilets and many other diverse community services.



Figure 3.2.1:
Location of Cahersiveen

3.2.4 Population

The population of Cahersiveen declined significantly from 1,168 to 1,041 between 2011 and 2016, representing a decrease of 10.9%. This is the highest decrease in population recorded for a settlement in Kerry between 2011 and 2016.

Cahersiveen's population in 2006 was recorded at 1,294, therefore indicating a steady decline in the population over the 10 years.

3.2.5 Employment

Cahersiveen plays a key role within the economy of the wider area and functions as the main employment centre for those areas separated by distance from the development corridor of Tralee and Killarney. Cahersiveen, therefore provides a higher range and order of services and functions than similar sized settlements in the county.



According to Census 2016, the town of Cahersiveen had an unemployment rate of 19%. The comparable unemployment rate for the County in the 2016 census was 12.4% with the South & West Municipal District rate being 10.2%. It should be noted however that urban areas in the county have a higher unemployment rate than rural areas.

The main employment sectors in Cahersiveen include the commerce, trade and professional services with 29% and 23% of those at work employed in those areas respectively. 6.5% of those at work are employed in Manufacturing Industries and 6.1% with employed in Public Administration. Cahersiveen has a high rate of employment in public administration relative to some of the larger settlements in the County and this is reflective of the numbers employed in the government offices, education and health care in the town.

The town is closely linked to its rural hinterland through the agricultural sector. This link is strengthened by the location of the mart adjacent to the town and provides a much-needed boost to the economy of the town.

There are several land use zonings in the town that will accommodate

employment uses - these include mixed use (which includes town centre as a sub-category), industrial, enterprise and employment. The zoning of land for such employment uses and the promotion of tourism in the town will help stimulate development at appropriate locations and provide employment.

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 here. The overall development of the landholding and proposed South Kerry Greenway should be considered in any future proposal submitted.

Employment and Economic Activity	
Objective No:	It is an objective of the council to;
CH-EEA-01	Zone sufficient land at appropriate locations in the town for employment uses to facilitate the location of new enterprises and businesses in the town.
CH-EEA-02	Facilitate future employment provision within the town and stimulate activity to support the development of Cahersiveen as a thriving and economically sustainable town.
CH-EEA-03	Facilitate the development of local enterprise units so that local and indigenous industries have the opportunity to develop.
CH-EEA-04	Facilitate the appropriate and sustainable redevelopment of the Waterfront/Marina area as a potential economic generator.
CH-EEA-05	Facilitate the development of a farmer's market at an appropriate location.
CH-EEA-06	Promote the development of Cahersiveen as a Smart town.

3.2.6 Town Centre

To maintain a vibrant town centre, it is essential that the level of retail provision, commercial activity and residential use in Cahersiveen town centre is maintained and enhanced. Significant levels of vacant and underused buildings exist along Cahersiveen's primary streets. In tandem with addressing this rate of vacancy the historic character of Cahersiveen and its built fabric must be preserved, improved and maintained. The development of a coherent and collaborative approach is required to renew and revitalise Cahersiveen town centre.

Kerry County Council will facilitate the preparation of an Action Plan for Town Centre Renewal, which will provide a structure for collaborative partnerships among stakeholders to achieve the revitalisation of the town centre.

Town Centre	
Objective No:	It is an objective of the council to;
CH-TC-01	Promote the development of the town centre as an attractive location for shopping, business, tourism and community life.
CH-TC-02	Facilitate a mix of compatible uses that will contribute to an enhanced provision of a range of town centre uses and which will consolidate the retail core around Main Street as the primary activity and business centre for the town.
CH-TC-03	Promote the development of the town centre as the primary location for retail and other commercial development in the town and its hinterland.
CH-TC-04	Encourage the use of upper floors in the town centre for commercial or residential use.
CH-TC-05	Facilitate improvement works to Main Street to enhance the public realm.

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CH-TC-06	Facilitate the development of a Laneway Revitalisation Programme.
CH-TC-07	Ensure that traditional shopfronts and signage are retained and that new developments are of a high quality architectural design and finish.
CH-TC-08	Facilitate the preparation of a Town Centre Renewal Plan to address the issues pertaining to the development of the town centre. This Plan will address the physical enhancement and improvement of the town centre through urban design measures and improved traffic management in the town.

3.2.6.1 Retail/Town Centre Development

Cahersiveen is classified as a regional town in the second tier of settlements in the retail hierarchy of the Kerry County Development Plan 2015-2021. Cahersiveen is classified as a fourth tier town in the national Retail Planning Guidelines 2012. Cahersiveen provides basic convenience shopping, either in small supermarkets or convenience shops and some comparison shopping including furniture appliances, household, car sales, hardware and clothing.

Most of the independent smaller shops and services are located on Main Street making this the retail core area. These attract many out of town shoppers which has a multiplier effect on other shops and services within the town. The town's main supermarket is located on the western side of the town, with a building closer to the town now in use as a discount store.

There are a number of professional services in the core area. 'Office light' is a new initiative located on the Main Street. Office light is the only coworking/shared office space available in South Kerry. It provides a working space with customised facilities for entrepreneurs, SMEs and startups. Cahersiveen also has a strong café/restaurant day economy, some of which is seasonal in nature.

Cahersiveen's proximity to Killorglin and Kenmare and the towns of Killarney and Tralee, which have a wider range of retail outlets results in a certain amount of revenue leakage to these larger urban centres.

The vitality and viability of the town centre will be protected in the future by ensuring that all future retail developments are located in the town centre. Sections 3.2.10 to 3.2.14 below details information on how improvements to the urban environment could enhance the atmosphere and experience of the town.

In order to protect existing retail development and to encourage retail expansion it is essential that;

- The vitality and viability of the retail core area in the town centre is maintained.
- An attractive shopping environment is created with a wide range of shops and services and ample centrally located parking.
- A sequential approach is adopted in the assessment of all retail planning applications.

A retail core area along Main Street has been identified. It is imperative that the vitality and viability of this area is protected. This area has been included on Figure 3.2.2.

Retail Development	
Objective No:	It is an objective of the council to;
CH-RET-01	Ensure that the town centre continues to be the focal point and core retail area of the town.
CH-RET-02	Maintain the vitality and viability of the retail core area.
CH-RET-03	Facilitate the provision of a discount retail store on appropriately zoned lands in the town.

3.2.7 Tourism

Cahersiveen's location on the south Kerry Coast is situated within one of the Country's premier tourist areas, the Ring of Kerry an internationally recognised tourist route. Cahersiveen is also a designated stop on the Wild Atlantic Way driving route. The town's setting offers spectacular views of South and West Kerry's coastal and mountain ranges landscapes. The town centre streetscape is visually attractive and has several outstanding buildings and excellent examples of traditional vernacular Irish architecture. In this regard it is important to ensure that existing buildings are maintained and used, and new development enhances the existing streetscapes.

Cahersiveen however has significant untapped potential to develop as a major tourist destination. A high number of tourists exploring the Ring of Kerry travel through the town. The lack of designated tourist bus stops in the centre of the town however discourages tours from stopping here, preferring to disembark in facilities available outside the town. Dedicated bus parking would encourage drivers to stop and allow visitors time to explore the town's history, streets and waterfront area.

Cahersiveen offers an ideal base for exploring the spectacular coastal landscapes and mountain ranges of the South Kerry area, including major attractions such as Sceilig Mhichíl and Valentia Island.

Cahersiveen's location on the south Kerry Coast with Valentia to its south west make it an ideal location and base for leisure activities and informal recreation. The town has the potential to be promoted as a destination for outdoor pursuits, including water based and walking activities with high quality accommodation and hotel developments within the town as appropriate. A greater variety of visitor accommodation and restaurants in the town would increase the potential for overnight stays.

The proposed South Kerry Greenway passes through Cahersiveen, the development of which is an objective of the Kerry County Development Plan and this LAP. (Details of the greenway are set out in 2.6.5.1 of this LAP). The South Kerry Greenway offers significant potential to contribute towards the economic regeneration of Cahersiveen.

The marina is a major amenity and tourism asset and capitalises on maritime tourism, which can act as a catalyst for further development. Fishing trips, boat tours, sailing, rowing, angling and diving provide further recreational activities linked to the marina.

Two waterfront opportunity sites have been designated in this plan. These sites have the potential to link to and build upon the existing marine tourism base at the marina and offer development opportunities for tourism, residential and associated mixed uses.

Cahersiveen needs to be marketed as a tourism destination, both in terms of the facilities available in the town and as a base from which to access the surrounding area. This will involve developing a tourism strategy for the town and promoting Cahersiveen as a tourism destination nationally and internationally improving tourist signage within and around the town and the provision of a tourist information office.

Tourism Objectives	
Objective No:	It is an objective of the council to;
CH-T-01	Promote Cahersiveen as an all year round tourist destination.
CH-T-02	Promote Cahersiveen as a service centre for visitors and tourists to the Iveragh peninsula/ Ring of Kerry.
CH-T-03	Facilitate the sustainable extension and diversification of tourist facilities throughout the town including improved signage where appropriate.
CH-T-04	Encourage the sustainable improvement of existing and new recreational facilities at appropriate locations which would focus on particular strengths of Cahersiveen, e.g. water activity, sailing, canoeing, sea angling/fishing etc, and as a base for walking/cycling and other similar activities.

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CH-T-05	Facilitate the creation of the South Kerry Greenway along the old Renard/Cahersiveen-Killorglin railway line as a recreational greenway.
CH-T-06	Promote the development potential of the harbour/marina area in a sustainable manner.
CH-T-07	Work with Fáilte Ireland, for the further enhancement and promotion of the Wild Atlantic Way touring route.
CH-T-08	Facilitate the objectives and actions as contained in the Kerry Tourism Strategy 2016-2020.
CH-T-09	Facilitate the opening of a dedicated tourist office in the town.
CH-T-10	Support the provision of a Blueway between Cahersiveen and Knightstown.

3.2.8 Transport and Movement

The N70 National Secondary Road runs through Cahersiveen serving as the town's main street. The town is therefore subject to a significant volume of through-traffic including commercial vehicles and tour buses particularly during the tourist season. Its physical configuration as a single long street, coupled with narrow side streets reduces the options to manage peak traffic. The N70 route provides poor access to the waterfront area making it difficult to capitalise on one of the town's most significant physical assets. The pressure of servicing and shopping traffic combined with increased traffic volumes during the tourist season significantly affects town's environmental qualities.

Good transport links, free flowing traffic and adequate parking are an important determinant in achieving growth in population, employment and tourism as well as developing an attractive town. The absence of adequate tour bus parking in the town centre as well as poorly accessible off-street parking further exacerbates the challenges of peak season traffic management. The provision of a relief road, to be developed as an urban

street, would alleviate traffic off the Main Street, and additionally calm the centre of the civic and commercial heart of the town, thus improving its attractiveness as a place to shop and visit.

3.2.8.1 Relief Road

It is proposed to reduce congestion on Main Street and provide improved access to the waterfront area of the town. Further analysis is required to ascertain traffic management options for the town. It is an objective of the Council 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.

Transport and Movement	
Objective No:	It is an objective of the council to;
CH-TM-01	Protect access points to facilitate orderly in-depth development.
CH-TM-02	Seek the provision/improvement of footpaths throughout the town and in particular on the Main Street.
CH-TM-03	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.
CH-TM-04	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

CH-TM-05	Promote the development of Cycleways and Greenways in and around Cahersiveen where appropriate.
CH-TM-06	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.

3.2.9 Residential Development

Future residential development will only be permitted on appropriately zoned land, on infill sites and on sites contiguous with the town centre. This is to ensure a sustainable and compact urban form and to ensure that residents are within easy walking distance of town centre facilities. It is recommended that all developments are in compliance with the DoEHLG guidelines on *Sustainable Residential Development in Urban Areas 2009*. New developments shall recognise the need to allow for the consolidation of the town and development of a sense of place. Development must integrate with the landscape and provide a good range of house types.

There are several infill and vacant sites within proximity to the town centre. It is proposed to prioritise the development of residential units on vacant and infill sites within existing cluster developments. Priority also needs to be given to the promotion of renovation and use of existing residential property stock in the town first over greenfield development.

Residential Development	
Objective No:	It is an objective of the council to;
CH-RES-01	Facilitate the development of 36 residential units within the settlement boundary.
CH-RES-02	Facilitate the development of residential units on vacant, derelict and infill sites.
CH-RES-03	Facilitate the renovation and reuse of derelict, vacant and underused property stock in the town for residential use.

CH-RES-04	Prohibit development on lands zoned as strategic residential reserve (R4) until 80% of all other residential zoned lands have been developed to the satisfaction of the Planning Authority.
CH-RES-05	Require all new residential development schemes (over 5 units) to provide for a mix of house types in order to meet and adapt to the changing demographic trends and household profiles in the County.
CH-RES-06	Ensure that all developments are in compliance with the DoEHLG guidelines on <i>Sustainable Residential Development in Urban Areas 2009</i> . Higher densities will be considered in the town centre or within close proximity to the town centre.
CH-RES-07	Ensure that at least 30% of all new residential development takes place on brownfield and or infill sites.

3.2.10 Recreation and Amenity

Cahersiveen has a good range of recreation amenities. This includes a large sports facility at Castlequin and St. Marys GAA Club. The marina is used for sailing and other maritime, tourist and leisure related activities, co-ordinated from the Marina Office along the waterfront. There is a need though for additional recreational and amenity facilities to serve the town, in particular the development of a swimming pool.

3.2.10.1 Town Park

The town park is located along the southern bank of the Valentia River and north of the heritage centre. The park is a linear, open space with wonderful views of Valentia River, Valentia Island and Ballycarbery East/Cloghanelinaghan, known locally as 'Over The Water'. The park contributes hugely to the overall amenity of the waterfront area. Lands adjacent/east

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to the existing park have been reserved for the expansion of this amenity. A central town park (Fair Green) is located to the rear of New Market Street and contains a children’s playground.

3.2.10.2 Walking Routes

It is envisaged that existing walkways will join up via a number of new (and natural) walkways along the marina/ waterfront and town park. It is envisaged that these walkways will connect with the town centre and environs, thus creating greater permeability between the urban and natural environment.

The disused railway line crossing the Valentia River is at present closed to users. This structure has the potential to create a huge amenity for the town by expanding the marina walkway for locals and tourist alike to use. This bridge forms part of the proposed South Kerry Greenway linking Glenbeigh to Cahersiveen and Renard. It therefore offers a significant contribution to walking routes in the town.

3.2.10.3 Skellig Centre of Research & Innovation

Skellig Centre for Research & Innovation (Skellig CRI) is a unique higher education and community development partnership between Kerry County Council, University College Cork and South Kerry Development Partnership, located in Cahersiveen. It is an outreach campus for higher education, research and entrepreneurship and a space which fosters collaboration and community building.

Skellig CRI is also a social enterprise which will remain true to its natural environment and community, with research and education in the areas of science, technology, environment, social sciences, arts and humanities. It is a space which is open to various universities and educational institutes both nationally and internationally, and which will facilitate the delivery of higher education programmes, research and practice.

Social Infrastructure and Amenity	
Objective No:	It is an objective of the council to;
CH-SIA-01	Seek the provision of recreational, social and cultural facilities required to meet the needs of the town and safeguard existing recreational, social and cultural facilities in the town for public benefit.
CH-SIA-02	Facilitate the creation of additional walks in the town.
CH-SIA-03	Facilitate the development of a Marine Education and Citizen Science Facility (WEAVE).
CH-SIA-04	Facilitate the development of a swimming pool in Cahersiveen at an appropriate location.

3.2.11 Built Environment

The basic linear form of the town has remained essentially unaltered since the original Ordnance Survey map of 1842. The location of the principal streets and roads remains the same.

Main Street and Church Street are the central core of the town. Main Street has a good mix of uses including a bank, pubs, restaurants, cafes and offices. The building line of a section of Main Street is set back creating a larger square. This area is at present used for on street carparking and offers an opportunity with capital investment to create an area of public realm. The main focal point on Church Street is the imposing Daniel O’Connell Memorial Church. The vista down Bridge Street towards the Barracks and the bridge is one of the most interesting and attractive views in the town.

Future development in the town should not detract from the nature of the town and should be carried out in a coherent manner on infill sites, brownfield sites and sites contiguous to the built-up area. Developing

the town in this manner will help reinforce its compact form and will help create an attractive and sustainable settlement.



3.2.11.1 Shop Fronts & Signage

Cahersiveen contains a number of traditional shopfronts, which contribute to the distinctive character of the town. The Council will encourage, through its *Shopfront Design Guidelines* (February 2018), the preservation and refurbishment of existing traditional shopfronts and name plates, and where appropriate the development of new high-quality shopfronts in traditional design. Non-traditional design shopfronts will only be considered if their design is sympathetic to adjacent facades and enhances, rather than detracts from the visual amenity of the streetscape.



Urban Form	
Objective No:	It is an objective of the council to;
CH-UF-01	Ensure that future development in the town takes place on infill, brownfield and greenfield sites contiguous with the built-up area and consolidates the compact urban form of the town making it an attractive and sustainable settlement.
CH-UF-02	Promote attractive approaches into the town.
CH-UF-03	Promote new streetscape developments at appropriate locations in the town.
CH-UF-04	Improve the appearance, overall condition and encourage return to use of derelict and vacant buildings.
CH-UF-05	Support an architectural survey of the town.
CH-UF-06	Support the undergrounding of cables in the town.
CH-UF-07	Re-locate car parking and develop a public realm improvement scheme at The Square on Main Street.

Urban Design	
Objective No:	It is an objective of the council to;
CH-UD-01	Ensure that the design of premises or the refurbishment of existing premises in the town is sympathetic to existing development in the vicinity and is of a design composition that enhances the streetscape.
CH-UD-02	Encourage the preservation and refurbishment of existing traditional shopfronts and name plates in appropriate materials.
CH-UD-03	Protect important views to and from landmark buildings, historic buildings and associated prospects to ensure the character of these places is adequately protected.

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CH-UD-04	Ensure that new roadways, new road widening schemes, vehicle parking areas and junction improvements works are carried out in a visually sensitive manner, where possible.
CH-UD-05	Ensure that new developments front onto public spaces or walkways and that they provide an active frontage of attractive design and scale.

3.2.11.2 Architectural Conservation Areas

Architectural Conservation Areas (ACAs) recognise that the value of a historic area depends on much more than the quality, scale, material and detailing of individual buildings. It is also shaped by the layout and the vistas along streets and between buildings. Shop fronts, street furniture and hard and soft surfaces are also key elements of the historic character of the area. Consequently, ACAs are designed to conserve whole streetscapes. Elements of Cahersiveen's streetscape display an architectural harmony which is not only visually attractive but forms and intrinsic part of the urban character of the town.

Architectural Conservation Areas	
Objective No:	It is an objective of the council to;
CH-ACA-01	Prepare an ACA Management Plan to protect the character of the designated Architectural Conservation Areas that are of special importance to the architectural, historical, cultural or social character of the town.
CH-ACA-02	Encourage local initiatives which promote the preservation of the special character of Architectural Conservation Areas.
CH-ACA-03	Liaise with key stakeholders to identify measures to implement improvements relating to the special character of ACAs.

CH-ACA-04	Preserve the town's architectural heritage and encourage development that is designed in a manner that is in keeping with the scale, character and pattern of the existing built fabric and urban form. New developments must be designed to a high architectural standard and must take cognisance of local design features and materials.
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3.2.11.3 Urban Environment Enhancement Areas

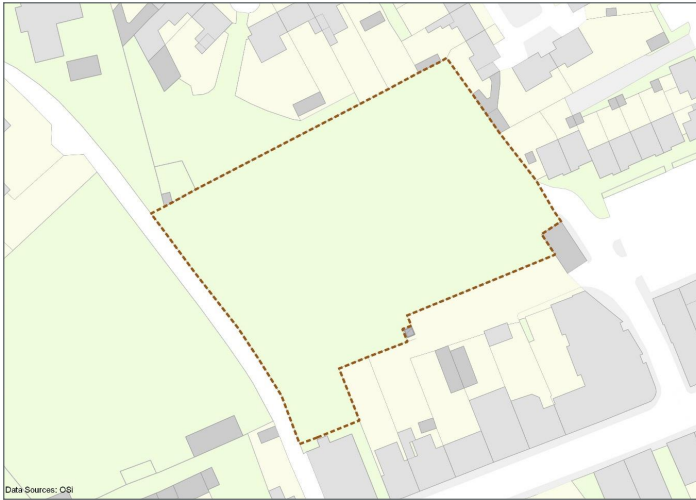
There are a number of areas in the town centre that are in need of physical and environmental improvement works and offer the potential to greatly improve the appearance of the town. Kerry County Council will facilitate the development of opportunity sites and regeneration areas in order to improve these areas and increase vitality and vibrancy.

3.2.12 Opportunity Sites

A number of opportunity sites have been identified. The development of these are of prime importance to the future vibrancy and regeneration of the town centre. Reduced development contributions will apply to sites identified as an 'opportunity site' as set out in the Kerry County Council Development Contributions Scheme 2017.

1. Lands between The Avenue and Abbey Place

This is a greenfield site to the rear of West Main Street with access from Abbey Place.



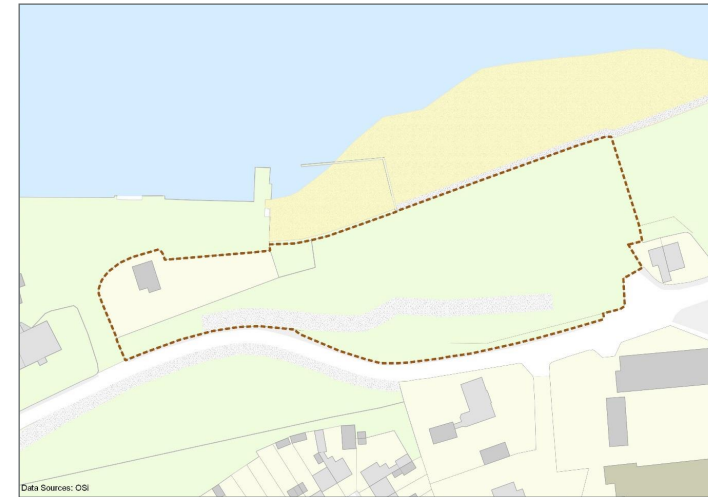
Aim: To sustainably develop this large site as a new urban area providing commercial development adjacent to the town centre.

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. 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.

2. Marina/Waterfront

This area lies between the Marina and the Legal Aid Board site and comprises land that is partly vacant land, and partly hard-surfaced quay-side. Part of the site is known formerly as the Rod & Reel Site.



Aim: To sustainably develop this large landmark waterfront brownfield site as a new mixed use urban streetscape providing new tourist facilities in close proximity to the waterfront and town centre while also facilitating the South Kerry Greenway.

Development potential

To fully realise the untapped potential for Cahersiveen of this uniquely located water-side asset, this site should be utilised for residential, commercial, retail and tourist-related activities. The redevelopment of this site presents an opportunity to regenerate a large waterfront site close to the heart of the town. The size, location and configuration of the site will allow for the development of a new streetscape along Quay Street. The proposed streetscape would be contemporary in design but would reflect a traditional Irish streetscape in scale and massing.

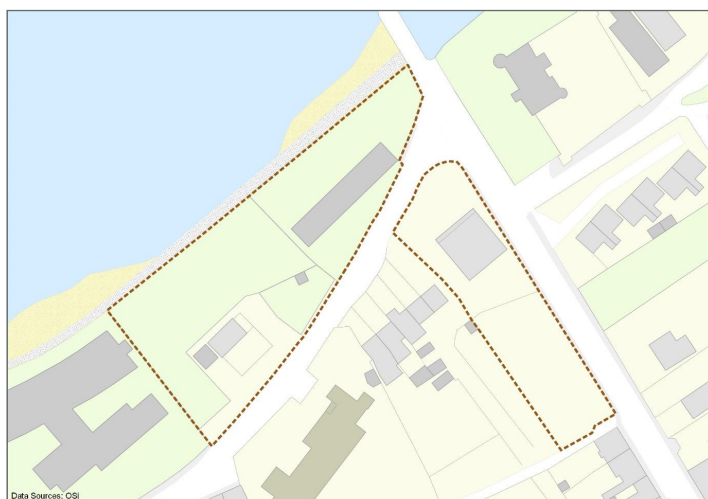
Any proposal shall be of high quality design integrating with the waterfront location and contributing to the public domain. The harbour front side

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would facilitate tourist/commercial uses such as café/restaurants while respecting its daily use as a working fishing harbour.

3. Site at Quay Street/Bridge Street Junction

This area lies at the corner of Bridge Street and Quay Street. The site is adjacent to the Bridge and the impressive former RIC barracks building and currently includes a derelict industrial unit, once used as storage area for Sive Mineral Company, a derelict industrial unit directly south and the old oil depot yard east of the Legal Aid Board Building.



Aim: To sustainably develop this brownfield site as a mixed-use tourist site while also facilitating the South Kerry Greenway.

Development potential

This site has the potential to be a significant quarter within the town. There is an opportunity to redevelop this site with new structures incorporating café and restaurants and other tourism related uses centred on a square/civic spaces. Any new development must contribute to the creation of a new public space addressing both the waterfront and Quay Street.

The site is suitable for a mixture of residential types and small scale

commercial development forming a streetscape, contemporary in design but reflecting a traditional streetscape in scale and massing.

3.2.13 Town Renewal and Regeneration

Development consisting of the conversion or renovation of upper floors of buildings into business/commercial or residential uses in areas zoned as Town Centre shall be exempt from development contributions as per the provisions of the Kerry County Council Development Contributions Scheme 2017.

A reduction in development levies shall apply to areas/streets that are identified in this Local Area Plan for renewal and regeneration. Two areas have been identified as regeneration areas in Cahersiveen, New Street and the north side of New Market Street. These regeneration areas are identified on Figure 3.2.2.

In particular these residential regeneration areas contain vacant properties that can be brought back into use as new homes.

In addition, there are a number of unused infill and brownfield sites that have the potential to provide small scale retail and new town centre residential development. The Council will encourage the redevelopment of these sites.

Town Renewal	
Objective No:	It is an objective of the council to;
CH-TR-01	Facilitate the preparation of an Action Plan for Town Centre Renewal. Promote the development of the opportunity sites and regeneration areas.

3.2.13.1 Derelict Sites

A number of derelict sites have been identified in the town. Derelict sites should be sympathetically renovated or redeveloped in keeping with the character of the area and finished in suitable materials. The Council will continue to use the statutory provisions of the Derelict Sites Act 1990 to

encourage the redevelopment of derelict sites throughout the town.

3.2.13.2 Backland/Laneways

A number of backland sites and lanes exist in Cahersiveen. These unused sites offer significant development opportunities.

The Council will facilitate the redevelopment of backland/vacant/derelict sites and encourage the construction of well designed high density apartments or residential units subject to high quality design and the adequate provision of amenity space and refuse storage.

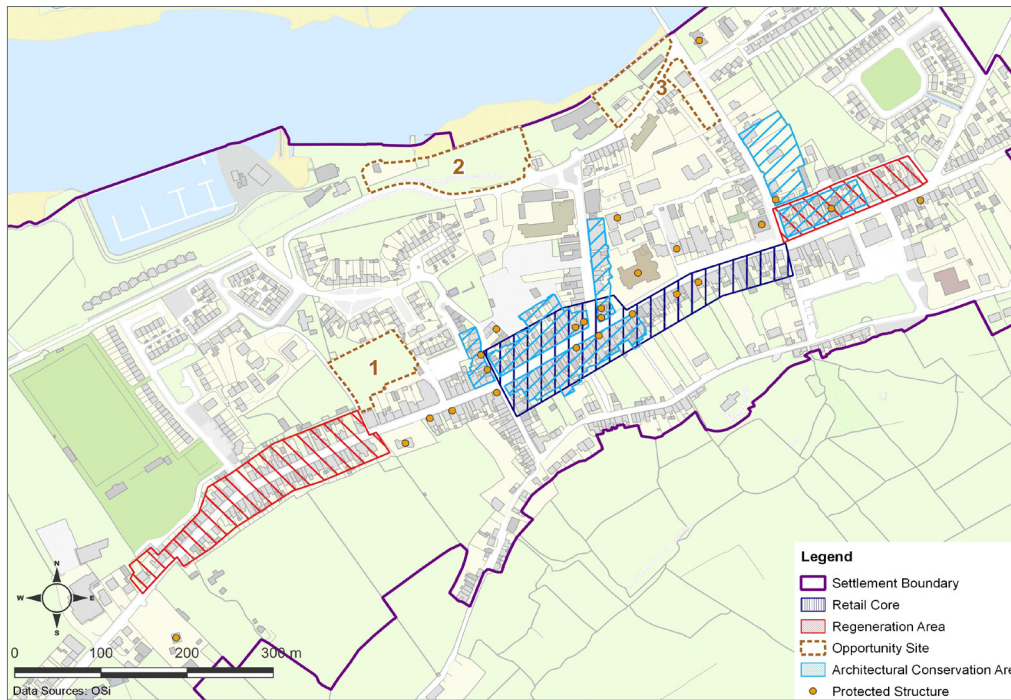
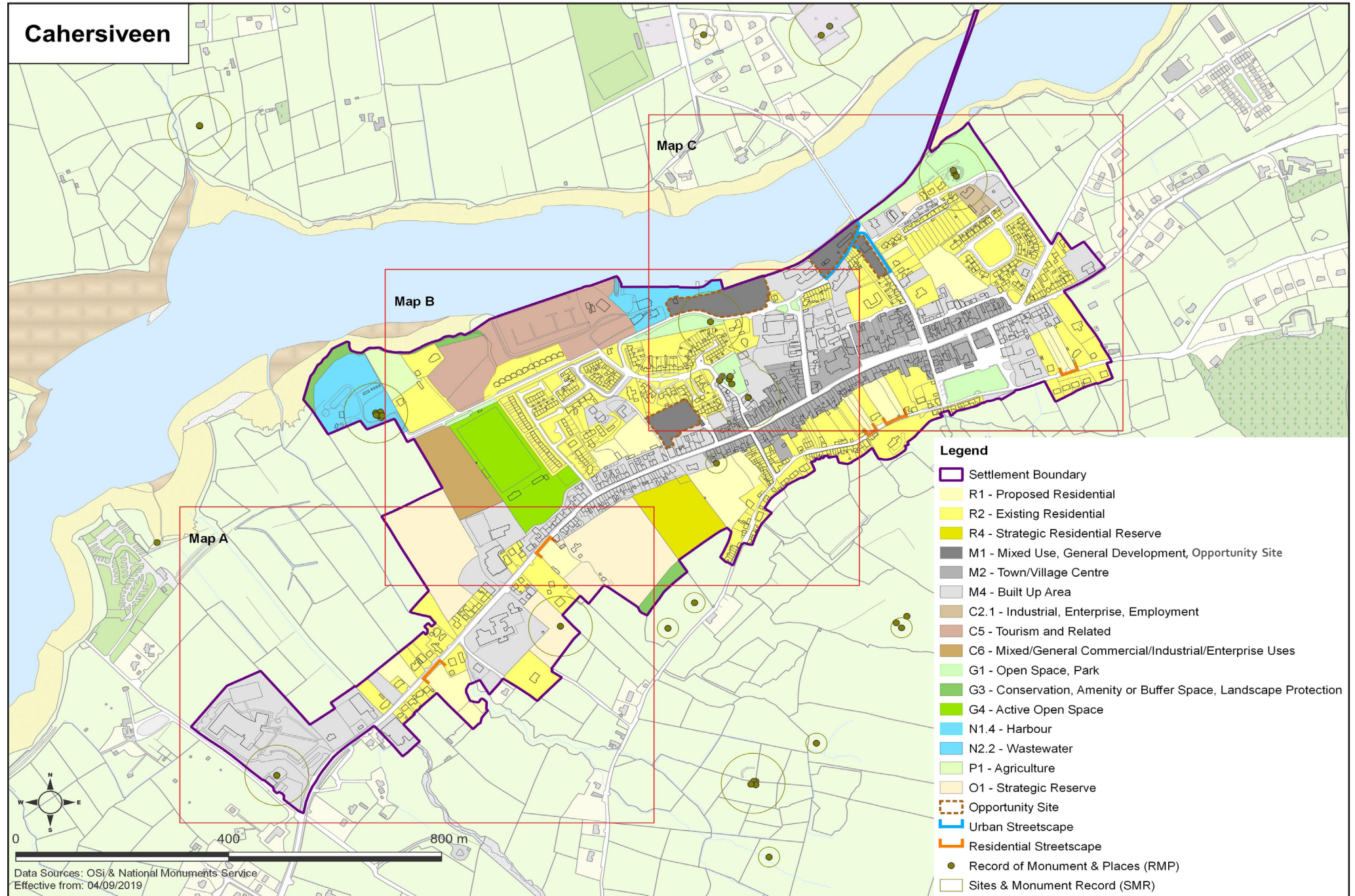


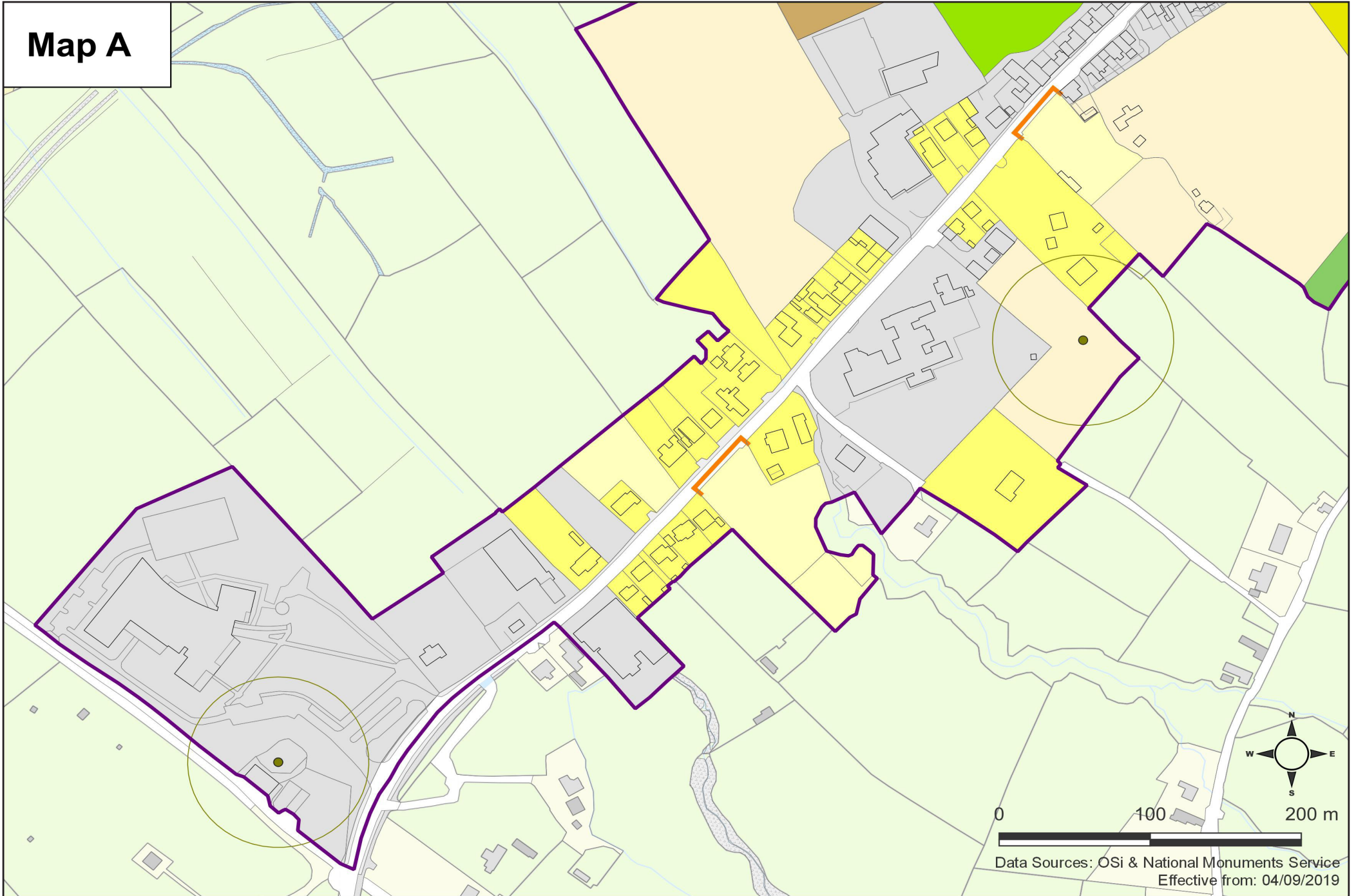
Figure 3.2.2 Urban Areas



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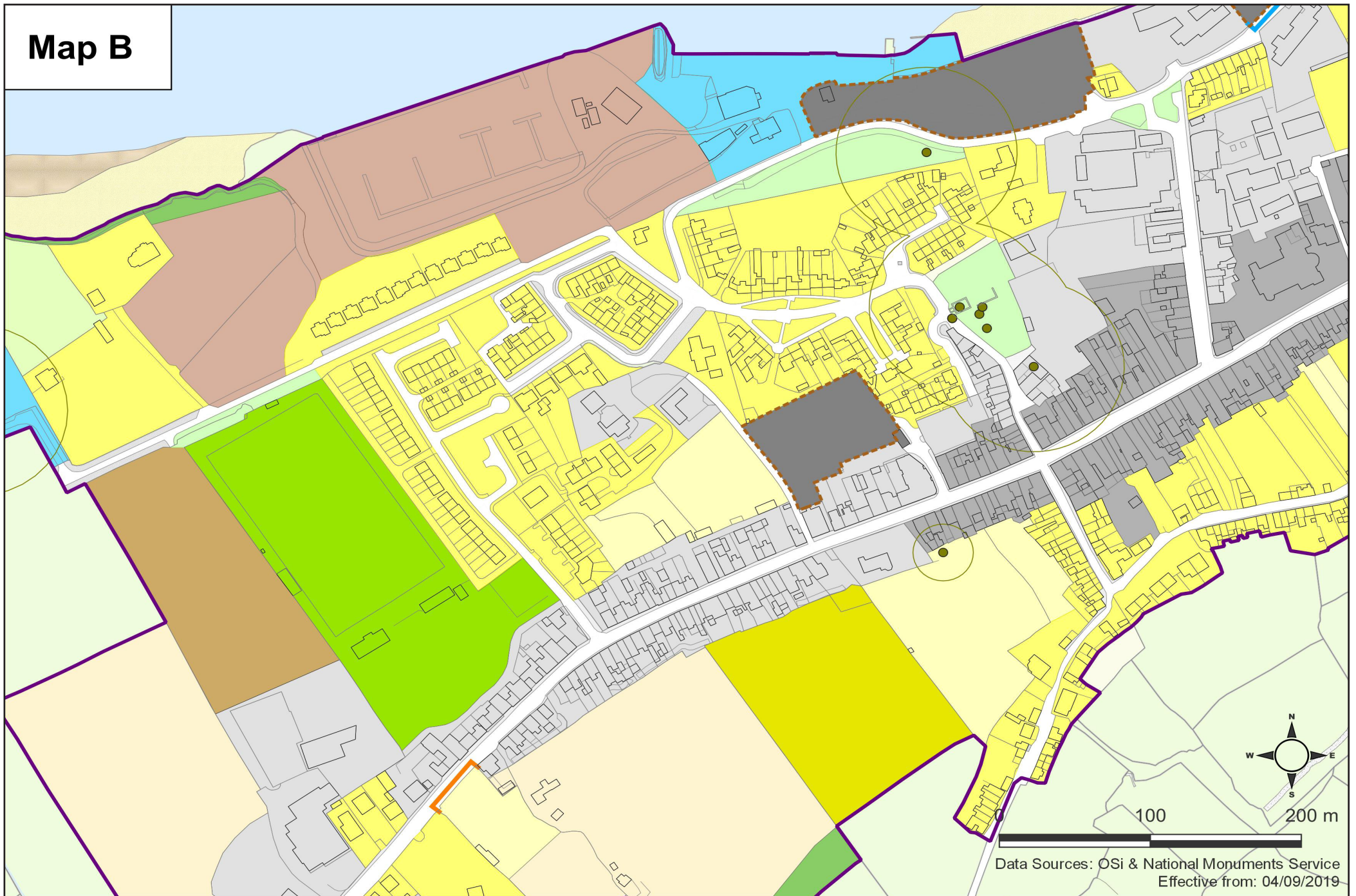


Map A

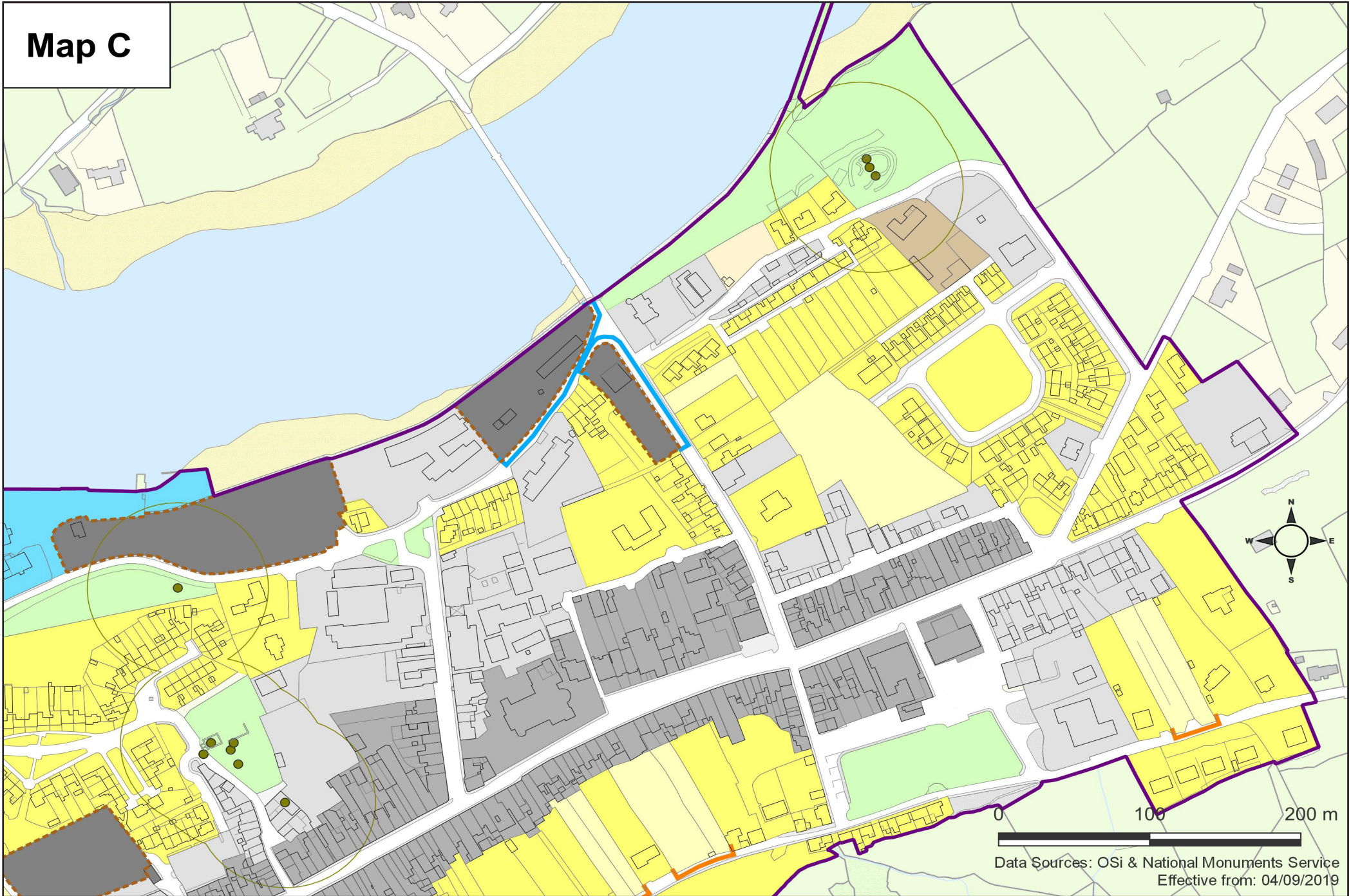


Data Sources: OSi & National Monuments Service
Effective from: 04/09/2019

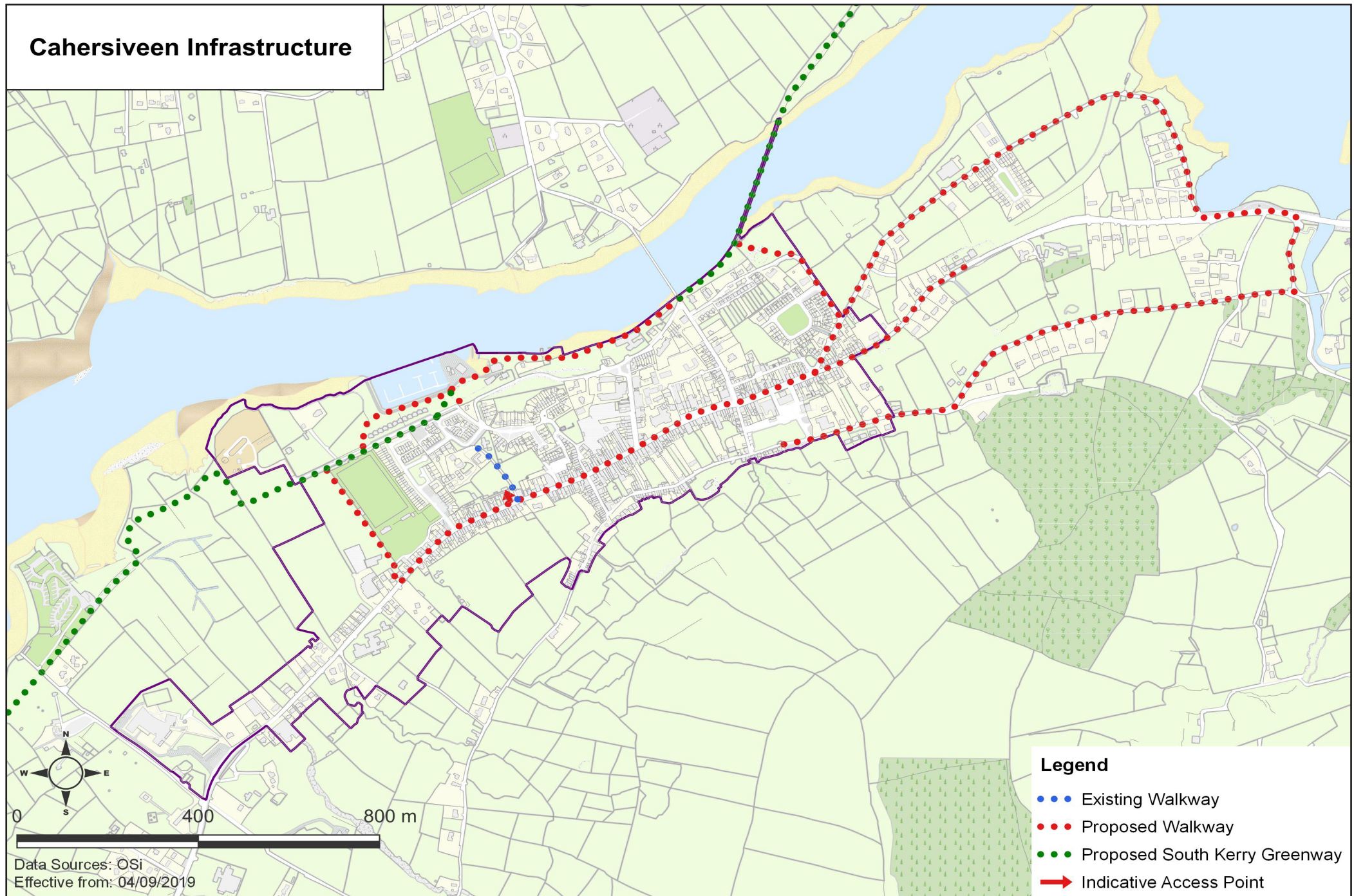
Map B



Data Sources: OSi & National Monuments Service
Effective from: 04/09/2019



Cahersiveen Infrastructure



Part C District Towns

3.3 Waterville

Vision

The vision for Waterville is create an attractive vibrant distinct town for existing and future incoming residents, while maintaining and enhancing its physical assets, unique character and natural attributes.



Strategic issues

In order to allow Waterville to develop in an orderly manner, it is important that:

- Waterville is promoted as the district town of the West Iveragh Area and every effort is made to achieve its population target as per the core strategy.
- The number of permanent year-round residents is maintained and increased.
- The provision of an appropriate and sustainable range of social and physical infrastructure, facilities and services, including retail, commercial and enterprise development to serve the inhabitants of the town and its rural hinterlands is a priority.
- Future development supports the existing role and function of the

town as a rural service centre, seaside and tourist town having regard to the scale of the existing settlement and the setting of the town in an attractive coastal rural landscape.

- The potential of tourism to contribute to the quality of life, economy, employment and local community development is maximised in a sustainable manner by developing a quality and range of tourism product that will attract tourists and increase vibrancy in the town on a year-round basis.
- The settlement's seaside character, built and natural heritage are protected and enhanced.
- The settlement benefits from a more compact form and from the regeneration and re-use of existing properties within the settlement's core.

Context (location and existing services)

The seaside town of Waterville (An Coireán) is situated on the Wild Atlantic Way and Ring of Kerry driving routes on the scenic south western coast of the Iveragh Peninsula, nestled approximately 17km south of Cahersiveen and 14 km north of Caherdaniel.

Waterville is defined as a district town in the county settlement hierarchy as set out in the Kerry County Development Plan 2015-2021. In the past Waterville's agriculture and tourism potential mitigated the effects of its peripherality and remoteness from the county's major economic centres. The town continues to play a very important role as a service provider for smaller villages and rural dwellers in more remote rural areas and is critical to the viability of these rural communities.

The town has a good range of educational, social and sporting facilities. These include a primary school, churches, Garda station, community centre with adjoining children's playground, Teach Amergin - a community, education and arts centre, G.A.A. pitch and associated facilities. Waterville is internationally renowned for golf, with its two 18-hole championship golf links. It is also the ideal location for participating in hill walking and water sport activities. Waterville is characterised by a long seafront

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and promenade/linear park which frames the western boundary of the settlement. The promenade offers excellent strolling/recreational opportunities and panoramic views over Ballinskelligs' bay. Waterville has a range of accommodation options including high quality hotel and restaurant facilities which attract many tourists. Many of the residential units in the settlement are holiday homes.

Planning considerations and proposal

The development boundary for Waterville defines the existing extent of the area where new development may be considered, while also allowing for some expansion and re-development in the town core. The development boundary for the town is largely determined by topography and infrastructural considerations including the wastewater catchment area.

Waterville will be the primary focus for development in the surrounding areas. This plan facilitates an increase in the population appropriate to its status as a district town. The consolidation of the town settlement and the retention and improvement of local services and facilities to serve the town and surrounding rural area is encouraged. The importance of the tourism market to the town is recognised with further development in the quality and range of tourism product vital to securing the long-term economy of the town and the wider region. The sensitive coastal location and the biodiversity interests of designated nature conservation sites in the area must be safeguarded.

Population and Housing

The population of Waterville declined marginally by 3 persons from 465 to 462 between 2011 and 2016. The settlement has however experienced a significant population decline since 2006. Waterville falls within two EDs, An tImleach and Loch Luíoch. Table 3.3.1 outlines how the population of these EDs has changed in recent years. The most recent Census in 2016 shows that the combined figure for both EDs has shown minimal change from 2011, similar to the trend shown for Waterville itself.

	2002	2006	2011	2016
Waterville	538	546	465	462
An tImleach ED	830	924	926	871
Loch Luíoch ED	315	324	269	311

Table 3.3.1:
Population 2002-2016 (CSO)

	Projected Housing Provision (no.)	Targeted Population Increase
Waterville	14	37

Table 3.3.2:
Housing Unit Requirement and Population Projection

In compliance with the DoEHLG guidelines on Sustainable Residential Development in Urban Areas and recognising the need to allow for the consolidation of the town and development of a sense of place, proposals for residential development on infill sites within and adjacent to the town core will be prioritised.

It is considered that any new housing scheme must be of an appropriate scale and density to facilitate integration with the character of the surrounding landscape and must offer a range in house types.

Employment and Economic Activity

The town itself developed traditionally as a market town serving the needs of a historically successful farming and fishing hinterland. The vitality of many of the town's small businesses is still dependant on the spending power of customers from the rural areas. However, the long-term decline in agricultural activities has reduced the contribution that the farming community makes to the town's economy. While its contribution is still significant, it is insufficient to support economic activity at traditional levels. In recent decades the economy of Waterville has been heavily reliant on tourism.

In order for the town to provide for future employment and economic growth it is imperative that this plan supports and endorses facilities that

retain the diverse range of employment sources within the town ranging from retail, services, and business enterprise.

Tourism

Waterville’s location on the scenic south western coast of the Iveragh Peninsula with Ballinskellig’s Bay to its west and Lough Currane to its east make it an ideal location and base for leisure activities and informal recreation. While being a popular stop on the Ring of Kerry driving route, Waterville is also itself a tourist destination. Waterville offers a very high-quality tourism product including year-round attractions of golfing, fishing and hiking/walking.

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.

The town is very reliant on tourism for its economic development and viability. Nonetheless, it is important that the town and the surrounding area should further develop in a sustainable manner and enhance its tourist potential and explore the option of promoting itself more as a year-round tourist destination.

Improving the attractiveness of the urban environment within the town will also be key in promoting the town as a year-round visitor destination. The Planning Authority will encourage the appropriate reuse and sensitive restoration of unused/derelict vernacular properties in the town to facilitate the creation of attractive and active streetscapes. In addition, the promotion of a high standard of architectural design will also be key to increasing the vibrancy of the town centre and promoting the tourist potential of the town.

The Local Authority recognises that the area around the seafront has a central part to play in the development of tourism in Waterville. The Council will encourage investment in this area to enhance its tourism

potential through the provision and promotion of sustainable tourism and leisure facilities and the environmental upgrading of the area. In this regard, the amenity value of the waterfront will be promoted and sustainably enhanced.

There is a need to market Waterville as a tourism destination, both in terms of the facilities available in the town and as a base from which to access the surrounding area. This involves improving signage into and around the town and developing a tourism strategy for the town and promoting Waterville as a tourism destination nationally and internationally.



Efforts need to be made to lengthen the tourism season in this area and this could be achieved by further promoting ecotourism in the area and the development of other niche markets. When considering proposals for new tourism development, priority will be given to those that are encouraging longer visitor stays and add to the range of facilities available to people who live in the area all year round. The Charlie Chaplin Comedy Film Festival, Éigse na Brídeoige, and other events attract people and business to the town. Other aspects of the town’s history could be used to promote festivals such as the Cable Company etc. Waterville’s location in the Buffer Zone of the Kerry International Dark Sky Reserve; (the only Gold Tier awarded Dark-Sky Reserve in the whole of the Northern Hemisphere) can be marketed as an ideal location to stay and discover the Kerry International Dark Sky Reserve.

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Infrastructure

Water

Waterville town is served by the Waterville Public Water Supply Scheme. This Scheme has adequate capacity to cater for the targeted growth of the town in the plan period.

Waterville town has a public wastewater scheme. The existing scheme has spare capacity available. The current capacity is 3,000 PE with the 2017 load being 1,736 PE.

Traffic

Transport and infrastructure are important quality of life factors. Good transport links, free flowing traffic and adequate parking are an important determinant in achieving sustainable growth in population, employment and tourism as well as developing an attractive town.

Waterville is located on the National Secondary route N70, the renowned Ring of Kerry tourist route, which experiences considerable through traffic and congestion during peak times in the tourist season. Its physical configuration and junction layout aggravates the problem. Local traffic combined with through tourist traffic volumes can leave a marked effect on the town's environmental qualities, at times. The provision of improved parking facilities particularly for tour buses are required for the town.

Urban Form

The centre of Waterville has a one-sided linear settlement pattern which has been determined by the sea to the west which has resulted in settlement being concentrated on the eastern/landward side of the N70. The absence of significant development on the seaward side of the street affords panoramic views of Ballinskelligs Bay and is probably one of the town's most valuable attributes. A significant amount of residential development has occurred on the northern approach roads to the town, not only on the N70 but also on both the Spunkane and Tarmons roads.

A certain amount of development has also taken place to the south of the

town along the N70 and to the east of the town centre although landforms and the proximity of Lough Currane restrict development in this direction. The streetscape along the main street is mainly comprised of two-storey terraced structures. Roof profiles are fairly regular throughout the town.

Due to the physical constraints development on approach roads particularly those from the north but also the N70 to the south and the road south of Lough Currane has resulted in the creation of a dispersed settlement pattern. While the earlier terraces associated with the Cable Company allowed for a more compact urban settlement pattern subsequent development has diluted this.

New residential developments frequently take the form of housing estates. While these can include attractive estate developments, they do not contribute to the development of a permeable streetscape necessary to extend the village form.

It is an aim of this plan to;

- Improve the urban definition of the boundaries of the settlement and to promote the development of attractive approach routes into the town, and
- Retain and improve, as necessary, the distinctive historical, architectural and physical character of the town.

Flooding and Coastal Erosion

It is the policy of the Council, that development should not be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. In this regard, development shall ensure that the requirements of the Planning System and Flood Risk Management Guidelines where relevant and appropriate are met.

Built Heritage

There are twelve structures included in the Record of Protected Structures within the proposed development boundary, which are as follows:

- Reg. No. 21309801 - Former Cable Station

- Reg. No. 21309802 - St. Michael and All Angels Church
- Reg. No. 21309804 - Butler Memorial Fountain
- Reg. No. 21309805 - Iveragh Lodge, Detached House
- Reg. No. 21309807 - Semi-Detached House's
- RPS-098-001 - The Old Cable House
- RPS-098-003-A to RPS-098-003-F - 6 Houses



In addition to the architectural and social value found in individual buildings, certain streetscapes present an attractive traditional aspect which should be preserved. It is considered that future development should preserve and enhance elements of the built environment which define the character of the town. A number of streetscapes have been identified which present particularly coherent and attractive traditional frontage which should be retained. These are contained within the ACA.

There is one recorded monument within the settlement area (KE 098-031).

Natural Environment and Amenity

Waterville’s distinctive setting overlooking Ballinskelligs’ Bay and on the shore of Lough Currane with mountain ranges to its backdrop are its prime natural assets. Coastal waters to the west of the town from part of the Ballinskelligs Bay and Inny Estuary SAC, with Lough Currane

forming part of the Killarney National Park, McGuillicuddy Reeks and Caragh River catchment SAC. Some coastal lands within and adjoining the plan area to the north, west and south of Waterville have been designated Prime Special Amenity and Secondary Special Amenity in the Kerry County Development Plan 2015-2021, which recognises areas of outstanding landscapes in the County. Within the plan area, some lands have been identified as green spaces requiring conservation and protection where they adjoin sensitive designated lands. It is therefore of importance that development proposals do not adversely impact on Natura 2000 sites.

General Objectives	
Objective No:	It is an objective of the council to;
WE-GO-01	Promote the strengthening of Waterville as an employment and service centre commensurate with its function as a district town and as an attractive residential location, service centre and tourist town.
WE-GO-02	Ensure that all development shall have regard to the scale and setting of the town in an attractive environmentally sensitive coastal landscape.
WE-GO-03	Require that residential lands be developed with an overall plan and vision for the overall lands in order to produce consistency and visual continuity/harmony. The extension of ribbon type development shall be avoided.
WE-GO-04	Encourage the sustainable expansion in the range and number of commercial services within the settlement which in turn will provide local employment and improve the quality of life of the local community.

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WE-GO-05	Protect buildings and streetscape which form part of the town's historic, cultural and architectural heritage and encourage the appropriate reuse and sensitive restoration of unused/derelict vernacular properties in the town.
WE-GO-06	Encourage the development of a compact and sustainable town structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites.
WE-GO-07	Provide pedestrian and vehicular routes throughout the town particularly through new development areas to existing and proposed, social, recreational and community services within the town.
WE-GO-08	Promote the sustainable development of a high quality, easily accessible beachfront with improved linkages between the beaches and the town centre subject to the consideration of environmental assessment.
WE-GO-09	Encourage the development of streetscapes in new residential developments particularly on frontages adjoining public roads.
WE-GO-10	Encourage and support the sustainable development of the waterfront area as a potential economic generator.
WE-GO-11	Preserve the town's architectural heritage and encourage development to be designed in a manner that is in keeping with the scale and character of the existing town. New developments should respect local design features.

Town Centre	
Objective No:	It is an objective of the council to;
WE-TC-01	Facilitate the preparation of a Town Centre Renewal Plan to address the issues pertaining to the development of the town centre. This plan will address the physical enhancement and improvement of the town centre through urban design measures and improved traffic management in the town.
WE-TC-02	Prioritise regeneration within the town core area.
WE-TC-03	Promote streetscape and civic area improvements throughout the town to attain an attractive urban environment, while protecting features of architectural and cultural importance.
WE-TC-04	Prohibit development which is not compatible with the creation of an attractive vibrant town centre and which would detract from the quality of the urban environment.
WE-TC-05	Promote development which will provide an all year service to the public within the town centre.

Tourism	
Objective No:	It is an objective of the council to;
WE-TM-01	Promote the development of Waterville as a year-round tourist destination, based on a high quality and diverse range of tourism product, while protecting the underlying environmental attributes and resources in the area.

WE-TM-02	Promote Waterville as a service centre and destination for visitors and tourists to the Iveragh peninsula/Ring of Kerry.
WE-TM-03	Facilitate the development of high quality visitor accommodation within the town at appropriate locations.
WE-TM-04	Facilitate the sustainable provision of sporting, cultural and amenity facilities in the town as a means of boosting the tourism potential of the town.
WE-TM-05	Promote a distinctive, high quality public realm along the waterfront area by creating a pleasant, usable space for local residents and visits alike.
WE-TM-06	Promote the development of Waterville as a golfing destination.
WE-TM-07	Promote the development in Waterville of a marine tourism centre.

Transport and Movement	
Objective No:	It is an objective of the council to;
WE-T-01	Provide for the provision and improvement of pedestrian and cycling infrastructure in the town as required.
WE-T-02	Provide for the development of car parks with the capacity to accommodate dedicated tour bus parking.

WE-T-03	Facilitate the alleviation of traffic congestion and the restructuring of parking spaces in the town centre. Provide for easy and safe pedestrian movement throughout the town centre.
WE-T-04	Support the N70 Waterville to Ballybrack Road Improvement Scheme.



Part D – Villages

3.4 Baile an Sceilg

Vision

The overall vision for Baile an Sceilg is to ensure that it develops as an attractive location for residents and tourists alike and that future development preserves the village's character and reinforces it where necessary.



Context (Location and existing services)

Baile an Sceilg is a dispersed coastal village located on the R566 on the Iveragh Peninsula. Baile an Sceilg is an important tourist settlement both on the Skellig Ring and Wild Atlantic Way driving routes. It is located within An Gaeltacht, Uíbh Ráthaigh. Dún Géagáin with which it shares many services is located 1.5 km to the north. Although a certain level of development has taken place between the two settlements in recent years they remain two distinct settlements.

Baile an Sceilg is the more dispersed of the two villages with fewer services. The settlement has a public house, café and an industrial unit. The local post office has recently closed. The local GAA (St Michaels) pitch is located between Baile an Sceilg and Dún Géagáin.

Planning Considerations and Proposal

It is important to maintain the open countryside between Baile an Sceilg and Dún Géagáin. The development strategy for Baile an Sceilg is to promote its organic development of Baile an Sceilg as a rural village and tourist centre commensurate with the level of infrastructure provision. Growth in recent years has been largely confined to the holiday home sector.

The village is located within a Gaeltacht area and it is important that development takes place which supports the promotion of the Irish language. It is considered that the revival of the Irish language college would add a further attraction to the area increasing visitor numbers and sustaining employment.

Population and Housing

There are no population figures for the village of Baile an Sceilg itself. It is located within the ED of Baile an Sceilg. The population in this ED decreased slightly between 2002 and 2006 from 358 to 355 people. It increased marginally in the 2011 census to 375 people. The 2016 Census recorded a population of 390, a 4% increase.

Several housing developments on both sides of the main street have been completed in recent years. These dwellings are primarily used as holiday homes. A few single houses for permanent residents have been completed over the same period. The number of holiday homes constructed in recent years far outweighs the number of permanent residential completions.

Baile an Sceilg has not been identified as a growth settlement under Kerry County Council's Core Strategy as set out in Chapter 3 of the County Development Plan, consequently lands have not been zoned for proposed residential development. However suitably located lands have been identified and zoned as strategic residential reserve, R4 to ensure that the long term residential needs of the village can be met. The development of this land is dependent on the availability of adequate waste water infrastructure.

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Urban form and built heritage

Baile an Sceilg has evolved to consist of a scattered linear settlement comprising a number of detached residences. In recent years the development of a number of holiday developments has altered the character of the settlement and has led to a significant increase in the built-up area. These new developments are comprised of relatively uniform house types in cluster formations. If the streetscape was further developed it would give the village a more defined core area and urban structure.

The complex of buildings attached to the cable station was a significant landmark in the area, but over the years most of these buildings have been demolished. A terrace of four two-storey houses remains from the original Cable Station complex and represent attractive vernacular style forming a prominent part of the streetscape.

There are no recorded monuments within the proposed plan area. Kinard House, in the centre of the village, is recorded as a protected structure (KY-097-001).

The development boundary for Baile an Sceilg defines the existing extent of the area where new development may be considered, including for development within the village core. It is an objective of the plan to encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of infill sites. All new development shall reflect the existing vernacular design and contribute towards the creation of a streetscape.

Employment and Economic Activity

The largest all year round employer in the village is Delpac, which manufactures bags and other forms of packaging for the Irish and British markets. Additional seasonal employment occurs during the summer months centres round the tourism sector.

Infrastructure

Baile an Sceilg is served by a public water supply and primary waste water treatment. Upgrading of the wastewater treatment infrastructure is required to ensure the sustainable development of the area.

Traffic

Significant public investment has taken place to alleviate peak summer traffic. In particular, the car park at the beach has recently been extended into an area to the south of the toilets. Tourist traffic during the summer months creates a busy atmosphere.

Amenity

Baile an Sceilg is located on the shoreline of Ballinskelligs Bay. The beach has a Blue Flag designation, offering significant potential to grow visitor numbers. It is an objective of this plan to facilitate the provision of ancillary facilities to maximise in a sustainable manner this unique natural beauty.

Walking trails in the area are also an amenity for both residents and visitors.

Natural Heritage & Archaeology

The seaward and southern side of the village is zoned Secondary Special Amenity in the 2015-2021 Kerry County Development Plan. The bay area is part of the Baile an Sceilg Bay and Inny Estuary candidate SAC which is of considerable conservation significance because of the presence of two types of salt marsh, which are listed in Annex 1 of the EU habitats Directive. The area also has a significant population of Ringed Plover and Common Scoter and the sand dunes in the area support a population of rare liverwort species called the Petalwort (*Petalophyllum ralfsii*).

McCarthy's Castle and Ballinskelligs' Priory are recorded archaeological monuments, and form part of the Monks Trail. These monuments coupled with the Blue flag beach and surrounding designated habitats offer opportunities for tourism and overnight stays.



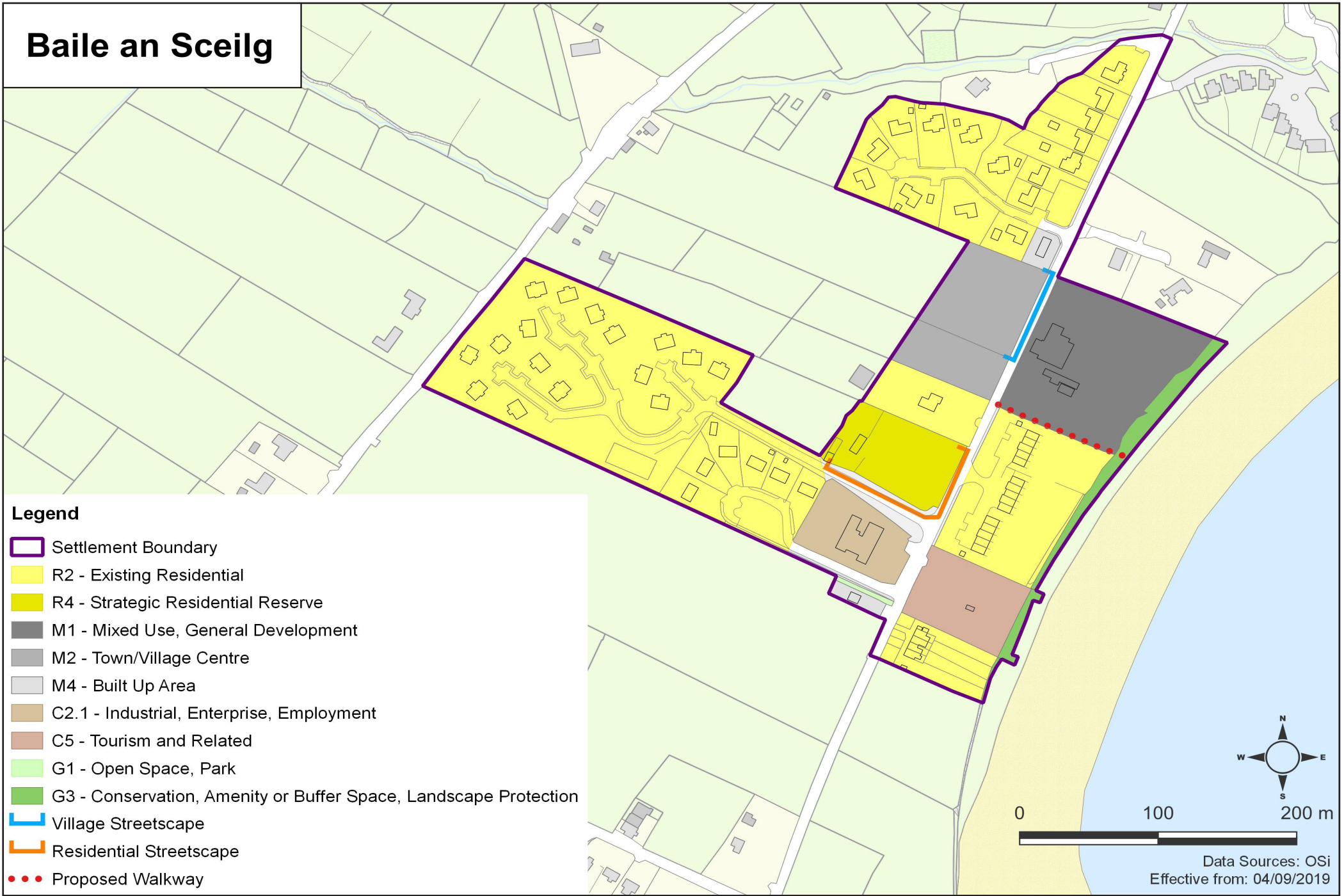
General Objectives	
Objective No:	It is an objective of the Council to;
BG-GO-01	Ensure that future development should support the existing role and function of the village as a small local focal point for its surrounding rural community.
BG-GO-02	Enhance the visual amenities of the village. The village is on an important tourist route, the Skellig Ring, and development should not detract from the amenities that make this drive a popular tourist attraction.
BG-GO-03	Preserve and promote the use of Irish as the community language.
BG-GO-04	Promote the development of a mix use development that will enhance the function of the village.
BG-GO-05	Support the Uíbh Ráthach Task Force and any reports/plans/actions that they promote.
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.

Open Space/Amenity	
Objective No:	It is an objective of the Council to;
BG-O-01	Facilitate the provision of a playground for the village.
BG-O-02	Support the provision of camping facilities in the village.

Tourism	
Objective No:	It is an objective of the Council to;
BG-TM-01	Promote the sustainable development of year round facilities providing increased services to the local area and increasing added value of the tourism product.
BG-TM-02	Support the delivery of the Monk's Trail Walk.
BG-TM-03	Support the provision of a Blueway in Ballinskelligs' Bay, between Ballinskelligs' Beach and Ballinskelligs' Pier.

Transport	
Objective No:	It is an objective of the Council to;
BG-T-01	Seek the improvement of pedestrian connectivity within the settlement by the provision of pedestrian routes and footpaths where required.
BG-T-02	Seek the improvement of pedestrian connectivity between the village and the beach.

Baile an Sceilg



Legend

- Settlement Boundary
- R2 - Existing Residential
- R4 - Strategic Residential Reserve
- M1 - Mixed Use, General Development
- M2 - Town/Village Centre
- M4 - Built Up Area
- C2.1 - Industrial, Enterprise, Employment
- C5 - Tourism and Related
- G1 - Open Space, Park
- G3 - Conservation, Amenity or Buffer Space, Landscape Protection
- Village Streetscape
- Residential Streetscape
- Proposed Walkway

Data Sources: OSi
Effective from: 04/09/2019

3.5 Knightstown

Vision

The overall vision for Knightstown is to ensure that it continues to develop as an attractive and vibrant settlement for residents and visitors alike and that future development preserves the village's character and reinforces it where necessary.



Context (Location/Function and Existing Services)

Knightstown is an attractive village located on the eastern side of Valentia Island. The Island is positioned off the western coast of the Iveragh peninsula. Knightstown is located on the Wild Atlantic Way approximately 3km to the north-east of Chapelstown and approximately 5.5km to the south-west of Cahersiveen. It is the largest village on the island and is directly connected to the mainland by ferry at Renard pier during the summer months.

Knightstown provides a range of services to its rural hinterland and acts as the main settlement on an island that benefits substantially from tourism. Many of the residential units in the village are holiday homes.

For its size Knightstown has a broad range of services and facilities both for locals and visitors, however many of these facilities/services are only open during the tourist season. The village has two churches, Roman Catholic and Church of Ireland with a sensory garden, a residential/training

centre for the mentally handicapped, an RNLI lifeboat station, a heritage centre, along with several shops/cafes/restaurant/hotel type services. The breakwater and marina offer a broad range of marine based activities.

There are several bed and breakfasts, holiday homes developments and a campsite in the village and surrounding area.

Planning Considerations and Proposal

Knightstown is an attractive settlement with its mix of architectural, historical and cultural heritage. The village still retains its distinctive character and it is essential, that this is retained. The retention of the architectural heritage of the village is critical to its future development as a tourist destination. Knightstown has a number of innate strengths including an attractive seafront, spectacular sea views and a defined urban form with character and charm. Knightstown has the potential to capitalise on its heritage and marine based activities, and the work carried out by the Valentia Development Agency, to further grow visitor numbers and create sustainable long-term employment.

Population and Housing

The 2016 Census recorded a population of 243 for Knightstown, an increase of 13% from 2011 when it had a population of 215. The ED of Valentia covers the entire island. The 2006 census showed 713 persons. This figure increased from 690 in 2002. This represented a 3% increase in population. The population decreased in the 2011 census to 665 people. The 2016 Census shows that the population of the area declined again, by 1.2%, to 657 people.

The development boundary for Knightstown defines the existing extent of the area where new development may be considered, whilst also allowing for expansion/re-development in the village core. It is an objective of the plan to encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites.

There has been a considerable amount of development in the village in recent years mainly to the south and west of the village core, off the

Section 3

R565. These developments are estate type developments and have not contributed to or extended the existing streetscape. A development of houses and apartments fronting Market Street and in the grounds of Reenellen House and a smaller development at the eastern end of Market Street fronting the promenade have regenerated the village centre. Recent development has catered predominantly for the holiday home market. According to the 2016 Census, 60% of houses within the village are holiday homes.

There has also been a demand for one off houses mainly to the west of the village.

Knightstown has not been identified as a growth settlement under Kerry County Council's Core Strategy as set out in Chapter 3 of the County Development Plan, consequently lands have not been zoned for proposed residential development. However, suitably located lands have been identified and zoned as strategic residential reserve, R4 to ensure that the longer term residential needs of the village can be met.

Residential development may also be accommodated within the village centre on lands zoned M1 and M2.

Urban form and built heritage

Knightstown has a highly developed and attractive street layout. The prolific Scottish engineer, Alexander Nimmo was commissioned by the Knight of Kerry in 1830 to prepare a layout plan for what was then referred to as the New Town of Valentia. The village was developed in the 1840s and has managed to retain its distinctive character. The attractive streets and impressive terraces give Knightstown an attractive architectural character. Market Street which forms the core of the village runs west to east from the Church of Ireland and terminates in the beautifully restored clock tower on the pier.

The Cable Station building which is one of over fifty Protected Structures in the village was designed by the renowned 19th century Cork architect Thomas Deane in 1868. Many of the officer's houses, which form the terraces along the promenade and are on the RPS, have been bought as

holiday homes and are well maintained by their new owners. It is necessary to ensure that the local character and sense of place are enhanced. It is considered that future development should preserve and enhance the elements of the built environment which define the character of the village.

A section of the Main Street which is attractive in form and character has been designated an ACA.

The structure, known as the 'First Message Building' in Knightstown has now been included on the Record of Protected Structures in accordance with Sections 54 and 55 of the Planning and Development Act 2000, as amended. The structure is in the townland of Farranreagh and comprises a single storey structure located within the Valentia Slate Yard site (the Slate Works industrial complex is protected in the Kerry County Development Plan, RPS Ref KY 079-026). This recommendation arises from the structure's special historical and social interest in recognition of its role in the Trans-Atlantic Cable project (Appendix 1 of this LAP provides additional details).

A new architectural conservation area is also included 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.

Employment and Economic Activity

The Valentia Development Agency through its work with other agencies has successfully created new employment on the island. To facilitate this ongoing work and inter agency co-operation, additional lands have been zoned as M1 and M5.

Marine Activity

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.

Infrastructure

A new wastewater treatment system began operation in 2017. Irish Water’s Wastewater Capacity Register identifies it has having a PE of 500 with no spare capacity currently available.

The village is served by public water.

Traffic

Knightstown is the terminus for the Valentia island ferry which operates from March–October. The ferry generates quite an amount of traffic especially during the months of July and August. During the winter season access to Knightstown from the mainland is via the bridge at Portmagee.

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.

Amenity

The village also has an attractive promenade extending along the seafront which forms the eastern boundary of the village and includes the pier area. There are opportunities to extend this walkway amenity throughout the town.

There is a large park in the village, Cracow Park which also contains a tennis court and a playground. Within the park there are footpaths and a wildlife area. The park links in to the Altazamuth Public Walk that links Jane Street to the promenade.

Natural Heritage & Archaeology

Knightstown is located on a flat coastal plain at the north eastern tip of Valentia Island. The village’s sheltered harbour area makes it a popular location for water based activities. It is part of the Valentia Harbour/

Portmagee Channel candidate Special Area of Conservation. The site contains important examples of reefs, shallow inlets and tidal mudflats.

Valentia Transatlantic Cable UNESCO Project

The Transatlantic Cable linked Europe with America by underwater cable. It ran from Valentia to Newfoundland in America. It is an objective of this plan to support the designation of the Valentia Cable Sites as an UNESCO World Heritage Site. An application has been made to UNESCO for it to be designated a world heritage site. This project is covered in more detail in Section 2.7.2 of this LAP. The Trans-Atlantic Cable as World Heritage report prepared by Professor Alexander Gillespie identifies the relevant sites to this project, including the visual corridor between the harbour and the Old Slate Yard/First Message Building.

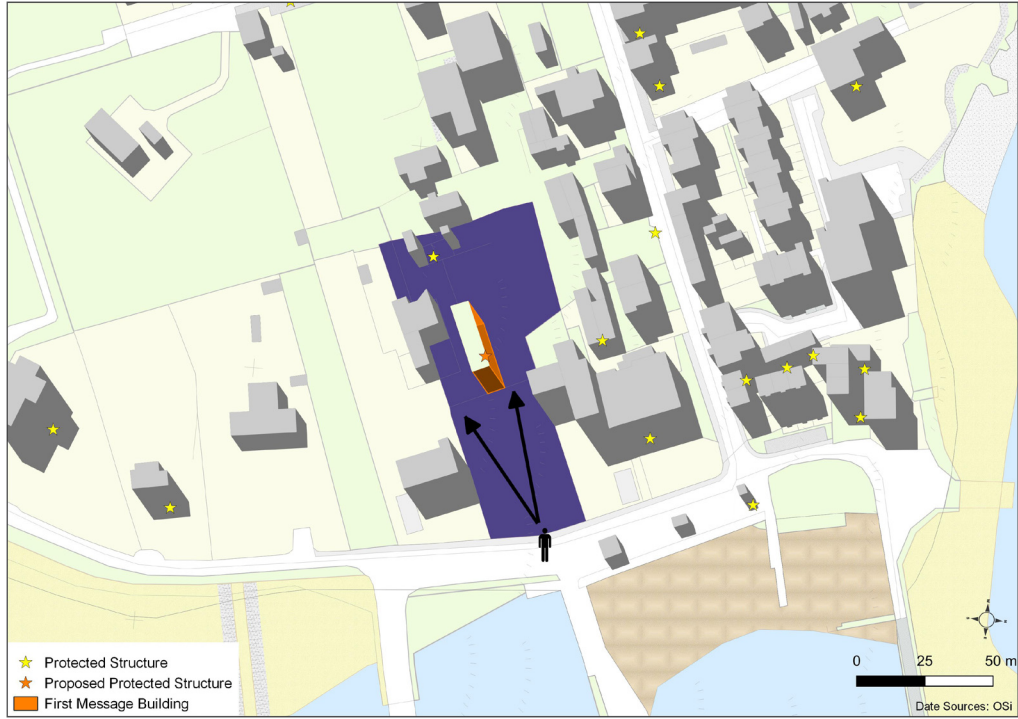
General Objectives	
Objective No:	It is an objective of the Council to;
KS-GO-01	Ensure that the high quality natural setting of the village is maintained and protected from inappropriate development.
KS-GO-02	Ensure that future development should support the existing role and function of the village as a rural service centre and small tourist village.
KS-GO-03	Preserve the village’s architectural heritage and encourage development to be designed in a manner that is in keeping with the scale and character of the existing village. New developments should respect local design features.
KS-GO-04	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties along the Main Street.

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KS-GO-05	Encourage the sustainable expansion in the range and number of commercial services within the village which in turn will provide local employment and improve the quality of life of the local community.
KS-GO-06	Preserve any existing mature trees where possible and promote additional planting of native trees and shrubs in new developments.
KS-GO-07	Promote the enhancement of the promenade/waterfront area in a sustainable manner.
KS-GO-08	Facilitate the development of a visitor attraction at the Transatlantic Cable Station.
KS-GO-09	Encourage the development of streetscapes in new development, particularly on frontages adjoining public roads.
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.
KS-GO-11	Support and facilitate the development of additional car parking at an appropriate location in the village.

Open Space/Amenity	
Objective No:	It is an objective of the Council to;
KS-O-01	Provide for continuous footpaths within the village.

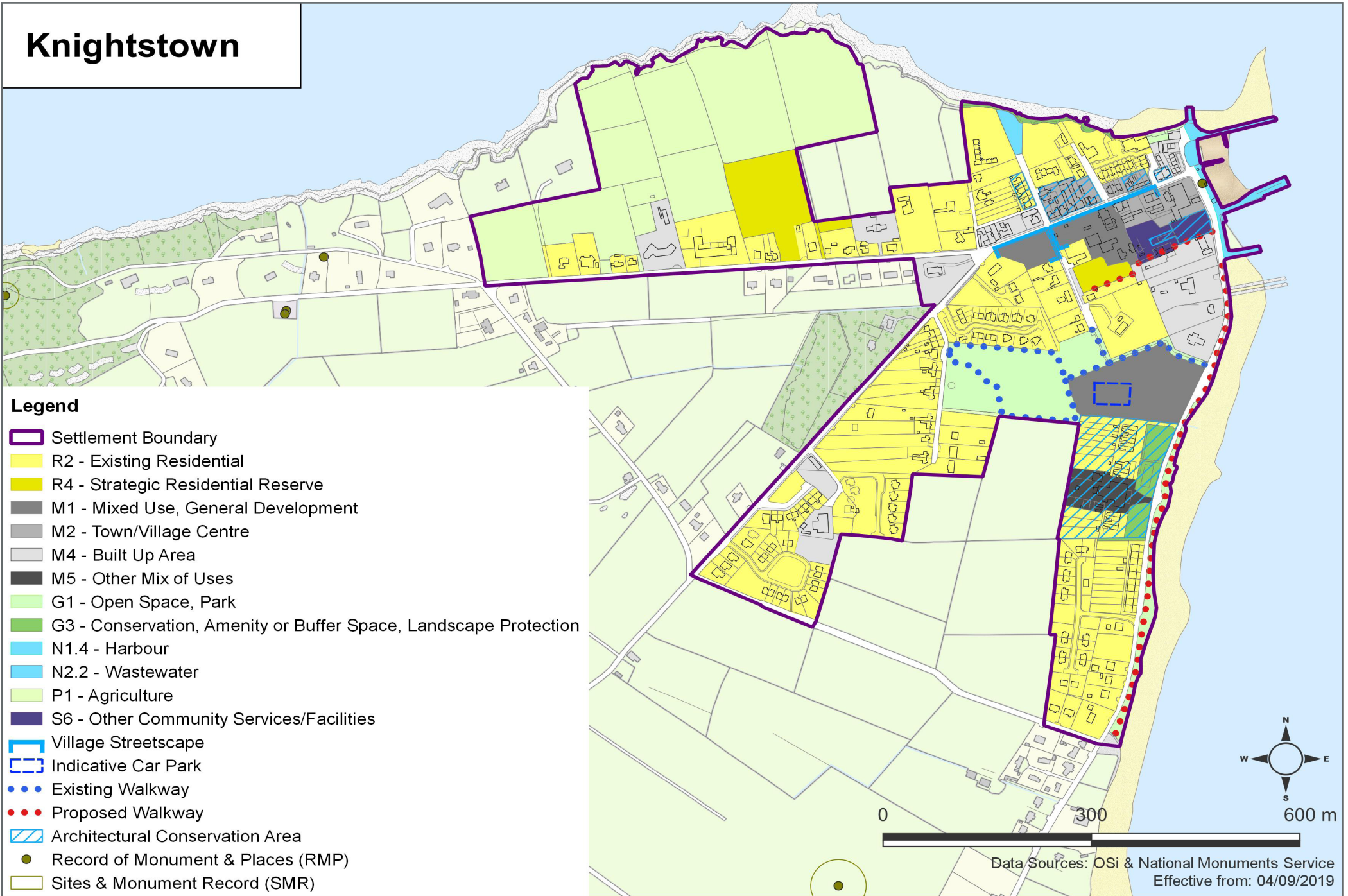
Tourism	
Objective No:	It is an objective of the Council to;
KS-TM-01	Promote the sustainable development of Knightstown as a year-round tourist destination, based on a high quality and diverse range of tourism product, while protecting the underlying environmental attributes and resources in the area.
KS-TM-02	Facilitate the development of high quality visitor accommodation within the town at appropriate locations.
KS-TM-03	Support the provision of a Blueway between Knightstown and Cahersiveen.
KS-TM-04	Facilitate the restoration of the key cable related sites at the Old Slate Yard and 'First Message' building including the visual corridor from the harbour.



First Message Building visual corridor



Knichtstown



Legend

- Settlement Boundary
- R2 - Existing Residential
- R4 - Strategic Residential Reserve
- M1 - Mixed Use, General Development
- M2 - Town/Village Centre
- M4 - Built Up Area
- M5 - Other Mix of Uses
- G1 - Open Space, Park
- G3 - Conservation, Amenity or Buffer Space, Landscape Protection
- N1.4 - Harbour
- N2.2 - Wastewater
- P1 - Agriculture
- S6 - Other Community Services/Facilities
- Village Streetscape
- Indicative Car Park
- Existing Walkway
- Proposed Walkway
- Architectural Conservation Area
- Record of Monument & Places (RMP)
- Sites & Monument Record (SMR)

3.6 Portmagee

Vision

The overall vision for Portmagee is to ensure that it continues to develop as an attractive and vibrant settlement for residents and visitors alike and that future development preserves the village's character as a small coastal fishing village and reinforces it where necessary.



Context (Location and Existing Services)

Portmagee is a small coastal village set within a scenic landscape located on the R565 at the western end of the Iveragh Peninsula. It is approximately 16km southwest of Cahersiveen. The village is situated between Saint Finan's Bay and Valentia Island, and is on both the Skellig Ring Tourist drive and Wild Atlantic Way.

Portmagee is mainly a residential settlement which provides service and community facilities to the local community. For its size it has a broad range of services and facilities, however many of these are only open on a seasonal basis. Social services include a Church, a health centre, a national school, a Garda station, G.A.A. sports ground and a community centre. The village has a small number of shops, a post office, public houses/restaurants and cafes. It also functions as a base for the local fishing fleet and has a modest tourism function. The main attraction in the surrounding area are

the Skellig Islands and the village serves as a departure point for tourists travelling to visit Sceilg Mhichíl. There is a hostel as well as several bed and breakfasts and holiday home developments in the village and surrounding area. As the village is set on the R565 main road linking Valentia Island to the Main land, Portmagee also benefits from some passing trade.

Planning Considerations and Proposal

The development boundary for Portmagee defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for residential development to the west and south of the village core. During the lifetime of this plan, development will focus mainly on these lands, located close to the village core.

While many residents will continue to commute to other centres for employment, it is important that Portmagee retains and further develops its social and economic infrastructure to function as a sustainable community. Increased local retail and commercial uses within the village core adjacent to existing uses would serve to achieve this. To facilitate this, lands have been zoned village centre (M2) to facilitate village and mixed-use type development.

Population and Housing

2016 was the first year the census returned a population for the village alone, recording 123 people residing in the village. The village is located in the ED of Portmagee. The 2006 census showed 376 persons in this ED. The population in 2011 was 390, increasing in 2016 to 413 people. Housing developments in estates to the southwest of the village take the form of modern suburban type housing. These estates also contain holiday home developments. According to Census 2016, 34% of houses in Portmagee are Holiday Homes.

Portmagee has not been identified as a growth settlement under Kerry County Council's Core Strategy as set out in Chapter 3 of the County Development Plan, consequently lands have not been zoned for proposed residential development. However suitably located lands have been identified and zoned as *strategic residential reserve, R4* to ensure that the

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long term residential needs of the village can be met. The development of this land is dependent on the availability of capital investment in waste water infrastructure.

Within the village centre (M2) and on lands zoned mixed use (M1) there are also opportunities for residential development. Given the level of existing holiday home development in the village, housing for permanent residents is encouraged.

Urban form and built heritage

The village has a small but strongly defined urban core centred along the waterfront. The village architecture is largely comprised of traditional 19th century two storey structures. The main street is linear and is open to the sea on the north side apart from a group of buildings at the eastern end. The western extremity of the street ends in a cul de sac. The village has a relatively compact urban core, however more recent developments including ribbon development along the approach roads has served to dilute the compact nature of the original settlement. Recent developments including holiday home developments to the south west of the village, due to their uniformity and estate style layout sit uncomfortably next to the old waterfront area where a mixture of house sizes and colour add variety to the overall look of the area. The existing Main Street with its simple forms and broad palette of colours gives Portmagee its unique character. Small-scale residential development has occurred to the rear of some properties along the main street.

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

To ensure that the local character and sense of place are enhanced, new development should seek to reflect the traditional elements of the existing streetscape and reinforce the character of the village centre by extending the streetscape where possible to develop a stronger village form.

Employment and Economic Activity

The village itself developed traditionally as a port and fishing (market) village serving the needs of a historically successful farming hinterland. The vitality of many of the village's small businesses is dependent on the spending power of customers from the rural areas, harbour related activities, and visitors.

Portmagee's pier has an important role in the continuing success of the marine – leisure, recreation and tourism sectors in the area. Support for the fishing industry remains the central focus of the pier. Fishing is a major source of income and direct employment for the area and also contributes indirectly, through fish exports and processing.

Boat trips for Sceilg Mhichíl are on offer from the pier.

Tourism is a significant part of the local economy and the traditional character and vernacular architecture of the village is an important part of the village's appeal.

Infrastructure

Portmagee is served by a public water supply. Water availability is an ongoing issue during summer months. However, it is anticipated that water savings associated with ongoing leak detection may assist in ensuring that sufficient capacity will be available to cater for peak demand and targeted growth.

There is a primary settlement tank in the village. The treatment is by means of a septic tank and outlet into the bay. The system is currently inadequate as it discharges to a Natura 2000 site, capital investment is therefore required to upgrade the system.

Traffic

The village is located on a busy regional route R565 and is the main vehicular entrance to Valentia Island via the bridge.

The set-back along the waterfront provides limited parking. There is car parking adjacent to the Church and public toilets which is signposted for use by those visiting Sceilg Mhichíl. During summer months car parking

in the village reaches capacity, leading to traffic management challenges. It is an objective of this plan, therefore to provide a car park to serve the village.

Footpaths are required at a number of locations throughout the village to provide for connectivity between residential areas to the west and the east.

Amenity

Some small amenity areas are located adjacent to the harbour. Lands have been identified for community facilities, zoned S3, to the south of the Community Centre, where an amenity area could form part of an overall development that may also include a car park.

Natural Heritage & Archaeology

Valentia Harbour/Portmagee Channel is designated as a SAC. The village is located in an area rich in natural beauty and amenities. The mountains to the south provide attractive views from the village and form scenic backdrops against which the village is set.

There are several walking routes identified in the vicinity of the village, including a Slí na Sláinte. Hill walking and the surrounding natural heritage and amenities offer significant potential for Portmagee to increase footfall and overnight stays.



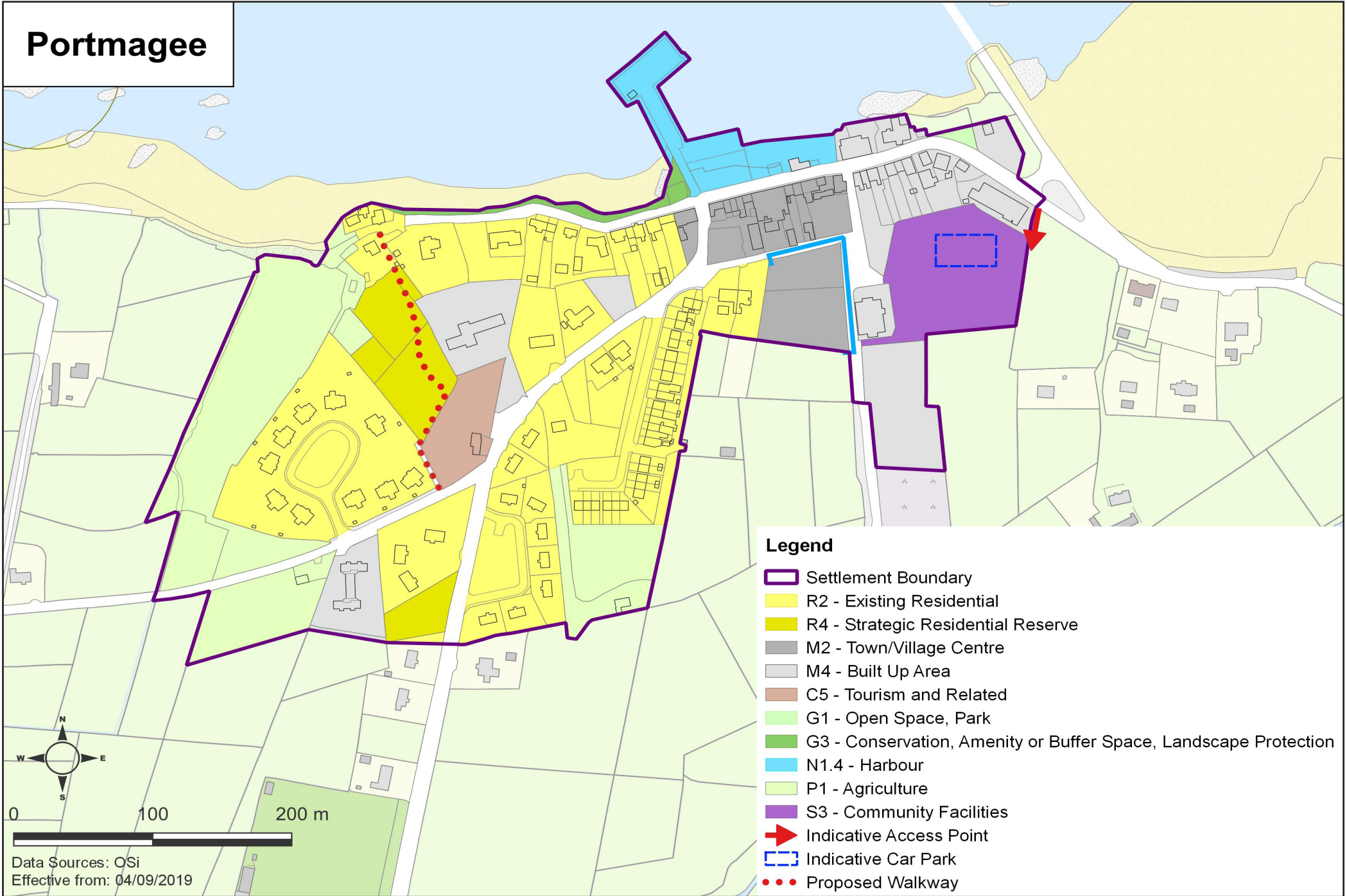
General Objectives	
Objective No:	It is an objective of the Council to;
PE-GO-01	Ensure that the development will be carried out in a sustainable coherent and strategic manner and will be contingent on adequate infrastructure being provided. The piecemeal and uncoordinated development of sites shall not be permitted.
PE-GO-02	Ensure that the high quality natural setting of the village is maintained and protected from inappropriate development.
PE-GO-03	Ensure that future development supports the existing role and function of the village as a rural service centre, fishing port and small tourist village having regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
PE-GO-04	Encourage the sustainable expansion in the range and number of commercial services within the village which in turn will provide local employment and improve the quality of life of the local community.
PE-GO-05	Preserve the village’s architectural heritage and encourage development to be designed in a manner that is in keeping with the scale and character of the existing village. New developments should respect local design features.
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.

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Open Space/Amenity	
Objective No:	It is an objective of the Council to;
PE-O-01	Facilitate the development of a village park.
PE-O-02	Seek the provision/improvement of continuous footpaths and walkways within the village.
PE-O-03	Support the development of a playground in the village.

Tourism	
Objective No:	It is an objective of the Council to;
PE-TM-01	Ensure that any future tourism developments are sensitive to the existing character of the village and should be appropriate in scale. Developments which are open on a year-round basis will be encouraged.
PE-TM-02	Promote the appropriate development of a niche tourism market, based on sustainable marine activity, sustainable marine and adventure holidays.
PE-TM-03	Promote film tourism in the area in a sustainable manner.
PE-TM-04	Facilitate the Skellig Experience Centre in any improvement/re-development project.
PE-TM-05	Facilitate the development of new car parking facilities in the village.

Portmagee



- Legend**
- Settlement Boundary
 - R2 - Existing Residential
 - R4 - Strategic Residential Reserve
 - M2 - Town/Village Centre
 - M4 - Built Up Area
 - C5 - Tourism and Related
 - G1 - Open Space, Park
 - G3 - Conservation, Amenity or Buffer Space, Landscape Protection
 - N1.4 - Harbour
 - P1 - Agriculture
 - S3 - Community Facilities
 - Indicative Access Point
 - Indicative Car Park
 - Proposed Walkway

Data Sources: OSi
 Effective from: 04/09/2019

Part E Small Villages

3.7 Caherdaniel

Vision

The vision for Caherdaniel is take advantage of its strategic location on the Ring of Kerry tourist route, adjacent to Derrynane, and to grow, sympathetically with its existing charm, as a rural village and tourism centre, commensurate with the level of infrastructure provided.



Context (Location and existing services)

Caherdaniel is a small scenic village located on the N70 which forms part of the Wild Atlantic Way and Ring of Kerry tourist route on the Iveragh Peninsula. The village takes its name from the nearby caher (fort), Cathair Donaill. It is located approximately 13km south-east of Waterville and approximately 20km west of Sneem. The village is just under a kilometre from Derrynane Bay. Derrynane House the home of Daniel O’Connell is less than 2 km to the west of the village.

Caherdaniel is primarily a tourist village availing of its proximity to Derrynane House and beach and its location on the Ring of Kerry route. The village also provides a basic range of services to the surrounding hinterland.

The village has a community centre, playground, primary school, Catholic Church, public house/restaurant, and a hostel. Derrynane GAA clubhouse

and playing pitches are located to the south of the village outside the development boundary.

Planning Consideration and Proposals

There has been a significant amount of residential development in the vicinity of the village over the last decade especially to the west of the village. The number of holiday homes constructed in recent years far outweighs the number of permanent residential completions.

It is proposed to designate land adjacent to the school as C5, tourism and related. It is considered that a sports and leisure facility with some outdoor activities would be appropriate at this location. Such a facility would cater for the adjacent school, and seasonal visitors particularly during the summer months.

The village of Caherdaniel has developed essentially around St. Crohan’s Catholic Church and the central core of the village is still concentrated in this area. Additional development outside this central core area comprises of one-off houses. Due to its scenic location and physical constraints surrounding the village, scope for additional development is limited. The triangular space formed by the junction of the N70 and the Coomnahorna Road and the area fronting the Coomnahorna Road to the southeast are viewed as key locations for the future expansion of the village core. These lands and the adjacent site offer potential for additional streetscape developments.

Population and Housing

There are no population figures available in past Census for the village of Caherdaniel. The village is located within the ED of Cathair Dónall. The population in this ED decreased from 348 in 2006 to 312 in 2011. The ED showed a minimal increase to 313 in the 2016 Census.

Caherdaniel has not been identified as a growth settlement under Kerry County Council’s Core Strategy as set out in Chapter 3 of the County Development Plan, consequently lands have not been zoned for proposed residential development.

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Urban form and built heritage

Caherdaniel has developed around St. Crohan's Church and the crossroads at the centre of the village. The original village was concentrated on the Derrynane road west of the N70. The main streetscape element is located on the Derrynane road. In the remainder of the village there are a series of detached dwellings consisting of various heights and setbacks resulting in an undefined building line. Large groups of trees throughout the village add to the character of the settlement.

The extension of the village streetscape would give the settlement a more defined core area and urban structure. There are a variety of building types and building heights within the village.

There is one protected structure within the development boundary, St Crohan's Catholic Church (Ref 21310604).



The streetscape on the southern side of the Derrynane Road from the junction with the N70 as far as the entrance to St. Crohan's is considered to be of significant architectural and heritage value and as such should be included as an Architectural Conservation Area (ACA).

Infrastructure

There is a public water supply available in the village.

Capital investment is required to upgrade the current wastewater

infrastructure in the village.

Traffic

The N70 National Secondary Route which is part of the Ring of Kerry and Wild Atlantic Way routes passes through Caherdaniel. There are a number of bends on the approach roads and within the village which has a calming effect on traffic.

Tourist traffic during the summer months creates a busy atmosphere but during the winter months due to its isolated location, traffic is mainly local.

Amenity

A new playground has recently been constructed adjacent to the church. Lands have been reserved as G1 along the river to facilitate the development of a linear park.

Natural Heritage & Archaeology

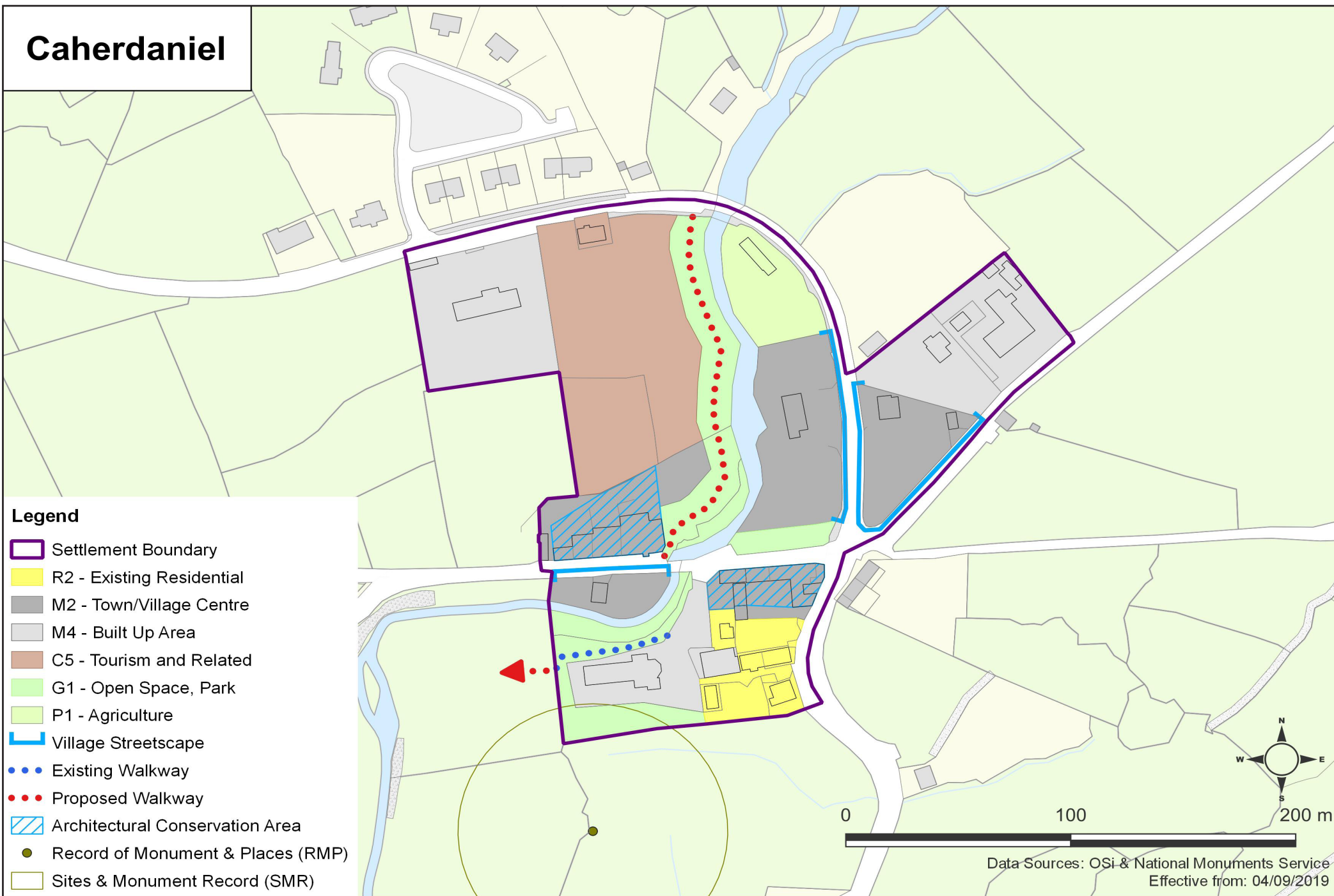
The village is located in a very scenic coastal location with panoramic views of mountain terrain and seascape. The Coomnahorna River flows through the village. The Kenmare River SAC and Iveragh Peninsula SPA are just over a kilometre to the southwest of the village. Otters are listed for protection in this Natura 2000 site and are likely to travel from the SAC through the village via the River Coomnahorna. Development proposals, including any bridges, amenity areas and walkways will be required to be designed and operated in a manner which would not adversely impact on Otter populations in the area.

The nearby Derrynane beach has awarded blue flag status and is a popular tourist destination particularly during the summer months.

General Objectives	
Objective No:	It is an objective of the Council to;
CN-GO-01	Ensure that future development should support the existing role and function of the village as a small local focal point for its surrounding rural community and should have regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
CN-GO-02	Promote the development of a mixed use development serving the local community.
CN-GO-03	Promote the development of tourism and leisure facilities serving the local community.
CN-GO-04	Support and facilitate the provision of car-parking and public toilets facilities at an appropriate location.
CN-GO-05	Facilitate and support the provision of wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.

Open Space/Amenity	
Objective No:	It is an objective of the Council to;
CN-O-01	Reserve lands for the development of an amenity area and walkway as indicated on the zoning map.
CN-O-02	Support and facilitate an extension to the walkway along the Coomnahorna River.

Caherdaniel



Legend

- Settlement Boundary
- R2 - Existing Residential
- M2 - Town/Village Centre
- M4 - Built Up Area
- C5 - Tourism and Related
- G1 - Open Space, Park
- P1 - Agriculture
- Village Streetscape
- Existing Walkway
- Proposed Walkway
- Architectural Conservation Area
- Record of Monument & Places (RMP)
- Sites & Monument Record (SMR)

Data Sources: OSi & National Monuments Service
 Effective from: 04/09/2019

3.8 Castlecove

Vision

The vision for Castlecove is take advantage of its strategic location on the Ring of Kerry and the Wild Atlantic Way tourist routes. All development including tourism related businesses shall be sympathetic to the rural character of the surrounding area.



Context (Location/Function and Existing Services)

Castlecove is a small rural village, east of Caherdaniel and southwest of Sneem. The village is situated on the N70 Ring of Kerry tourist route, and also forms part of the Wild Atlantic Way driving route.

The village has a post office, a public house, a shop/petrol pumps, a Church and a café. Lúb na hAbhann residential development is at the eastern end of the village. Staigue Fort exhibition centre is located to the west of the settlement on the road leading to Staigue Fort housing a pub and café. There is a camping site west of the village outside of the settlement boundary.

Planning Considerations and Proposal

Castlecove is a small rural village and local service centre for its hinterland. A small scale increase in the population that would be sympathetic to the rural character will be facilitated. The consolidation of the village

settlement and the retention and improvement of local services and facilities is encouraged. All development shall be designed and carried out in a manner that contributes towards the village's streetscape character and structure.

Population and Housing

There are no population figures for the village of Castlecove in the census. It is located within the ED of Castlecove. Population figures for this ED displayed an increase from 293 persons to 319 persons (8.9% increase) between 2006 and 2011. In the 2016 Census the population has fallen to 309, a decrease of 3.1%.

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

A large development of 43 houses was previously granted permission in the village. Of this development 10 units were completed and only 4 have been occupied. Having regard to the limited predicted growth of the settlement no lands for proposed residential use will be zoned in Castlecove during the lifetime of this plan.

Urban form and built heritage

The village is an attractive dispersed rural settlement in close proximity to the coast characterised by a small number of detached one-off houses and a limited number of commercial properties. A new streetscape was formed at the eastern end of the village with the development of Lúb na hAbhann. Of this development only the front, streetscape element, was constructed. The village centre is poorly defined and any new development in the village should contribute to extending and enhancing the village's streetscape. There is a large car park adjacent to the Church which is underutilised except during Church services.

Employment and Economic Activity

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

Section 3

Infrastructure

There is no wastewater treatment plant in the village. Dwellings in the area are served by individual septic tanks and waste water treatment systems. This is a constraint on the future development of the village.

The village is served by public mains.

Traffic

The village experiences a certain amount of through traffic during the summer months due to its location on the Ring of Kerry and Wild Atlantic Way tourist routes. Footpaths are limited to the eastern edge of the village adjacent to the Lúb na hAbhann development. The extension of these footpaths to serve the remainder of the village to improve pedestrian connectivity is required. There is adequate parking in the village with two centrally located car parks, one adjacent to the Church and a second across from the Black Shop bar.

Amenity

There is a small amenity area in the village between the bridge and the N70, adjacent to the River Staigue. This river provides an opportunity to develop additional amenity areas along its banks. Lands have been reserved as G1 to facilitate this park. It is also an objective of this plan to provide a pedestrian bridge connecting amenity areas and proving pedestrian permeability in the village.

Natural Heritage & Archaeology

The village is located in a high quality natural environment with a number of natural amenities which have been relatively untouched by large-scale development to date. There are also large wooded areas within the village giving it a rural character. Any development in the village must take cognisance of the quality and sensitivity of the surrounding environment.

There is a candidate Special Area of Conservation to the south of the plan area (002158 Kenmare River cSAC). Otters are listed for protection in this

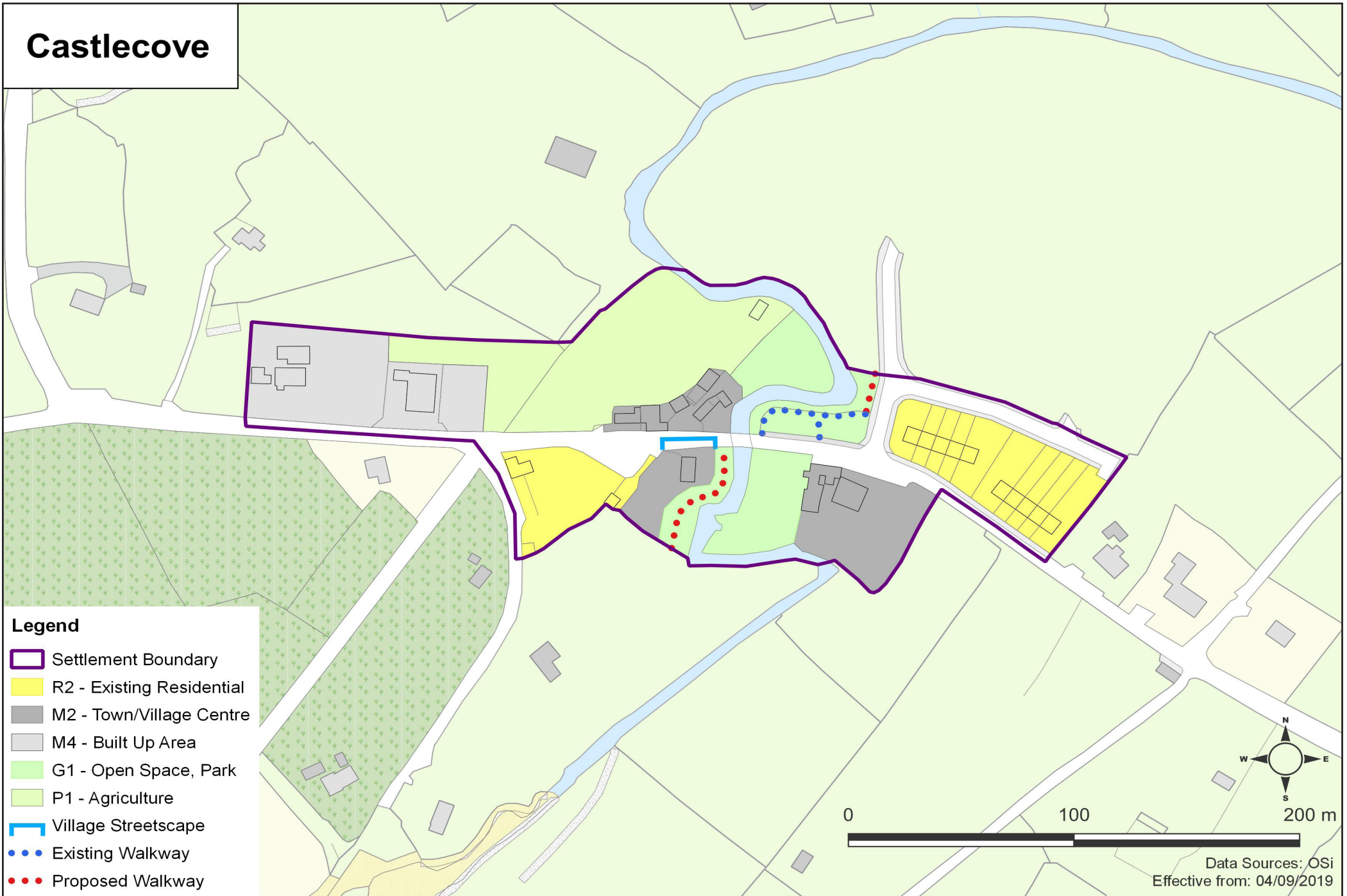
Natura 2000 site and are likely to travel from the SAC through the village via the river Staigue. Development proposals, including bridges, amenity areas and walkways will be required to be designed and operated in a manner which would not adversely impact on Otter populations in the area.

General Objectives	
Objective No:	It is an objective of the Council to;
CV-GO-01	Ensure that the high quality natural setting of the village is maintained and protected from inappropriate development by ensuring that new development is in keeping with the scale, bulk and design features of the existing urban fabric and integrates with the landscape.
CV-GO-02	Promote attractive approaches into the village and ensure that any new developments are of a high architectural standard and contribute to the public realm.
CV-GO-03	Redevelop the centrally located site to the south of the N70, zoned M2, as a mixed-use development subject to the outcome of a Flood Impact Assessment. A streetscape onto the N70 shall form part of this development.
CV-GO-04	Facilitate and support the provision of wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.

Transport	
Objective No:	It is an objective of the Council to;
CV-T-01	Seek the provision/improvement of footpaths throughout the village.
CV-T-02	Facilitate/improve pedestrian access at both sides of the Bridge over the River Staigue.
CV-T-03	Seek the provision of a pedestrian bridge in order to allow pedestrian access to amenity areas on both sides of the river subject to a flood risk assessment.



Castlecove



3.9 Chapeltown

Vision

The overall vision for Chapeltown is to ensure that it develops as an attractive vibrant village for existing and future residents and tourists alike. Future development shall preserve the village's character and reinforces it where necessary.



Context (Location/Function and Existing Services)

Chapeltown is a small rural village located on the southern side of Valentia Island. The village is situated halfway between Knightstown and Portmagee and is connected to Knightstown via the R565.

Chapeltown has a range of social facilities including a Roman Catholic Church, community centre, child care centre and a public house. The local GAA ground (Valentia Young Islanders) is located within the settlement boundary. Scoil Naisiúnta Dar Earca and the community centre serve the entire island.

Planning Considerations and Proposal

There has been a considerable demand for development along the R565 both to the east towards Knightstown and to the west towards Portmagee. This reduction in the level of open countryside between the settlements is considered undesirable and may lead to a lack of definition for each settlement.

The development boundary for Chapeltown defines the existing extent of the area where new development may be considered, whilst also allowing for re-development in the village core. Development consisting of the re-development or reuse of existing properties, brownfield development and infill development may be facilitated within the settlement boundary. It is an objective of the plan to encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of infill sites.

Population and Housing

There are no population figures for the village of Chapeltown. The ED of Valentia covers the village and the entire island. The 2006 census showed 713 persons. This figure increased from 690 in 2002. This represented a 3% increase in population. The population decreased in the 2011 census to 665 people. The 2016 Census shows that the population of the area declined again, by 1.2%, to 657 people.

Chapeltown has not been identified as a growth settlement under Kerry County Council's Core Strategy as set out in Chapter 3 of the County Development Plan, consequently lands have not been zoned for proposed residential development.

Urban Form and Built Heritage

Chapeltown is a traditional rural village, linear in form comprised of mainly detached structures without a set building line. The village has developed in a linear fashion along the R565 with limited development along the local roads, which intersect with the R565 at the village centre.

There are a variety of building types within the village. Building heights vary throughout the village. Some cluster type/estate developments in the village, Ceol na hAbhann and Geokaun View, are of a uniform design which is untypical of the older built forms. A recently constructed terrace type development along the R565 serves to enhance the village streetscape. If this streetscape was further developed it would give the village a more defined core area and urban structure.

Section 3

Employment and Economic Activity

The Valentia Development Agency through its work with other agencies has successfully created new employment on the island. To facilitate this ongoing work and inter agency co-operation, additional lands have been zoned as M2.

Infrastructure

There is a public water supply available in the village.

There is no wastewater treatment unit in the village.

Traffic

Due to its location on the R565 midway between Portmagee and Knightstown there is a considerable amount of through traffic during the summer months. There is no car park attached to the church and limited parking at the community centre. It is an objective of this plan to provide a car park in the village.

Tourist traffic during the summer months creates a busy atmosphere but during the winter months traffic is mainly local.

Amenity

A small amenity area exists adjacent to the river on the north side of the R565. Lands have been identified and zoned G1 to provide for a larger park to serve the village and its hinterland.

Natural Heritage & Archaeology

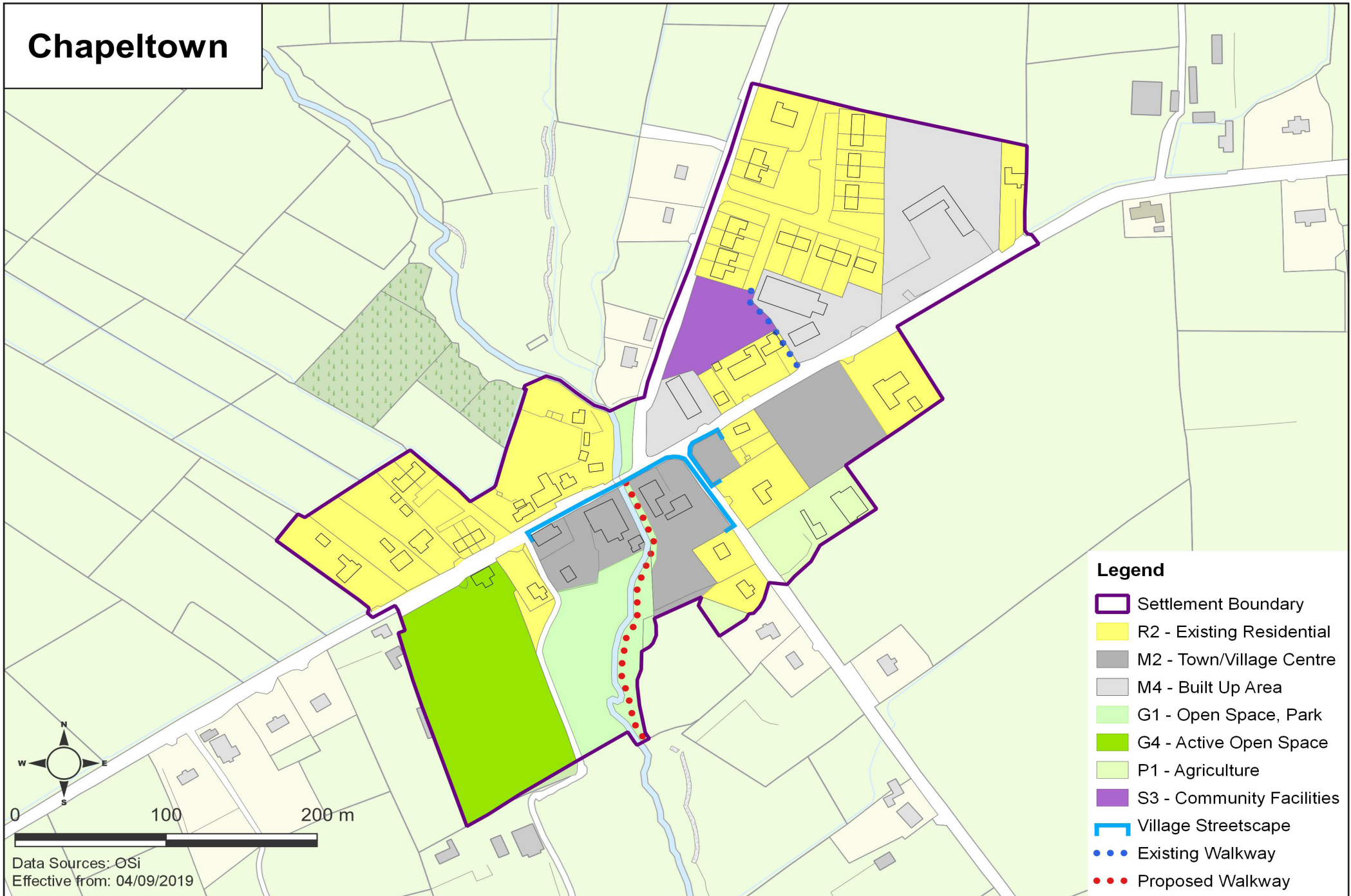
Chapeltown is located in a low lying pocket of land about 1km from the shoreline of Valentia Island which forms part of the Valentia Harbour/ Portmagee Channel SAC.

There are a number of amenities on Valentia including the nearby Geokaun viewing point. The location of Chapeltown on the island offers opportunities to grow heritage related tourism and increase overnight stays.

General Objectives	
Objective No:	It is an objective of the Council to;
CP-GO-01	Ensure that future development supports the existing role and function of the village as a small local focal point for its surrounding rural community.
CP-GO-02	Promote the development of mixed use development (on lands zoned M2) to serve the local community.
CP-GO-03	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties.
CP-GO-04	Provide for car parking within the village.
CP-GO-05	Facilitate and support the provision of wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.

Open Space/Amenity	
Objective No:	It is an objective of the Council to;
CP-O-01	Reserve lands for the development of a village green as indicated on the zoning map and develop a riverside park.

Chapeltown



Data Sources: OSi
Effective from: 04/09/2019

3.10 Dún Géagáin

Vision

The overall vision for Dún Géagáin is to maintain its compact urban form and develop a vibrant sustainable village which is an attractive place to live and visit. Future development should be in-depth in order to create a strong and identifiable village core.



Context (Location/Function and Existing Services)

Dún Géagáin is an important tourist village on the Skellig Ring. It is located off the R566 on the Iveragh Peninsula. Baile an Sceilg with which it shares many services is located 1.5km to the south. Although a certain level of development has taken place between the two settlements in recent years they can still be viewed as two distinct settlements. Dún Géagáin is located within An Gaeltacht Uíbh Ráthaigh.

Dún Géagáin has a range of social facilities including a Roman Catholic Church, day care centre, community centre, national school and hard surface playing area, a public house, and an industrial unit producing veterinary products. Cill Rialaig Arts Centre with associated exhibition space, shop and café is located at the village edge. There is no grocery shop within the village but there is one located approximately 500 metres to the north of the village on the R566. The local GAA (St Michaels) pitch is located between Dún Géagáin and Baile an Sceilg.

Planning Considerations and Proposal

The development boundary for Dún Géagáin defines the existing extent of the area where new development may be considered, whilst also allowing for expansion re-development in the village core. The development boundary is largely determined by topography and infrastructural considerations. It is an objective of the plan to encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites.

It is important to maintain the open countryside between Dún Géagáin and Baile an Sceilg. The development strategy for Dún Géagáin is to promote a more gradual organic development as a rural village and tourist centre commensurate with the level of infrastructure provision. Growth in recent years has been largely confined to the holiday home sector.

The village is located within a Gaeltacht area and it is important that no development takes place which will be detrimental to the promotion of the Irish language.

Dún Géagáin has not been identified as a growth settlement under Kerry County Council's Core Strategy as set out in Chapter 3 of the County Development Plan, consequently lands have not been zoned for proposed residential development. However suitably located lands have been identified and zoned as *strategic residential reserve, R4* to ensure that the long term residential needs of the village can be met. The development of this land is dependent on the availability of capital investment in waste water infrastructure.

Population and Housing

There are no population figures for the village of Dún Géagáin itself. It is located within the ED of Baile an Sceilg. The population in this ED decreased slightly between 2002 and 2006 from 358 to 355 people. It increased marginally in the 2011 census to 375 people. The 2016 Census recorded a population of 390, a 4% increase.

Section 3

Two housing developments on the seaward side of the main street have been completed in recent years. These developments are used primarily as holiday homes. Other holiday home developments are located outside of the settlement boundary. A few single houses for permanent residents have been completed over the same period. The number of holiday homes constructed in recent years far outweighs the number of permanent residential completions.

The new housing developments that have taken place however have been close to the urban core and have succeeded in maintaining a compact urban form.

Urban form and built heritage

Dún Géagáin is a traditional rural village, linear in form comprised of mainly detached structures without a set building line apart from an attractive stretch of village streetscape to the north of the church. If this streetscape was further developed it would give the village a more defined core area and urban structure. There are a variety of building types within the village from the traditional single storey cottage to the more modern form of the Cill Rialaig shop. Building heights vary throughout the village. Some new cluster type developments in the village are of a uniform design which is untypical of the older built forms.

Employment and Economic Activity

The largest employer in the village is Ballinskelligs Veterinary Products, which contains a state of the art laboratory and manufacture products for the Irish and British markets. Other employment is provided at the primary school and at the community centre. The Údaras Na Gaeltachta premises are located slightly to the north on the R566.

Infrastructure

There is a public water supply available in the village.

The existing foul sewer system is at capacity. There are currently no plans in place to upgrade this system at present, Kerry County Council will engage with Irish Water regarding the upgrading of the existing infrastructure.

Traffic

Tourist traffic during the summer months creates a busy atmosphere but during the winter months due to its isolated location traffic is mainly local.

Natural Heritage & Archaeology

On the eastern side of the village there is a Skelligs' Heritage Centre.

Along the coast to the east of the village is zoned Secondary Special Amenity in the 2015-2021 Kerry County Development Plan. The bay area is part of the Baile an Sceilg Bay and Inny Estuary candidate SAC which is of considerable conservation significance because of the presence of two types of salt marsh, which are listed in Annex 1 of the EU habitats Directive.

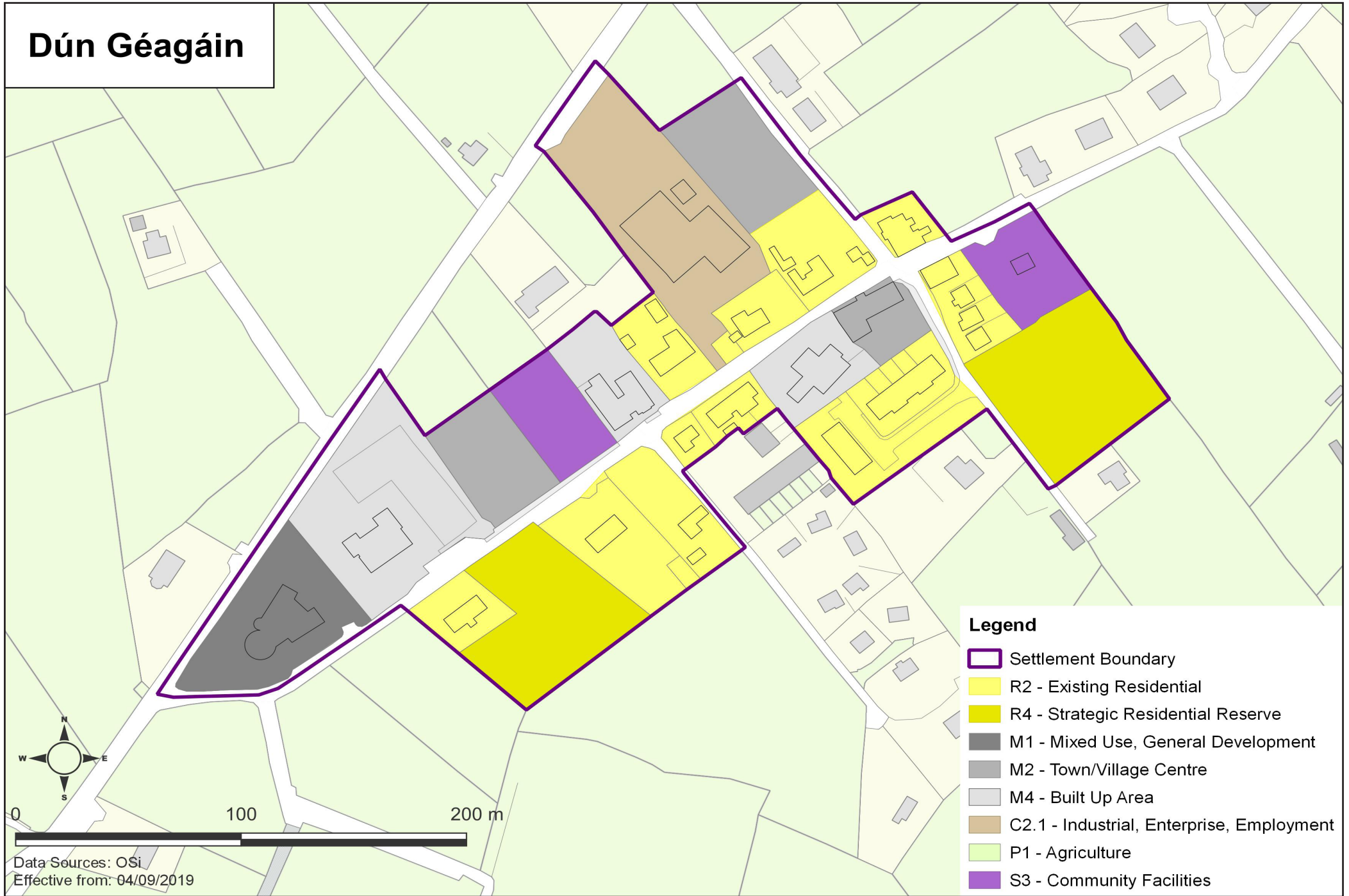
The village is close to the blue flag beach at Baile an Sceilg and surrounding designated habitats offer opportunities for tourism and overnight stays.

General Objectives	
Objective No:	It is an objective of the Council to;
DG-GO-01	Ensure that future development should support the existing role and function of the village as a small local focal point for its surrounding rural community and should have regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
DG-GO-02	Ensure that development does not detract from the amenities that make the Skellig Ring drive a popular tourist attraction.
DG-GO-03	Promote the use of the Irish language.

DG-GO-04	Facilitate the sustainable development of ecotourism and other niche markets along with the sustainable extension and diversification of tourist facilities as a possible source of employment.
DG-GO-05	Support the Uíbh Ráthach Task Force and any reports/plans/actions that they promote.
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.



Dún Géagáin



Part F – Development Nodes

3.11 An Chillín Liath

Vision

The overall vision for An Chillín Liath is to maintain the character of this distinctive dispersed settlement pattern, to promote the area as an attractive place to live in and to visit, while preserving and enhancing the use of Irish as the daily communal language.



Context (Location/Function and Existing Services)

An Chillín Liath is a dispersed rural settlement located inland, in the centre of the Iveragh Peninsula. It is located south of the River Inny, on a local road off the N70, approximately 9km to the northeast of Waterville and approximately 13 km south of Cahersiveen. It is located within An Gaeltacht Uíbh Ráthaigh.

An Chillín Liath provides essential rural services to a dispersed rural catchment area, which primarily relies on agriculture and forestry for employment.

There is a church and a school in An Chillín Liath. There is a public house (Inny Tavern) and shop in the settlement. Forbairt na Dromoda is based in An Chillín Liath and comprises of the Dromid Hostel (which opens from May to October), a community hall/day care centre and enterprise units and is laid out in an attractive cluster complex.

The Kerry Way walking route passes through the area and the settlement is situated within the core of the Kerry International Dark Sky Reserve. This provides further opportunities for developing a niche tourist market.

Planning Consideration and Proposals

The development boundary defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for development adjacent to the settlement core. The consolidation of the settlement and improvement of local services and facilitates is encouraged. All development shall be designed and carried out in a manner that contributes towards the node's character and structure.

Population and Housing

There are no population figures for the village of An Chillín Liath. It is located within the ED of Doire Ianna/Cloon. Between 2002 and 2011 the population remained static at 282. A decrease in population occurred between 2011 and 2016, to 260, a 7.8% decrease.

This area is comprised of scattered one-off housing. There is no developed streetscape; rather, the village is comprised of detached dwellings with varied setbacks. There has been a considerable level of ribbon development on the approach roads over the years and this has largely been confined to the northern or landward side of the road.

An Chillín Liath has not been identified as a growth settlement under Kerry County Council's Core Strategy as set out in Chapter 3 of the County Development Plan, consequently lands have not been zoned for proposed residential development.

Employment and Economic Activity

Ionad an Dromada allows for employment opportunities within the settlement. In addition lands have been zoned as M2 (Village Centre) between Ionad an Dromada and the church and C5 for tourism and related uses that will facilitate employment opportunities.

Section 3

Infrastructure

An Chillín Liath is supplied with water from a group water scheme. There is no existing wastewater treatment plant in the village.

Traffic

Tourist traffic during the summer months creates a busy atmosphere but during the winter months due to its isolated location traffic is mainly local. There is no footpath network in the village.

Amenity

The Inny River runs along the northern boundary of the settlement. The development of an amenity area along the river would be of benefit to the area.

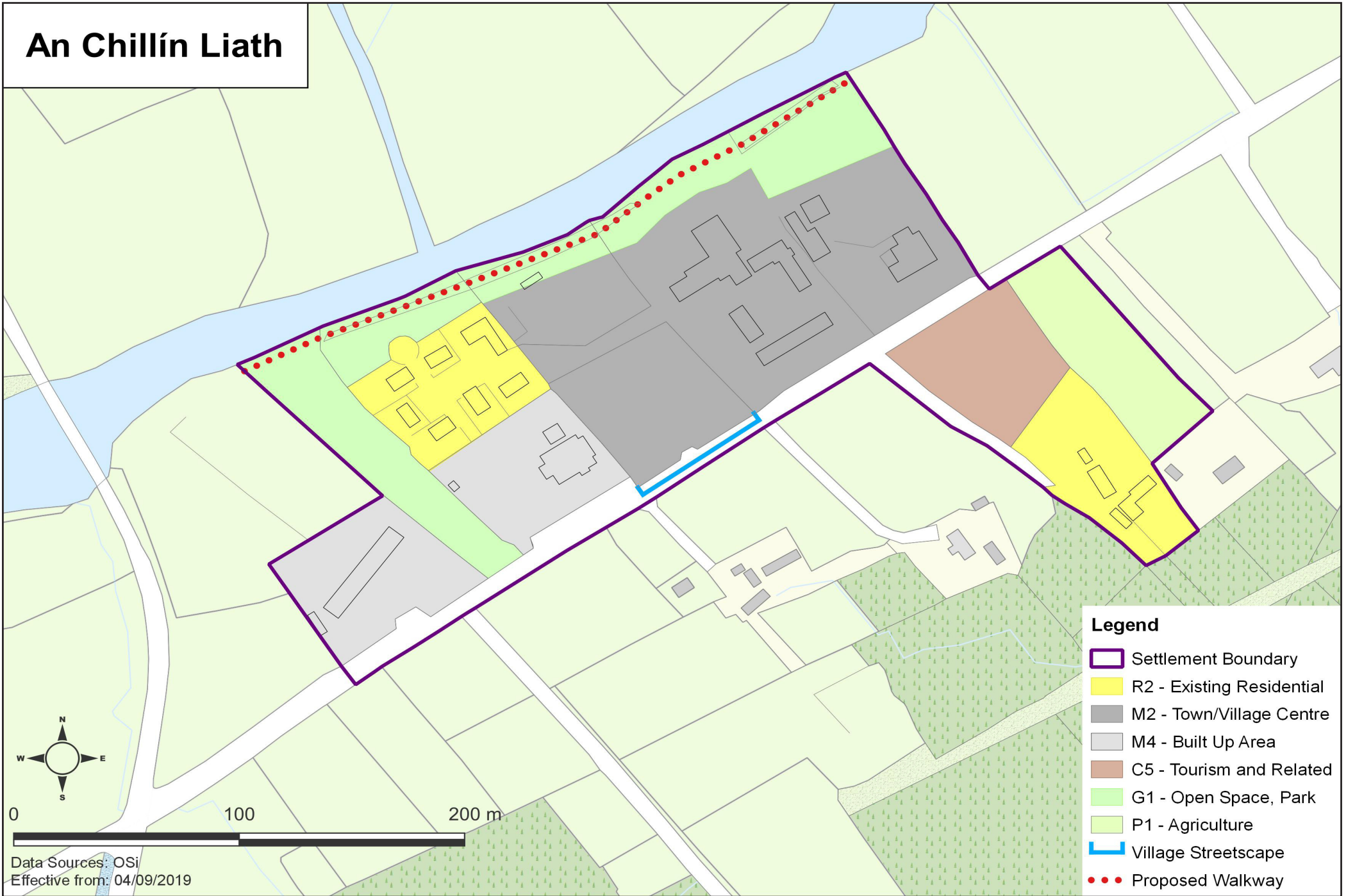
Natural Heritage & Archaeology

An Chillín Liath is located on flat low lying ground on the south bank of the Inny river. Much of the surrounding countryside is covered with coniferous plantations. Just over 4 km to the south the land rises significantly to peaks of over 650 metres and there are a number of lakes including Lough Derriana. This area is part of the Killarney National Park candidate Special Area of Conservation. An Chillín Liath's location on designated walking routes in the heart of the Iveragh Peninsula surrounded by mountains and lakes offers opportunities to further develop walking and eco-tourism, and increase overnight stays.

General Objectives	
Objective No:	It is an objective of the Council to;
AC-GO-01	Ensure that any future developments should be sensitive to the existing character of the area and should be appropriate in scale. Developments which are open on a year round basis should be encouraged.

AC-GO-02	Encourage the provision of facilities along the Kerry Way Walking Route at appropriate locations in a sustainable manner.
AC-GO-03	Preserve and promote the use of Irish language.
AC-GO-04	Encourage the sustainable development of ecotourism and other niche markets along with the sustainable extension and diversification of tourist facilities as a possible source of employment.
AC-GO-05	Facilitate the provision of a playground in the settlement.
AC-GO-06	Support the Uíbh Ráthach Task Force and any reports/plans/actions that they promote.

An Chillín Liath



3.12 An Gleann

Vision

The overall vision for An Gleann is to maintain the character of this distinctive dispersed settlement pattern, to promote the area as an attractive place to live and visit, while preserving and enhancing the use of Irish as the daily communal language.



Context (Location/Function and Existing Services)

An Gleann is a small coastal dispersed settlement situated at the intersection of two local roads overlooking Saint Finan's Bay. An Gleann is located approximately half-way between Portmagee and Baile an Sceilg. An Gleann is essentially a rural area with a high density of dispersed rural housing. It has limited facilities which include a Roman Catholic Church, a primary school, a children's playground while Ionad Lae An Gleann offers a preschool service, day care centre and community centre.

There is no developed streetscape; rather, the village is comprised of varied detached buildings with varied setbacks.

The beach area, 350m south of the village, attracts a number of holidaymakers during the summer months, but the village lacks any tourist facilities. Skelligs Chocolate is located less than a kilometre from the village centre.

Planning Considerations and Proposal

The development boundary for An Gleann defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for development adjacent to the settlement core. The consolidation of the settlement and improvement of local services and facilities is encouraged. All development shall be designed and carried out in a manner that contributes towards the node's character and structure.

Population and Housing

There are no population figures for the village of An Gleann itself. It is located within the ED of Toghroinn Fhíonáin. The population in this ED increased between 2002 and 2006 from 137 to 154 people. It increased marginally in the 2011 census to 161 people, with another marginal increase between 2011 and 2016 to 164.

This area is characterised by scattered one-off housing. There is no distinct divide as such, between the village and the surrounding countryside. There has been a considerable level of ribbon development on the approach roads over the years and this has largely been confined to the northern or landward side of the road.

An Gleann has not been identified as a growth settlement under Kerry County Council's Core Strategy as set out in Chapter 3 of the County Development Plan, consequently lands have not been zoned for proposed residential development.

Built heritage

There are two Protected Structures located just outside the development boundary. A Celtic cross style memorial is located on the eastern boundary of the village. The old Catholic church now in ruins located to the south of the village is also a Recorded Monument. There are no archaeological monuments within the settlement boundary although there are a large number in the vicinity of the village.

Section 3

Employment and Economic Activity

Skelligs Chocolates is located at An Gleann and is the main source of employment in the area.

The settlement's unspoilt location, and the beach offer the potential to capitalise on the success of the Wild Atlantic Way attracting stopovers and overnight stays.

Infrastructure

There is a public water supply available in the village.

There is no public sewerage treatment in the village at present.

Traffic

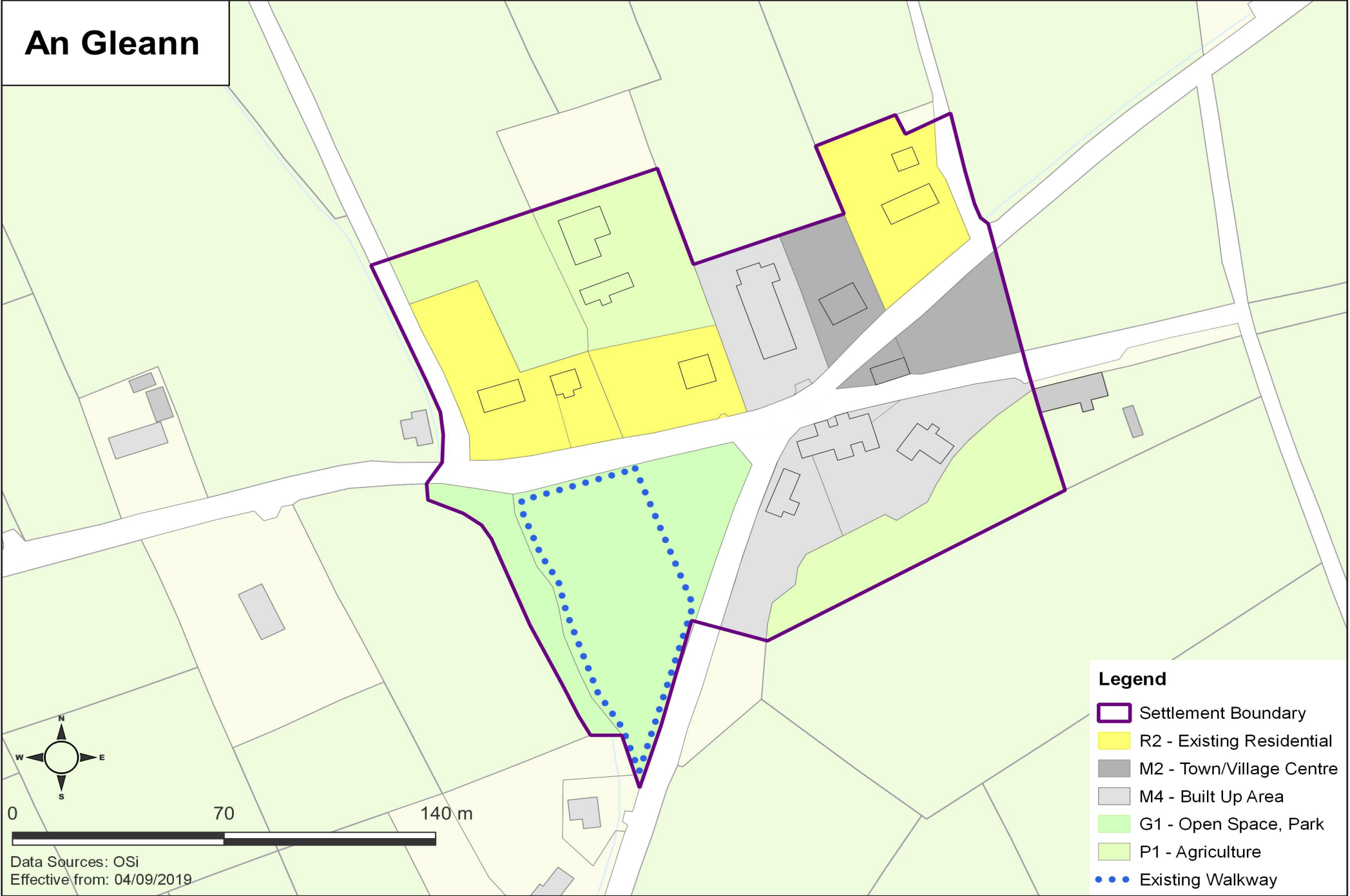
Tourist traffic during the summer months creates a busy atmosphere but during the winter months due to its relatively isolated location traffic is mainly local.

Natural Heritage & Archaeology

An Gleann is located in a low lying pocket of land at the head of St. Finans Bay, surrounded by a ring of hills some rising to almost 400 metres. Its physical isolation and dramatic seascapes and views of the Skelligs, give the area a unique character. The Iveragh Peninsula SPA is in close proximity to An Gleann. The beach is located a short distance from the settlement.

AG-GO-03	Encourage the sustainable development of ecotourism and other niche markets along with the sustainable extension and diversification of tourist facilities as a possible source of employment.
AG-GO-04	Support the Uíbh Ráthach Task Force and any reports/plans/actions that they promote.

General Objectives	
Objective No:	It is an objective of the Council to;
AG-GO-01	Ensure that any future developments should be sensitive to the existing character of the area and should be appropriate in scale. Developments which are open on a year round basis should be encouraged.
AG-GO-02	Preserve and promote the Irish language.



Appendix

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1 Protected Structures

Protected Structures

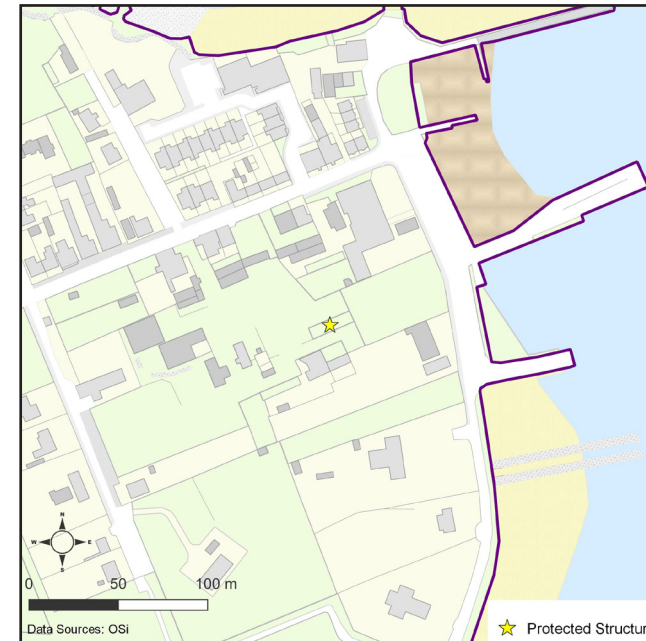
Introduction

As per Section 54 of the Planning & Development Act 2000, as amended, a planning authority may add to its record of protected structures a structure where the authority considers in the case of an addition, the addition is necessary or desirable in order to protect a structure, or part of a structure, of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

The procedure for adding a structure to the record of protected structures is a separate process and is set out in Section 55 of the Planning and Development Act, as amended. The process to add two structures to the record of protected structures, the First Message Building in Knightstown, and a structure in the Cable Field at Foilhommerum Bay was undertaken in conjunction with the preparation of this LAP and adopted by the Elected Members on the 29th March 2019.

First Message Building, Knightstown

The site is located to the north east of Valentia Island in the townland of Farranreagh. It comprises a single storey structure located within the Valentia Slate Yard site (the Slate Works industrial complex is protected in the Kerry County Development Plan, RPS Ref KY 079-026).



Location of Protected Structure

The building is of rubble stone and lime mortar construct. It is rectangular in plan and was originally a pitched roof building. There are some remaining lintels in situ of varying heights. There is no roof or glazing remaining. The site is very overgrown with substantial vegetation and ivy growth evident throughout. Remaining architectural fabric is typical of its age and reflects building methods of the mid to late nineteenth century.

This recommendation arises from the structure's special historical and social interest in recognition of its role in the Trans-Atlantic Cable project. It was at this location from where the first electronic trans-Atlantic communication was sent on August 16th 1858 between Queen Victoria

Appendices

and US President Buchanan. It is for this reason that the structure is considered significant and that its protection is warranted. The building has special social and historical interest for its role in facilitating the advances of the Trans-Atlantic cable which were a dominant technological achievement of its era, with worldwide lasting repercussions for society as a whole. The role of this structure, in terms of the birth of globalisation and the phenomenal technical advances in communications with lasting worldwide consequences, is indisputable.

Structure in Cable Field, Foilhommerum Bay

The structure located within the site known as The Cable Field. The building is located at Foilhommerum Bay, Valentia Island, Co. Kerry. It is a single storey structure and was built in the 1860s.



Location of Protected Structure

In 1858, the first successful Trans-Atlantic official communication occurred between Newfoundland and Valentia. In 1865, after the American Civil War, attempts were made to re-establish communications between

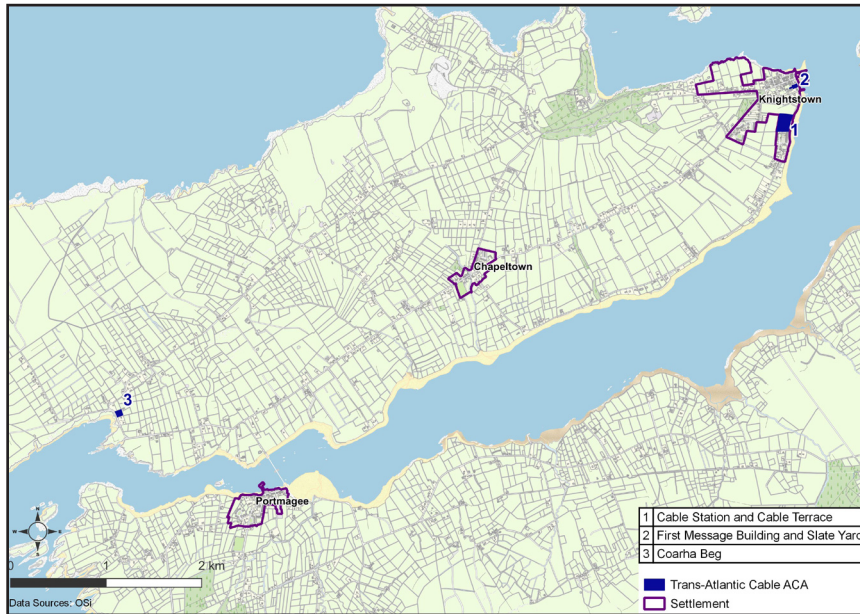
Europe and America. The landing site was relocated to Foilhommerum Bay, as apparently the vessel bringing the wire over the Atlantic was too big to enter Knightstown. The first time communication was enabled at this location was on 23rd July 1865. According to Dr. Alexander Gillespie, there were probably two structures of operational significance in the Cable Field: a wooden building and the Relay Station, which makes up the ruins today. The relay station building is the point from which the communications were relayed from the Atlantic to the Cable Station in Knightstown. It represents a vital part of the Trans-Atlantic Cable story in its role as a routing station.

The relay station building in the Cable Field is of special historical interest as the routing station for the Trans-Atlantic Cable' a significant global event that initiated cross-frontier communications to all parts of the globe. It merits protection on the basis of its historical significance.

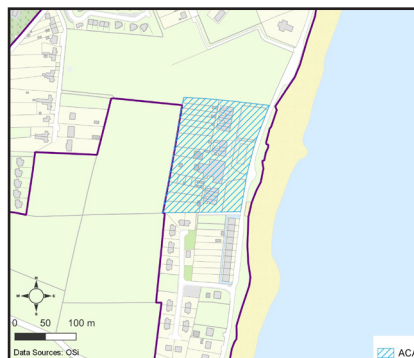
Furthermore, the building has special social interest for its role in facilitating the advances of the Trans-Atlantic cable which were a dominant technological achievement of its era, with worldwide lasting repercussions for society as a whole.

2 Architectural Conservation Area

Trans-Atlantic Cable ACA



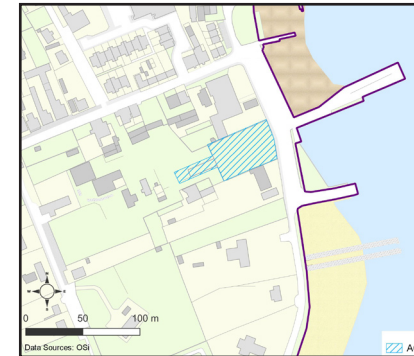
1. Cable Station and Cable Terrace



Objective: to protect the character and setting of the Cable Station and Cable Terrace buildings including the grounds, boundaries and open space

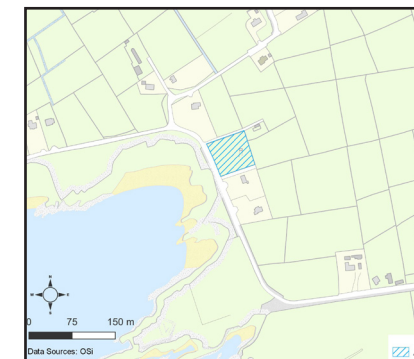
to the east of the Cable Station and Cable Terrace. Views and prospects associated with the overall grouping of buildings shall be protected and enhanced.

2. 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.

3. 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.

3 Zoning Map Legend

Legend


 Settlement Boundary

Zoning

 R1 - Proposed Residential

 R2 - Existing Residential

 R4 - Strategic Residential Reserve

 M1 - Mixed Use, General Development

 M2 - Town/Village Centre

 M4 - Built Up Area

 M5 - Other Mix of Uses

 C2.1 - Industrial, Enterprise, Employment


 C5 - Tourism and Related

 C6 - Mixed/General Commercial/Industrial/Enterprise Uses

 G1 - Open Space, Park


 G3 - Conservation, Amenity or Buffer Space, Landscape Protection

 G4 - Active Open Space

 N1.4 - Harbour

 N2.2 - Wastewater

 P1 - Agriculture

 S1 - Education

 S3 - Community Facilities

 S6 - Other Community Services/Facilities Uses

 O1 - Strategic Reserve

 Opportunity Site


Streetscapes

 Village/Urban Streetscape

 Residential Streetscape

Walkways

 Existing Walkway

 Proposed Walkway

Heritage

 Architectural Conservation Area

 Proposed Protected Structure

 Record of Monument & Places (RMP)

 Sites & Monument Record (SMR)

Indicative Infrastructure

 Indicative Access Point

 Indicative Car Park

* Only lands within the settlement boundary are zoned in this Lap. For zoning outside of the settlement boundary refer to Volume 3 of the Kerry County Development Plan 2015-2021.

