

Draft Kenmare Municipal District Local Area Plan 2023-2029



Cahersiveen Kenmare Killorglin
Sneem Waterville Baile an Sceilg Beaufort
Chapeltown Dún Géagáin Glenbeigh Kilgarvan
Knightstown Portmagee An Chillín Liath
An Gleann Bonane Caherdaniel Castlecove
Cromane Glencar Kells Kilgobnet Lauragh
Tahilla Templenoe Tuosist



Contents

Volume One – Written Statement

Section 1

- 1.1 Introduction
- 1.2 Form and Content of the Draft Plan
- 1.3 LAPs Status and Process
- 1.4 Purpose of the Plan
- 1.5 LAP Requirements

Section 2

- 2.1 Strategic Vision and Development Strategy
- 2.2 Population
- 2.3 Sustainable Land Use Development
- 2.4 Rural Areas
- 2.5 Sustainable Communities
- 2.6 Gaeltacht Areas, Culture & Heritage
- 2.7 Economic Development
- 2.8 Tourism & Outdoor Recreation
- 2.9 Environment
- 2.10 Water & Wastewater Management
- 2.11 Connectivity

Section 3

- 3.1 Introduction to the Settlements
- 3.2 Regional Towns (Cahersiveen, Kenmare and Killorglin)
- 3.3 District Towns (Sneem & Waterville)
- 3.4 Villages (Baile an Sceilg, Beaufort, Chapelstown, Dún Géagáin, Glenbeigh, Kilgarvan, Knightstown & Portmagee)
- 3.5 Small Village Settlements (An Chillín Liath, An Gleann, Bonane, Caherdaniel, Castlecove, Cromane, Glencar, Kells, Kilgobnet, Lauragh, Tahilla, Templenoe & Tuosist)

Appendices

- Appendix A: Settlement Capacity Audit
- Appendix B: Land-use Zoning Matrix
- Appendix C: Town Centre First Approach
- Appendix D: Proposed ACA
- Appendix E: Climate Action Audit

Volume Two: Environmental Reports (see separate documents)

1. Strategic Environmental Assessment (SEA)
2. Natura Impact Report (NIR)
3. Strategic Flood Risk Assessment (SFRA)

Acronyms

AA Appropriate Assessment	RSES Regional Spatial & Economic Strategy
ACA Architectural Conservation Area	SAC Special Area of Conservation
AEC Atlantic Economic Corridor	SEA Strategic Environmental Assessment
ATGS An Taisce Green Schools	SEAI Sustainable Energy Authority of Ireland
BSG Bailte Seirbhísí Gaeltachta	SFRA Strategic Flood Risk Assessment
CAP Climate Action Plan	SPA Special Protection Area
CFRAMS National Catchment Flood Risk Assessment and Management	SRTS Safe Routes to School
CSO Central Statistics Office	SuDS Sustainable Drainage Systems
DoEHLG Department of the Environment Heritage and Local Government (2009)	TII Transport Infrastructure Ireland
DoHLGH Department of Housing, Local Government and Heritage	UHK University Hospital Kerry
ED Electoral Division	URDF Urban Regeneration & Development Fund
EPA Environmental Protection Agency	WWTP Wastewater Treatment Plant
FDI Foreign Direct Investment	
FRS Flood Relief Scheme	
IT Information Technology	
KCC Kerry County Council	
KCDP Kerry County Development Plan 2022-2028	
LAP Local Area Plan	
LTP Local Transport Plan	
MD Municipal District	
MTU Munster Technological University	
NHA Natural Heritage Area	
pNHA Proposed Natural Heritage Area	
NIR Natura Impact Report	
NPF National Planning Framework	
NPWS National Parks & Wildlife Service	
NTA National Transport Authority	
OPW Office of Public Works	
ORIS Outdoor Recreation Infrastructure Scheme	
RPS Record of Protected Structures	
RRDF Rural Regeneration & Development Fund	

Section 1



Section 1

1.1 Introduction

- 1.1.1 Public Consultation
- 1.1.2 The Plan Area

1.2 Form and Content of the Draft Plan

1.3 Local Area Plan Status and Process

1.4 Purpose of the Plan

- 1.4.1 Role of the KCDP 2022-2028

1.5 LAP Requirements

- 1.5.1 Plan Preparation Context
- 1.5.2 LAPs, SEA and AA Requirements
- 1.5.3 Climate Action and Biodiversity
- 1.5.4 Flood Risk Assessment & Management
- 1.5.5 Public Consultation – Issues Paper

1.1 Introduction

A draft LAP has been prepared for lands in the Kenmare MD in accordance with the requirements and provisions of the PDA 2000, as amended. 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 Kenmare MD, ensuring it develops in a sustainable manner. In conjunction with Project Ireland 2040, the National Planning Framework (NPF), the Regional Spatial and Economic Strategy for the Southern Region (RSES) and the KCDP, this LAP 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 Public Consultation

Submissions or observations on the draft Kenmare MD LAP are hereby invited from all stakeholders, members of the public and other interested parties.

Submissions and observation on this draft Plan may be made during the period from: 31st August until 13th October 2023. Submissions/observations may be made using the online consultation portal:

<https://consult.kerrycoco.ie/>

or

In writing to the
Planning Policy Unit,
KCC,
County Buildings,
Rathass, Tralee, Co. Kerry, V92 H7VT,
marked Draft Kenmare MD LAP.

1.1.2 The Plan Area

The Kenmare MD (Figure 1.1) is one of five MDs in Kerry. Within the Plan area, the regional towns are Cahersiveen, Kenmare and Killorglin, while Sneem and Waterville occupy an important role as District Towns for the area as identified in the settlement hierarchy of the KCDP. Baile an Sceilg, Beaufort, Chapelstown, Dún Géagáin, Glenbeigh, Kilgarvan, Knightstown and Portmagee are the principal villages in the Plan area – see Table 1.1. The regional towns are significantly larger than the other settlements in the LAP area.

The Gaeltacht area of Uíbh Ráthach is also situated in the Kenmare MD.

The status of the settlements in the Plan area had regard to the criteria set out in Section 3.3 of the RSES and to the following:

- Recent trends in population, employment and the level of services available in the settlements.
- Accessibility and geographical influence in a regional/sub-regional and county context.
- Character of local geography and accessibility as a service centre for remote and long-distance rural hinterlands.
- Infrastructure provision or planned infrastructure investment and their ability and appropriateness to accommodate future growth.

Settlement Hierarchy	Settlement
Regional Town	Cahersiveen, Kenmare, Killorglin
District Town	Sneem, Waterville
Villages	Baile an Sceilg, Beaufort, Chapeltown, Dún Géagáin, Glenbeigh, Kilgarvan, Knightstown, Portmagee
Small Village Settlements	An Chillín Liath, An Gleann, Bonane, Caherdaniel, Castlecove, Cromane, Glencar, Kells, Kilgobnet, Lauragh, Tahilla, Temploe and Tuosist.

Table 1.1: Settlement Hierarchy

This draft LAP will replace the previously adopted LAPs contained in the Kenmare Functional Area LAP 2010, Killorglin Functional Area LAP 2010 and Cahersiveen, Waterville & Sneem Functional Area Plans 2013-2019. This LAP will also replace the West Iveragh LAP 2019-2025.

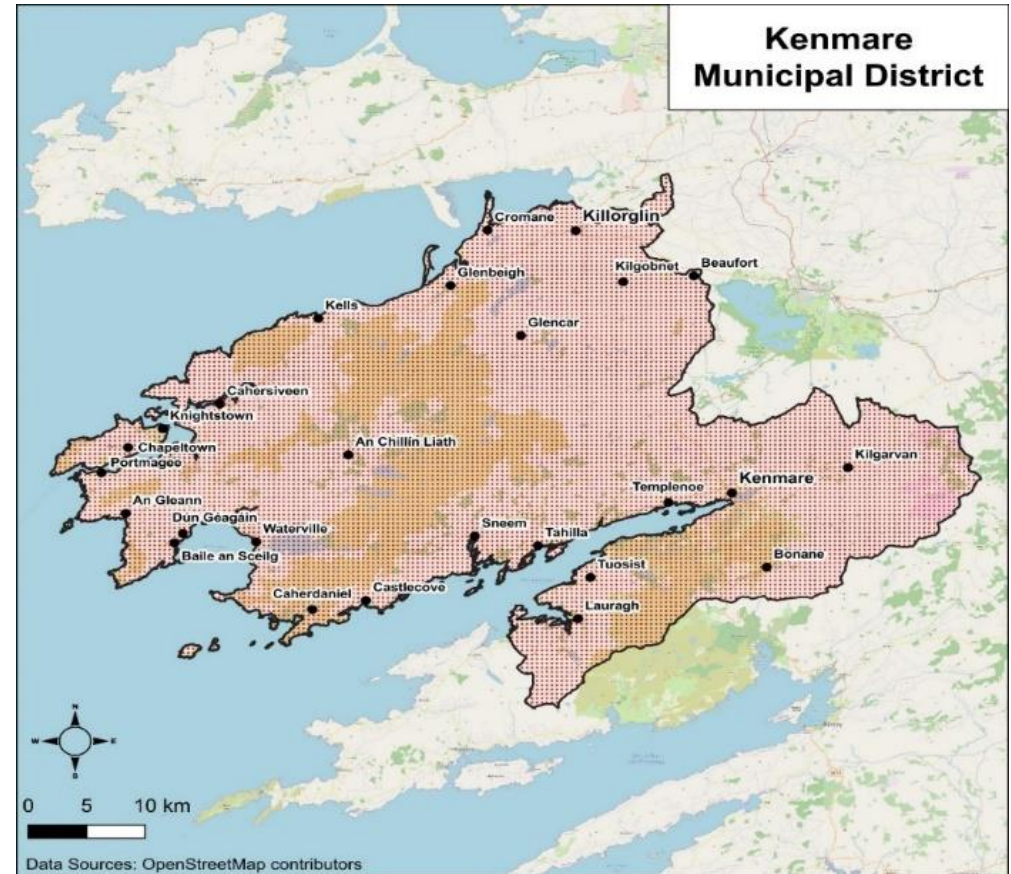


Figure 1.1: Settlements within Kenmare MD

This draft Plan has been prepared in accordance with the Planning and Development Act (as amended) and will be made available to the public, as per Section 1.1.2. Any comments and observations received will be considered prior to the adoption of the Plan or amendment to the draft Plan.

1.2 Form and Content of the Draft Plan

The Plan consists of two volumes:

Volume One: Written Statement sets out main policy material which includes both a written statement and relevant illustrative material including maps, diagrams, and plans. There are three main sections:

Section 1: Introduction outlines the LAP, explains the background to the Plan, and core principles that have contributed to its preparation.

Section 2: Strategic Vision and Development Strategy sets out the overall strategic vision and development strategy for the area, including growth and population targets for the settlements.

Section 3: Settlements

Introduction to Settlements introduces the overall development principles for the MD settlements.

- **Cahersiveen, Kenmare & Killorglin** sets out the planning proposals for the main regional towns of the area. Zoning maps for Cahersiveen, Kenmare and Killorglin are also included in this section.

- **Sneem, Waterville** sets out the planning proposals for the district towns of the area, namely Sneem and Waterville. It is accompanied by a zoning map for each settlement.
- **Villages** sets out the planning proposals for the key villages, namely Baile an Sceilg, Beaufort, Chapelstown, Dún Géagáin, Glenbeigh, Kilgarvan, Knightstown and Portmagee. Each settlement is accompanied by a zoning map.
- **Small Village Settlements** sets out the planning policies for the settlements of An Chillín Liath, An Gleann, Bonane, Caherdaniel, Castlecove, Cromane, Glencar, Kells, Kilgobnet, Lauragh, , Tahilla, Templeoe and Tuosist.

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

Volume One, Volume Two and other supporting documentation relating to the LAP are available on <https://consult.kerrycoco.ie/>.

1.3 LAP Status and Process

Sections 18 - 20 of the Planning & Development Act 2000, as amended, provide that an 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. An LAP shall be made in respect of an area which has a population in excess of 5,000. Given that Kenmare M.D. has a total population of 27,161 persons (as per Census 2022), the preparation of a LAP for this area is therefore appropriate and consistent with legislation.

The statutory timeframe for the LAP as set out in the PDA 2000, as amended, commences upon the date of public display of the draft Plan. Table 1.2 outlines the timeframe of the preparation of this LAP.

1.4 Purpose of the Local Area Plan

The LAP is the principal statutory planning instrument at a local level. The purpose of the LAP is to guide future Plan led coordinated sustainable and equitable development within the towns and villages of the area. 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, public and private resource inputs, transport and infrastructure, urban design, heritage and the environment.

Stage	Stage Description	Process Timeframe
1	Pre-Draft Stage	Pre-draft Public Consultation Issues Paper from the 4 th August to 9 th September 2022
2	Draft Plan Stage	Public Display of Draft LAP (6 Weeks)
		Chief Executive's Report on Submissions Received (6 Weeks)
		Council Members Consider the Chief Executive's Report (6 Weeks)
3	Amendments to Draft Plan	Adopt or Amend LAP (3 weeks)
		Amendments SEA/AA Screening of amendments commences
		Public Notice of Material Alterations and Screening Report, Full Environmental Report if Deemed Necessary and Available Subject to Section 20(3) (G) (3 Weeks)
		Public Display (4 Weeks)
		Preparation of Chief Executive's Report (4 Weeks)
		Chief Executive's Report (6 Weeks)
		Council Members Decision (6 Weeks)
4	Adopted Plan	Adoption of LAP (This comes into effect 4 weeks from the date of adoption)

Table 1.2: Statutory Timeframe Kenmare MD LAP Preparation

1.4.1 Role of KCDP 2022-2028

This draft LAP must be read in conjunction with the KCDP and any variation thereof. All guidelines and policy documents referred to in the KCDP are applicable to this draft Plan. This draft Plan does not propose to duplicate unnecessarily any policy or objective already included in the KCDP. **Unless otherwise stated, the policies, objectives and development management standards as set out in the KCDP 2022-2028, apply to this Plan.** All planning applications received within the area will be measured against the contents of this LAP and the current KCDP.

1.5 LAP Requirements

The Planning and Development Acts (as amended) set out matters that must be included in a LAP. Consideration can only be given to matters that relate to the proper planning and sustainable development of the area. The LAP must:

- Demonstrate consistency with the objectives of the KCDP, in particular with the core strategy, 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, an LAP 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 biodiversity and providing green infrastructure. As part of this, the Plan only supports strategies plans and projects or aspects of same which are compatible with the requirements of the Habitats Directive and all policies and objectives supported by the Plan are required to be carried out in a manner which does not adversely affect the integrity of Natura 2000 sites.
- Ensure adequate provision is made for schools.
- Encourage smarter travel patterns through more compact, less sprawling and better structured urban areas, and facilitate 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'. 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 the sustainable strategies, policies and objectives of the Plan.

1.5.1 Plan Preparation Context

The proposed Plan builds on previous plans, adopted for the settlements within the LAP area. The Plan also reflects the vision and key objectives for the Plan area as set out by the recently published KCDP. It takes into account recent key development trends and national, regional and local policy developments such as Housing for All, Town centre First which provides for the inclusion in LAPs 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 LAP 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 MD. More recently the long-term impacts as a consequence of the Covid 19 pandemic on the economy in the Kenmare MD, an area that is heavily reliant on tourism is unknown at this time.

1.5.2 LAPs, SEA and AA Requirements


The PDA 2000 (as amended) requires planning authorities, before making a LAP to consider the likely significant effects on the environment of implementing the LAP. 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 LAPs. As the area contained in this LAP has a population of 27,161 (Census 2022) and this population exceeds the threshold for mandatory SEA (population > 5,000), a SEA has been carried out.

An Environmental Report on the likely significant environmental effects arising from the implementation of this Plan has been prepared and is available for public comment in tandem with this draft Plan. In addition, in accordance with Article 6 of the Habitats Directive this draft Plan has also been screened to determine

whether or not its implementation will give rise to any significant effects on Natura 2000 sites through the Appropriate Assessment (AA) process and a Natura Impact Report has been prepared and is available for public comment in tandem with this draft Plan.

1.5.3 Climate Action and Biodiversity

The LAP is underpinned by climate action policy, including protection of biodiversity, that seeks to integrate mitigation and adaptation into the proper planning and sustainable development of the MD Area. The LAP supports measures to cut emissions in line with national targets, particularly in the key areas of transport and the built environment. This aligns with local targets as they evolve in Kerry's Local Authority Climate Action Plan to be adopted in 2024. Adaptation is specifically addressed in the accompanying SFRA. *Making space for nature*, particularly in the sustainable development of urban spaces is fully supported in the Plan.

As part of the SEA of the LAP and in order to ensure the Plan was "climate proofed" objectives that specifically support climate action are marked by . In addition, a *Climate Action Audit* (Appendix E) provides more detail on the how the Plan aligns with climate action policy.

1.5.4 Flood Risk Assessment & Management

The LAP is subject to a SFRA which is being 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 is being prepared in accordance with requirements of the Department of the Environment, Heritage and Local Government (DoEHLG) and Office of Public Works (OPW) Planning 2009 Guidelines '*The Planning System and Flood Risk Management*'.

The LAP strategy has been specifically informed by the SFRA and specifically the key requirements for acceptable flood management as set out in Table 6.3. 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.

It is recommended that all future developments within the LAP should be designed and constructed in accordance with the "Precautionary Principle" detailed in the guidelines. All the flood zoning within this LAP is based on the High-End Future Scenario (HEFS) for climate change.

Objectives relating to Land use and Flood Risk Management as set out in the Chapter 11 of the KCDP shall be adhered to in this LAP. Objectives relating to nature-based solutions to storm water management are set out in Chapter 13 of the KCDP.

1.5.5 Public Consultation – Issues Paper

A period of pre-draft public consultation ran from 4th August 2022 until 9th September 2022 during which the public were invited to make submissions/observations to assist the non-statutory background data gathering process. Figure 1.2 illustrates some of the issues raised in the pre-draft consultation.

There were 60 submissions received. Where possible this LAP has sought to address the issues raised during the pre-draft consultation.



Figure 1.2: Issues raised during pre-draft consultation

Section 2



2.1 Strategic Vision and Development Strategy

- 2.1.1 Planning Policy Context
- 2.1.2 Uíbh Ráthach Plan
- 2.1.3 Rural Regeneration & Development Fund (RRDF) and Funding Streams
- 2.1.4 Strategic Aims
- 2.1.5 Policy Context
- 2.1.6 Overall Development Strategy

2.2 Population

- 2.2.1 Housing Development 2012-2022
- 2.2.2 Population and Housing Targets

2.3 Sustainable Land Use Development

- 2.3.1 Urban Renewal and Regeneration Areas
- 2.3.2 Design Briefs

2.4 Rural Areas

- 2.4.1 Rural Area Types

2.5 Sustainable Communities

- 2.5.1 Local Services & Facilities
- 2.5.2 Children and Young People

2.6 Gaeltacht Areas, Culture & Heritage

- 2.6.1 Gaeltacht Uíbh Ráthach
 - 2.6.1.1 Language Planning
 - 2.6.1.2 Uíbh Ráthach Task Force
- 2.6.2 Culture & Heritage
 - 2.6.2.1 Heritage and Culturally Sensitive Areas [H&CSA]
 - 2.6.2.2 Built Heritage
 - 2.6.2.3 Significant Heritage Projects
 - 2.6.2.4 Archaeological Heritage
 - 2.6.2.4.1 Recorded Archaeological Monuments
 - 2.6.2.4.2 Archaeological Landscapes
 - 2.6.2.4.3 Stone Walls

2.7 Economic Development

- 2.7.1 Knowledge Economy
- 2.7.2 Economic Profile
- 2.7.3 Agriculture, Forestry & Fishing Industries

- 2.7.4 Extractive Industry

2.8 Tourism & Outdoor Recreation

- 2.8.1 Holiday Homes/Second Homes
- 2.8.2 Wild Atlantic Way [WAW]
- 2.8.3 Dark Skies & Astro-Tourism
- 2.8.4 Valentia Island
- 2.8.5 South Kerry Greenway
- 2.8.6 Marine Activity and Recreational Fisheries

2.9 Environment

- 2.9.1 Natural Environment
 - 2.9.1.1 MacGillycuddy Reeks Mountain Access Project
- 2.9.2 Land Use & Flood Risk Management
 - 2.9.2.1 Assessment of Minor Proposals in Areas of Flood Risk

2.10 Water & Wastewater Management

- 2.10.1 Cluster Developments in Villages
- 2.10.2 Water Resources

2.11 Connectivity

- 2.11.1 Sustainable Transport
 - 2.11.1.1 Baseline Figures for Modal Share
 - 2.11.1.2 Cycle Paths / Walkways/Greenways/Coastal Walkways
 - 2.11.1.2.1 CycleConnects
- 2.11.2 Ports, Harbours & Piers
 - 2.11.2.1 Valentia Island Ferry
- 2.11.3 Digital Connectivity

2.1 Strategic Vision and Development Strategy

This LAP is underpinned by a strategic vision which is intended to guide the future development of the 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.

Vision

To develop the area's settlements as a network of attractive, liveable towns and villages with sustainable levels of population, employment activity and enhanced levels of amenity which encourage a high quality of life and well-being and support a sustainable synergy with the rural countryside.

A development strategy for each settlement appropriate to its size and infrastructure capacity has been developed with adequately zoned lands identified for future development uses. In line with this the promotion and consolidation of the towns and villages of the Plan through reuse, restoration and regeneration, and the creation of a vibrant urban form, results in settlements that are attractive places in which to live, work and visit is essential.

The regeneration of the urban core of towns and villages will set the framework for the creation of a sustainable economic base to facilitate integrated communities, while balancing future development with the conservation and enhancement of the natural and built environment of each settlement and surrounding area. The consolidation of MD settlements supports climate action policy, particularly in meeting emissions targets from transport and the built environment.

2.1.1 Planning Policy Context

The Kenmare MD LAP is part of a systematic hierarchy of land use and spatial plans including Project Ireland 2040 - NPF, RSES, and the KCDP. 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 Kenmare MD LAP is located at the lower end of the hierarchy of national, regional and county level plans. In order to develop policies and objectives that are appropriate to the needs and future potential of the settlements of the South Kerry area, this LAP has framed its overall development strategy within the context of this planning policy framework.

In line with the strategic vision of the NPF 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 these locations.

As part of this, a major emphasis will be placed on renewing and developing existing built-up areas rather than a continual expansion and sprawl of towns and villages 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 RSES focuses on strengthening the urban structure of the region. This strategy focuses on the growth of key settlements of the county, to improve accessibility and conserve energy, in compliance with the RSES strategy. The aim for the Plan area is generally to improve the quality of life for people by strengthening the key settlements identified in the Plan area. The growth of Cahersiveen, Kenmare and Killorglin, which are the main settlements in the Plan area, is critical in the settlement structure for realising balanced regional development, acting as a focus for strengthening their own rural hinterlands.

Three environmental assessments: an SEA, an AA and a SFR, have also informed the preparation of the Kenmare MD Plan through an ongoing iterative process through to the final adoption of the plan. All three environmental assessments also ensured the Plan was climate proofed i.e., that the Plan aligned with national climate action policy in mitigation and adaptation (see Appendix E for more detail).

2.1.2. Uíbh Ráthach Plan

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.

2.1.3 Rural Regeneration & Development Fund (RRDF) and Funding Streams

KCC in collaboration with other stakeholders have been successful in sourcing funding from many streams. These include:

- Valentia Cable Station, new Conservation Programme
- Gteic at Baile na Sceilg,
- Cahersiveen Town Centre Regeneration (Carnegie Building)
- Strategic Regeneration of Killorglin Town
- Skellig Centre for Research and Innovation under the Town and Village Renewal Scheme
- RDI Hub in Killorglin

This Plan actively supports the projects proposed under the RRDF subject to environmental assessment as appropriate'.

2.1.4 Strategic Aims

The key strategic Aims for the Kenmare MD Area are:

- Reinforcement of the social and economic strength of the area by building critical mass of population and jobs in the designated towns and villages;
- Broadening the economic base to ensure future prosperity and maximise the potential of the region.
- To sustainably strengthen the role of Killorglin as an economic driver, key settlement in the Kerry Hub and Knowledge Triangle and Atlantic Economic Corridor (AEC) and build upon its inherent strengths as a centre of skills, innovation and enterprise growth.
- The need to sustainably strengthen the role of Kenmare as a centre of excellence in tourism, recreation and amenity sectors.
- To promote and strengthen Cahersiveen as a centre for economic growth and employment and as an attractive place to live and visit.

- 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.
- 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.
- Increased connectivity of the area, both with strategic economic centres within the county and with the regional cities identified in the NPF through the development of critical infrastructure.
- Investment in key pieces of water infrastructure (including upgrade of the Kenmare WWTP and increased and appropriately sourced water supply for the Kenmare area and increased reservoir storage capacity at the mid Kerry Water Treatment Plant, Gearha, Beaufort) to realise the potential of the towns and villages of the plan area and to protect quality of the surrounding environment.
- 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.
- The sustainable management of the land resource in the settlements, through targeting dereliction, vacant and under-utilised sites in towns and villages to ensure development is carried out in an integrated and consolidated manner and through regeneration stimulation opportunities, whilst avoiding inappropriate development.
- The creation of an age friendly environment that will cater for the needs of an ageing population
- To ensure that the Irish language will be preserved and promoted as the living community language of the

Gaeltacht and that Gaeltacht communities will be supported to strengthen and expand the social networks that nourish Irish as the community language.

2.1.5 Recent Policy Context

The Programme for Government 2020 committed to a '**Town Centre First**' policy approach, which was founded on the Town Centre Health Check research, to ensure that urban areas become vibrant places for living and working by bringing vacant and urban building stock back into use.

The Town Centre First approach recognises the town centre's role at the core of a vibrant community. The approach prioritises to the regeneration of our towns and villages, using the Town Centre Health Check (TCHC) framework to gather data and lead actions. Where appropriate, public services like education, health and government offices should be located in town centres, adding to the overall mix of facilities, amenities and activities which are on offer.

When considering advancing local authority initiatives, and submitted development proposals, the Council will adopt the Town Centre First Approach in a manner consistent with the principles of compact growth and mixed-use development.

KCC aims to achieve this through consolidation, active land management, and by prioritising development on infill and brownfield sites. The LAP aims to facilitate a suitable mix of housing and supporting amenities, co-ordinated investment in infrastructure to support economic competitiveness and create an attractive, high-quality living and working environment. A tailored approach to urban development will be applied and linked to the emerging objectives and actions of **Housing for All** and to investment through

the **National Rural and Urban Regeneration and Development Funds**, with a particular focus on:

- Tackling vacancy, dereliction, and underutilisation of properties/land
- Encouraging a balance between employment and population growth
- Reversing the stagnation or decline of many smaller settlements, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities
- Addressing the legacy of rapid unplanned growth/edge of town growth, by facilitating amenities and services catch-up

The programme of **Active Land Management** to tackle dereliction, vacancy and underutilisation of lands will be implemented through a series of initiatives including compulsory acquisitions and the **Residential Zoned Land Tax (RZLT)**.

The aim of the RZLT is to activate and bring forward the development of housing on lands that are suitably zoned and serviced, by encouraging activation of existing planning permissions on lands and to incentivise suitable lands without planning permission to commence the process of engagement with planning authorities.

The KCDP in tandem with this LAP includes several specific actions to promote regeneration of the urban centres in order to develop attractive, liveable, well designed, high-quality urban places for people to live in, work in and visit. In addition, a reduction in development contributions shall apply to these sites/areas identified as in need of regeneration in accordance with Kerry Development Contributions Scheme 2017.

Objectives have also been included throughout the Plan to improve movement through towns and villages. This will be achieved through

the enhancement of pedestrian and cycling infrastructure and the development of amenity spaces for residents and visitors.

2.1.6 Overall Development Strategy

The strategy for the Plan area is dependent on the growth of the towns and villages identified in the settlement hierarchy of section 3.10.2 of the KCDP. The growth of settlements is dependent on attracting people by creating conditions that facilitate employment opportunities for people to work locally, 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 parts of the Plan area, particularly as some rural areas outside of settlements have continued to attract a strong demand for one off rural type housing. The impact of population declines and low growth rates for the main towns and villages and the longer term social, economic physical and environmental implications for the area are considered in this LAP.

Developing and sustaining a critical population mass is vital to the sustainability of the settlements. It is the aim of the Core and Settlement strategy as set out in Chapter 3 of the KCDP 2022-2028 to support the sustainable development of the Regional Towns and District Towns to meet their population targets.

Kenmare MD LAP area will be a place where:

- Emphasis is on the growth of the main settlements of **Cahersiveen, Kenmare** and **Killorglin**, and to a lesser extent **Sneem** and **Waterville**, as the principal locations for future investment in housing, employment, infrastructure, social and community facilities. (Development in Kenmare is subject to the construction of upgraded wastewater treatment facilities) The development of other settlements including **Glenbeigh, Kilgarvan** and **Beaufort** is restricted due to absence of adequate water and wastewater 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 settlement and offer a reasonable choice of location to those intending on carrying out development.
- The role of the town/village centre is promoted 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 plan's towns, villages and small village settlements, in order to support vibrant and strengthened communities, and drivers of economic growth.
- Opportunities for **residential development** will be provided to cater for all sectoral demands in the MD settlements through the development of healthy built environments and sustainable neighbourhoods in support of climate action targets.
- Small scale residential **cluster developments** served by individual wastewater treatment units will be permitted in designated villages and smaller village settlements as set out under Table 5.1 of the KCDP.
- The LAP's 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 will be available in all areas facilitating homeworking & development of co-working Hubs.

- The provision of **adequate water** and wastewater infrastructure will facilitate the sustainable development of settlements without adverse impact on the environment.
- The environment is adequately protected, including the landscape, ecology, water, air and soil qualities.
- The tourism product is fully nurtured and enabled to realise its **maximum potential**.
- 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 KCDP will **strengthen rural communities** and preserve local cultural and social identity and heritage.

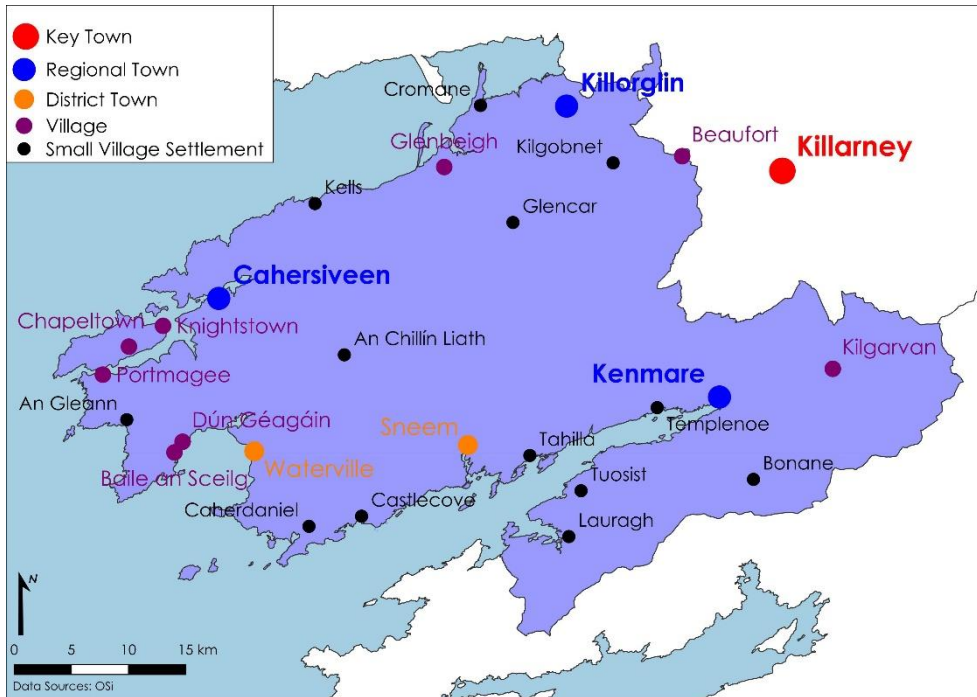


Figure 2.1: Kenmare MD Settlement Hierarchy

Overall Strategic Development Objectives	
Objective No.	It is an objective of the Council to:
KENMD – 1	Provide an improved quality of life for all citizens of the Plan area by promoting the area's economic potential, protecting its natural and built environment and safeguarding its cultural heritage.
KENMD – 2	Support the strategic role of Cahersiveen, Kenmare and Killorglin as centres of economic growth and employment to act as catalysts for sustainable development within their hinterlands, in a manner which is in accordance with proper planning and sustainable development principles.
KENMD – 3	Prioritise the regeneration and renewal of the towns and villages in the Kenmare MD plan area to support vibrant and strengthened communities and drivers of economic growth. The renewal of underutilised buildings will be emphasised, while all new future residential and retail development in the towns/villages/small village settlements shall be on lands identified for such uses.

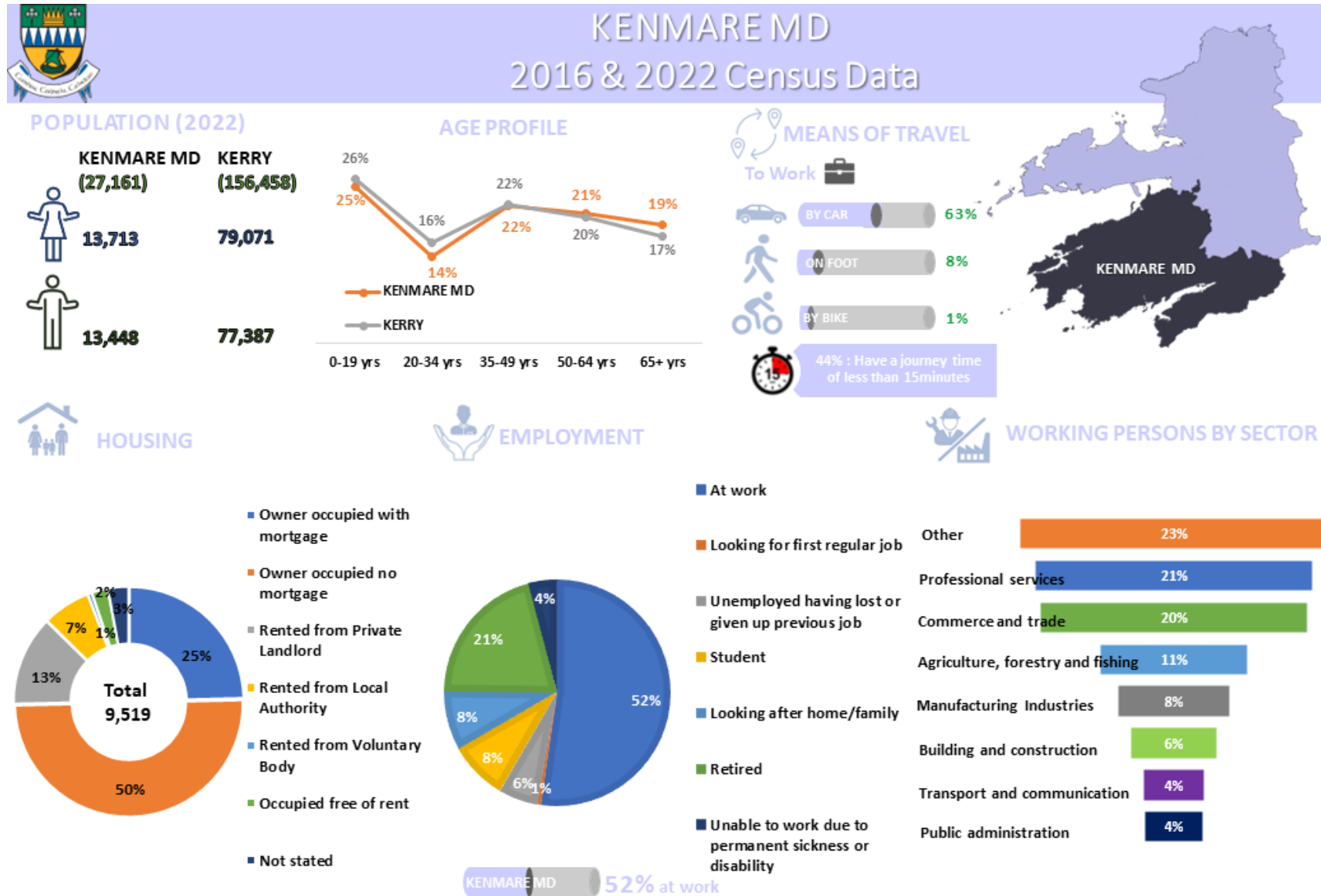


Figure 2.2: Kenmare MD- Key Statistics [Census 2016 & 2022]

2.2 Population

Census 2022 results indicate that the population of County Kerry has increased from 147,707 to 156,458, an increase of 5.9% and that the State recorded an overall increase of 8.1% over the same period. The population increase in Kerry indicates a positive trend compared to the previous intercensal period 2011-2016 where the population increased by 1.5%. However, the population increase is still one of the lowest population growths recorded in the state. The population increase between 2016 and 2022 is dispersed across the county. The more peripheral areas to the west and south-west of the county and parts of the north experienced population decline while the EDs adjacent to the towns of Tralee and Killarney, Kenmare and Killorglin experienced the highest levels of growth. Table 2.1 and Figure 2.4 highlight patterns of population change during the census periods.

The population of the Kenmare MD was recorded at 27,161 in 2022. This was a population increase of 8.4% on the 2016 figure which was recorded at 25,062. In comparison the Tralee MD saw the largest increase in population of all the MDs between 2016-2022, an increase of +8.7%. All MD's showed an increase in population over the census period (See Table 2.1).

MD	2011 Census	2016 Census	2022 Census	% Change 2016-2022
Kenmare	24,562	25,062	27,161	+8.4
Castleisland - Corca Dhuibhne	31,195	31,326	33,004	+5.4
Listowel	28,802	28,674	29,285	+2.1
Tralee	33,265	33,038	35,922	+8.7
Killarney	27,678	29,607	31,086	+5.0

Table 2.1: Population of MDs 2011-2022

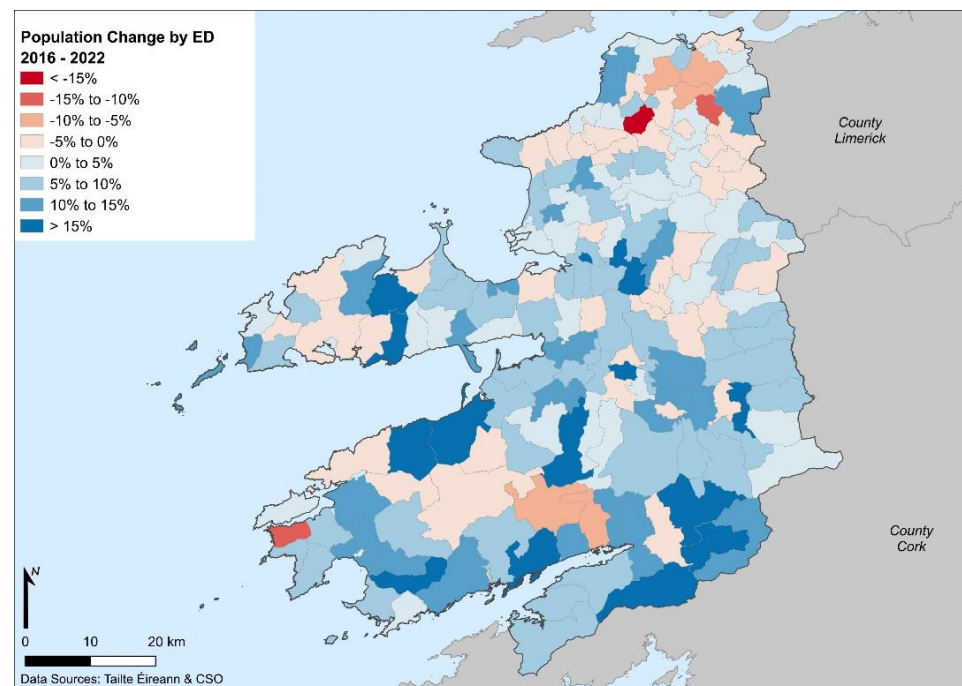


Figure 2.3: Population Change 2016-2022 (Census 2016 & 2022)

The 2022 census results recorded a usual resident population of 2,566 for Kenmare and 2,163 in Killorglin. The 2022 census recorded a population of 1,297 for Cahersiveen, making it the second smallest regional town in the County.

The regional towns provide important connections with adjoining regions and have the capacity and future growth potential to accommodate above average growth in tandem with the requisite investment in employment creation, services, amenities and sustainable transport. Outside the regional towns in the Plan area, the remaining settlements have small population bases.

There are significant differences between the populations of the regional towns of Kenmare, Killorglin and Cahersiveen and the

designated district towns of Sneem (population, 386) and Waterville (population, 555).

Settlement/Area	2011	2016	2022
Cahersiveen	1,168	1,041	1,297
Kenmare	2,175	2,376	2,566
Killorglin	2,082	2,199	2,163
Kenmare MD	24,562	25,062	27,161

Table 2.2: Population of Regional Towns/MD 2011-2022 (CSO)

ED (Electoral Division) with Key/Regional Town	2016	2022	2016-2022 Actual Change	2016-2022 % Change
Killorglin	4,355	4,670	315	7.2%
Kenmare	3,127	3,520	393	12.6%
Caher (Cahersiveen)	1,823	2,061	238	13.1%

Table 2.3 Population growth - Census 2022

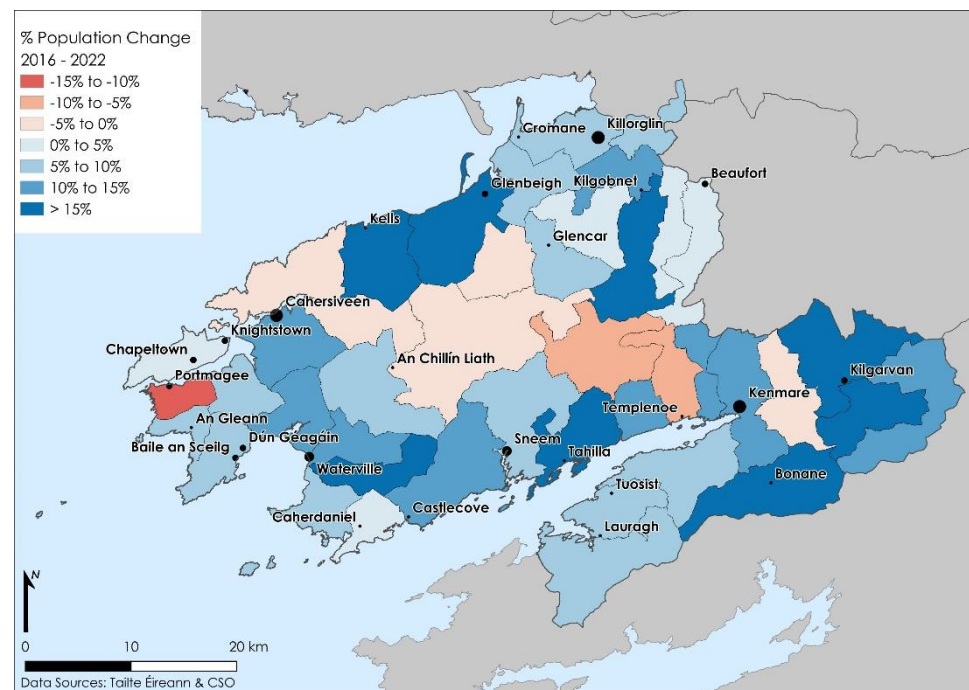


Figure 2.4: Population Change by Electoral Division 2016-2022

2.2.1 Housing Development 2012-2022

Comparative analysis of the GeoDirectory residential address database from 2012 - 2022 highlights the level of development in the Kenmare MD LAP area. The points shown on Figure 2.5 indicate the location of new residential development from 2012 – 2022. 914 additional points have been added in this 10-year period. The overwhelming majority 721 or 79% are located in the rural part of the plan area, that is, outside of the development boundary of the settlements. Therefore, a significant amount of rural development in the form of one-off rural housing has taken place within the Plan area.

2015-2022	Applications	Permitted Units	No. of Holiday Homes permitted change of use to permanent private residences.
Kenmare	34	53	29
Killorglin	8	172	
Cahersiveen	6	13	
Waterville	5	6	3
Knightstown	3	3	
Kilgarvan	2	9	
Sneem	2	8	
Beaufort	2	2	
Glenbeigh	2	2	
Portmagee	1	8	
Baile an Sceilg, Chapeltown, Dún Géagáin	0	0	
Small Village Settlements	5	5	
Rural	337	354	20
Total	407	635	52

Table 2.4 Residential units permitted 2015-2022

In the lifetime of the previous KCDP 2015-2021 (as extended), permission for 635 residential units have been granted in the plan area. Of these 280 units were granted in settlements, whilst 354 residential units were granted in the rural areas of the MD. Table 2.4 highlights the low number of residential units permitted in two of the designated regional towns - Kenmare and Cahersiveen. The absence of adequate wastewater in Kenmare has had a significant impact on the potential for development whilst issues such as population decline, and socio-economic conditions have impacted

development in Cahersiveen. Rural development outside of existing settlements will continue to weaken the attractiveness of these towns and villages to inward investment, future jobs and services. Unsustainable patterns of high rates of development in rural areas can also 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. In addition, this settlement pattern is at variance with climate action policy which seeks to consolidate urban settlements. Consolidation will ensure protection of natural resources such as greenfield sites, water resources while allowing more combined public services like water & local transport initiatives.

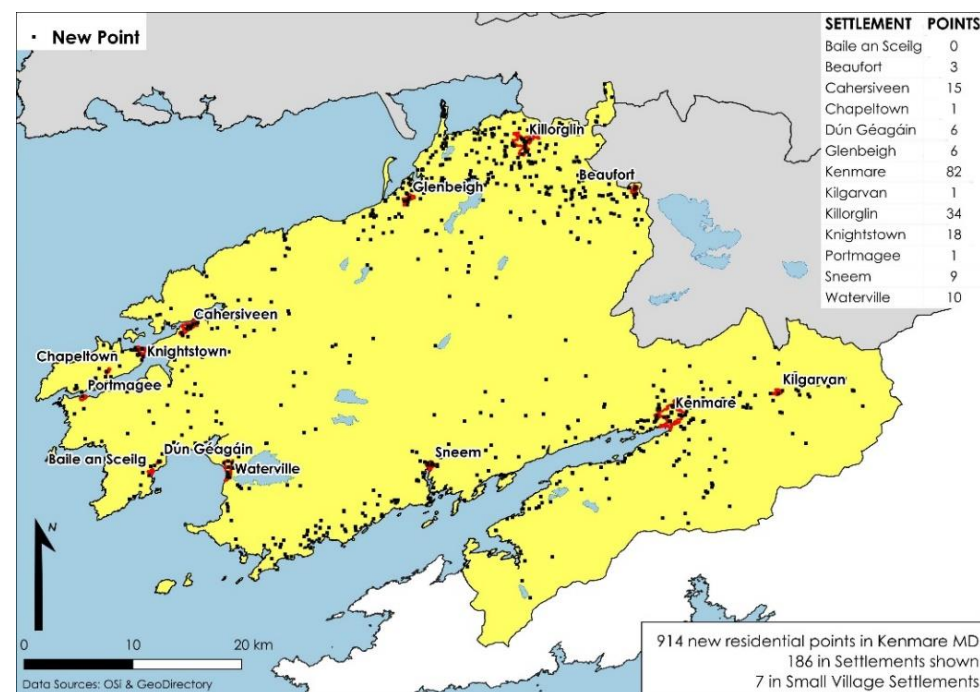


Figure 2.5: New Residential Geo-Directory Points 2012-2022

2.2.2 Population and Housing Targets

The population projections for County Kerry are set out in the Core and Settlement Strategy of the KCDP. The KCDP is aligned, in so far as is practicable, with the national and regional policy objectives set out in the NPF and RSES. The key towns of Tralee & Killarney are envisaged to be the focused engines of growth in County Kerry, supported by the regional towns of Listowel, Castleisland, Kenmare, Killorglin, Daingean Uí Chúis, Ballybunion, Cahersiveen and Milltown. Table 2.5 outlines the scale of growth predicated for individual settlements in Kenmare MD as provided for in the KCDP. Growth prediction for the villages is difficult 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 obstacles to growth such as market inertia and lack of infrastructure.

Main Settlements	Housing Requirement
Cahersiveen	101
Kenmare	204
Killorglin	251
Sneem	21
Waterville	41

Table 2.5: KCDP 2022-2028 Core Strategy Table

2.3 Sustainable Land Use Development

2.3.1 Urban Renewal and Regeneration Areas

A principal focus of this 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 shall be delivered within the existing built-up fabric of Cahersiveen, Kenmare and Killorglin on infill and or brownfield sites.

The Plan identifies areas/streets and individual sites in need of renewal and regeneration. The main objective is to draw attention to 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.

Where regeneration areas/opportunity sites have been identified a reduction in development contribution levies will apply as per KCC 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.

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 particularly affects Cahersiveen and Killorglin but is also a pervasive problem throughout the Plan area. Lack of occupancy results in unsustainable patterns of development and empty buildings run increased risk of dereliction and dilapidation. The Council will consider a reduction in open space and car parking standards in settlements for “living over the shop” accommodation proposals in designated Regeneration areas subject to protecting residential amenity, where considered appropriate by the Planning Authority.

2.3.2 Design Briefs

A number of Design Briefs have been prepared for undeveloped residential zoned, greenfield sites within the main settlements. These design briefs seek to provide a development framework for the sustainable, phased and integrated development of these residential and other zoned lands.

The Briefs establish the broad development principles for the areas and set out the general distribution of land uses, circulation systems and key access points. The Briefs also indicate how future land uses should integrate with surrounding development and provide for the future phasing of development.

The Briefs seek to demonstrate, whilst having regard to the existing site context and character, the following:

- Overall layout and distribution of uses and open space on the subject lands;
- Principal road infrastructure and access;
- Principal pedestrian and cycle routes and access;
- Improvements to existing road infrastructure; and
- Incorporation of existing features of biodiversity value (e.g hedgerows, trees, watercourses) & enhancement of biodiversity.

The delivery of the above infrastructure/principles are set out in the accompanying maps. The proposals contained in these Briefs have regard to the policies, objectives and standards contained in the Kenmare MD LAP and KCDP. The Briefs will be used as a tool for the co-ordinated delivery of development over the coming years. It will ensure that development is integrated and designed appropriately in accordance with the proper planning and sustainable development of the area. The Design Briefs propose forms of

development that seeks to protect existing residential amenity, protects significant features and heritage designations and seeks to provide open space in accordance with the LAP/KCDP.

Development management guidelines/standards are contained in Volume 6 of the KCDP while, policies and objectives in respect of placemaking is detailed in Chapter 4 Towns & Villages of the KCDP.

2.4 Rural Areas

The NPF-Ireland 2040 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.

The Plan area is served by the N70, N71 and N72 National Secondary routes, a number of regional roads 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 14.4 of the KCDP.

2.4.1 Rural Area Types¹

The Rural Area types have been identified in Chapter 5 of the KCDP 2022-2028. The MD Area is generally characterised by both *rural areas under significant urban influence* and *rural areas under Urban Influence*. The environs and rural areas surrounding the regional towns are under urban influence. The current level and pattern of development in these rural areas 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,

¹ See section 5.5 of Vol 1 of the Kerry County Development Plan for Rural Area Type definition.

water quality, biodiversity interests and creating additional and unnecessary problems for the supply of infrastructure and services and to increase car dependency and high energy use.

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 5, Settlement Strategy, of the KCDP.

2.5 Sustainable Communities

The Council recognises that the proper provision of community and social infrastructure of a high standard, in the most appropriate locations and in tandem with housing and other development is important for all ages and abilities in society and is an essential component of building sustainable and properly planned communities.

The Council is supportive of the strong interagency and community framework that exists in the County, including the Local Community Development Committee and the Public Participation Network. It is influenced by the broad policy areas already developed in relation to Healthy Ireland, the Age Friendly, Disability and Minority Group Programmes as well as the National Health & Educational policies.

The Healthy Kerry Framework 2021-2027 outlines a vision where everyone in the county can enjoy physical and mental health and wellbeing to their full potential, where wellbeing is valued and supported at every level of society and is everyone's responsibility. Three strategy pillars in the Healthy Kerry Plan 2019 have the potential to positively impact on the health and wellbeing of people in Kerry which includes the Community-led Healthy Towns and Villages initiative.

KCC will work in partnership with the education/health sector, communities and other agencies to implement the objectives of this

Plan and develop facilities in key locations in the Plan area, where possible. In identifying potential sites for such facilities, the following should be taken into account: - environmental constraints, active travel facilitation, settlement and community vibrancy. KCC assists people in the provision of suitable accommodation for those unable to provide their own by utilising the various social housing options and facilitating the development of sustainable communities. Given the current conflict in Eastern Europe, KCC is playing an active role in supporting and hosting families who require our assistance in securing accommodation and getting access to other supports.

The Plan supports the (preparation of) Kerry Migrant Integration Strategy 2023 which aims at improving the quality of life of immigrants and supports the integration of immigrants into the community.

2.5.2 Children and Young People

The Council recognises the need to maximise opportunities for leisure and recreational facilities for children/youths at appropriate locations. Public realm improvements can result in town centres becoming attractive places to younger generations.

The KCDP supports policies to address the play and recreation needs of children and young people, with specific consideration given to the needs of children and young adults with disabilities.

Sustainable Communities Objectives	
Objective No.	It is an objective of the Council to:
KENMD - 4	Support local sports groups, community groups and other groups in the development of facilities, at appropriate locations, throughout the Plan area.

KENMD - 5	Support the provision of multi-use/purpose Community Facilities which encourage sharing amongst community groups and are designed for multi-use activities and future sharing.
KENMD - 6	Support the (preparation of) the Kerry Migrant Integration Strategy 2023.
KENMD - 7	Facilitate the sustainable provision of a new burial ground at Churchtown, Beaufort and the extension of existing cemeteries as appropriate.
KENMD - 8	Facilitate the provision of playgrounds and other quality services at appropriate locations.
KENMD-9	Provide safe and welcoming “hangout” spaces for children and young people, at appropriate locations.
KENMD-10	Increase the participation of children and young people in service opportunities.
KENMD-11	Provide opportunities for children and young people to belong to and contribute within their communities of interest.
KENMD-12	Implement the recommendations of the Healthy Kerry Framework & Kerry Play and Leisure Policy in conjunction with all relevant agencies.

2.6 Gaeltacht Areas, Culture & Heritage

2.6.1 Gaeltacht Uíbh Ráthach

Gaeltacht Uíbh Ráthach covers an extensive area within the central part of the MD Area. This constitutes an important part of the linguistic, social, and cultural tradition of the county. Every effort must be made to preserve, maintain and promote Gaeltacht traditions. The cultural heritage of the Iveragh peninsula area is very strong. Its landscape, folklore, historic, archaeological, musical, linguistic and 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.

This LAP seeks to augment the use of the Irish language within the Gaeltacht area, and this is further supported by Objective KCDP 8-8 of the KCDP which states that a minimum of 66% of Housing Developments on R1 and R4 zoned lands within the Gaeltacht areas shall be reserved for Irish Speakers.



Figure 2.6: View of Derrynane Beach [Within Gaeltacht]

The extent of the Gaeltacht area is shown on Figure 2.7; however, the daily use of the language is declining. The protection of the Irish language is of national importance and crucial to our national identity. The main factors to be considered in its preservation (within the context of this land use plan) are demographics, economic factors, facilities, and infrastructure. It is critically important that people have opportunities available to them to use Irish daily in the community outside of the education system.

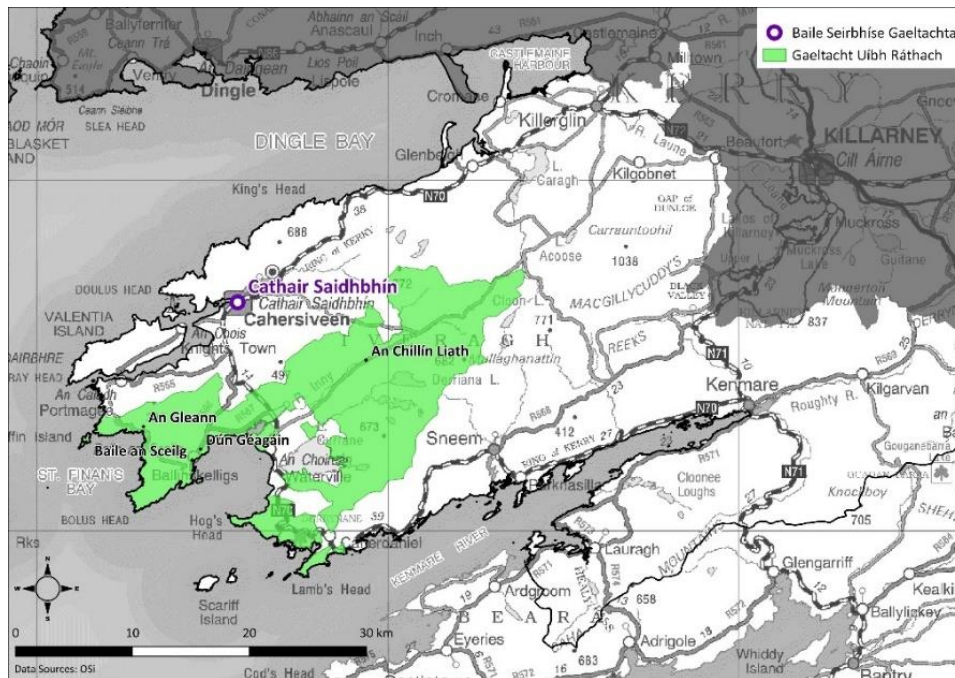


Figure 2.7: Gaeltacht Uíbh Ráthach

2.6.1.1 Language Planning

The importance of the language planning process, prescribed under Acht na Gaeltachta 2012, is emphasised in the NPF. KCC acknowledges the importance of the Irish language as the vernacular of the Gaeltacht, for the need to preserve and promote it as a living daily-use language and for the promotion of the

language outside the Gaeltacht. The development of a vibrant sustainable communities in Gaeltacht areas, based on its linguistic and cultural heritage, is of utmost importance. Gaeltacht communities will be supported in order to strengthen and expand the social networks that nourish Irish as the community language.

The Council therefore is committed to actively supporting and facilitating the implementation of language plans in Gaeltacht Language Planning Areas, and in Bailte Seirbhíse Gaeltachta (BSG). It is the policy of KCC to support and promote Brí Uíbh Ráthaigh–Plean Teanga Chiarraí Theas 2019-2026, (Language Plan for South Kerry). There are three Bailte Seirbhíse Gaeltachta (BSG) designated in the county, Cahersiveen has been designated as one of these, and a language plan was recently launched (June 2023) for the town. It is recognised that towns such as Cahersiveen situated adjacent to a Gaeltacht Language Planning Area have a significant role in providing public services, recreational, social, and commercial facilities for the Gaeltacht area. KCC will continue to promote the use of the language in everyday life and business while promoting traditional Irish signage on all shopfronts, advertising, housing estate names/plaques etc.

There are significant development pressures, both in relation to holiday homes and permanent homes in the plan area due to its high visual quality and amenity value. The pressures of such development and associated migration of non-Irish speakers have the potential to affect the viability of the Irish language. The Council through its rural housing policy supports those who speak the language with a housing need to reside in the Gaeltacht as set out in Chapter 5 of the KCDP. In addition, the Council will support and facilitate the sustainable 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.

The Council will support Coiste Forbartha na Sceilge & Údarás na Gaeltachta in the pilot project for the provision of sustainable accommodation in the Gaeltacht settlements of Baile an Sceilg, Dún Géagáin, An Gleann and Chillín Liath.

2.6.1.2 Uíbh Ráthach Task Force

The Uíbh Ráthach Gaeltacht Interagency Taskforce published an integrated cross sectoral regeneration plan for the region in July 2019 with the focus on employment and quality of life. The plan seeks to create 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 Plan supports the ambitions of the Uíbh Ráthach Task Force and any reports/plans/actions that they promote in keeping with the principles of proper planning and sustainable development.

For further information also see the KCDP 2022-2028, specifically Chapter 8, which deals comprehensively with the Gaeltacht area.

Gaeltacht Areas Objectives	
Objective No.	It is an objective of the Council to:
KENMD – 13	Promote and develop the Uíbh Ráthach 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.
KENMD – 14	Facilitate and support Language Plans - Brí Uíbh Ráthaigh–Plean Teanga Chiarraí Theas 2019-2026,

	(Language Plan for South Kerry) and the language plan for Cahersiveen, a designated Baile Seirbhíse Gaeltachta, to achieve their target of increasing the number of daily Irish Speakers.
KENMD – 15	Encourage the sustainable 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.
KENMD – 16	Encourage the sustainable development of Irish Language schools/Coláiste Samhraidh in the area, at an appropriate location.
KENMD – 17	Support the development of Irish Language Tourism in the Uíbh Ráthach Gaeltacht.
KENMD – 18	Support the Uíbh Ráthach Task Force and any reports/plans/actions that they promote in keeping with the principles of proper planning and sustainable development.
KENMD-19	Support Údarás na Gaeltachta & Coiste Forbartha na Sceilge in relation to projects for the provision of sustainable accommodation projects with the Gaeltacht settlements of Baile an Sceilg and Dún Géagáin.

2.6.2 Culture & Heritage

The Plan area has a vibrant living culture that is engrained in the local community, this includes the Irish language, a wealth of heritage and traditional arts, design & crafts as well as contemporary arts practice, across disciplines. The Plan area continues to attract

creative people as a place to live and create work, who are inspired by the landscape, seascape and living culture of the area. Importantly, this creative culture enhances the visitor offerings for those visiting the area and contributes to the Kenmare MD area in terms of employment, economic and local enterprise. The Council 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.

KCC will work in partnership with the education sector communities and other agencies to develop creativity and cultural hubs in key locations in the Kenmare MD plan area, where possible.

2.6.2.1 Heritage and Culturally Sensitive Areas [H & CSA]

The Planning Authority have identified two Heritage and culturally sensitive areas. These areas are indicated on maps Area 1 & 2 - see below). In the preparation of designations for these areas, the Planning Authority has had regard to the character and setting of the physical elements of the UNESCO Transatlantic Cable Project, protected buildings and ACA's, but also the level of existing development and the ability of the area to absorb further development without altering it to an unacceptable degree. The Council will seek to ensure that a balance is achieved between the protection of these sensitive areas and the appropriate socioeconomic development of these areas. Development is not precluded in these areas; however, development proposals will be required to demonstrate that they integrate and respect the built heritage of the areas.

Notwithstanding the designation of a site, where infrastructure is proposed by the Local Authority or another prescribed body, these works will be considered on their own merits on a case-by-case basis in accordance with the proper planning & development of the area.

For additional policies and objectives regarding the Valentia Transatlantic Cable UNESCO Project see Sections 3.4.7.4.

Culture & Heritage Objectives	
Objective No.	It is an objective of the Council to:
KENMD – 20	Work in partnership with the education sector, communities and other agencies to sustainably develop creativity and cultural hubs in key locations in the plan area, where possible.
KENMD – 21	Work with local landowners, the OPW, Department of Culture, Heritage & the Gaeltacht & local development companies, to provide improved access and visitor facilities at appropriate sites, subject to environmental assessment.
KENMD – 22	Assist local communities in efforts to develop sustainable heritage-based tourism projects & provide access to and interpretation of important archaeological monuments & landscapes such as Cill Buaine and An Gleann.
KENMD – 23	Ensure that all development proposals located within Heritage and Culturally Sensitive Areas demonstrate that they integrate and respect the character and setting of the heritage of the area.



Figure 2.8: Area 01 Knightstown H & CSA

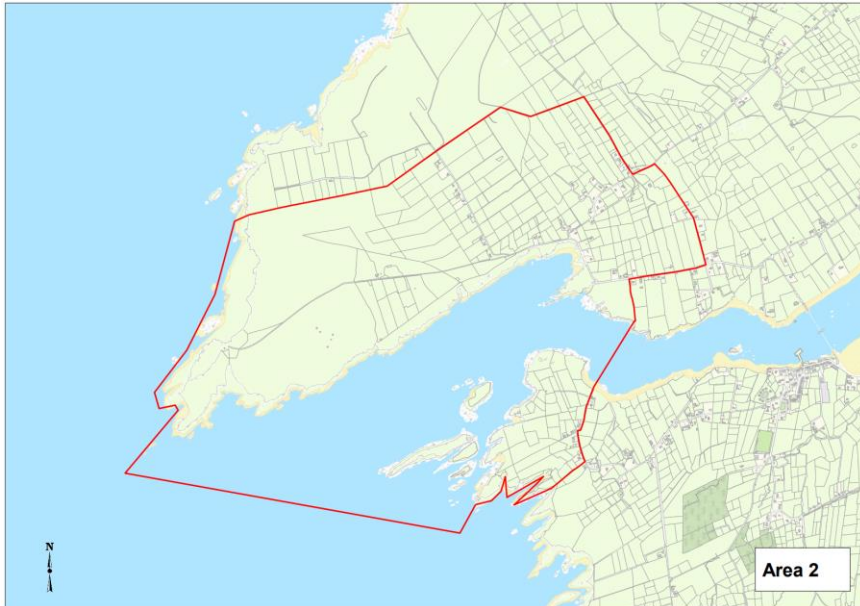


Figure 2.9: Area 02 Telegraph Field H & CSA

2.6.2.2 Built Heritage

The built heritage of the Plan area refers to the Record of Protected Structures (RPS) and ACAs. Where relevant, the special aspects of a settlement's built heritage have been highlighted in the LAP. There are seven ACAs in the Kenmare MD area. These are listed in Volume 3 of the KCDP.

2.6.2.3 Significant Heritage Projects

Valentia Transatlantic Cable UNESCO Project

Valentia Transatlantic Cable Foundation has sought UNESCO World Heritage site status for the cable station and associated buildings. It has been confirmed that the Valentia Transatlantic Cable project has been added to the World Heritage Tentative List for Ireland. This announcement is an important next step for the Cable Foundation. The application for UNESCO World Heritage status is fully supported by KCC, who will work closely with the Valentia Island Development Company, Valentia Island Trans-Atlantic Cable Foundation, and the Department of Culture, Heritage and Gaeltacht and other state agencies and institutions in Ireland and abroad to achieve this goal.

In addition, an ACA that includes the three main sites associated with the history of the Trans-Atlantic Cable has been included in the KCDP. This ACA seeks to preserve the character of the place that contributes to the appreciation of the protected structures. For 100 years, the Valentia Cable Station was the hub of transatlantic communication. The Cable Station and slate yard in Knightstown are of enormous national and international heritage value in terms of their industrial archaeology, history, and contribution to mankind's technological progress.

It is an objective of the Planning Authority (Objective KCDP 8-51 of Chapter 8) to support and encourage measures to secure the designation of Valentia cable station and associated features 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 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. A museum, 'Eighth Wonder' is a new interactive installation that has been developed on the history of the trans-Atlantic cable at the Valentia Cable Station. An Innovation Hub, led by Trinity College's Internet of Things testbed, 'Pervasive Nation' is proposed on the first floor, befitting Valentia's "first mover" role in global communications.

Bray Head Project

The Bray Head Project 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 offers panoramic views of the Valentia Island Cliffs, the Skellig Islands (UNESCO World Heritage Site) and the north-western part of the Iveragh Peninsula.

Planning consent has been granted to conserve the building and to develop a viewing area within the walled site of the signal tower. The development will 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 KCC.

2.6.2.4 Archaeological Heritage

The archaeological and architectural heritage of the Plan area is a unique and special resource, which forms a distinctive element of the landscape and local historical identity. The Plan areas' attractive streetscapes, built fabric, archaeological structures and monuments

contribute to the historic character and appeal of its settlements and rural areas.

2.6.2.4.1 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. These recorded monuments include a number that have been afforded special protection by being in the ownership or guardianship of the state. The details of these monuments are available at <https://www.archaeology.ie/sites/default/files/media/pdf/monuments-in-state-care-kerry.pdf>. The Plan area contains the UNESCO World Heritage Site of Sceilg Mhichíl and Staigue Fort, which is one of three monuments in the county included in the Western Stone Forts nomination on Ireland's 'Tentative Listing'.

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 a 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 or a re-design.

Where appropriate, it is the intention of the KCC 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. Improved access will not be facilitated where undue impact on (built, cultural or natural) heritage could result.

2.6.2.4.2 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. The Kenmare MD is extraordinarily rich in upstanding, extant remains, particularly relating to the Bronze Age and Early Medieval period.

Nine Archaeological Landscapes as contained in the KCDP are found in the Plan area (see full details in Vol 3 of the KCDP). These landscapes are of regional, national and in some cases international significance, and every effort should be made to ensure their protection and preservation but also their visual aspect and monument inter-visibility.

In addition to the objectives set out in this Plan, objectives in relation to built and archaeological heritage as set out in Chapter 8 of the KCDP should be referred to when considering development proposals which may have the potential to impact on the integrity of such heritage.

2.6.2.4.3 Stone Walls

Stone walls are part of our tangible and intangible cultural heritage. They are a link to the past and contribute to an area's built, natural and geological heritage. They embody vernacular craft and traditional building skills, and their visual impact contributes positively to the character of our landscape. They include farm walls, landed estate walls, historic enclosures and graveyards. They form the edges to our country roads and define approaches to towns and villages. In recognition of their contribution to our quality of life, as well as their embodied energy, the Council aims to protect these walls and support owners in their retention and preservation.

Built Heritage Objectives	
Objective No.	It is an objective of the Council to:
KENMD – 24	Facilitate the sustainable development of Bray Head Tower as a Discovery Point on the Wild Atlantic Way.
KENMD – 25	Support the designation of the Valentia Cable Sites as an UNESCO World Heritage Site.
KENMD – 26	Facilitate and support the conservation and presentation of the key cable sites at the old Slate Yard and 'First Message' & 'Telegraph Field' sites in accordance with Department of Culture, Heritage and Gaeltacht and UNESCO guidance.
KENMD-27	Protect, preserve and promote the archaeological value of underwater sites in Kenmare's riverine, intertidal and subtidal environments.

2.7 Economic Development

2.7.1 Knowledge Economy

The Council recognises the importance of the link between industry and higher education in providing for the economic and social wellbeing of the county's population.

The **Kerry Hub and Knowledge Triangle** is partly located within the Kenmare MD LAP area. The Kerry Hub and Knowledge Triangle is recognised as an innovative economic hub within the established network of Killorglin, Tralee, Killarney and the AEC. The RSES recognises the important economic role of Killorglin in this network and its strong association with Tralee, Killarney and third level institutions. It is an objective of the Council, as set out in Chapter 9 of the KCDDP, to support the further development of the Kerry Hub and Knowledge Triangle and its potential to create substantial economic benefit to the County.

The development of a knowledge-based economy is dependent on a large number of sectors interacting in a focused manner to achieve the conditions for growth. The knowledge-based industries located within the Kerry Hub and Knowledge Triangle are extensive and include computer technology, life sciences, research and development, high-tech manufacturing, communications, business, finance, insurance and other market services. High skilled individuals are attracted together, as firms' 'agglomerate' in the larger skilled labour markets found in the Kerry Hub and Knowledge Triangle (Tralee, Killarney and Killorglin).

The **Skellig Centre for Research and Innovation (Skellig CRI)** is a unique higher education and community development partnership between KCC, University College Cork (UCC), South Kerry Development Partnership (SKDP) and the local community. The Centre is based locally in Cahersiveen Library and facilitates the delivery of higher education programmes, research and practice locally in the Skellig Coast region. It promotes local level collaboration with national and international research communities, emulating, in a local context, the impact of a third level institution on a community.

2.7.2 Economic Profile

Table 2.6 shows the percentage of the workforce living in the LAP area by employment sector compared to the county and MDs. There are a total of 10,561 jobs within the MD with the primary locations of employments being Kenmare, Killorglin and Cahersiveen.

	Agriculture, Forestry & Fishing	Building & Construction	Manufacturing Industries	Commerce & Trade	Transport & Communications	Public Administration	Professional Services	Other	Total
Kerry	4,913	3,439	6,643	12,527	2,761	2,951	13,845	14,143	61,222
Kenmare MD	1,192	682	886	2,152	474	467	2,232	2,476	10,561
Kenmare	20	48	64	204	53	43	197	386	1,015
Killorglin	30	56	99	266	49	37	183	218	938
Cahersiveen	17	24	45	88	15	23	94	94	400
Waterville	5	12	10	35	9	6	25	79	181
Glenbeigh	4	5	12	32	7	6	29	32	127
Sneem	6	3	5	19	11	1	23	57	125
Beaufort	2	4	9	32	5	9	30	23	114
Knightstown	1	4	13	15	11	11	30	13	98
Kilgarvan	9	8	4	15	5	6	21	19	87
Portmagee	5	0	4	11	2	1	11	17	51
Remaining MD Area	1,093	518	621	1,435	307	324	1,589		7,425

Table 2.6 Key Sectors of Employment

2.7.3 Agriculture, Forestry & Fishing Industries

KCC recognises the important employment role played by agriculture, forestry and fishing within the Kenmare MD, with 1,082 jobs employed in these sectors. Kenmare MD has a higher percentage of people working in both the traditional sectors of agricultural/forestry/fishing (11%) compared to the county average of 8%. KCC is committed to supporting the growth and sustainable development of these employment sectors. It is the policy of the Council to support and promote the sustainable development of the marine/aquaculture sector in order to maximise its contribution to employment and growth in coastal communities and the economic wellbeing of the area.

2.7.4 Extractive Industry

KCC recognises the importance of the existing extractive industry as a key component of the local economy through employment provision and provision of raw materials. Chapter 9 of the KCDP sets out the appropriate policies and objectives that support the sustainable development of the extractive industry.

Economic development objectives as set out in Chapter 9 of the KCDP 2022-2028 should be referred to when considering development proposals in this Plan area.

2.8 Tourism & Outdoor Recreation

The Plan area has attractive towns, a fantastic natural environment and is an outdoor enthusiast's paradise. Its famous attractions include the internationally renowned Ring of Kerry driving route, Gap of Dunloe, Killarney National Park, Valentia Island and Sceilg Mhichíl which is a UNESCO World Heritage Site. Derrynane House and National Historic Park, the birthplace of Daniel O'Connell, are located outside Caherdaniel. There are also superb beaches with Kells, White Strand, Ballinskelligs, Derrynane and Rossbeigh all having Blue Flags. The internationally renowned championship Waterville golf course is a huge draw for international golfers.

The Plan area is host to spectacular mountain ranges including the MacGillycuddy's Reeks and boasts the Country's highest mountain peak at Carrauntoohil, which attracts mountaineers from all over. The plan area has several designated walking and cycling routes including *The Kerry Way* with a variety of agencies involved in developing additional routes.

Water based sports such as kayaking, and canoeing are popular in the area. Cappanalea, a public outdoor Education and Training centre is based outside Killorglin. Given the association of the sea and lakes with the area, there is the potential to develop Blueways in the area. Blueways are a network of multi-activity recreational trails, based on or alongside idyllic lakes, canals and rivers in Ireland. They provide scenic routes into the heart of rural Ireland by canoe, bike or on foot.

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 impending development of the approved recreational greenway between Cahersiveen and Glenbeigh, which when completed will bring significant year-round benefits to the area. Section 2.8.5 outlines in more detail the South Kerry Greenway, which will be a very important asset to the area when developed.

Locations with specific niche products can establish and position themselves, as niche tourism destinations such as adventure tourism based on the natural environment or fishing/angling on the River Laune and 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. Further investment in sustainable future fisheries development has the

potential to significantly contribute to increased tourism days and spend in the area. Hiking, walking, cycling, wildlife and water-based leisure as recreational activities continue to grow and are developing as an important part of Kerry’s tourism product. The Kenmare MD area is well placed to take advantage of this tourist market.

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 (See Section 2.8.2 for more details).

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. Kenmare MD needs to attract visitors throughout the year and disperse them geographically around the area.

KCC supports the designation of the Greater Skellig Coast as Ireland’s first ‘Hope Spot’. Hope Spots are places that are scientifically identified as critical to the health of the ocean. <https://fairseas.ie/2023/01/30/the-greater-skellig-coast-hope-spot/>



Figure 2.10: Skellig Coast Visitor Experience Plan

Tourism & Outdoor Recreation Objectives	
Objective No.	It is an objective of the Council to:
KENMD – 28	Facilitate where appropriate the development of projects listed in the ‘Skellig Coast Visitor Experience Development Plan’.

Tourism objectives as set out in Chapter 10 of the KCDP 2022-2028 should be referred to when considering development proposals in this Plan area.

2.8.1 Holiday Homes/Second Homes

The Kenmare MD, with its rugged coastline and internationally renowned scenery, is a popular tourist destination with both domestic and international visitors. Many Electoral Districts in Kenmare M.D. particularly in coastal areas including Valentia, Baile an Sceilg, Waterville, Castlecove, Rossbeigh/Glenbeigh and Cromane contain significant numbers of holiday homes/second homes. In some of these areas over 50% of the residential stock comprises holiday homes/second homes. The issue of holiday homes is an issue for both the rural areas and settlements, particularly Kenmare, Sneem, Glenbeigh and Knightstown.

It is clear from the 2022 Census that the level of holiday homes in some areas far exceeds the local indigenous population. The overall result of this sporadic one-off development is an incremental deterioration of the visual landscape and in some cases, wider environmental qualities. Holiday homes can, at times, have a negative impact on the vitality of a community and on housing options for local people.

Figure 2.11 indicates the high level of holiday homes as a percentage of the housing stock that exists in the Plan area. In order to underpin the basis for sustainable long-term economic development of the county, particularly in the rural areas, holiday home developments shall be concentrated in existing towns, villages and settlements, where appropriate. Holiday homes however will not be permitted on any residential zoned lands.

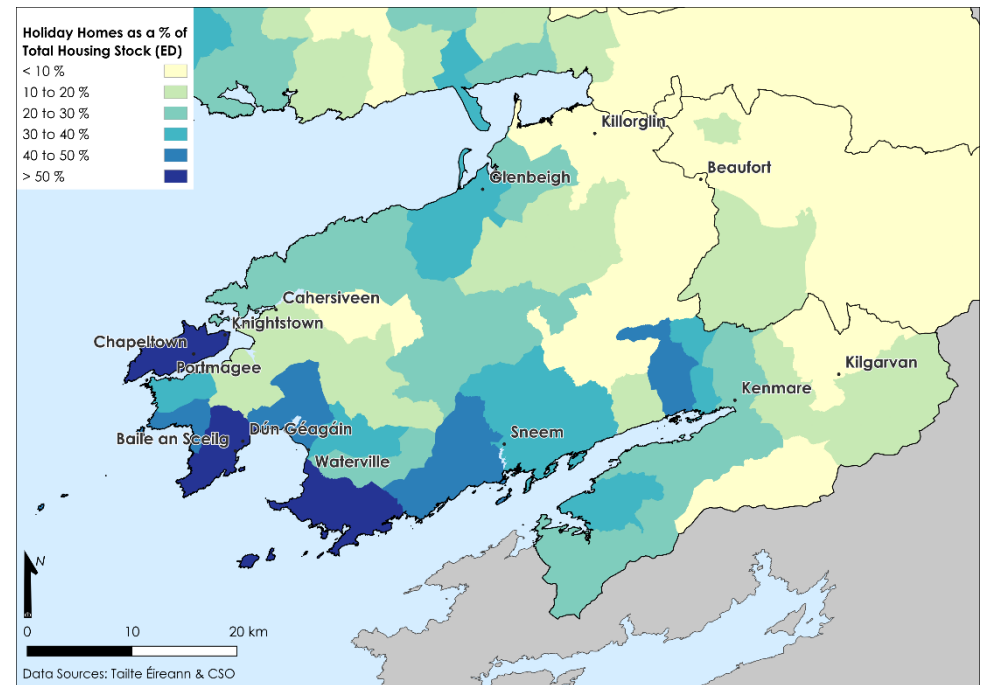


Figure 2.11: Holiday Homes as a % of Total Housing Stock [CSO 2016]

2.8.2 Wild Atlantic Way [WAW]

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. 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, a significant section of the route in Kerry is within the Kenmare MD, making the WAW an important tourism asset to the area. Along

the route a number of Discovery Points have been identified, consisting of viewing points and lay-bys. These are as follows:

- Rossbeigh Beach
- Killmakillage
- Geokaun Mountain
- Bray Head
- Kerry Cliffs
- Coomanaspic
- Bá na Scealg
- Com an Chiste
- Teach Dhoire Fhíonáin
- Sceilig Mhichíl (Signature Discovery Point)

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. The coastal component of the internationally renowned Ring of Kerry forms part of the WAW. The Council will seek to develop additional viewing points at suitable locations along the route.

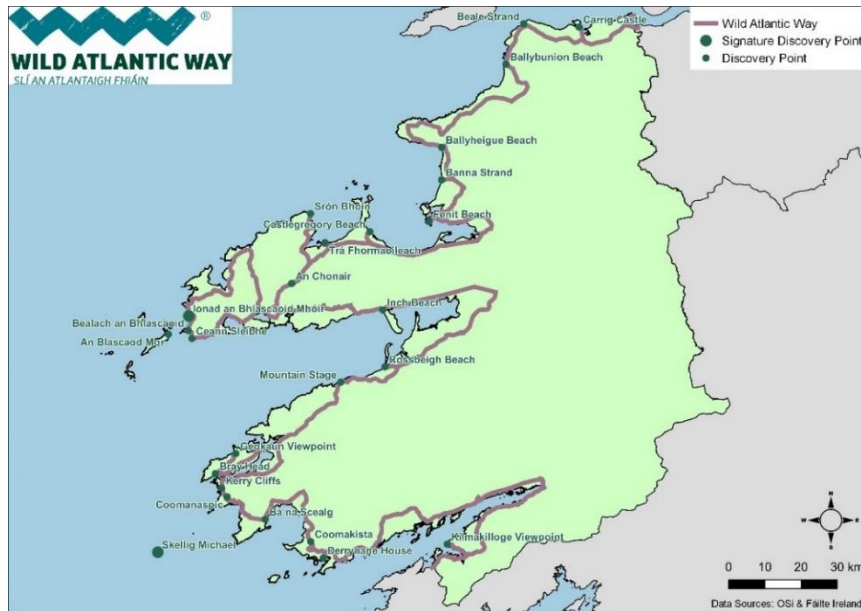


Figure 2.12: Wild Atlantic Way

Recreational and amenity facilities must be developed and managed in a sustainable manner to ensure the quality of the underlying environment is not unduly compromised. This includes the protection of the natural environment. Issues to be considered include the potential for wildlife disturbance (light, noise etc), trampling and erosion of sensitive vegetation / soils and the potential for the introduction / spread of invasive introduced species. As noted earlier, biodiversity loss is a rapidly growing trend. This plan aims to support the protection and/or enhancement of local biodiversity features within both urban and rural areas.

Wild Atlantic Way [WAW] Objectives	
Objective No.	It is an objective of the Council to:
KENMD – 29	Work with Fáilte Ireland, for the sustainable further enhancement and promotion of the Wild Atlantic Way touring route.
KENMD – 30	Facilitate the sustainable development of viewing points and other facilities along the Wild Atlantic Way at appropriate locations.

2.8.3 Dark Skies & Astro-Tourism

International Dark Sky Reserves (www.darksky.org) are areas recognised as possessing an exceptional or distinguished quality of stary 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.

Dark Skies & Astro-Tourism Objectives	
Objective No.	It is an objective of the Council to:
KENMD – 31	(a) Support Astro tourism and archaeo-astronomy initiatives to leverage the economic benefits of the International Gold Tier Dark Sky Reserve Designation for the region. (b) Require 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) classed as 'warm white light'. In Bat sensitive areas, regard should also be had to the Bat Conservation Trust 2018 Guideline Note 08/18.
KENMD – 32	Facilitate the sustainable 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 & encourage the establishment of other observatories across the area.
KENMD – 33	Facilitate and support the sustainable development of an Observatory at Kerry College's Cappanalea Centre subject to environmental assessment. As part of this proposals should not adversely impact Natura 2000 sites.
KENMD – 34	Seek the doubling in size of the Kerry International Dark Sky Reserve from Blackwater Bridge, Glencar to Rossbeigh.

It therefore includes a significant area of the Plan area and offers new economic opportunities in astro-tourism. The Council will seek the doubling in size of the Kerry International Dark Sky Reserve from Blackwater Bridge, Glencar to Rossbeigh. Recent sky quality monitoring indicate that these areas possess superior quality dark skies that would merit inclusion in the international reserve.

KCC 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, MTU and Blackrock Observatory to provide accredited astronomy and stargazing training courses for local guides and will continue to work closely with Fáilte Ireland to promote the area for star gazing and Astro tourism. It is an objective of this Plan to support Astro tourism and archaeo-astronomy initiatives to leverage the economic benefits of the International Gold Tier Dark Sky Reserve Designation for the region. In addition, KCC 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.

Policies and objectives in respect of Dark Sky Reserve are outlined in Chapter 10 & 11 of the KCDP 2022-2028.

2.8.4 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. Valentia Island contains two main settlements at Knightstown and Chapeltown. 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, marine environment, built heritage and the areas interesting geology and history which includes the Trans-Atlantic Cable, the Skellig Experience, the Observatory, the Slate Quarry, Valentia Lighthouse and the fossilised tetrapod trackway. The area offers scope for outdoor pursuits such as birdwatching, walking, hill and mountain/rock climbing, geological appreciation, astro-tourism and marine leisure where compatible with nature conservation designations. There are a number of very significant heritage/tourism projects currently under preparation on Valentia Island. This includes the objective to achieve UNESCO world heritage status for the Trans-Atlantic Cable and the permitted upgrade to the Wild Atlantic Way Discovery Point at Bray Head. Details in relation to these projects are found under Section 2.6.2.3 of this Plan.



Figure 2.13: View from Valentia Island

Building on the strengths of the Island, it is a policy of this plan to facilitate the development of green routes throughout the Island. 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 and the wider Iveragh Peninsula. In this regard, the Council fully supports the operation of the Renard to Knightstown ferry service and the sustainable upgrade of enabling infrastructure.

Valentia Island Development Company is a not-for-profit company dedicated to ensuring a sustainable future for the community on Valentia Island by promoting employment and enterprise on the Island. The Valentia Island Socio-Economic Plan 2023-2028 is currently being prepared. The Council will support all stakeholders in the sustainable development of the island and will facilitate, where

appropriate the implementation of the priority objectives as contained within the Plan.

Valentia Island Objectives	
Objective No.	It is an objective of the Council to:
KENMD – 35	Ensure that the high-quality natural setting of the island is maintained and protected from inappropriate development.
KENMD – 36	Facilitate the sustainable development of appropriately located green routes throughout the Island.
KENMD – 37	Support the operation of the Renard to Knightstown ferry service, including the sustainable upgrade of enabling infrastructure.
KENMD – 38	Support the sub-priorities of the Valentia Island Socio-economic plan 2023-2028, subject to environmental assessment as appropriate.

2.8.5 South Kerry Greenway

The development of the South Kerry Greenway is an objective of KCDP. The greenway follows the line of the abandoned railway line from Renard to Glenbeigh. The entire 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. Permission has been obtained for the section from Glenbeigh to Cahersiveen, the route is shown on Figure 2.14. The redevelopment of the railway corridor as a greenway will see it once again act as an enabler of rural economic regeneration in order to sustain the local economy. An outcome of the development of the South Kerry

Greenway will be to extend the tourism season and visitor dwell time and will broaden the visitor experience and offering in the South Kerry area. Preliminary construction work has commenced.

For further information also see the KCDP 2022-2028, specifically Chapters 10.4 & 14.3, which deals comprehensively with greenways.



Figure 2.14: Route of permitted King South Kerry Greenway

Greenway Objective	
Objective No.	It is an objective of the Council to:
KENMD – 39	Ensure the sustainable development of the South Kerry Greenway route in its entirety, along or near the route of the railway corridor from Glenbeigh through to Renard pier, by linking with its permitted sections.

2.8.6 Marine Activity and Recreational Fisheries

The Local Authority recognises that the maritime sector is a growth sector and selling point for the area. KCC is committed to supporting and facilitating the sustainable development of a vibrant and successful marine leisure and tourism sector. KCC acknowledges the local economic benefit arising from recreational angling tourism to Killorglin, Beaufort and Waterville and the wider area. With up to several thousand anglers visiting the county per year, the aggregate economic contribution is relatively substantial within the wider community and economy.

Marine Activity and Recreational Fisheries Objective	
Objective No.	It is an objective of the Council to:
KENMD – 40	Support and facilitate sustainable fisheries development where appropriate in the Plan area.

2.9 Environment

2.9.1 Natural Environment

The Iveragh and Beara Peninsula's which are located within the Kenmare Municipal District are significant for biodiversity and nature conservation. As part of this the area contains qualifying interest habitat types on international importance, ranging from the highest uplands in the County to the estuaries and marine environments of Castlemaine Harbour and Kenmare Bay. Much of the plan areas biodiversity is found in farmland, be it within High Nature Value (HNV) farmland or within hedgerows and watercourses located in more intensively farmed areas. Hedgerows, wetlands, watercourses, patches of woodland or semi-natural grasslands all act as stepping-stones within the broader landscape and form an integral part of areas famed landscape. The biodiversity value of farmland is dependent on appropriate agricultural management. Intensification of farming practices but also abandonment of high nature value farmlands are threats to some of the most valued habitats and species in the plan area.

Some of the Plan areas most natural habitats require active management to maintain or restore their conservation interest, for example Rhododendron management. Agri-environmental and National Parks & Wildlife Service (NPWS) schemes such as ACRES CO, the Freshwater Pearl Mussel Project and the Nattarjack Toad Scheme positively impact on biodiversity in the plan area.

The plan area also contains some of the Country's most important freshwater loughs and rivers, including the River Laune, River Inny, Caragh Lake and Lough Currane, famed for aquatic riches such as Atlantic Salmon and Sea Trout. Waterways in the plan area, including the River Caragh and Blackwater contain some of the most important populations of the endangered Freshwater Pearl Mussels in the world. The indented nature of the coastline provides high quality habitat for Otters, which the estuaries, saltmarshes and mudflats are important winter foraging grounds for waterbirds.

Agricultural grasslands and heaths along the coastline support an important population of Chough while the many sea cliffs and offshore islands support breeding seabirds. Sand dune habitats found for example at Rossbeigh, Ballinskelligs Bay and Derrynane exhibit examples of priority annexed habitat, now rare across Europe. They also support rare plants of special conservation interest.

Valentia Harbour/Portmagee Channel SAC contains a very vulnerable *Edwardsia delapiae*-associated (large shallow inlet and bays) type habitat. The plan area also supports one of the most internationally important populations of Lesser Horseshoe Bat, a species vulnerable to habitat loss and fragmentation. The plan area further supports an interesting collection of Mediterranean species native to Kerry but absent from much of the rest of the Country. These are collectively known as Lusitanian flora and fauna and include the Kerry Lily, Kerry Slug and the Nattarjack Toad. The reintroduced white-tailed eagle is also found in the plan area.

2.9.1.1 Biodiversity guidance, pressures, and opportunities

The Plan area has many natural attractions that are very popular with domestic and international visitors. The importance of the natural environment, which includes blue flag beaches, lakes, rivers and uplands as a tourist and recreation asset for the region is acknowledged. As part of this, the McGillicuddy Reeks attracts on average 200,000 recreational users annually. It is important that nature-based tourism and recreational projects/activities are carried out in a manner which does not unduly harm sensitive species or habitats. In certain areas extra care will need to be taken to ensure developments are compatible with nature conservation objectives for designated sites.

The Plan supports measures and initiatives to both protect and sustainably develop these resources. It is also important that necessary improvements to community facilities, public infrastructure and other facilities are appropriately facilitated to

ensure these places meet their potential and serve both the visitors & locals residing in these areas in a manner compatible with wider environment protection objectives.

As outlined, the Plan area is a stronghold for Irish Nattarjack Toad populations, as it contains 5 of Ireland's 13 recorded breeding locations. These populations are located in the Glenbeigh, Dooks, Lough Yganavan, Lough Nambrackdarrig and Caherdaniel areas. Development can directly and indirectly harm toad populations. Direct impacts can result from habitat loss / fragmentation while indirect impacts can result from the lowering of water tables. Maintenance of suitable habitat is considered to be an important factor in safeguarding the viability of toad populations. Dry stone walls / rocky areas / sandy soils are used by toads for hibernation purposes, ponds are used for breeding purposes while rough grasslands are used for foraging purposes. Development proposals which provide for the retention or provision of such habitats are less likely to be harmful to toad populations.

It is also important that projects and activities in the plan area play a role in protecting or restoring water quality, as required by the Water Framework Directive (WFD). Citizens, nature and industry all need healthy rivers and lakes, groundwater and bathing waters. The WFD focuses on reducing and removing pollution and on ensuring that there is enough water to support wildlife at the same time as human needs.

The guidance, policies, objectives and development management standards as set out in the Kerry County Development Plan 2022-2028 (CDP) are also of relevance, including the following: -

- The Kerry Biodiversity Action Plan as contained in Volume 6 of the Kerry CDP.
- Nature-based Sustainable Urban Drainage system requirements: urban realm (Volume 1, S4.2.7), landscaping (Volume 6, S.1.5.4.5) and storm water management (Volume 1, S13.2.4).
- Landscape level protection (Volume 6, S1.3.2).
- Fine Sediment Control (Volume 6, S1.3.6).

2.9.1.1 MacGillycuddy Reeks Mountain Access Project

The MacGillycuddy Reeks Mountain Access Forum was established in 2014 to implement an action plan to protect and sustainably manage the MacGillycuddy's Reeks upland area.

This mountain access project is an initiative of Comhairle na Tuaithe, through the Department of Housing, Local Government and Heritage (DoHLGH), where a permissive access model is being piloted, based on awareness of and respect for private land. The forum is made up of key partners such as landowners, local and statutory agencies, KCC, the National Parks and Wildlife Service, South Kerry Development Partnership, Fáilte Ireland and local business and recreational interest groups.

An upland trail audit report conducted in 2015 on the condition of paths in the MacGillycuddy Reeks found that the overall network (c.15.7km) was within the early stages of decline in condition due to path erosion. Since then, considerable remedial repair works have taken place, however the condition of the path network as a whole has declined, partly due to the increased popularity of upland recreation coupled with increasingly extreme weather events exacerbated by climate change.

The MacGillycuddy Reeks also forms part of a recent upland Agri Environmental European Innovation Partnership project, which supported sustainable agriculture practices in the area.

KCC will continue to support these and similar initiatives, which seeks to support sustainable agricultural practices, appropriate recreational access and to sustainably protect and manage the sensitive landscape of the MacGillycuddy Reeks Mountain range.

Environment Objectives	
Objective No.	It is an objective of the Council to:
KENMD – 41	Facilitate the sustainable improvement and enhancement of beach access and beach infrastructure, at appropriate locations and subject to environmental assessment. As part of this proposals should not adversely impact Natura 2000 sites.
KENMD – 42	Support the MacGillycuddy Reeks Mountain Access Forum, to sustainably protect and manage the MacGillycuddy Reeks Mountain range.

KENMD – 43	Support the sustainable repair, upgrading and maintenance of established upland mountain trails and other sustainable initiatives, in conjunction with landowners and interest groups, including the MacGillycuddy Reeks Mountain Access Forum.
KENMD – 44	Support proposals which would facilitate high nature value farming in the Plan area, which may include provision of agricultural facilities and improved access arrangements at appropriate locations.
KENMD – 45	Support biodiversity protection and enhancement measures within the Plan area and ensure development proposals are compatible with the conservation objectives and biodiversity interests of European sites (SACs and SPAs) and National / proposed National designations (NHAs and pNHAs).

2.9.2 Land Use & Flood Risk Management

The frequency, pattern and severity of flooding are expected to increase as a result of climate change, potentially having a very significant effect in the longer term. Higher sea-levels and wetter winters, with more intense summer rainstorms, together with possible increases in storminess could significantly increase both the frequency and intensity of flooding. To address this issue, the Council will comply with the provisions of the “Planning System and Flood Risk Management” Guidelines (DoEHLG & OPW 2009) by ensuring that flood risk is a key consideration in preparing development and LAPs and in the assessment of planning applications.

In this Plan the guiding principles are the avoidance of development in areas of risk (unless it can be justified on wider sustainability grounds), the substitution to less vulnerable uses where avoidance is not possible, and the mitigation and management of the risk where avoidance and substitution are not possible. It is critical for the long-term sustainable management of flood risk that planning decisions take full account of existing and potential future flood risk to avoid or adequately minimise the creation of new flood risks that could otherwise arise through inappropriate future development. There are essentially two major causes of flooding, coastal and inland.

Coastal flooding is caused by higher sea levels than normal, largely as a result of storm surges, resulting in the sea overflowing onto the land. Inland flooding is caused by prolonged and/or intense rainfall and includes overland flows, river flooding, flooding from artificial drainage systems, groundwater flooding and estuarial flooding. Flooding can also arise from the failure of water infrastructure. The development of lands can also increase both the rate and volume of runoff from rainfall events to existing sewer networks and watercourses. Such increases can in certain circumstances lead to flooding and or sewer overflows.

The flood risk management objectives contained herein shall apply to all new development and are applicable to all those lands identified flood risk areas designated as Zone A & B. These Flood Risk areas are shown on the zoning maps for each settlement.

As per the requirements of the KCDP 2022-2028 nature-based solutions to stormwater management are encouraged.



Figure 2.15: Upgraded MacGillycuddy Reeks Access Point at Breanlee


2.9.2.1 Assessment of Minor Proposals in Areas of Flood Risk




Applications for minor development, such as small extensions or most changes of use to/of existing house/buildings/commercial and industrial enterprises, are unlikely to raise significant flooding issues, unless they obstruct important flowpaths, introduce a significant additional number of people into flood risk areas or entail the storage of hazardous substances. Since such applications concern existing buildings, the sequential approach cannot be used to locate them in lower-risk areas and the Justification Test will not apply. However, a commensurate assessment of the risks of flooding should accompany such applications to demonstrate that they would not have adverse impacts or impede access to a watercourse, floodplain or flood protection and management




facilities. These proposals should follow best practice in the management of health and safety for users and residents of the proposal.


Any development areas within generalised zoning objectives identified as being at risk of fluvial and tidal flooding should be accompanied by a site-specific flood assessment in accordance with the Planning System and flood risk management guidelines (2009)

For further information also see the KCDP 2022-2028, specifically Chapter 11 (Section 11.5) and the Strategic Flood Risk Assessment.

Land Use & Flood Risk Management Objectives	
Objective No.	It is an objective of the Council to:
<p>KENMD – 46 (a-c)</p> 	<p><i>(Development not located within existing built-up areas located within Flood Zone A & B)</i></p> <p>(a) Ensure that highly vulnerable development is not permitted in areas identified in Flood Zone A and B, and not to permit less vulnerable development within Flood Zone A.</p> <p>(b) Ensure that only water compatible development is permitted within Flood Zone A and less vulnerable in Flood Zone B.</p> <p>(c) Ensure that less vulnerable development and water compatible development only is permitted with suitable mitigation measures.</p>

<p>KENMD – 47</p> 	<p><i>(Development within existing built-up areas located within Zone A & B)</i></p> <p>Ensure that development proposals avoid the identified flood risk area, or if not possible, ensure that proposals avoid the identified flood risk properties and consider flood resilient or flood resistant construction design methodologies.</p>
<p>KENMD – 48</p> 	<p>Ensure surface water runoff from completed developments are restricted to their greenfield rate and appropriate measures through design or Sustainable urban Drainage Systems (SuDS) are implemented. Particular regard shall be had to the DoHLG&H best practice interim guidance document '<i>Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas – Water Sensitive Urban Design</i>'.</p>
<p>KENMD – 49</p> 	<p>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 Assessments, 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 shall not be permitted.</p>

<p>KENMD-50</p> 	<p>Ensure that development proposals in zoned lands located in proximity of a watercourse, that currently has no flood zone mapping or designated flood zones, that a site specific flood risk assessment shall be completed to an appropriate level of detail so that Flood Zones can be defined and the Sequential Approach/Justification Test can be applied where necessary.</p>
<p>KENMD-51</p> 	<p>Ensure that any potential flood risk areas located within residential zoned areas are used for amenity open space use only and/or are left as 'spaces for nature'.</p>
<p>KENMD-52</p> 	<p>A site-specific assessment shall be undertaken in accordance with the "Planning System and Flood Risk Management" Guidelines, in order to ensure that;</p> <ul style="list-style-type: none"> • Existing flood defences are assessed, and the likelihood and consequence of an embankment breach is considered. • Existing flow paths are maintained. • Floodplain storage and conveyance areas should be protected or appropriate compensation provided • Future flood risk should be considered in the design and land uses should be matched with flood risk. • The development will not have an adverse impact on flood risk. <p>Flood hazard to users is mitigated to an acceptable level. Flood awareness, warning</p>

	systems and evacuation procedures need to be put in place.
KENMD-53 	Protect rivers, streams and other watercourses and where applicable ensure developments follow guidelines outlined in the Inland Fisheries Ireland's 'Planning for Watercourses in the Urban Environment' (2020), particularly in relation to undeveloped lands on greenfield sites.

2.10 Water & Wastewater Management

The supply of residential zoned land is focused in areas where capacity in infrastructure exists, or where capital investment is planned in the short to medium term. The regional towns have been identified as being capable of accommodating additional residential development, subject to the upgrading of the wastewater infrastructure in Kenmare.

The Kenmare Wastewater Treatment Plant Upgrade includes works to accommodate recent and future growth in the catchment. Works are due to commence on site in Q3 2023 and be completed in Q2 2026.

Infrastructural deficits will play a key role in limiting development in certain settlements of the plan area. Wastewater treatment and water supply are key considerations for future development proposals and in the absence of definite capital investment plan, some settlements will not be capable of supporting significant levels of development.

Settlement Status	Settlement	WWTP (Headroom)	Water Supply
Regional Town	Cahersiveen		
	Kenmare	*	
	Killorglin		
District Town	Sneem		
	Waterville		
Villages	Baile an Sceilg		
	Beaufort		
	Chapelstown		
	Dún Géagáin		
	Glenbeigh		
	Kilgarvan		
	Knightstown		
	Portmagee		
Key			
	Capacity available	Potential capacity	No capacity

Table 2.7: Water supply & Wastewater Treatment Capacity Register June 2023

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. Table 2.7 sets out the latest wastewater treatment and water supply Capacity Register for the Plan area received from Uisce Éireann in June 2023.

2.10.1 Cluster Developments in Villages

It is the policy of the Council to encourage people who wish to reside in the countryside to live in villages or small village settlements where services are available. As an alternative to one-off housing, it is an objective of the KCDP to permit clusters of housing (up to 8 dwellings units) served by individual wastewater treatment systems in the small villages and small village settlements listed in Table 3.1 where there is no wastewater infrastructure or no plans for such infrastructure. The strategy for clusters within these settlements is to facilitate a small number of additional dwellings and/or small enterprises to consolidate the existing pattern of development around these focal points and utilise existing services in the area.




Wastewater treatment proposals will be required to comply with the relevant Environmental Protection Agency (EPA) code of practice and be to the satisfaction of KCC's 'Site Assessment Unit'.


An Chillín Liath	Lauragh
An Gleann	Glencar
Beaufort	Kilgobnet
Bonane	Kells
Castlecove	Tahilla
Chapelstown	Templenoë
Cromane	Tuosist

Table 3.1: Settlements where clusters served by individual treatment systems may be considered

2.10.2 Water Resources

The protection and restoration of drinking water at the source reduces the level of treatment required in the production of drinking water and can have co-benefits for biodiversity and climate change, while the development and implementation of Drinking Water Safety Plans can play an important role in the protection of human health.

Water Management Objectives	
Objective No.	It is an objective of the Council to:
KENMD – 54 	Plan for future growth of the Plan's settlements in consultation with Uisce Éireann to ensure that sufficient wastewater capacity and water supply infrastructure is accounted for, and future growth is not impeded in key settlements.
KENMD – 55 	Support the Kenmare water supply / storage supplementation proposals and proposals to increase reservoir storage capacity at the mid Kerry Water Treatment Plant, Gearha, Beaufort, all subject to environmental assessment and compatibility with the requirements of the Habitats Directive.
KENMD-56 	Protect both ground and surface water sources, to avoid water quality deterioration and reduce the level of treatment required in the production of drinking water, in accordance with Article 7(2) of the Water framework Directive'

 <p>KENMD-57</p>	<p>Support Uisce Éireann in the development and implementation of Drinking Water Safety Plans which seek to protect human health by identifying, assessing and managing risks to water quality and quantity; taking a holistic approach from source to tap.</p>
--	---

2.11 Connectivity

Transport connections are very dependent on the road network, either through private car use or bus services. The area is served by the N70, N71 (Ring of Kerry) and N72 National Secondary strategic routes, numerous regional roads and an extensive network of local roads. The provision of a more pedestrian and cycling friendly environment through the provision of improved and additional infrastructure is an objective of this plan. Cycle routes while providing recreation for local people, have also significant potential in terms of commuter transport, providing access to work, educational and leisure facilities.

2.11.1 Sustainable Transport

It is a main tenet of the KCDP to promote the sustainable development of a transport system that provides a range of transport options for the county, including a safe road network, a range of bus services and rail services and adequate facilities for walking and cycling at appropriate locations. This is reinforced in this plan with an objective to prepare Local Transport Plans (LTP) in consultation with the National Transport Authority (NTA) and Transport Infrastructure Ireland (TII).

Some of the public bus services, Bus Éireann services and the Local Link transport in particular serving rural and local areas of the county can have a very limited timetable. The Council will also work with Bus Éireann and the Local Link transport to improve the services and

facilities serving rural and local areas of the Plan area. The Connecting Ireland Rural Mobility Plan (NTA 2022) for the MD includes new and enhanced local bus services and a new two way hop on/off services on the Ring of Kerry, connecting Killarney, Killorglin, Cahersiveen Waterville, Sneem and Kenmare.

The Council will seek to ensure that improvements in transportation infrastructure and services support the strategic development and settlement strategy for the county as set out in the KCDP and provide an appropriate level of accessibility to urban and rural facilities, services and opportunities.

2.11.1.1 Baseline Figures for Modal Share

In terms of sustainable modes, "A New Transport Policy for Ireland 2009-2020" sets out key National modal share. These targets were aimed at reducing work-related commuting by car as a modal share from 65% to 45% and accommodating car drivers on other modes of transport such as walking, cycling, public transport and car sharing. An effective and multi-modal transport system is the plan area is reliant on the successful integration with land use planning. The Council will facilitate improved street design in settlements which will encourage more people to choose to walk, cycle or use public transport, by making the experience safer and more pleasant. To date, it is envisaged that the construction of the South Kerry Greenway and the improved public realm associated with the Urban Regeneration and Development Fund (URDF), in tandem with the enhanced bus services (Rural Mobility Plan NTA2022) will encourage a modal shift away from car transport.

	On foot	Bicycle	Train & Buses	Car, Van, or Lorry
Kenmare	15.5%	2.5%	1.2%	67.1%
Killorglin	19.4%	0.8%	1.0%	70.8%
Cahersiveen	26.2%	2.9%	0.5%	60.3%
Waterville	13.2%	2.3%	1.1%	73.6%
Sneem	30.4%	3.5%	1.7%	45.2%

Table 2.8: Baseline data shows modes of transport to work[CSO 2016]

The following are the proposed modal share targets for the Kenmare MD (up to 2040). It is considered that the proposed modal share targets are ambitious but realistic and will be further strengthened and informed by the upcoming preparation of LTPs.

Kenmare MD	On foot	Bicycle	Train or Bus	Car, Van or Lorry
2016	8.9%	0.9%	9.7%	68.7%
2040	20%	15%	20%	50%

Table 2.9: Modal Share Targets (%) for Kenmare MD

2.11.1.2 Cycle Paths/Walkways/Greenways/Coastal Walkways

The Plan area offers unparalleled choice of location, landscape and experience to residents and visitors alike. There is significant potential to further develop the tourism offering in rural areas and rural villages through the provision of appropriately located 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 and cycle 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.

Greenway/cycle paths/walkways offer a means to enhance or improve local biodiversity. The linear nature of such developments can provide connectivity for species through associated landscaping e.g hedgerows. Bats, birds and other wildlife can use these corridors to move through the rural countryside providing shelter, food and other suitable habitats.

Numerous attractive coastal walks, walking routes and recreational areas exist in the area. This area is a mountaineer's paradise with

extensive mountain peaks and ridges to explore, with thousands travelling to this area every year just to reach the summit of Ireland's highest peak, Carrauntoohil on the MacGillycuddy's Reeks. The Kerry and Beara Ways are long distance signposted walking routes around a variety of highly spectacular different landscapes including scenic coastal areas and the lower mountain ridges of the Iveragh and Beara Peninsulas. This form of recreational tourism is increasingly becoming more popular and is of benefit to the more rural parts of the Plan area.

In addition, the Plan area is fortunate to have spectacular beaches including Rossbeigh, Derrynane and Ballinskelligs which are very popular recreational walking destinations all year round. The Cappanalea outdoor centre is located near Caragh Lake outside Killorglin. This centre functions as a public outdoor education and training centre, providing education and training in an extensive range of outdoor pursuits. Fáilte Ireland has proposed a national coastal walking trail. It is the intention of KCC 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 Council has developed a Greenway Strategy for the future development of routes throughout the county. The Council will seek to roll out development on the greenways in a coordinated and linked up manner (See Chapter 10 &14 of the KCDP for further information on Greenways). This includes extending the South Kerry Greenway from Renard to Glenbeigh to Killorglin and Farranfore and the development of a greenway along the old railway line from Headford to Kenmare.

2.11.1.2.1 CycleConnects

This Plan supports the Draft CycleConnects Strategy (NTA 2022): this Cycle Network aims to improve sustainable travel by providing the potential for more trips on a safe, accessible and convenient cycling network, connecting more people to more places.

Figure 2.16 shows the draft CycleConnects Strategy (proposed routes) for South Kerry. The council will facilitate the sustainable development of greenways & cycleways.

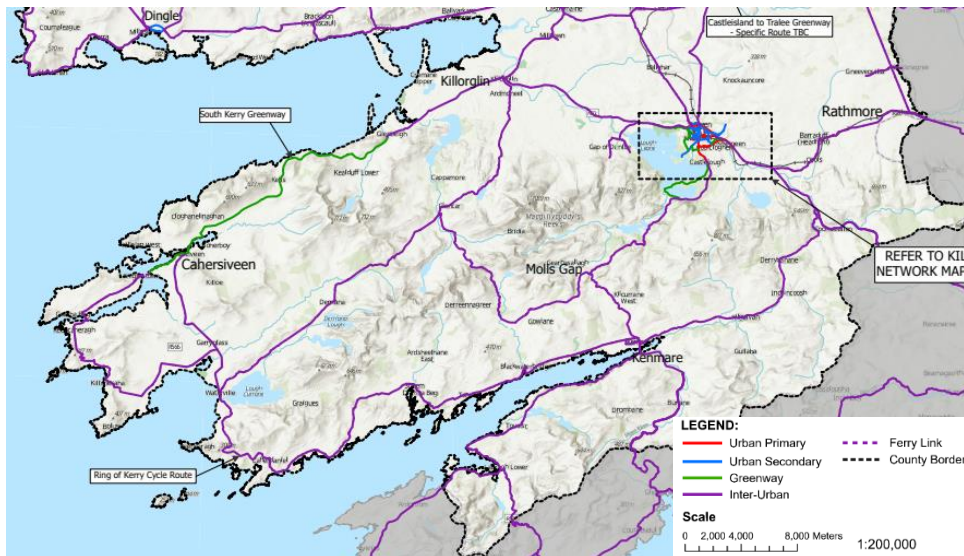


Figure 2.16: (Draft) Cycle-Connects Strategy

2.11.2 Ports, Harbours & Piers

Portmagee, Cahersiveen and Knightstown are important as centres of fishing fleet activity and ancillary services. The safeguarding and enhancement of their roles as locations for appropriate investment and employment opportunities, including marine related economic activity is an objective of the KCDP. The Council have recently

received funding to upgrade the Renard Pier which will enable further economic and tourist growth.

Chapter 14 (Connectivity) of the KCDP which sets out objectives under Sustainable Transport and Mobility, Active Travel and Greenways and Landuse Integration, LTPs and Digital Connectivity should also be read in conjunction with this LAP.

2.11.2.1 Valentia Island Ferry

The Valentia Island Ferry is important link and component of an established tourist route including the Wild Atlantic Way from Renard Point, Cahersiveen to Valentia Island, it is also of economic importance to the local hinterlands. It is an objective of Council as set out in the KCDP to facilitate and support the continuation and development of the Knightstown to Renard Ferry.

2.11.3 Digital Connectivity

The Information Technology (IT) sector has huge potential for employment creation and access to high-quality broadband is essential if the Kenmare MD LAP area is to be regarded as a viable location for the I.T. industry and other service industries which rely on Broadband. It is an objective of the Planning Authority as set out in the KCDP to facilitate and support community innovation hubs, digital hubs, food hubs, start-ups and centres of excellence (with particular opportunities for innovation in agri-food, agri-tech, marine research, creative industries, knowledge economy etc.) as local drivers for growth.

The policies and objectives of the KCDP with respect to digital connectivity will be underpinned by the new digital strategy which is currently being prepared by KCC. The overall aim of the new strategy is the creation of a Smart County, through Smart Communities.

This strategy will set out the key vision, opportunities and objectives to developing business, skills, communities and capacity in the county to avail of digital technologies underpinned by the National Broadband Plan. It will provide key infrastructural requirements to drive economic and community development in the LAP area.



The Council supports the implementation of the National Broadband Plan and in particular it supports the 5G rollout. In addition, the council is committed to replicate smart programmes / initiatives across all towns and villages across the county.

The Kerry Hub Network is comprised of several well-established and quality enterprise hubs. These include a mix of public and privately funded enterprise hubs, with a geographical spread throughout the county. There are several of these based within the Kenmare MD LAP area. KCC has been proactively involved in the provision of digital hubs and has allocated funding for the Sneem Digital Hub and the RDI Hub in Killorglin. The Table below sets out the established hubs in the LAP area.

Kenmare Enterprise Hub (Kenmare)
RDI Hub (Killorglin)
Sneem Digital Hub (Sneem)
gteic @ An Dromaid
gteic @ Baile an Sceilg
Office Light (Cahersiveen)
Valentia Cable Station (Valentia)

Table 2.10: Enterprise Hubs in Plan area

Policies and objectives in respect of Digital Connectivity are outlined in Chapter 14 Connectivity in the KCDP 2022-2028.

Connectivity Objectives	
Objective No.	It is an objective of the Council to:
KENMD – 58 	Prepare Local Transport & Traffic Management Plans for the settlements as appropriate.
KENMD – 59	Facilitate the carrying out of the works stated in the 'Schedule of MD Works Plan' for the Kenmare MD which are compatible with environmental protection objectives for the area.
KENMD – 60	Recognise the importance of safeguarding and improving access and connectivity between Valentia Island with the wider Iveragh Peninsula.
KENMD – 61 	Protect all existing or historical rail lines and associated facilities from redevelopment for non-transport related purposes in order to protect their potential future use as greenways / cycle or walking routes.
KENMD – 62	Support the sustainable 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 the KCDP.

KENMD - 63	Facilitate the maintenance and where appropriate the upgrade of port, harbour & pier infrastructure in the plan area – subject to environmental assessment.
KENMD - 64	Facilitate and support the development of 5G infrastructure at appropriate locations (in particular in urban and suburban locations owned by the State).
KENMD - 65	Support the preparation of a feasibility study for a proposed ferry route linking the Corca Dhuibhne and Iveragh peninsulas. As part of this environmental considerations should be taken into account, including carbon emissions, infrastructural requirements and environmental designations.

Section 3



Section 3

3.1 Introduction to the Settlements

3.1.1 Settlements

- 3.1.1.1 Regional Towns – Cahersiveen, Kenmare and Killorglin
- 3.1.1.2 District Towns – Sneem & Waterville
- 3.1.1.3 Villages
- 3.1.1.4 Small Village Settlements

3.1.2 Development in the Main Settlements

- 3.1.2.1 Zoning
- 3.1.2.2 Residential Developments
- 3.1.2.3 Design Briefs
- 3.1.2.4 Renewal and Regeneration
- 3.1.2.5 Town & Villages Centres

3.2 Regional Towns (Cahersiveen, Kenmare & Killorglin)

3.3 District Towns (Sneem & Waterville)

3.4 Villages (Baile an Sceilg, Beaufort, Chapelstown, Dún Géagáin, Glenbeigh, Kilgarvan, Knightstown & Portmagee)

3.5 Small Village Settlements (An Chillín Liath, An Gleann, Bonane, Caherdaniel, Castlecove, Cromane, Glencar, Kells, Kilgobnet, Lauragh, Tahilla, Templenoe & Tuosist)

3.1 Introduction to the Settlements

3.1.1 Settlements

The overarching policies and objectives relating to the towns and villages are contained in Chapter 4 of the KCDP.

The strategy for the MD is dependent on the growth of Cahersiveen, Kenmare & Killorglin as the leading settlements and to a lesser extent Sneem & Waterville as identified in the settlement hierarchy of the KCDP. This 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. The proximity of many of the settlements to the regional towns make them viable alternatives for persons seeking a more rural lifestyle.

This Plan establishes a strategic framework to focus renewal and regeneration of the MD's towns and villages 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 cores 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.

It is the policy of the Council to ensure that development proposals within settlements:

- Harness and maximise the economic potential of the MD's towns and villages so that they contribute to the sustainable economic growth of the county.
- Support the initiatives for renewal and regeneration of Kenmare MD's towns and villages 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 and natural 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.
- Respect, 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).
- Protect and enhance, where appropriate, the natural environment making space for nature and supporting climate action policy.

The Settlement Hierarchy contained in Section 3.10 of the KCDP takes into account those settlements that have available capacity in their water treatment infrastructure or have the benefit of approved schemes.

3.1.1.1 Regional Towns

The development of **Cahersiveen, Kenmare and Killorglin**, the three regional towns in the Plan area, is critical for realising balanced regional development, acting as a focus for strengthening their own area. It is a strategic aim of the settlement strategy of this Plan to support the sustainable development and growth of Kenmare and Killorglin to meet their population target at a scale, layout and design that reflects the character of the towns, so they can function as adequate service and employment centres for the surrounding hinterland. The *NPF, 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, Kenmare and Killorglin shall take place on infill and brownfield sites.

It is the policy of KCC to:


- Sustainably strengthen the role of Killorglin as an economic driver, key settlement in the Kerry Hub and Knowledge

Triangle and AEC and build upon its inherent strength as a centre of skills, innovation and enterprise growth.

- Sustainably strengthen the role of Kenmare as a centre of excellence in tourism, recreation and amenity sectors.
- Enhance the vitality and vibrancy of Cahersiveen to make it an attractive town by regenerating the waterfront and the sustainable development of the 'Daniel O'Connell Quarter'.

The Cahersiveen, Kenmare and Killorglin sections of this plan highlight several opportunity sites suitable for development. In addition, the projects proposed under the Rural Regeneration Development Fund for Cahersiveen and Killorglin are also set out.

In line with the overall Core Strategy of the KCDP, this LAP sets out the following objectives for these Regional Towns:

Regional Towns Overall Objectives	
Objective No.	It is an objective of the Council to:
KENMD – 66	Ensure that the Regional Towns are drivers of county and regional prosperity by harnessing their strategic locations and positions on the Ring of Kerry/Wild Atlantic Way; their strong urban structure, existing employment, tourism, retail, service and accommodation bases; and other competitive advantages.
 KENMD – 67	Promote vibrant, culturally rich and revitalised town centres with enhanced social inclusion, sustainable neighbourhoods and a high level of environmental quality to ensure an excellent quality of life for all.

3.1.1.2 District Towns

Sneem and Waterville are designated District Towns in the Kenmare MD. It is a strategic aim of the settlement strategy as set out in Section 3.10.2 of the KCDP to support the sustainable development and growth of district towns to meet population targets, at a scale, layout and design that reflects the character of each town, so 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 MD'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.

Considerable expenditure on capital infrastructure has been spent or is committed to these towns. Suitable lands have been zoned for proposed and long-term residential use.

	to serve the inhabitants of these towns and their rural hinterlands as a priority.
--	--

3.1.1.3 Villages

There are a number of settlements characterised as villages in this Plan as follows: **Baile an Sceilg, Beaufort, Chapeltown, Dún Géagáin, Glenbeigh, Kilgarvan, Knightstown and Portmagee**. It is the policy of the KCDP to support the sustainable development of these villages, in a compact manner.

These villages are on the lower tiers of the settlement hierarchy as set out in the KCDP and are predominately residential in character while offering a very limited range of services supplying local need such as a convenience shop, public house, post office, primary school, church and other community facilities.

Tourism also plays an important function particularly for a number of these settlements. It is anticipated that these settlements' existing character and function will remain primarily as residential use, and they 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 KCDP for these individual villages, instead an overall village target is included in the core strategy.


The zoning of lands for R1 (*Proposed Residential*) 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 addition, small scale residential cluster developments served by individual wastewater treatment systems will be considered in villages/small village settlements as set out under Section 5.4 of the KCDP.

District Towns Overall Objectives	
Objective No.	It is an objective of the council to:
KENMD – 68	Promote Sneem & Waterville as the District Towns in the Plan area and facilitate population growth as set out in the Core Strategy of the KCDP.
KENMD – 69	Facilitate the provision of an appropriate and sustainable range of social and physical infrastructure, facilities and services, including retail, commercial and enterprise development

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 included under the KCDP'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.

KENMD – 72	Ensure that all new development has adequate provision for off street parking.
KENMD – 73	Preserve the villages' architectural heritage and promote conservation-led regeneration and re-use of buildings, where possible.
KENMD – 74	Facilitate improvements to village centres, with an enhanced streetscape, appropriate shopfront design and provision for improved street lighting, public footpaths and street furniture.

Villages Overall Objectives	
Objective No.	It is an objective of the Council to:
KENMD – 70	Ensure that all new development shall maintain the integrity of the surrounding rural landscape and rural character of the settlement while ensuring that future development supports the existing role and function of the village as a small local focal point for its surrounding rural community.
KENMD – 71 	Ensure that all new development is located within the settlement's development boundary in a sequential manner while promoting the development of a compact settlement structure through making effective use of backland and infill sites and preventing unnecessary ribbon development.

3.1.1.4 Small Village Settlements

There are a number of small village settlements in the Plan area as follows: **An Chillín Liath, An Gleann, Bonane, Caherdaniel, Castlecove, Cromane, Glencar, Kells, Kilgobnet, Lauragh, Tahilla, Templeoe and Tuosist.**

These settlements are the lowest tier on the settlement hierarchy. They display a dispersed residential character, and it is anticipated that their existing character and function will remain primarily as residential, with loose clusters of housing.

Small scale residential cluster developments served by individual wastewater treatment systems will be considered in designated small village settlements.

Details of cluster developments and the relevant policy and objectives in relation to Small Village Settlements are contained in Chapters 3, 4 & 5 of the KCDP.

3.1.2 Development in the Main Settlements

3.1.2.1 Zoning

Only lands within the settlement boundary are zoned in this LAP. The zoning matrix and legend are included in Appendix B. Additional zoning details are contained in Volume 6 of the KCDP.

3.1.2.2 Residential Developments

Within settlements, future residential development will only be permitted on appropriately zoned lands, infill sites and on sites contiguous with the town/village centre, or where otherwise compatible with the KCDP Core Strategy. 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 is also required to 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.


- Residential development on R4 (Strategic Residential Reserve) lands will be permitted only on completion of 50% 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 KCDP Core Strategy and the provision of adequate water infrastructure.



3.1.2.2.1 Climate Action & Flood Risk

This Plan recommends the use of SuDS in all developments. This offers a 'total' solution to rainwater management and must be included in all new developments. Properly designed and located SuDs features can be incorporated within and can complement the amenity and aesthetic value of open spaces.

It is recommended that all future developments within the LAP should be designed and constructed in accordance with the "Precautionary Principle" detailed in the guidelines.

Climate resilience, innovative energy efficient housing is required to accommodate new typologies and provide adaptable and/or whole life-cycle homes to create inclusive and socially balanced residential communities. Applicants will be required to demonstrate how climate resilient features have been incorporated into the design of new residential developments.

Residential Objectives	
Objective No:	It is an objective of the Council to:
<p>KENMD – 75</p> 	<p>Facilitate sustainable residential growth and prioritise development of the Plan area's settlements in accordance with the Settlement Hierarchy and the Core Strategy set out in the KCDP 2022-2028.</p>

KENMD – 76 	Prohibit development on lands zoned R4 (strategic residential reserve) until 50% of the R1 (new/proposed residential zoned) lands have been developed to the satisfaction of the Planning Authority and subject to the provision of adequate infrastructure.
KENMD – 77 	Sustainable urban Drainage Systems shall be incorporated in all new developments and retrofitting of SuDS should be encouraged in any remedial/redevelopment schemes/works. Mitigate the potential for flood risk by incorporating SuDS features such as water butts, rainwater harvesting, blue/green roofs and permeable paving into new development.
KENMD – 78	Require all new residential development schemes over 10 units to provide for a variety and choice (type and size) of housing units to meet different household needs and requirements.

3.1.2.3 Design Briefs

A number of Design Briefs have been prepared for undeveloped zoned green and brownfield sites within the main settlements. These design briefs seek to provide a development framework for the sustainable, phased and integrated development of these residential and other zoned lands.

The Briefs will establish the broad development principles for the areas. They will set out in broad terms the general distribution of land uses, circulation systems and key access points. The Briefs will also indicate how future land uses will integrate with surrounding development and provide for the future phasing of development.

The Briefs seek to demonstrate, whilst having regard to the existing site context and character, the following:

- Overall layout and distribution of uses and open space on the subject lands
- Principal road infrastructure and access
- Principal pedestrian and cycle routes and access
- Improvements to existing road infrastructure
- Incorporation of existing features of biodiversity value (e.g hedgerows, trees, watercourses) & enhancement of biodiversity.

The delivery of the above infrastructure/principle are set out in and demonstrated in the accompanying maps. The proposals contained in these Briefs have regard to the policies, objectives and standards contained in the MD LAP and KCDP which are of relevance to the subject sites. The briefs will be used as a tool for the co-ordinated delivery of development over the coming years. It will ensure that development is integrated and designed appropriately in accordance with the proper planning and sustainable development of the area. The Design Briefs propose forms of development that seeks to protect existing residential amenity, protects significant features and heritage designations and seeks to provide open space in accordance with the LAP/KCDP,

Development management guidelines/standards are contained in Volume 6 of the KCDP.

3.1.2.4 Renewal and Regeneration

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.

3.1.2.5 Town & Village Centres

This Plan is committed to the 'Town Centre First' policy approach, founded on the Town Centre Health Check research, to ensure that our towns and villages become vibrant places for living and working in by bringing vacant and urban building stock back into use.

Policies and objectives in respect of Residential Developments are outlined in Chapters 3 to 7 of the KCDP 2022-2028.

3.2 Regional Towns (Cahersiveen, Kenmare & Killorglin)

3.2.1 Cahersiveen (Cathair Saidhbhín)

3.2.1.1 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 infrastructure and facilities, providing a higher range and order of services and functions than similar sized settlements in the county.

3.2.1.2 Vision and Strategy

The long-term vision for Cahersiveen is to enhance its position as a tourist destination that is nationally and internationally competitive in attracting investment, talent, enterprise and visitors. This Plan supports the policies and projects contained in the Rural Regeneration Development Fund grant entitled 'Cahersiveen Town Centre Regeneration Project' which is based on the sustainable development of the 'Daniel O'Connell Quarter' and the animation of the "Ocean Meets Sky at the Edge of the World" story (Fáilte Ireland Visitor Experience Development Plan).

Cahersiveen's pathway to transition and regeneration will further build on its location on the South Kerry Greenway, Ring of Kerry and Wild Atlantic Way, its competitiveness in attracting new residents, visitors and national and international investment. This will be achieved through increased high-quality employment spaces, residential opportunities and the development of an excellent quality environment, by means of strategic investment in office development, public realm improvements, leisure and amenity areas and strengthening the town's sense of place and identity.

Cahersiveen should develop in an economically and environmentally sustainable manner aligned with the National Climate Action Plan 2023 and the policy initiatives and objectives of the European Commission's 'Green Deal'.



Figure 3.1: View of Cahersiveen

3.2.1.3 Planning Considerations and Proposals

Cahersiveen as a designated regional town will be a focus for development in the Kenmare MD area. Population increase is critical to the long-term development of this town and this Plan facilitates and encourages a population increase appropriate to its status as a regional 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. Unused buildings and sites in the town provide opportunity for appropriate development which would assist in the further enhancement of the streetscape.

The Plan supports key sustainable development initiatives needed to stimulate and facilitate development and population growth in Cahersiveen. One of the key considerations for the future development of Cahersiveen is the revitalisation of the town centre in several key areas identified under an application for the Rural Regeneration Development Fund. The construction of the South Kerry Greenway which goes through the town has significant potential to act as a catalyst for further development in the area.

It is a policy of this Plan to promote the development and enhancement of Cahersiveen as an important tourist centre in the south-west, encouraging a focus on the town as an important accommodation and heritage centre with ready access to numerous activities and outdoor based amenities. It is important that the natural and built heritage of the town and surrounding area is safeguarded against inappropriate development.

3.2.1.4 Population and Sustainable Land-Use Development

The population of Cahersiveen has seen a steady decline for the period 2006 to 2016. Cahersiveen's population in 2006 was recorded at 1,294, before declining to 1,168 in 2011 and to 1,041 in 2016. The decline between 2011 and 2016 at 10.9% was the highest decrease in population recorded for a settlement in Kerry between 2011 and 2016. In 2022, the population of Cahersiveen was 1,297. The age profile for the town (Census 2016) as indicated in Figure 3.2 shows an ageing population with 17.9% of the population over 70 as compared with 11.2% for the county. This Plan seeks to address the significant decline in the population in Cahersiveen by creating sustainable economic opportunities.

Census year	2006	2011	2016	2022
Cahersiveen	1,294	1,168	1,041	1,297

Table 3.2: Population Change



Figure 3.2: Population Age Profile (Census 2016)

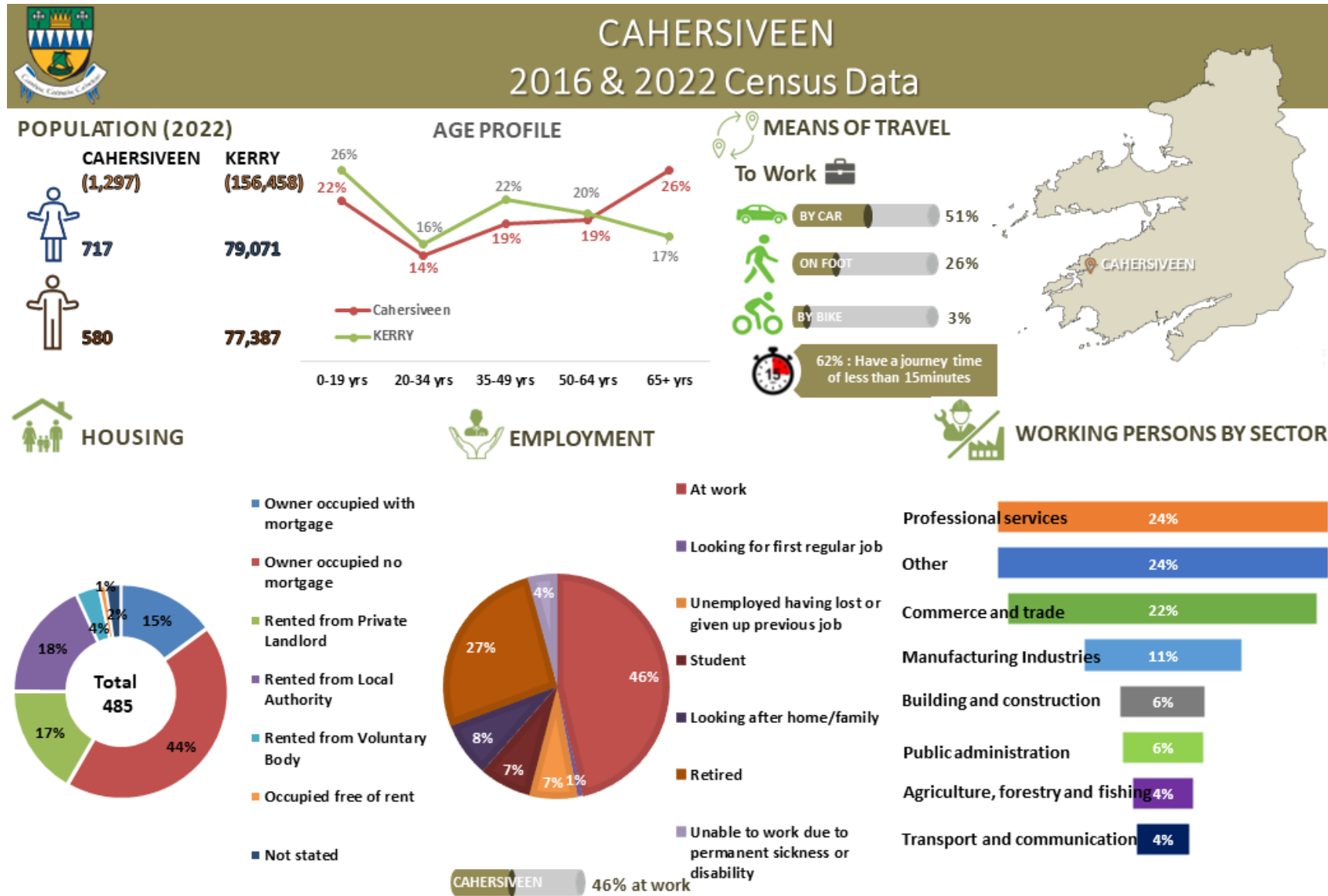


Figure 3.3: Cahersiveen MD- Key Statistics (2016 & 2022 CSO)

3.2.1.4.1 Residential Development

Cahersiveen had one of the lowest numbers of permitted residential units, at three, of all the settlements in the Kenmare MD for the period 2015-2022. Cahersiveen has been allocated a target of 101 additional housing units in the KCDP.

Sufficient lands have been zoned to accommodate the proposed population target growth. To achieve this, the Plan carries forward much of the previously zoned lands within the existing West Iveragh LAP 2019-2025. Geo-directory figures for the period 2012-2022 illustrate a small growth in housing stock at 15 units.

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

Settlement	Housing Target
Cahersiveen	101

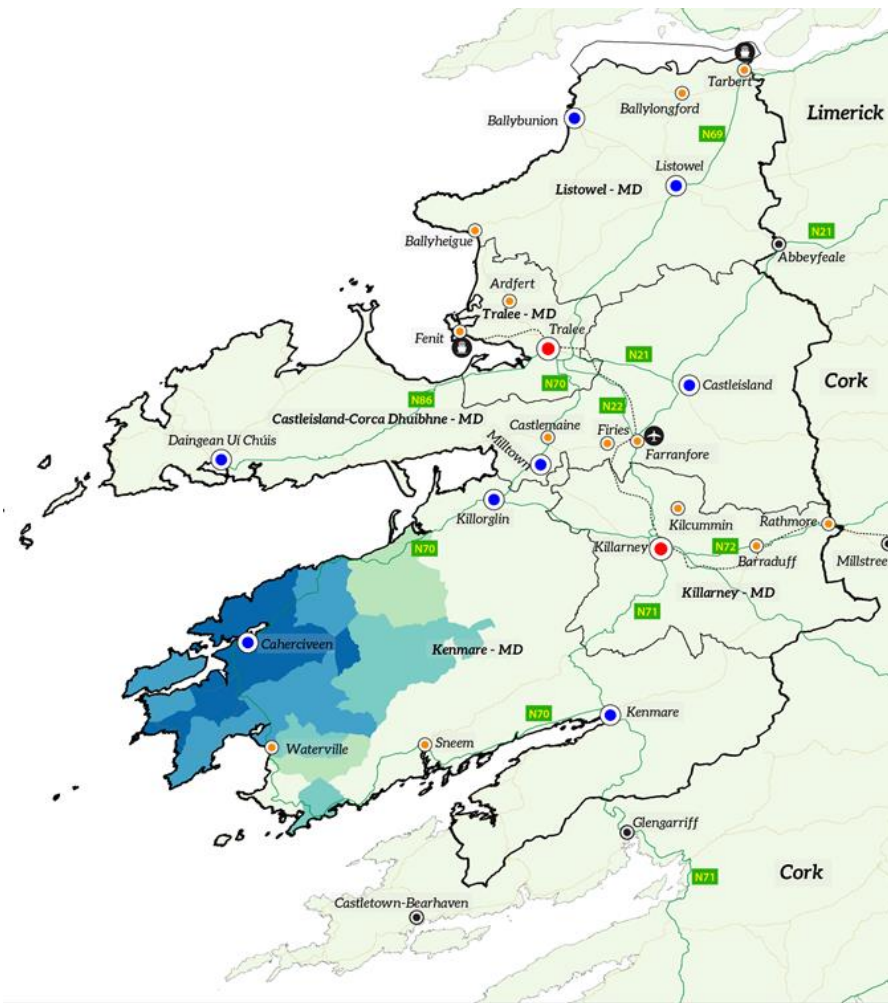
Table 3.3: Housing Target 2022-2028

3.2.1.4.2 KCC Commuting Profile - Cahersiveen (February) 2022

Cahersiveen has the most rural commuter catchment area and the lowest inflow of commuters from any other settlement in Kerry. Cahersiveen and its environs (including Renard) are the eighth-

largest employment node in County Kerry. There are 870 jobs in this settlement, of which fewer than one third (31.6%) are held by workers who reside locally (i.e. within the settlement). Relative to its employment base, Cahersiveen is more dependent on inbound commuters than any other town in the county. Almost two-thirds of the jobs are held by workers who commute to Cahersiveen from other parts of Kerry, mainly West Iveragh, while the remainder (2.4%) are workers who commute to Cahersiveen from outside the county.

As the first of the two commuter-origin maps shows (Figure 3.4), Cahersiveen's main commuter catchment is relatively small; it extends from Foilmore to Waterville, and it includes Portmagee and Valentia Island. Low levels of long-distance commuting are associated with physical distance, topography and the pattern of the road network. The second of the commuter-origin maps (Figure 3.5) shows persons travelling to Cahersiveen as a proportion of the resident workforce (in all EDs). This map illustrates the significance of Cahersiveen as an employment node for West Iveragh – from Kells to Waterville. Over thirty percent of resident workers, who reside within 10km of Cahersiveen work in the settlement. Over fifteen percent of the resident workforce in Gaeltacht Uíbh Ráthaigh (An Dromaid and Baile and Sceilg) works in Cahersiveen, but the proportion is notably lower in communities to the south of Waterville. There are 497 resident workers living in Cahersiveen. Thus, the settlement has a surplus of jobs over workers (+373). Of Cahersiveen's resident workers, just over half (55.3%) are employed locally. Almost a fifth of resident workers (19%) commute to rural parts of County Kerry; these include persons travelling to work in the primary sector, notably marine activities and tourism. Among the 1,188 persons who work in Cahersiveen, just over one third (36%) are aged under forty, and slightly below half (47%) have a third-level qualification. These statistics reinforce Cahersiveen's status as a Regional Town, which also serves a wider hinterland. Cahersiveen is in a strong position for future economic development, aided by the presence of an educated workforce, and population growth.



% Resident Workforce - Cahersiveen Commuting

Map Legend
% ED flows to:
Cahersiveen

- < 5%
- 5% to < 10%
- 10% to < 15%
- 15% to < 30%
- > 30%

Contextual Layers

- Kerry County Council
- Municipal Districts (MDs)
- Motorway
- Primary Roads
- Other Roads
- Railway

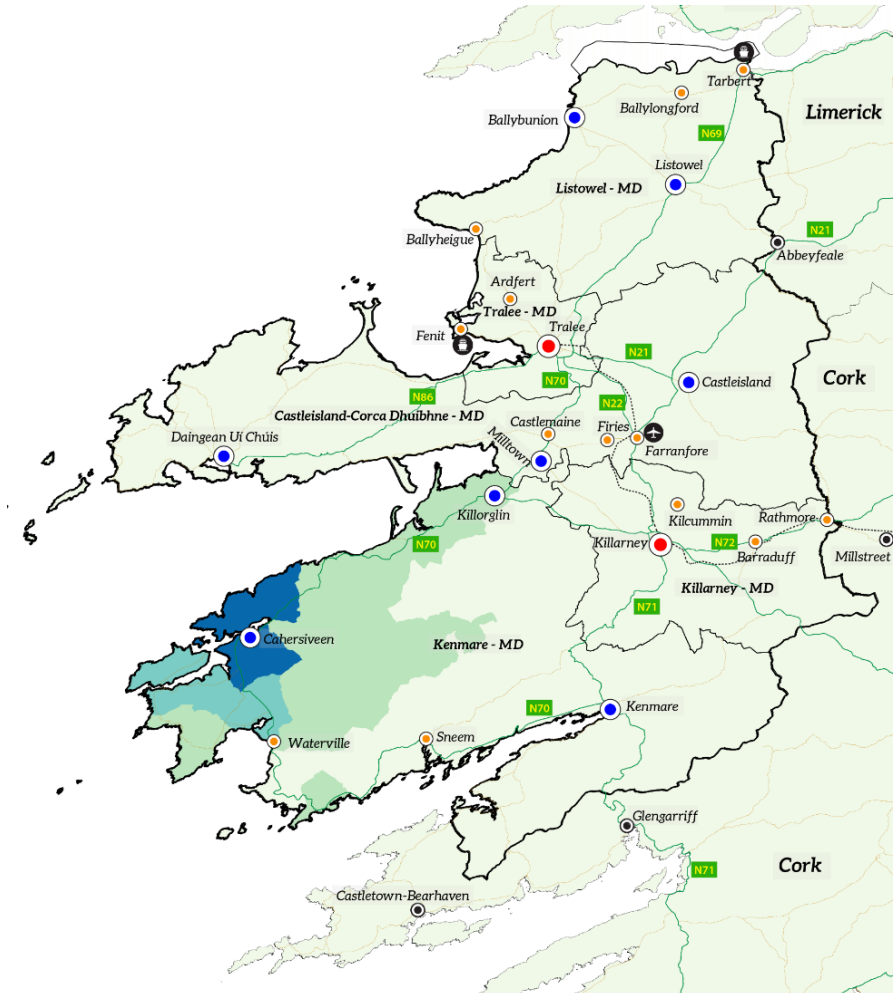
Settlement Hierarchy

- Key Town
- Regional Town
- District Town
- External Town

Comhairle Contae Chiarraí
Kerry County Council



Contains Irish Public Sector Data (data.gov.ie) licensed under a Creative Commons Attribution 4.0 International License (CC BY 4.0 license). Data Source: OpenStreetMap, CSO Census 2016.



Count Flows per ED - Cahersiveen Commuting

Map Legend
ED flows to:
Cahersiveen

- < 5
- 5 to < 25
- 25 to < 60
- 60 to < 90
- > 90

Contextual Layers

- Kerry County Council
- Municipal Districts (MDs)
- Motorway
- Primary Roads
- Other Roads
- Railway

Settlement Hierarchy

- Key Town
- Regional Town
- District Town
- External Town

Comhairle Contae Chiarraí
Kerry County Council



Contains Irish Public Sector Data (data.gov.ie) licensed under a Creative Commons Attribution 4.0 International License (CC BY 4.0 license). Data Source: OpenStreetMap, CSO Census 2016.

Figures 3.4 & 3.5: Cahersiveen Commuting Patterns

3.2.1.5 Town Centre

To maintain a vibrant town centre, it is essential that the level of retail provision, commercial activity and residential use in the town centre is not only maintained but also increased and enhanced. Significant levels of vacant and underused buildings exist along the town's primary streets. In tandem with addressing this rate of vacancy the historic character of the town and its built fabric must be preserved, improved and maintained. The Council is progressing a comprehensive regeneration project for the town funded through the RRDF, which is supported in this LAP - see Section 3.2.1.5.1 for details.



Figure 3.6: View of Main Street, Cahersiveen

Cahersiveen is classified as a regional town in the second tier of settlements in the retail hierarchy of the KCDP and as a fourth-tier town in the National Retail Planning Guidelines 2012. Cahersiveen

provides convenience shopping, either in the newly constructed ALDI or in medium sized 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 recent retail development has had a positive impact on footfall in the town centre and should have a knock-on effect on secondary investment in the town.

There are several professional services in the core area. 'Office Light' is a new initiative offering coworking/shared office space located on the Main Street. 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.

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 3.14.



Figure 3.7: View of Mural in Cahersiveen

3.2.1.5.1 Cahersiveen Town Centre Regeneration Project

The LAP supports the policies and projects contained in the Rural Regeneration Development Fund grant for Cahersiveen. This Cahersiveen Town Centre Regeneration Project builds on the significant locational, environmental, historical, tourism and cultural assets and opportunities that Cahersiveen possesses as well as the strong relationships developed with third level educational institutions. The town centre project has four main objectives as follows:

1. Revitalise Cahersiveen through the sustainable development of the 'Daniel O'Connell Quarter'

The Daniel O'Connell Quarter is envisaged to be a focal point within Cahersiveen and a catalyst for the town's transformation. The Quarter will be a driver for sustainable economic development, innovation, higher education, tourism and social growth. It will provide an opportunity to create a unique brand for Cahersiveen as a "Destination Town" and provide a series of employment opportunities, enhanced services and cultural attractions. The development of the 'Daniel O'Connell Quarter' will also have the additional benefit of creating a sense of place and establishing a compact town centre core. The following elements are key to the development of the 'Daniel O'Connell Quarter'.

- Optimise use/repurposing of Key Public Buildings (Carnegie, Library, Courthouse)
- Repurposing of other Key Buildings
- Addressing Dereliction in the Town Centre Core
- Creation of a focal point – at Carnegie Building (Carnegie Plaza, Main Street and New Market Street)
- Placemaking- Wayfinding, branding & marketing

2. Re-orientate the town towards the sea by providing improved permeability, connectivity and access between the town centre, the waterfront and amenity areas. This will stimulate Cahersiveen's potential as a coastal location on the Ring of Kerry, Wild Atlantic Way, Dark Sky Reserve and the proposed South Kerry Greenway with an overall aim of increasing tourism numbers. The project also seeks to extend the tourism season and visitor dwell time and to broaden the unique regional visitor experience and offering. This will be achieved through the enhancement of the public realm and development of a Movement Management Plan to create a sense of place that will encourage local people and visitors

to spend time in Cahersiveen. The Movement Management Plan for Cahersiveen will facilitate the orientation of the town towards the waterfront, provide opportunities for coach parking, pedestrian/cyclist permeability and increased visitor numbers and dwell time in the town.

3. **Address the significant decline in the population in Cahersiveen by creating sustainable economic opportunities**

This project seeks to sustain and augment the population of Cahersiveen and surrounding area through an enhanced tourism product and the development of Cahersiveen as an education and innovation model of excellence. This will include the further development of the third level research centres, the Skellig Centre for Research and Innovation (UCC/KCC/SKDP) and the Skelligs CATALYST hub managed by the Living Iveragh DAC and affiliated to UCD.

4. **Enhance the vitality and vibrancy of Cahersiveen to make it an attractive town in which to live, work, visit, and invest.**

This project will build on the unique identity of Cahersiveen through a series of public realm enhancements. These will strengthen and increase awareness of Cahersiveen's cultural, architectural and natural heritage. These enhancements will improve the overall attractiveness, accessibility and liveability of the town for both residents and visitors of all ages and will reinforce its role and function as a Gaeltacht Service town and a tourism hub for the West Iveragh Peninsula.

Several transformative interventions have been identified by KCC in conjunction with the partner organisations and stakeholders, in accordance with the hierarchy of national, regional and local plans, policies and guidelines. These interventions will deliver on the objectives and maximise the potential of the opportunities for Cahersiveen. Figure 3.8 summarises the projects proposed.

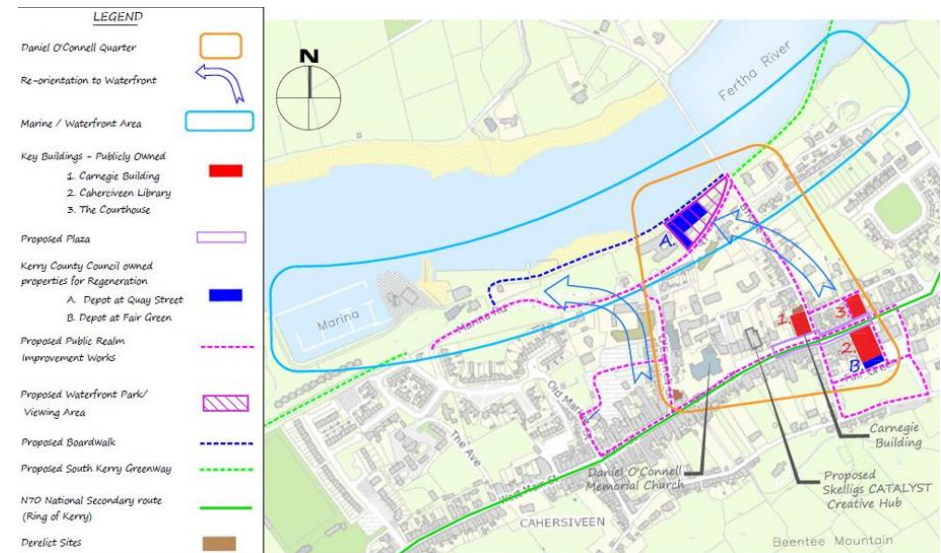


Figure 3.8: Cahersiveen Town Centre Regeneration Project

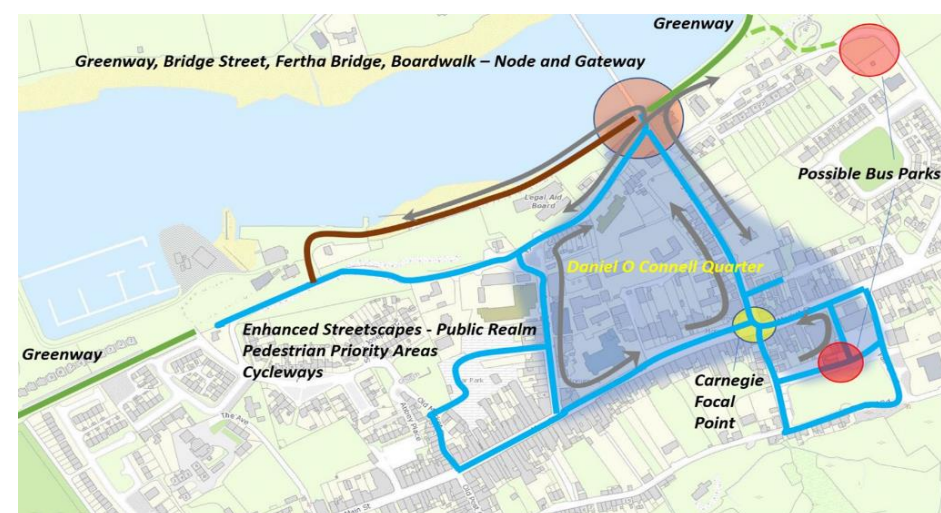


Figure 3.9: Proposed Improvement Works

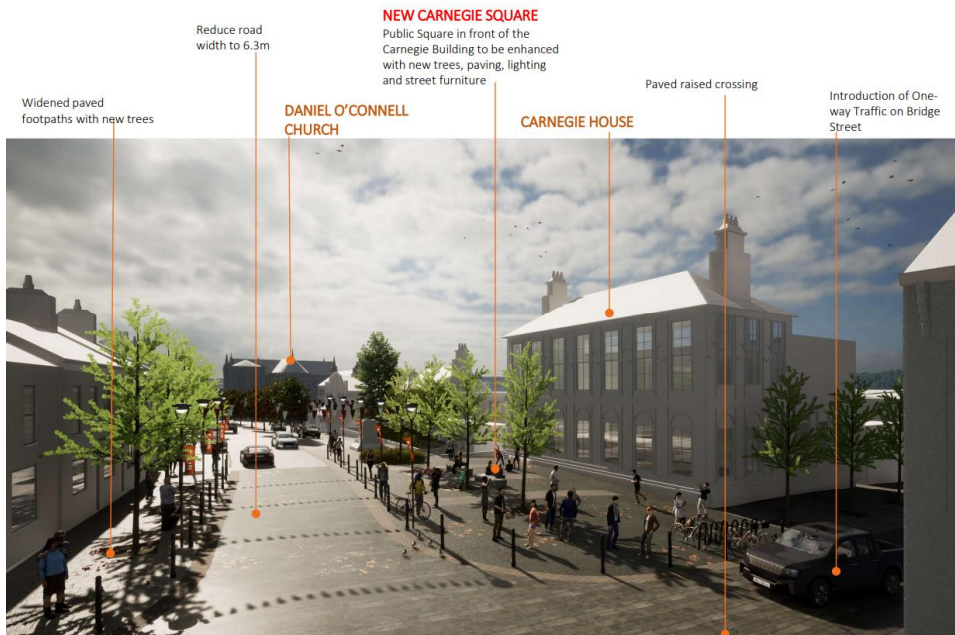


Figure 3.10: Proposed Public Realm Improvements

3.2.1.5.2 Waterfront Amenity Enhancement

The development and regeneration of the waterfront area offers a significant tourism and economic opportunity to the town and is an objective of this Plan. Through the RRDF, the Council aim to acquire a site to relocate the existing Council depot, in addition the Council will also seek to acquire lands and secure a Foreshore Licence, where necessary, to develop a boardwalk /cycleway along the waterfront and acquire two other private properties to develop a waterfront amenity area. This proposal also includes completion of the design up to pre-construction stage including the Part 8 statutory planning process and the preparation of detailed design and tender documentation.



Figure 3.11: Quay Street/Waterfront Proposed Regeneration Works

3.2.1.5.3 Opportunity Sites

In addition to the projects identified under the RRDF, the following opportunity sites have been identified in the LAP. The development of these is 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 KCC Development Contributions Scheme 2017.

1. Marina/Waterfront

This area (Figure 3.12) lies between the Marina and the Legal Aid Board site and comprises land that is partly vacant land, and partly hard-surfaced quayside. Part of the site is known formerly as the Rod & Reel Site.



Figure 3.12: Marina/Waterfront Opportunity 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 could be utilised for tourist-related activities. Its redevelopment 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 would facilitate tourist/commercial uses such as café/restaurants while respecting its daily use as a working fishing harbour. Only water compatible development will be permitted on the part of this site which is subject to flood risk.

2. Site at Quay Street/Bridge Street Junction

This area lies at the corner of Bridge Street and Quay Street and consists of two sites. Site A is adjacent to the Bridge and the impressive former RIC barracks building and currently includes a derelict industrial unit, once used as a 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. Site B is located to the south of Site A and also contains a warehouse/industrial unit.

Aim: To sustainably develop these brownfield sites as a waterfront park while also facilitating the South Kerry Greenway.

Development Potential

Site A has the potential to be a significant leisure quarter within the town. There is an opportunity to redevelop this site with tourism related uses centred on a square/civic space. Site B could accommodate new commercial and/or residential development. Any new development must contribute to the creation of a new public space addressing both the waterfront and Quay Street. Only water compatible development will be permitted on Site A and the northern section of Site B.

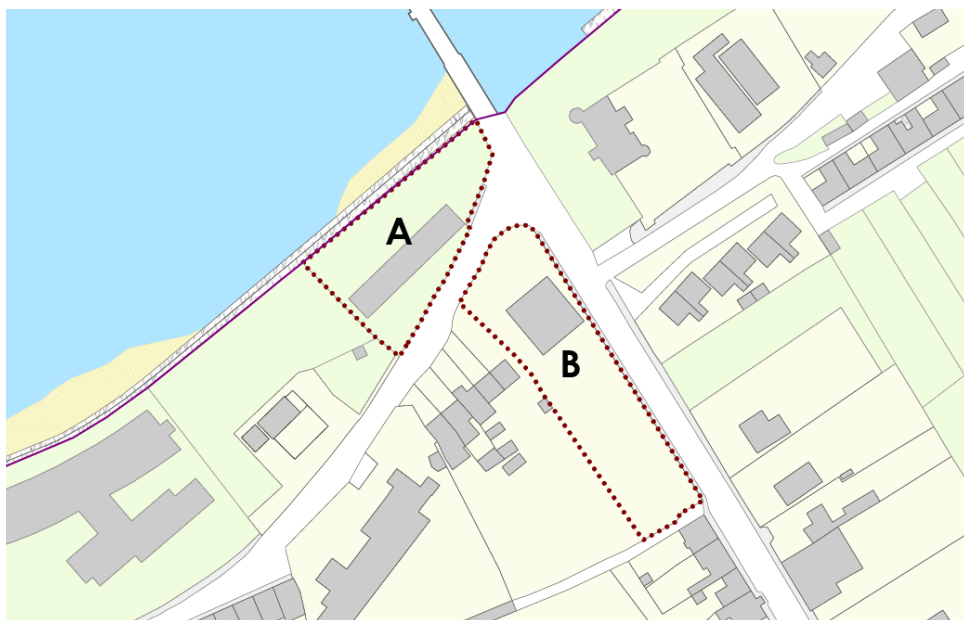


Figure 3.13: Opportunity Site at Quay Street/Bridge Street



3.2.1.5.4 Additional Town Renewal and Regeneration Measures

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 KCC Development Contributions Scheme 2017.

A reduction in development levies shall apply to areas/streets that are identified in this LAP 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 3.14. In particular these residential

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

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

Cahersiveen Town Centre Objectives	
Objective No.	It is an objective of the Council to:
KENMD-CH-1	Facilitate improvement works to Main Street to enhance the public realm subject to environmental assessment.
KENMD-CH-2	Encourage and facilitate appropriate retail development within the identified Retail Core on Main Street.
KENMD-CH-3 	Facilitate and support the projects and developments proposed under the RRDF to encourage the sustainable renewal and regeneration of Cahersiveen.
KENMD-CH-4 	Work with relevant stakeholders to seek the sustainable development of the identified opportunity sites in the town.

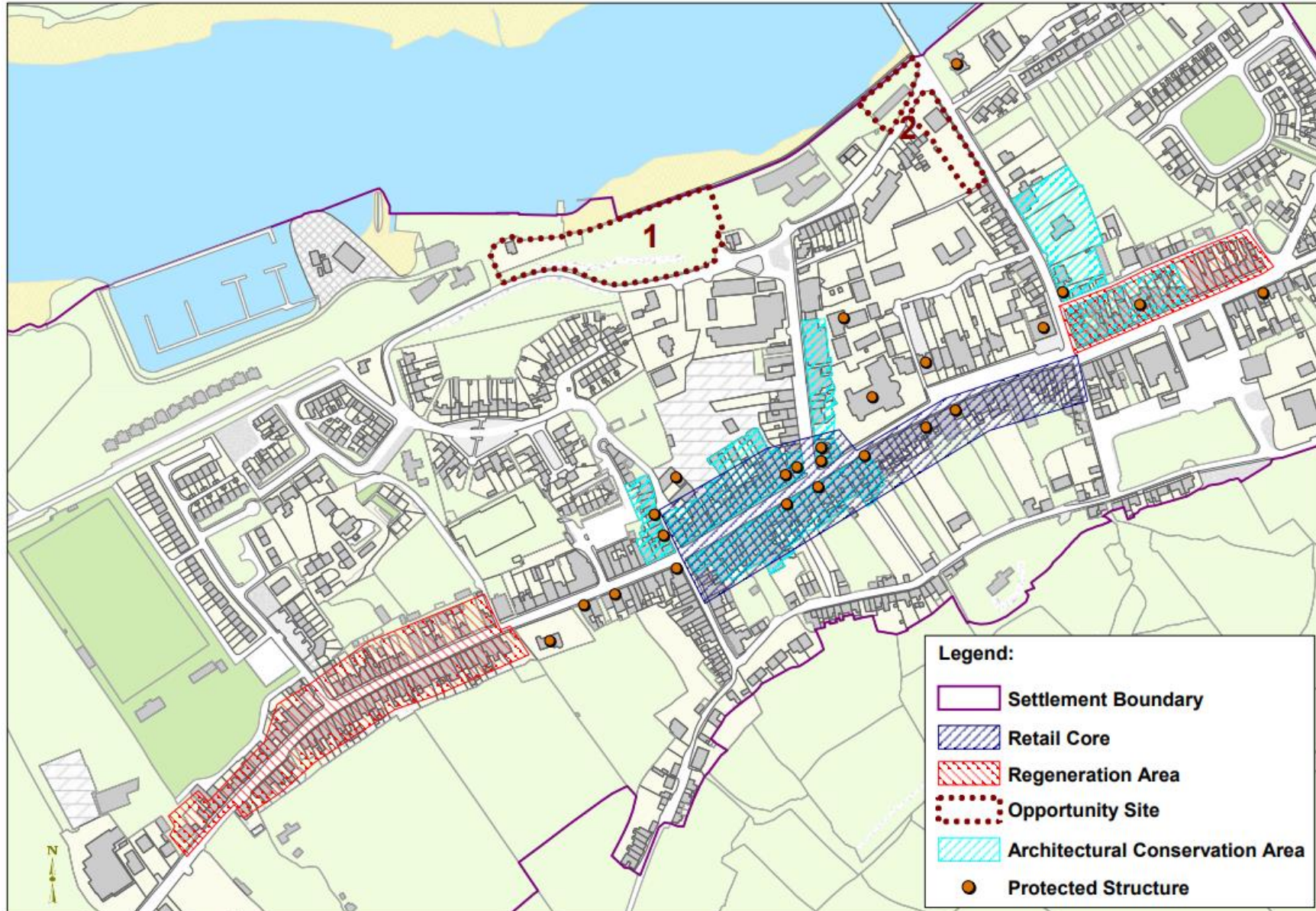


Figure 3.14: Retail, ACA, Regeneration Areas & Protected Structures

3.2.1.5.5 Design Brief

A Design Brief has been prepared for a large undeveloped greenfield site within the town. This design briefs seek to provide a development framework for the sustainable, phased and integrated development of these residential zoned lands.

The Design Briefs establish the broad development principles for the areas. They will set out in broad terms the general distribution of land uses, circulation systems and key access points.



Figure 3.15: Indicative Design layout

The Design Brief includes an indicative residential layout incorporating varying densities, with a higher level of density in the northern part of the site. It includes main circulation routes for both vehicular and pedestrian movement. It also includes increased permeability into existing residential areas and the shared use of open space and other recreational facilities. Existing hedgerows and trees are retained and incorporated into the layout.

Design Brief Objective	
KENMD-CH-5	Encourage and facilitate appropriate development on the site located off New Street / Barr na Sraide.

3.2.1.6 Sustainable Communities

3.2.1.6.1 Community Facilities

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

The provision of community facilities, which can cater for the demands of an increasing population, and which will be accessible for all sectors and age groups of the population is a central element in the delivery of sustainable communities. The Council will normally favour any development proposals for sustainable recreational and community facilities in appropriate locations.

Sustainable Communities	
Objective No.	It is an objective of the Council to:
KENMD-CH-6	Facilitate the development of a Marine Education and Citizen Science Facility (WEAVE) at an appropriate location.
KENMD-CH-7	Facilitate the development of swimming facilities in Cahersiveen at an appropriate location.
KENMD-CH-8	Support & facilitate the sustainable development of community facilities within the town.

3.2.1.6.2 Skellig Centre for Research & Innovation

Skellig Centre for Research & Innovation (Skellig CRI) is a unique higher education and community development partnership between KCC, 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.

3.2.1.7 Gaeltacht Areas & Heritage

3.2.1.7.1 Baile Seirbhíse Gaeltachta

Cahersiveen has been designated as a Baile Seirbhíse Gaeltachta. KCC acknowledges the importance of the Irish language as the vernacular of the Gaeltacht and for the promotion of the language outside the Gaeltacht. Cahersiveen, as a town situated adjacent to a Gaeltacht area, has a significant role in providing public services, recreational, social, and commercial facilities for the Gaeltacht area. A language plan for Cahersiveen is currently under preparation and The Council is committed to actively supporting and facilitating the implementation of this language plan.

In addition to language planning, a key element of the regeneration proposals is to strengthen the role of Cahersiveen as a Baile Seirbhíse Gaeltachta. It is proposed to achieve this by developing opportunities in language training within the Daniel O'Connell Quarter and also by animating the language in terms of the development of wayfinding signage throughout the town, as part of the Movement Management Plan.

For further information also see the KCDP 2022-2028, specifically Chapter 8, which deals comprehensively with the Gaeltacht area.

Baile Seirbhíse Gaeltachta Objective	
Objective No.	It is an objective of the Council to:
KENMD-CH-9	Facilitate and support the language plan for Cahersiveen, a designated Baile Seirbhíse Gaeltachta, to achieve its target of increasing the number of daily Irish Speakers.


3.2.1.7.2 Built Environment and Heritage

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 but with funding obtained through the RRDF public realm improvements are to be carried out. 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.

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.

Built Environment Objectives	
Objective No.	It is an objective of the Council to:
KENMD-CH-10 	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.
KENMD-CH-11	Promote attractive approaches into the town.
KENMD-CH-12	Re-locate car parking and develop a public realm improvement scheme at The Square on Main Street subject to environmental assessment.
KENMD-CH-13	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.
KENMD-CH-14	Encourage the preservation and refurbishment of existing traditional shopfronts and name plates in appropriate materials.
KENMD-CH-15	Protect important views to and from landmark buildings, historic buildings and associated prospects to ensure the character of these places is adequately protected.
KENMD-CH-16	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.
KENMD-CH-17	Ensure new developments front onto public spaces or walkways and that they provide an active frontage of attractive design and scale.

3.2.1.7.3 Architectural Conservation Areas (ACA's)

ACA's 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. Shopfronts, 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 an intrinsic part of the urban character of the town. ACA's have been identified along Main Street, O'Connell Street, Bridge Street and New Market Street as identified in Figure 3.14.

KENMD-CH-20	Liaise with key stakeholders to identify measures to implement improvements relating to the special character of ACA's.
KENMD-CH-21	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.

Architectural Conservation Area Objectives	
Objective No.	It is an objective of the Council to:
KENMD-CH-18	Prepare an ACA Management Plan to protect the character of the designated ACA's that are of special importance to the architectural, historical, cultural or social character of the town.
KENMD-CH-19	Encourage local initiatives which promote the preservation of the special character of ACA's.



Figure 3.16: Buildings within the Cahersiveen ACA

3.2.1.8 Employment and Economic Activity

Cahersiveen and its environs (including Renard) is the eighth-largest employment node in County Kerry. There are 870 jobs in this settlement, of which fewer than one third are held by workers who reside locally (i.e. within the settlement). This is the lowest level of any town in Kerry. Thus, relative to its employment base, Cahersiveen is very dependent on inbound commuters, similar to Killorglin.

As seen in Section 3.2.1.4.2, 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.

Amongst Kerry's towns, Cahersiveen has the highest proportion of persons (13%), who are employed in public administration. This is associated with national-level statutory bodies having offices in the town, rather than with Cahersiveen being a county-level public service centre. Over one third (35%) of workers belong to the three highest socio-economic groups, while non-manual workers account for the single largest cohort (42%). Whilst the vast majority (82%) use private modes of transport – mainly cars – to travel to work, the proportion who walk or cycle to work (12%) is above the median value for Kerry's towns.

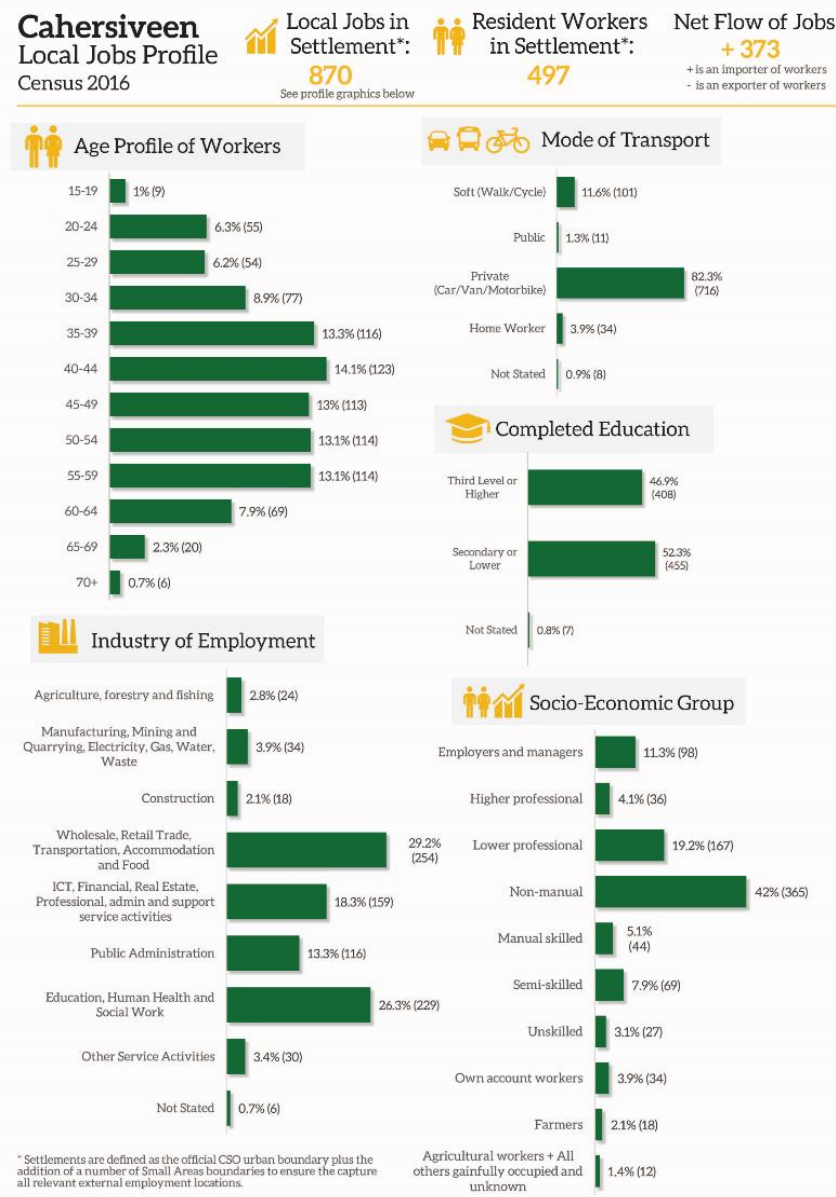


Figure 3.17: Cahersiveen Local Jobs Profile

According to Census 2016, the main employment sectors in Cahersiveen include 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 with 6.1% employed in Public Administration. Further details on this are contained in Section 3.2.1.4.2 of this Plan.

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 opportunities.

A site to the west of the sports ground at Gurranebane, Valentia Road has been zoned for C2 (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.

The projects proposed under the RRDF, as well as other projects such as the South Kerry Greenway, have the potential to be transformative for Cahersiveen. See Sections 2.1.3 & 3.2.1.5.1 (RRDF) and Section 2.8.5 (Greenway) for further details on these projects.

KCC is aware of the intention of the Educational Training Board to establish a diving school in Cahersiveen, this school will provide educational opportunities and training in professions that are

underrepresented in Ireland currently. KCC fully supports the sustainable development of any such facility.

Employment and Economic Activity Objectives	
Objective No.	It is an objective of the Council to:
KENMD-CH-22	Facilitate future employment provision within the town and stimulate activity to support the development of Cahersiveen as a thriving and economically sustainable town.
KENMD-CH-23	Facilitate the development of local enterprise units so that local and indigenous industries have the opportunity to develop.
KENMD-CH-24	Facilitate the appropriate and sustainable redevelopment of the Waterfront/Marina area as a potential economic generator.
KENMD-CH-25	Facilitate the development of a farmer's market at an appropriate location.
KENMD-CH-26	Promote the development of Cahersiveen as a Smart Town.

3.2.1.9 Tourism & Outdoor Recreation

3.2.1.9.1 Tourism in Cahersiveen

Cahersiveen 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 the surrounding coastal and mountainous 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. However, the lack of designated tourist bus stops in the town centre 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 South Kerry Greenway passes through Cahersiveen, the development of which is an objective of the KCDP and this LAP (See Section 2.8.5) and construction of the Greenway has commenced. The South Kerry Greenway offers significant potential to contribute towards the economic regeneration of Cahersiveen including transforming Cahersiveen into a Destination Town.

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, promoting Cahersiveen as a tourism destination nationally & internationally improving tourist signage in and around the town and the provision of a tourist information office.

Tourism & Outdoor Recreation Objectives	
Objective No.	It is an objective of the Council to:
KENMD-CH-27	Promote Cahersiveen as a year-round tourist destination.
KENMD-CH-28	Promote Cahersiveen as a service centre for visitors and tourists to the Iveragh peninsula/Ring of Kerry.
KENMD-CH-29	Facilitate the sustainable extension and diversification of tourist facilities throughout the town including improved signage where appropriate.
KENMD-CH-30	Encourage the sustainable improvement of existing and new recreational facilities at appropriate locations which would focus on the strengths of Cahersiveen, e.g., water activity,



	sailing, canoeing, sea angling/fishing etc, and as a base for walking/cycling and other similar activities.
KENMD-CH-31 	Facilitate the sustainable development of the South Kerry Greenway as a recreational greenway.
KENMD-CH-32	Promote the development potential of the harbour/marina area in a sustainable manner.
KENMD-CH-33	Facilitate the opening of a dedicated tourist office in the town, at an appropriate location.
KENMD-CH-34 	Support the sustainable provision of a Blueway between Cahersiveen and Knightstown, subject to inclusion in National Strategy and subject to environmental assessments.



Figure 3.18: View of Old Market Street

3.2.1.9.2 Outdoor Recreation and Walkways

Cahersiveen has a good range of recreational 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. The Council recognises the role that good quality open space, recreation and amenity facilities can play in creating healthy and active lifestyles to ensure the wellbeing and improved quality of life of the entire community. There is a need for additional recreational and amenity facilities to serve the town, in particular the development of swimming, walking and cycling facilities .

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 to and east of 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.

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.

3.2.1.10 Water & Wastewater

Cahersiveen has adequate water and wastewater infrastructure capacity available to cater for the proposed population growth set out in this plan.

Surface water discharge from new developments will be designed in accordance with the principles of attenuation and controlled discharge (with the application of SuDS), and/or any storm water policy document that may be produced by the Council and in accordance with the KCDP. As part of this, where feasible nature-based solutions shall be utilised.

3.2.1.11 Flood Risk Management





The majority of the town is not usually at risk of flooding. There may be some seasonal tidal/coastal flooding along the waterfront. These areas are not zoned for highly vulnerable development. For further details see references in the SFRA.

3.2.1.12 Connectivity

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 the town's environmental qualities.

Good transport links, free flowing traffic and adequate parking are important determinants 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.

Connectivity Objectives	
Objective No.	It is an objective of the Council to:
KENMD-CH-35 	Protect access points to facilitate orderly infill & backland development.
KENMD-CH-36 	Seek the provision/improvement of footpaths throughout the town and in particular on the Main Street.
KENMD-CH-37 	Sustainably 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 & the town centre.
KENMD-CH-38 	Promote the development of Cycleways and Greenways in and around Cahersiveen at appropriate locations.

KENMD-CH-39	Support the sustainable development of dedicated tour bus parking in the town and provide additional car parking spaces to serve residents and visitors to the town, at appropriate locations.
--------------------	--

3.2.1.12.1. Proposed Public Realm Improvement Plan

As part of the Public Realm Improvement Plan it is proposed to develop a Movement Management Plan that best accommodates vehicles, cyclists and pedestrians.

The Movement Management Plan including one-way systems, cycleways and pedestrian facilities forms part of the Public Realm Plan, the Public Realm Design Strategy and the Town Centre Regeneration Project. It will lead visitors coming into the town on the Greenway past the Carnegie Building where information on the town's attractions will be available. Improved wayfinding will assist the town in promoting its local outdoor activity attractions such as the Beentee Mountain Loop Walk.

It is also proposed to identify, acquire and develop a site for coach parking that will enable the town to take full advantage of the tours on the Ring of Kerry that will seek to stop in Cahersiveen town centre. In tandem with the public realm improvements which may require the removal of on-street parking, consider the requirement for additional off-street parking areas and acquisition of back lands for this development.

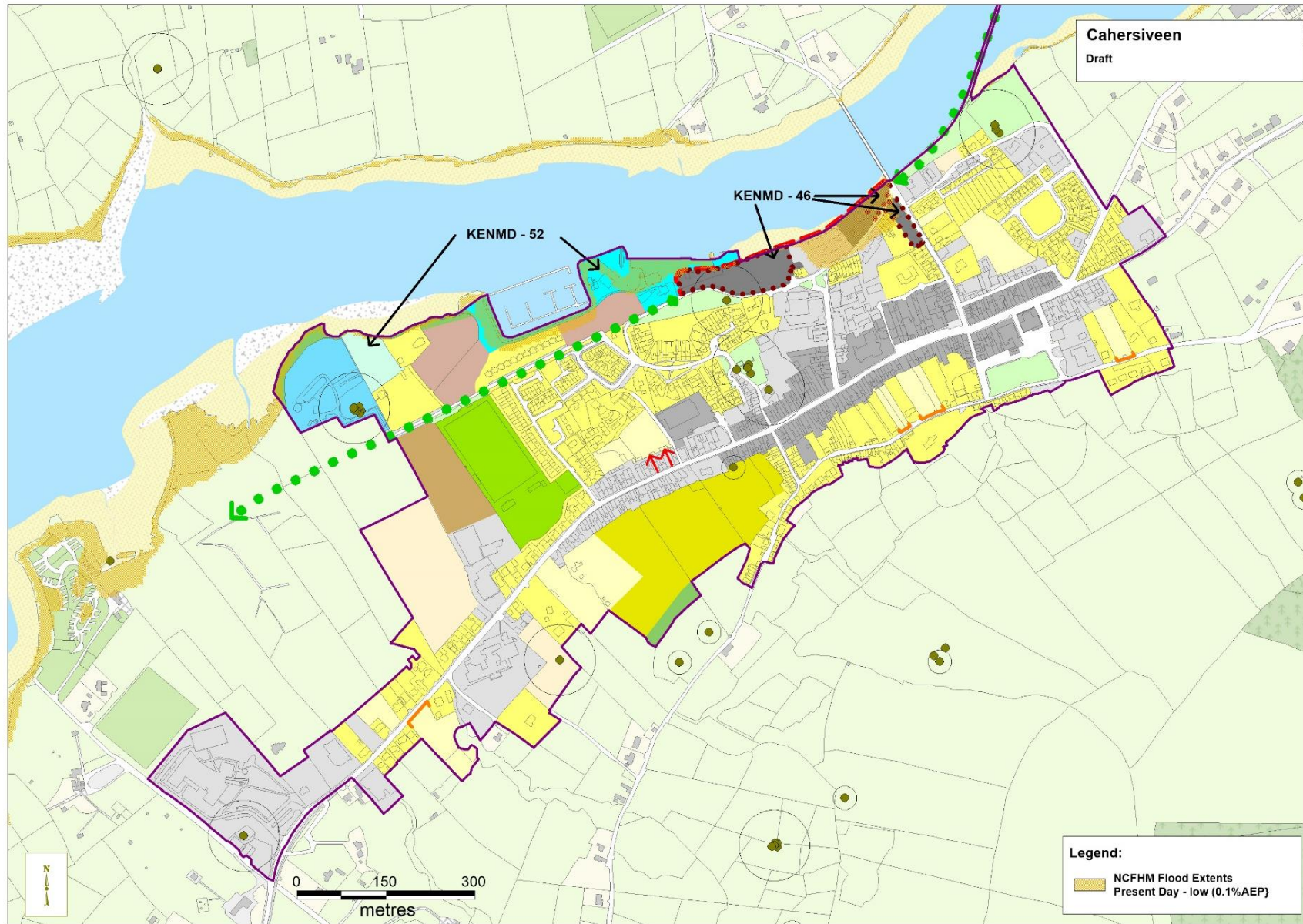


Figure 3.20a: Cahersiveen Flood Risk Map

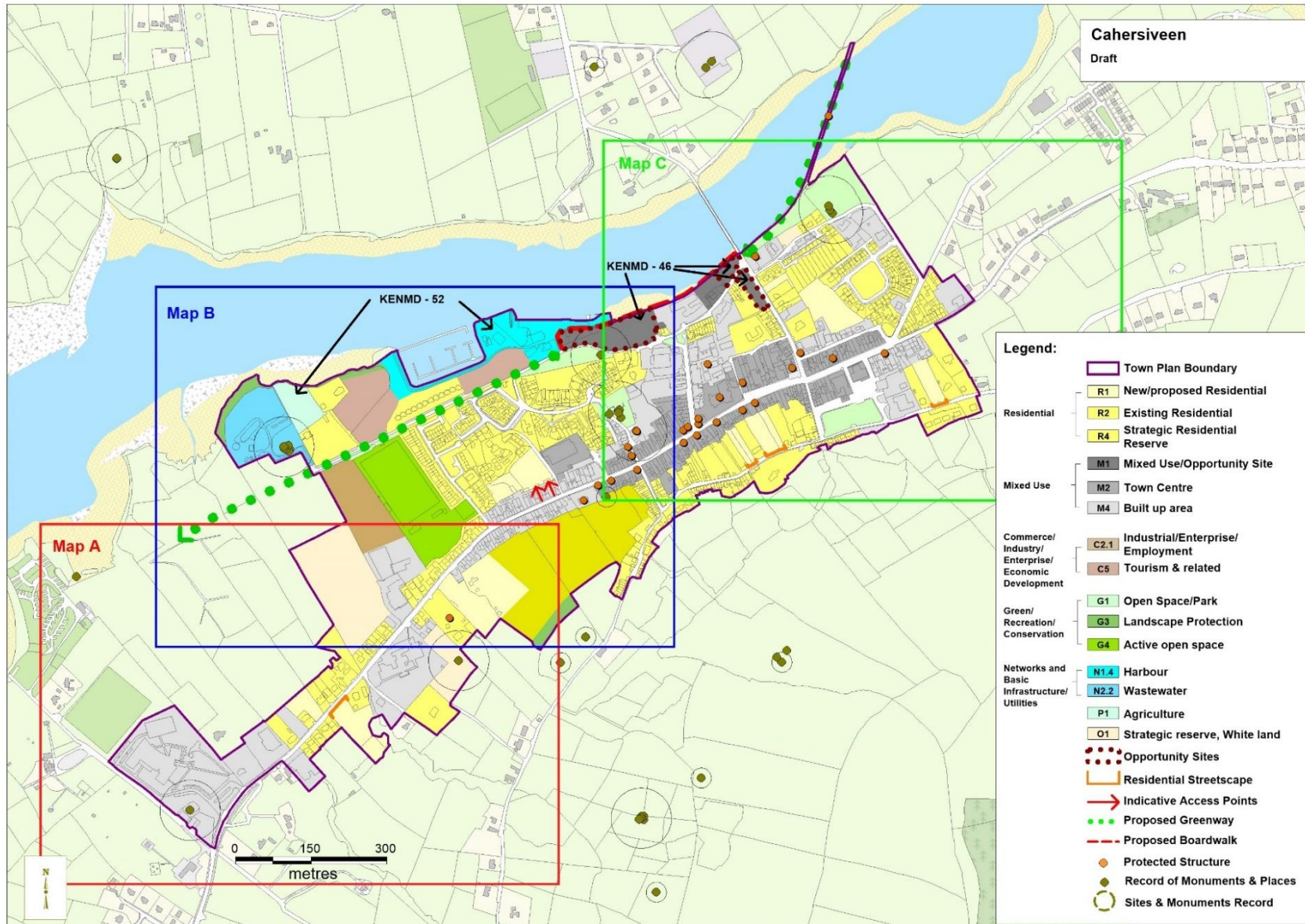


Figure 3.20b: Cahersiveen Land Use Zoning Map

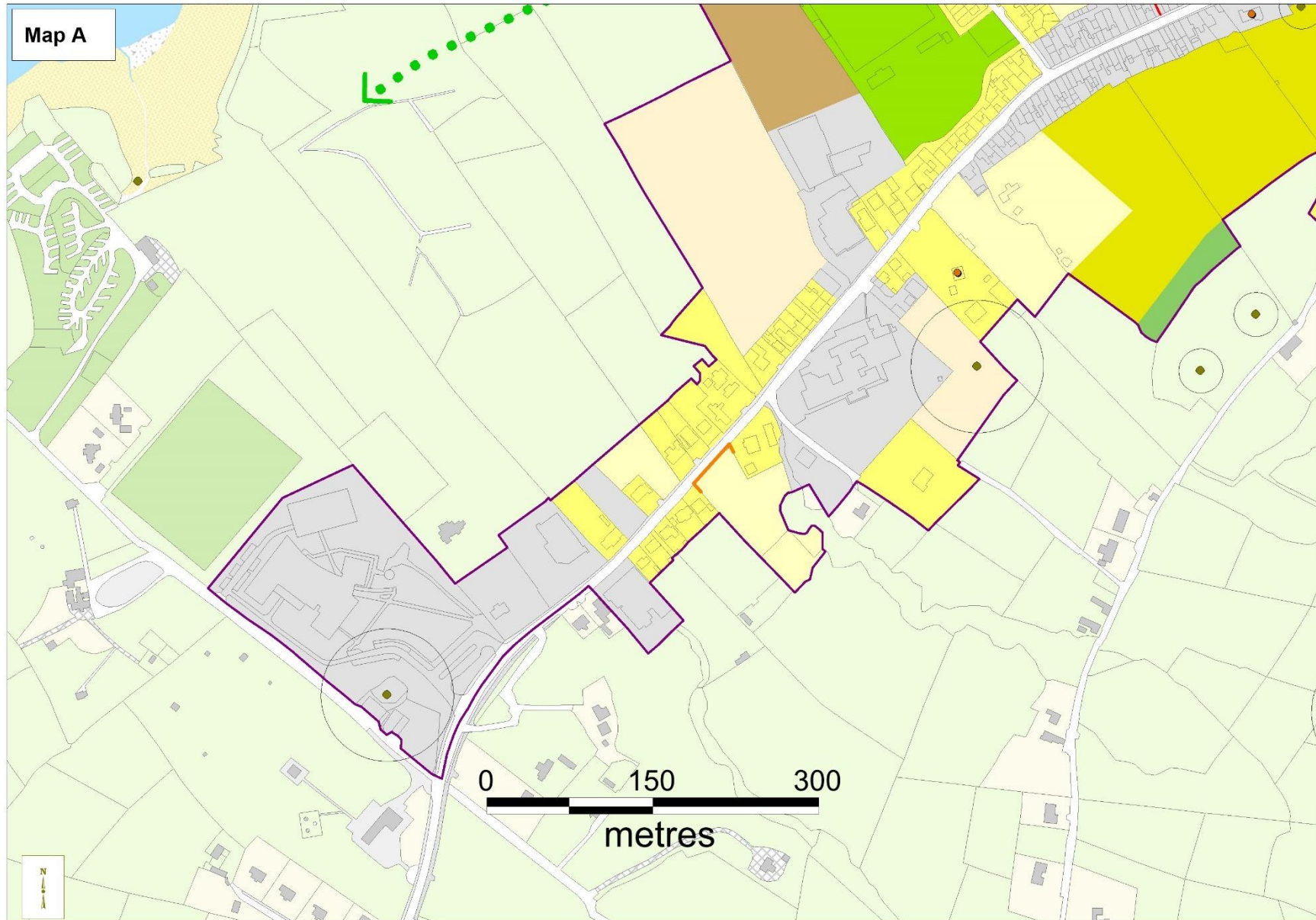


Figure 3.21: Cahersiveen Land Use Zoning Map A

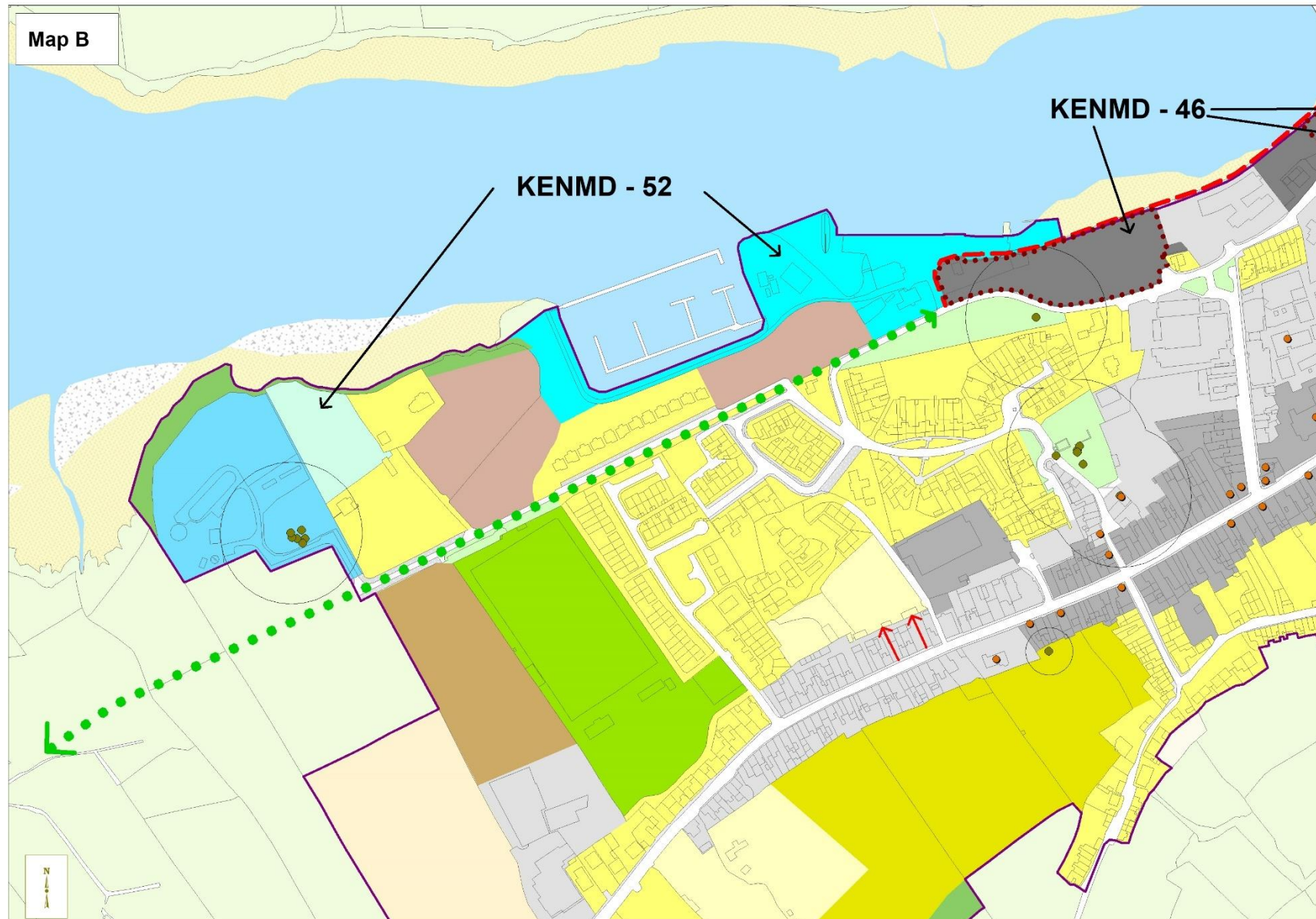


Figure 3.22: Cahersiveen Land Use Zoning Map B

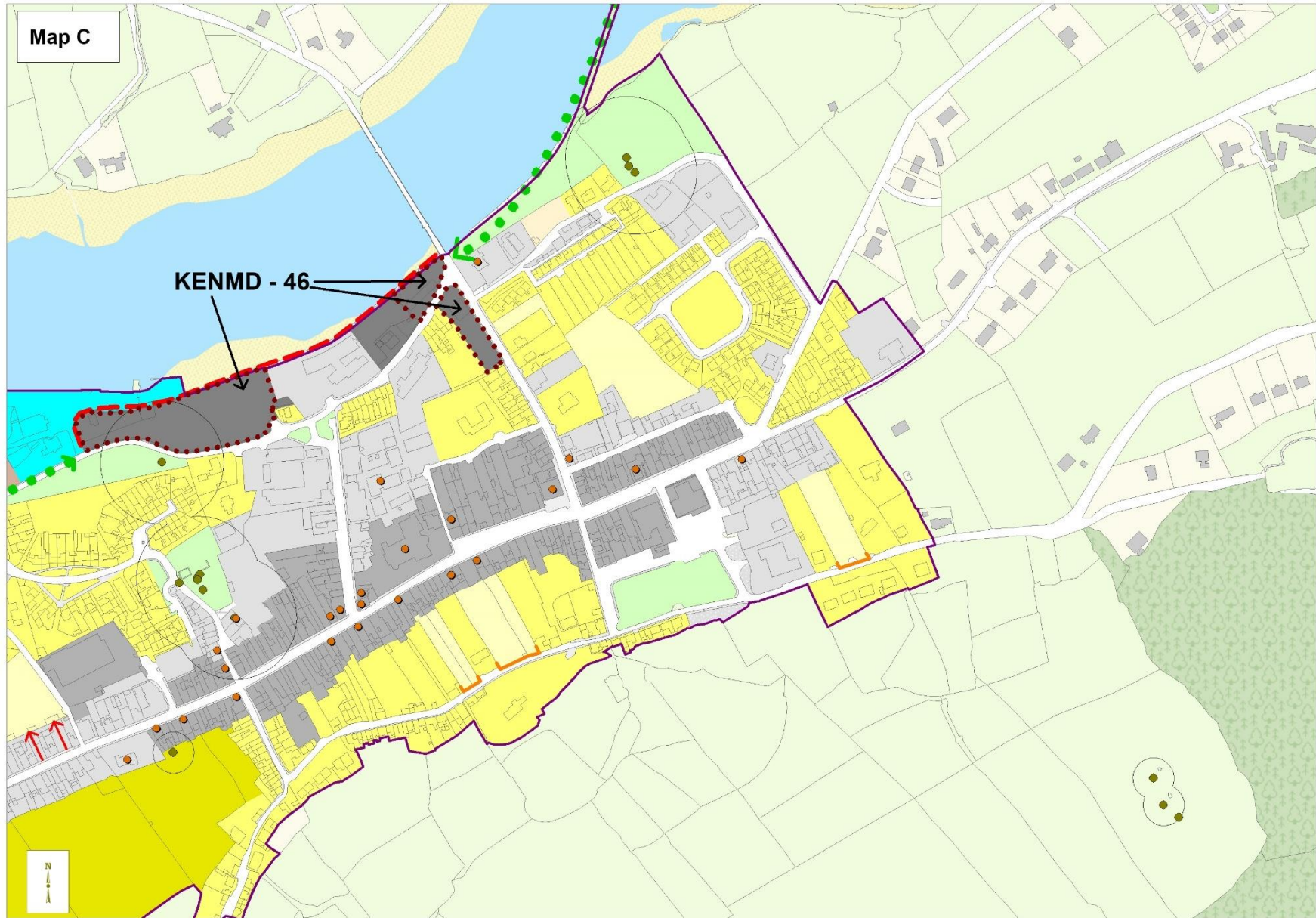


Figure 3.23: Cahersiveen Land Use Zoning Map C

3.2.2 Kenmare

3.2.2.1 Context

Kenmare Town is a picturesque Heritage Town situated on the scenic international tourist Ring of Kerry driving route. It is located c. 32km south of Killarney accessed via the N71 Moll's Gap Road or c. 42 km when travelling the N22 and the R569 roads via Kilgarvan. Kenmare has the benefit of being a nucleus of a community with numerous core facilities, services and amenities. It has a well-defined visual identity and the objective in future development is to respect this character.

Kenmare sits on the northern shore of Kenmare River, which is designated as a Special Area of Conservation (SAC). The Finnihy River which forms part of the western town boundary is also part of this SAC up as far as Cromwell's Bridge. Kenmare has a wealth of mature trees, woodland areas, streams and rock outcrops which add immensely to the character of the town. The town's attractive setting, streetscape and building stock, its gourmet offering, and niche retail are the focus of its attractiveness as an international visitor destination. Kenmare pier is the focus of a variety of marine based activities which could be utilised more. There are some infrastructural constraints which clearly influence the direction of growth in the town. Some physical constraints also exist, and these are also the natural features that have contributed to its success and are found within and around the town including the woodlands and its scenic bay area which dominates the south & western boundaries of the town.

3.2.2.2 Vision and Strategy

The long-term vision for Kenmare is to enhance its position as a tourist destination and historic town that is competitive nationally and internationally in attracting investment, talent, enterprise and visitors. Kenmare's pathway to transition and regeneration will further build on its location on the Ring of Kerry/ Wild Atlantic way. Its scenic location along Kenmare Bay will enhance its competitiveness in

attracting new residents, visitors and national and international investment. This will be achieved through increased high-quality employment spaces, residential opportunities and the development of an excellent quality environment, by means of strategic investment in public realm improvements, leisure and amenity areas and strengthening the town's sense of place and identity.

3.2.2.3 Planning Considerations and Proposal

Kenmare (along with Cahersiveen and Killorglin) will be the primary focus for development in the Kenmare MD area. This plan facilitates an increase in population appropriate to its status as a regional 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. Unused buildings and sites in the town provide opportunity for appropriate development which would assist in the further enhancement of the streetscape.

The Plan supports key pieces of infrastructure needed to facilitate Kenmare's growth to a Key Town in South Kerry. The Kenmare Wastewater Treatment Plant Upgrade includes works to accommodate recent and future growth in the catchment. Works are due to commence on site in Q3 2023 and be completed in Q2 2026.

One of the key constraints in Kenmare in recent years was the lack of wastewater capacity in the treatment system, however the upgrading will allow for much needed construction of residential units in the town. This was a critical, long standing infrastructural issue that has now been resolved which will allow the town to expand and achieve its potential.

It is a policy of this Plan to promote the development and enhancement of Kenmare as a major tourist centre in the south-west, focusing on the role of the town as an important accommodation and heritage centre with ready access to

numerous activities & outdoor based amenities. It is important that the natural and built heritage of the town and surrounding area must be safeguarded against inappropriate development.

3.2.2.4 Population and Sustainable Land-Use Development

The population of Kenmare has seen a steady growth in the years from 2006-2022. The 2022 Census recorded a population of 2,566 persons in Kenmare. Central Statistics Office (CSO) figures from 2016 show that up to 30% of the make-up of the population is non-national compared to 11.6% figure nationally and a figure of 10.7% for Kerry. There are more older people in the age bracket of over 75 living in Kenmare, compared to the county figures indicating its popularity as a place to retire.

Geo-directory figures for the period 2012-2022 illustrate a growth in housing stock of 82 units for that 10-year period. There has been some return to activity in terms of permission being sought for residential development and tourist facilities within the town, although these have been constrained due to the absence of adequate wastewater treatment.

Census year	2006	2011	2016	2022
Kenmare	1,701	2,175	2,376	2,566

Table 3.4: Kenmare Population Change 2006-2022

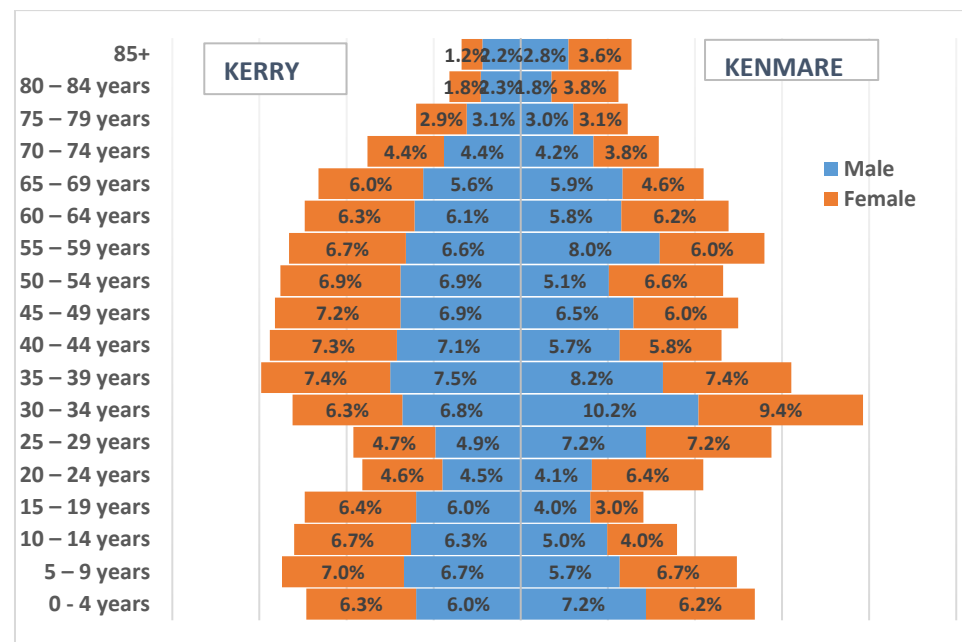


Figure 3.24: Kenmare Population Age Profile (2016)

3.2.2.4.1 Residential Development

Kenmare has been allocated a housing target of 204 units under the Core Strategy of the KCDDP. Sufficient lands have been zoned at appropriate locations to meet the housing need. To accommodate the proposed population target growth the plan carries forward much of the previously existing zoned lands. The development of these lands is dependent on the upgrading of the wastewater treatment facilities for the town.

Settlement	Housing Target
Kenmare	204

Table 3.5 Housing Target 2022-2028

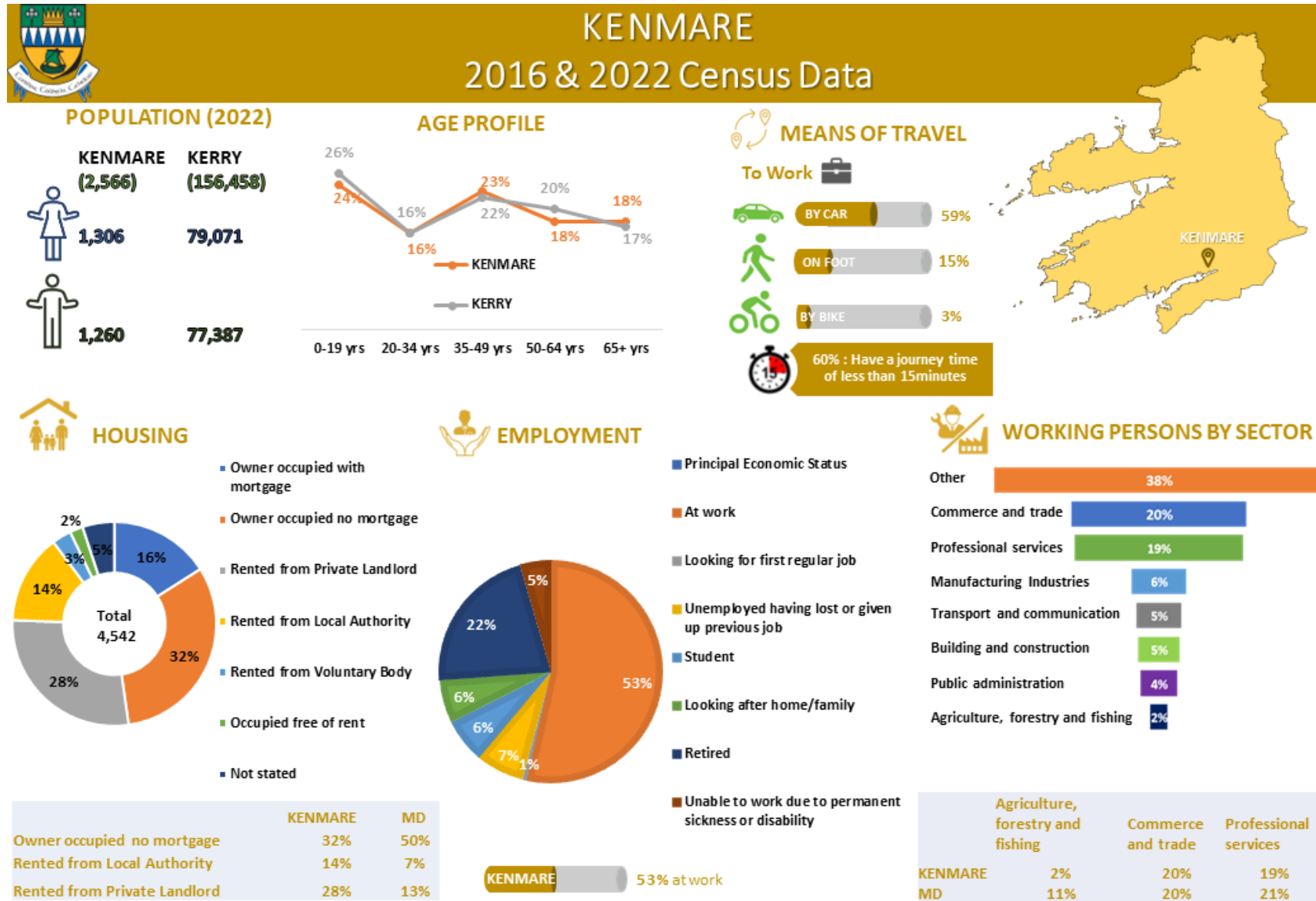


Figure 3.25: Kenmare MD – Key Statistics (Census 2016 & 2022)

There are several infill and vacant sites available for development within proximity of the town centre, to the south-west and south-east. These sites are also within walking distance to schools and the shopping centre with access off the inner relief road.

It is proposed to prioritise the development of residential units on vacant and infill sites within existing cluster developments. Priority will also be given to the promotion of renovation and use/reuse of existing residential property stock in the town first over greenfield development.

Kenmare and its environs (including Gortamullen) is the seventh-largest employment node in County Kerry. Kenmare's local economy is largely tourism based. The town has an international tourism reputation built around its streetscape, heritage and surrounding natural environment of mountains and sea with their associated recreation value, culinary offer and scenic characteristics. As is the case in other towns with a strong tourism base, the largest sector, in employment terms, is 'wholesale, retail trade, transportation, accommodation and food'. 'Education, human health and social work' occupations constitute the second-largest employment sector. Public service employment is relatively low (3%). Almost forty percent (38%) of the people who work in Kenmare are in the three-highest socio-economic groups, and non-manual employees represent the single largest cohort.

Specific employment lands are located to the north of the town in the Kilmurry business and technology park while Gortamullen Business Park is located over 3km to the north of the town. In this plan, other established employment areas are zoned M4 (Built Up Area). Some adjustments have been made to the zoning of lands previously zoned as mixed-use. Where appropriate, lands will be zoned as C5 Tourism and related which is considered more appropriate to the existing and potential land uses in specific areas such as those lands near the Kenmare Bay Hotel. A greater emphasis

is placed on developing infill and brownfield sites in this Plan which should improve the opportunity to provide for sustainable modes of travel. Future development will need to respect the historic town centre and the town's sensitive scenic and coastal setting.

3.2.2.4.2 KCC Commuting Profile – Kenmare (February 2022)

Kenmare and its environs (including Gortamullen) are the seventh-largest employment node in County Kerry. There are 1,188 jobs in this settlement, of which almost half (49%) are held by workers who reside locally (i.e. within the settlement). Under half (46%) of the jobs are held by workers who commute to Kenmare from other parts of Kerry, while the remainder (5%) are held by workers who commute to Kenmare from outside the county.

As the first of the two commuter-origin maps shows [Figure 3.28], the localities with the highest absolute numbers of persons commuting to Kenmare are from Killarney and the communities that immediately adjoin Kenmare, namely, Bonane, Dawros, Kilgarvan, Tousist and Templeoe. Sneem is also an important, but less significant, source of workers for Kenmare. The second of the commuter-origin maps shows [Figure 3.29] persons travelling to Kenmare as a proportion of the resident workforce (in all EDs). Figure 3.29 illustrates the significance of Kenmare as an employment node for communities on both sides of Kenmare Bay – from Blackwater Bridge to Lauragh; over 30% of the resident workforce in these communities' work in Kenmare. Proportions are similarly high in communities to the north and south of Kenmare – from Moll's Gap to Bonane. Values are lower outside of the aforementioned areas, although they are greater than 15% in Kilgarvan, Tahilla and rural areas to the south of Lauragh.

There are 1,078 resident workers living in Kenmare. Thus, the settlement has a surplus of jobs over workers (+110). Of Kenmare's resident workers, just over half (54%) are employed locally. Almost

10% of resident workers commute to rural parts of County Kerry; these include persons travelling to work in the primary sector and tourism.

Kenmare has a strong economic relationship with West Cork and commuting to Bantry and Castletownbere is more significant than commuting to other towns in County Kerry.

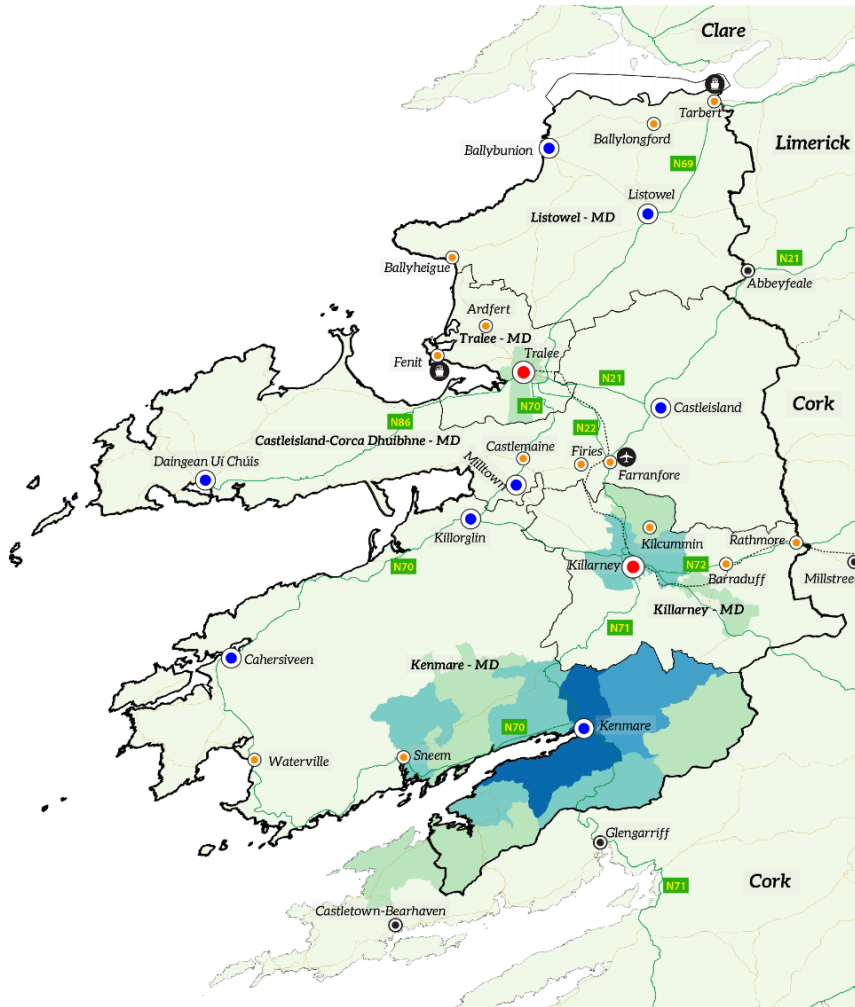
Among the 1,188 persons who work in Kenmare (locally resident workers and commuters), 42% are aged under forty, and just over half (52%) have a third-level qualification. While the majority (78%) use private modes of transport – mainly cars – to travel to work, the proportion who walk or cycle (13%) is above the median value for Kerry's towns.



Figure 3.26: Henry Street, Kenmare



Figure 3.27: Example of Rich Architectural Heritage, Kenmare



Count Flows per ED - Kenmare Commuting



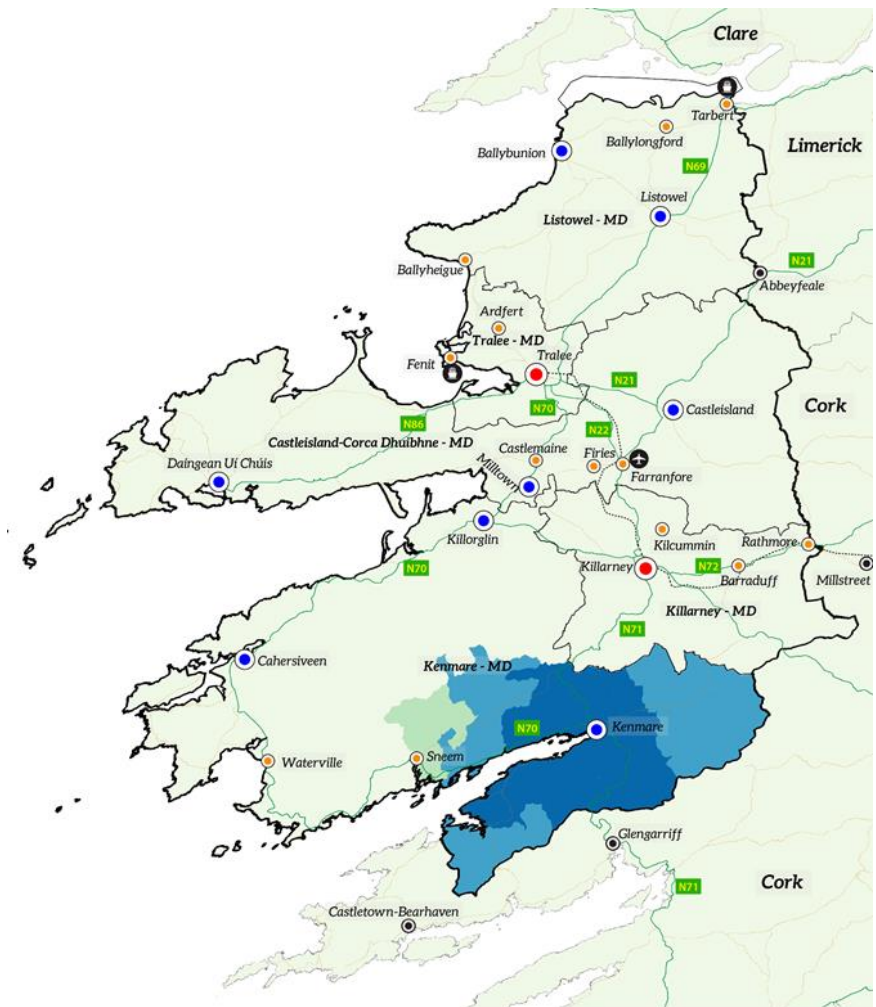
<p>Map Legend # ED flows to: Kenmare</p> <ul style="list-style-type: none"> < 5 5 to < 15 15 to < 30 30 to < 70 > 70 	<p>Contextual Layers</p> <ul style="list-style-type: none"> Kerry County Council Municipal Districts (MDs) Motorway Primary Roads Other Roads Railway 	<p>Settlement Hierarchy</p> <ul style="list-style-type: none"> Key Town Regional Town District Town External Town 	 <p>Comhairle Contae Chiarraí Kerry County Council</p>  <p>People & Place</p> <p><small>Contains British Public Sector Data (data.gov.uk) licensed under a Creative Commons Attribution 4.0 International License Data Source: OpenStreetMap, ©2023 OpenStreetMap contributors</small></p>
--	---	--	--

Figure 3.28: Kenmare Commuter Patterns





% Resident Workforce - Kenmare Commuting

<p>Map Legend % ED flows to: Kenmare</p> <ul style="list-style-type: none"> < 5% 5% to < 10% 10% to < 15% 15% to < 30% > 30% 	<p>Contextual Layers</p> <ul style="list-style-type: none"> Kerry County Council Municipal Districts (MDs) Motorway Primary Roads Other Roads Railway 	<p>Settlement Hierarchy</p> <ul style="list-style-type: none"> Key Town Regional Town District Town External Town 	 <p>Comhairle Contae Chiarraí Kerry County Council</p>  <p>People & Place</p> <p><small>Contains Irish Public Sector Data (data.gov.ie) licensed under a Creative Commons Attribution 4.0 International License Data Source: OpenStreetMap, ©2023 OpenStreetMap contributors</small></p>
--	---	--	--

Figure 3.29: Kenmare Commuter Patterns

3.2.2.5 Town Centre

Kenmare benefits from having a compact and vibrant town centre. To deliver the vision for Kenmare, to provide for additional employment & permanent residential development which reinforces the town's compact form, is responsive to its scenic setting and continues to support its special heritage and tourism functions, this Plan places a strong focus on strengthening the offering of the town centre and the connectivity and permeability of the area. The town centre caters for large numbers of tourists every year which creates a vibrant and active town centre, particularly during the summer months.

Town Centre Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KE-1 	Sustainably plan for and facilitate the continued regeneration and renewal of the Town Centre's streets, public realm spaces, including squares, parks, nodes, walkways and greenways in order to revitalise it as a prosperous, vibrant, attractive location in which to live, work, learn and visit.
KENMD-KE-2 	Facilitate town centre works and implement public realm enhancement works at appropriate locations.

3.2.2.5.1 Retail Development

Kenmare Town Centre, as a Regional Town, is the main location for local retail, specialised shopping and services and leisure, such as dining and entertainment, within the southern part of the Plan area. Within the town the north-eastern side of Railway Road linking with the relief road has developed as a neighbourhood centre whereby three large grocery retailers are located.

Kenmare 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-traditionally designed 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.

Casual trading had been problematic in Kenmare over recent years due to the absence of an unregulated market. However, much work has been done by the Council to resolve this issue and provisions for a regulated market within a designated area have been put in place which is of benefit to all interested parties.

Retail Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KE-3	Ensure that retail development takes place within the town centre or that a sequential approach is applied.
KENMD-KE-4	Facilitate the further development of the Market Trading Area.

3.2.2.5.2 Opportunity Sites

Within the town, there are a number of small brownfield town centre sites available for redevelopment as well as the larger site set out below.

1. South-eastern side of Market Street (former JR McCarthy site)

This site presents an opportunity to extend the streetscape and develop a greater sense of enclosure around the perimeter of the Fair Green. This site has an M2 (Town Centre) zoning and therefore a mix of uses can be considered. The preferred development on this site would be a courtyard style of development which would incorporate the former Lansdowne Estate office to the rear of the site, which is a protected structure. This site also provides an opportunity to increase permeability into adjoining lands.



Figure 3.30: Opportunity Site – Former JR McCarthy Site

2. Bantry Road (The Shrubberies)/Peninsula Lands/ Reenagappal

It is the aim of the Plan to provide a new residential and commercial/tourism quarter that prioritises walking, cycling and permeability between this area and the Town centre and adjoining waterfront area. To fully realise the untapped potential for Kenmare of this uniquely located water-side asset.

This is a large greenfield site located on the edge of the town centre. The Council will seek to facilitate the development of the peninsula area in a co-ordinated manner to provide a new residential and commercial/tourism quarter that prioritises permeability between area and the Town centre. The development of these lands provides a unique opportunity to maximise the potential of this edge of town centre site adjacent to the peninsula amenity area and associated walkways and 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 the Bantry Road frontage. The proposed streetscape would be contemporary in design but would reflect a traditional Irish streetscape in scale and massing.

These lands are located within a core sustenance zone radius identified for lesser horseshoe bat (LHB) in the NPWS (2013) publication 'Conservation Objectives: Kenmare River SAC 002158. Version 1. National Parks and Wildlife Service, Department of Arts, Heritage and the Gaeltacht'. Development proposals on these lands should therefore ensure compatibility with the conservation objectives for the SAC. As part of this, NPWS should be consulted with and careful consideration should be given to proposed lighting and landscaping proposals to ensure that the development would not form a significant barrier to LHB movement through the landscape.

Any proposal shall be of high-quality design integrating with the waterfront location and contributing to the public domain. The land closest to the harbour front could facilitate tourist/commercial uses such as café/restaurants while respecting its daily use as a working fishing harbour.

Funding has been secured to provide looped walks on the Peninsula Park, which would link up with existing walkways at Kenmare Pier, Reenagross and the town centre. See Figure 3.36.

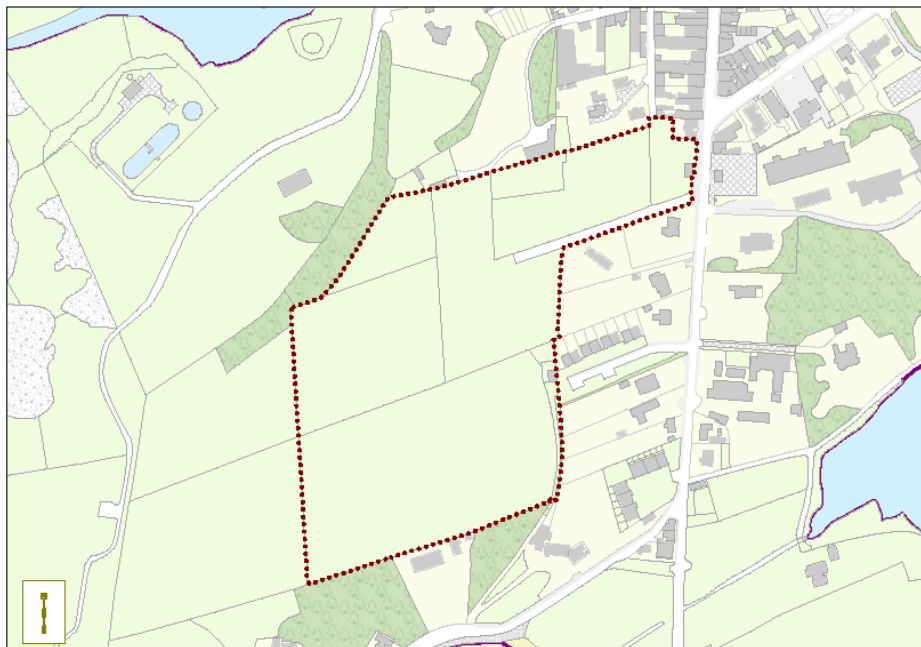


Figure 3.31a: Opportunity Site

Design Brief

A Design Brief has been prepared for this large undeveloped greenfield site. This design briefs seek to provide a development framework for the sustainable, phased and integrated development

of these residential and commercial use zoned lands. The Design Brief establishes the general development principles for the site. It sets out in broad terms the general distribution of land uses, circulation systems and key access points. Also see Section 3.2.2.9.3 which relates to the Peninsula Lands which are located to the southwest of the site.



Figure 3.31b: Indicative Design Brief – Reenagappal

Design Brief Objective	
Objective No.	It is an objective of the Council to:
KENMD-KE-5	Encourage and facilitate appropriate development on the site located at Reenagappal.

3.2.2.6 Sustainable Communities

3.2.2.6.1 Community Facilities

Community facilities are located throughout the town including a Garda station, courthouse, fire station, library, community centre in the old schoolhouse and a playground. Kenmare Heritage Centre at Market Square is an important tourist facility. The Council supports the provision of additional community facilities in the town which could cater for a diversity of users and local arts groups. Kenmare Community Hospital is located on the northern periphery of the town, within a mature setting. The town also has a nursing home (St Joseph's) located on the Kilgarvan Road (R569) with a day care centre and retirement accommodation (Taobh Linn) on Railway Road. Kenmare is served by a co-educational national and secondary school; both are located on Railway Road. An adult learning centre on Bantry Road (N71) provides further life-long educational opportunities.

Community Facilities Objective	
Objective No.	It is an objective of the Council to:
KENMD-KE-6	Facilitate the sustainable development of community hub facilities at appropriate locations.

3.2.2.7 Heritage

3.2.2.7.1 Built Environment & Heritage

The development strategy of the Plan is designed to reinforce the town's heritage status and its role as a prime tourist destination within the region. The Plan reaffirms the critical role of the town centre and implements positive measures for its continued vibrancy, using its attractive built form as a positive factor while acknowledging the strong level of protection for buildings and structures necessary to maintain its character.

The historic and architectural significance of Kenmare's streetscape together with its impressive stock are currently protected by a large ACA which covers the central core of the town comprising Main Street, Henry Street, Shelbourne Street, Market Square, Market Street and Old Bridge Street and by the designation of a high number of protected structures, some of which are of national importance.



Figure 3.32: View of Emmet Place, Market Street, Kenmare

The town was designated a Heritage Town by Fáilte Ireland in recognition of the number of very fine buildings of architectural merit in the county. The built heritage of Kenmare and its form and layout are an important and intrinsic element of the town's attractiveness and uniqueness. Kenmare's heritage status is dependent on the maintenance and up-keep of its built heritage. It is particularly important, therefore, that any additions to the built environment are of the highest architectural quality in terms of design and materials.

This Plan contains a number of built heritage policies and objectives to help retain the important and historical built fabric of the town so that its heritage value and character which have contributed immensely to its success as a tourist destination can be retained for future generations. There are several recorded monuments within town which will be protected from inappropriate development, these are indicated on Figure 3.34.



Figure 3.33: View of East Park Lane, Kenmare

Built Environment & Heritage Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KE-7	Ensure that the design of properties or the refurbishment of existing properties in the town is sympathetic to existing development in the vicinity and is of a design composition that enhances the streetscape.
KENMD-KE-8	Promote the Historic Town designation of the town.
KENMD-KE-9	Encourage the preservation and refurbishment of existing traditional shopfronts and name plates in appropriate materials.
KENMD-KE-10	Protect important views to and from landmark buildings, historic buildings and associated prospects to ensure the character of these places is adequately protected.
KENMD-KE-11	Ensure the carrying out of the Kenmare Bridge Lighting project.

3.2.2.7.2 Architectural Conservation Area (ACA)

The central core area of the town has been designated an ACA as indicated on Figure 4.9. ACAs are designed to conserve streetscapes. The area comprises Main Street, Henry Street, Shelbourne Street, Market Square, Market Street and Old Bridge Street.

Elements of Kenmare's streetscape display an architectural harmony which is not only visually attractive but forms an intrinsic part of the urban character of the town. There are some landmark buildings within the ACA such as the Lansdowne Arms, the old Market House and terraces such as Emmet Place and Parnell Place. The town has 28 protected structures, many within the town centre itself and some located on the periphery.

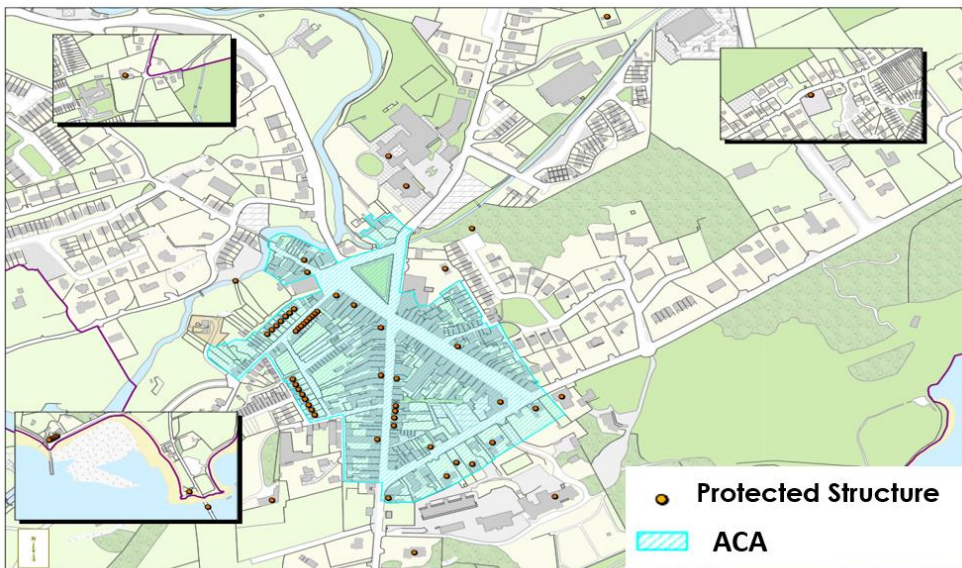


Figure 3.34: ACA & Protected Structures within Kenmare

Architectural Conservation Area Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KE-12	Prepare an Architectural Conservation Area Management Plan to protect the character of the designated ACA that is of special importance to the architectural, historical, cultural or social character of the town.
KENMD-KE-13	Liaise with key stakeholders to identify measures to implement improvements relating to the special character of the ACA .
KENMD-KE-14	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.

3.2.2.7.3 Natural Heritage

Kenmare's prime natural assets are its setting overlooking Kenmare Bay with mountain ranges to its backdrop. The town sits on the northern shore of the Kenmare River, which is designated as a SAC. The Finnihy River which forms part of the western town boundary is also part of this SAC up as far as Cromwell's Bridge.

Species listed for protection in the Kenmare River SAC include Otter and Lesser Horseshoe Bat. Development proposals should have regard to the ecological requirements of these species, as appropriate. In addition, the Roughty Estuary is designated as a proposed natural Heritage Area (pNHA).

Kenmare has a wealth of mature trees, woodland areas, streams and rock outcrops which add immensely to the character of the town. Some lands adjoining the Plan area to the west and south-west have been designated a *Visually Sensitive Area* in the KCDP. This designation recognises areas of outstanding landscapes in the county. Within the Plan area some lands have been identified as green spaces which require conservation & protection where they adjoin sensitive designated lands.

Natural Heritage Objective	
Objective No.	It is an objective of the Council to:
KENMD-KE-15	Ensure that development proposals would not have a significant adverse impact on the SAC and Amenity Areas in and around the town.

3.2.2.8 Economic Development

Kenmare and its environs (including Gortamullen) are the seventh-largest employment node in County Kerry. Kenmare's local economy is largely tourism based. The town has an international tourism reputation built around its streetscape, heritage and surrounding natural environment of mountains and sea with their associated recreation value, culinary offer and scenic characteristics. As is the case in other towns with a strong tourism base, the largest sector, in employment terms, is 'wholesale, retail trade, transportation, accommodation and food'. 'Education, human health and social work' occupations constitute the second-largest employment sector. Public service employment is relatively low (3%). Almost forty percent (38%) of the people who work in Kenmare are in the three-highest socio-economic groups, and non-manual employees represent the single largest cohort.

Specific employment lands are located to the north of the town in the Kilmurry Business and Technology Park while Gortamullen Business Park is located over 3km to the north of the town. In this Plan, other established employment areas are zoned M4 (Built Up Area). Some adjustments have been made to the zoning of lands previously zoned as mixed-use. Where appropriate, lands will be zoned as C5 (Tourism and related) which is considered more appropriate to the existing and potential land uses in specific areas such as those lands near the Kenmare Bay Hotel. A greater emphasis on developing infill and brownfield sites is placed in this Plan which should improve the opportunity to provide for sustainable modes of travel. Future development will need to respect the historic town centre and the town's sensitive scenic and coastal setting.

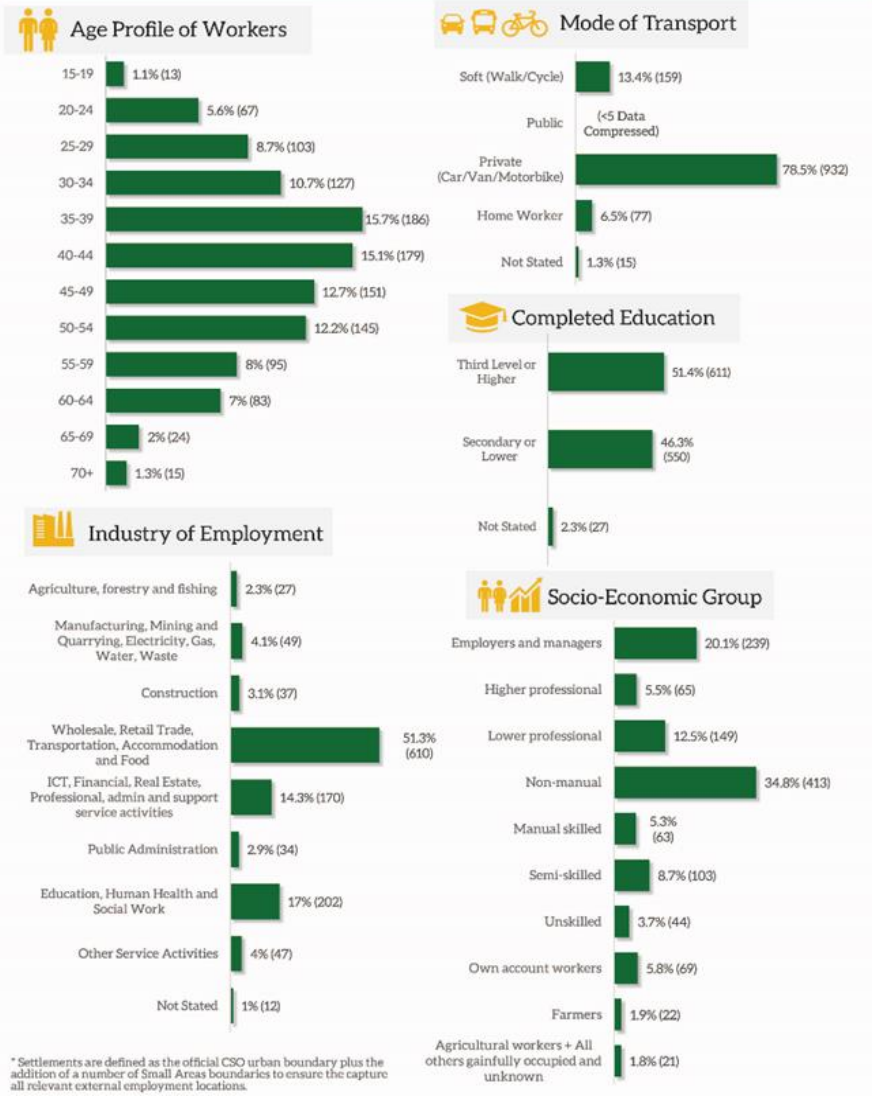


Figure 3.35: Kenmare Local Jobs Profile

3.2.2.9 Tourism & Outdoor Recreation

3.2.2.9.1 Tourism in Kenmare

Kenmare's historic and attractive streetscape and surrounding natural offering are the foundations of the town's tourism market. The area's landscape and scenery should be viewed as a key economic asset and as such it is vital that the quality of this asset is protected.

The town's location on the WAW and the Ring of Kerry routes provides further opportunities to expand its attractiveness to both the overseas and domestic holiday market. The town is well served by high-quality hotels, holiday homes and guesthouse accommodation. The LAP supports the further expansion of hotel, guesthouse and other overnight visitor facilities where they contribute positively to the historic environment and respect the sensitive setting in which they are located. This type of holiday accommodation is favoured over second homes because of the potential to provide a greater contribution to the local economy. The aim of this Plan is to further enhance the existing tourism product to ensure it develops in a sustainable manner and benefits not only the visitor but also the indigenous population. To ensure Kenmare continues to optimise its niche tourism market, investment in key pieces of infrastructure is required. This Plan provides protection to some key pieces of tourism infrastructure, including support for the upgraded wastewater treatment facilities, completion of the inner relief road, provision of enhanced car & bus parking facilities and provision of enhanced recreational areas at the Peninsula lands for the benefit of the town. The absence of parking and facilities in the town for camper vans and motorhomes has resulted in the Pier Road becoming congested with such vehicles in recent years. A code of conduct for camper vans and motorhomes is to be introduced in the county to address this issue. The Council also fully supports the provision of suitable parking facilities for such vehicles at an appropriate location in the town.

Tourism Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KE-16	Promote Kenmare as a destination with unique history and architectural heritage set amidst a rugged marine and mountain landscape.
KENMD-KE-17	Facilitate the sustainable development of high-quality visitor accommodation within the town at appropriate locations.
KENMD-KE-18	Facilitate the sustainable extension and diversification of tourist facilities within the town boundary and the surrounding hinterland including improved signage and access to the waterfront at appropriate locations and in an ecologically sensitive manner.
KENMD-KE-19	Support the provision of an architectural heritage trail.
KENMD-KE-20	Facilitate the provision of additional public toilets at an appropriate location.
KENMD-KE-21	Support and facilitate the provision of camping/glamping & motor home/mobile homes facilities at appropriate locations.

3.2.2.9.2 Natural Environment & Recreational Amenity

Kenmare has a good supply of active and passive open space, including a soccer pitch at Dromnevane, GAA grounds at Fr. Breen Park, adjacent to Kenmare golf course, which offers panoramic views of the mountains and coastal scenery. Kenmare rowing club also has an active presence in the town. A community playground is located on Railway Road adjoining the shopping centre and

across from the national school. A coastal walk is found down by Kenmare Harbour along the Peninsula lands. In addition, Reenagross woods are located on the N71, Bantry Road, just a few minutes stroll from the town centre, provides several walking trails and a diversity of habitats to experience and enjoy. It is proposed that a walk from Reenagross Woods could be extended southwards along the shoreline of the Sound crossing the N71 just north of the suspension bridge, before continuing along the shoreline to the pier and beyond to the mouth of the Finnihy. The town is served by a central green space, The Fair Green, which is enclosed by decorative railings and provides a pleasant opportunity to sit, relax and picnic.

3.2.2.9.3 Peninsula Park



The Local Authority acquired lands known as the Peninsula Lands to the south-west of Pier Road, which span 13.7 acres. They are well situated being bounded to the south-west by the Finnihy River and to the south by Kenmare Bay. A masterplan was prepared to inform and guide its development as a public amenity space. Funding has been granted to develop an eco-trail (first phase of development) to provide improved recreational opportunities for the benefit of locals & visitors to the town – see Figure 3.36.



Figure 3.36: Proposed Amenity looped paths at Peninsula Park

3.2.2.9.4 Kenmare Harbour

Kenmare Harbour, located on the edge of the town boundary, is an integral part of the town's tourism and marine based economy. The KCDP supports the sustainable development and enhancement of marine infrastructure facilities.



Recreation & Amenities Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KE-22 	Sustainably develop the Peninsula Lands as a public amenity and recreation space in line with the Peninsula Lands Masterplan subject to the environment assessment of actions proposed.
KENMD-KE-23 	Establish a sustainable network of interlinked green areas / parks with interlinking cycle / walkways.
KENMD-KE-24	Facilitate the sustainable development of a public convenience at a suitable location in the vicinity of the pier, subject to feasibility and environmental assessment.

3.2.2.10 Water & Wastewater Management

The Kenmare Public Water Supply sources raw water from the Carrig East Stream which originates from Eirk Lough. This source has been in use for the Kenmare supply since the 1970s. The supply serves a population of 2,858 (based on volume) within the town of Kenmare and its environs, including areas west of Kenmare to Templenoe. The newly constructed drinking water treatment plant located over 2.5 km north of Kenmare town, has all the necessary infrastructure in place to produce drinking water to a high standard and in compliance with Drinking Water Regulations. However, there is

limited potential capacity available and an upgrade to the water supply is therefore required. It is the policy of KCC to support and facilitate Uisce Éireann in making such improvements as are required to meet the future water supply needs of Kenmare.

The wastewater treatment plant is located adjacent to the Finniyh River to the west of the town centre. The Kenmare Wastewater Treatment Plant Upgrade has recently been granted permission. The works which are currently underway will accommodate recent and future growth in the catchment area. In addition, the proposed Pier Road Wastewater Pumping Station Upgrade will ensure sufficient





Water & Wastewater Management Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KE-25 	Support the timely provision of adequate water supply and wastewater treatment facilities to ensure that the town can achieve its potential and realise its aims and objectives over the lifetime of this Plan.
KENMD-KE-26 	Facilitate Uisce Éireann Investment in capital projects, subject to environmental assessment.

capacity to cater for existing loads and future growth.

3.2.2.11 Flood Risk Management

A Flood Relief Scheme (FRS) is proposed for Kenmare and is currently at design stage. The objective of the Kenmare FRS is the identification, design and submission (for planning consent/confirmation) of a Flood Relief Scheme, that is technically, socially, environmentally and economically acceptable, to alleviate the risk of flooding to the community of Kenmare.

A SFRA has been carried out for this Plan and has informed the land use zonings – see Figure 3.42. New developments within the town should have regard to the use and function of sustainable urban drainage systems, i.e. through the introduction of storm-water attenuation on site and/or integrated into proposed linear parks along river and stream corridors (creating a system of 'ponds in a park'). This is particularly important in Kenmare given the flooding incidents which has occurred in the town. Proposed development shall also have regard to Section 2.9.2 of this Plan - Flood Risk Assessment & Management.

Flood Risk Management Objectives	
Objective No:	It is an objective of the Council to:
KENMD-KE-27 	Ensure that no additional surface waters will be allowed to discharge to foul sewers or combined sewers and surface water from new developments will be designed in accordance with the principles of attenuation and controlled discharges (SuDS). Where feasible nature-based solutions shall be utilised.
KENMD-KE-28 	Support the development of a Kenmare Flood Relief Scheme, subject to project level environmental assessment.
KENMD-KE-29 	Protect the town's existing floodplains and wetlands from inappropriate development in recognition of their function as attenuators and conveyors of flood water.
KENMD-KE-30 	Ensure that all development complies with the Objectives contained in Section 2.9.2

3.2.2.12 Connectivity

Kenmare's tourism function attracts large numbers of visitors on a seasonal basis, and this can increase overall volumes significantly during peak summer months. Kenmare is one of the principal towns on the Ring of Kerry and WAW tourist routes. This, when combined with the town's streetscape which is narrow in parts, such as along Henry Street and along the N71 (Bantry Road), can make access and movement to and through the town challenging, at times. Addressing traffic congestion is a key issue to retain the town's competitive advantage as a tourist destination and as an attractive location for housing and business. Some short and medium-term measures have already been introduced, such as one-way traffic system along the green area, with revised on-street parking provision and improved parking management. Other medium-term issues relate to the provision of off-street parking, particularly for coaches.

The Plan area incorporates the northern element of the proposed relief road as a long-term measure to aid traffic circulation and to facilitate the development of zoned lands in an orderly way. The south-eastern link was completed after the adoption of the last LAP and is working well to link the Killowen Road with Railway Road and provide access to the neighbourhood centre and schools located in the vicinity.

The implementation of improved traffic management measures, together with targeted public realm upgrades, will strengthen pedestrian links within the town centre and help improve the conditions for the flow of cars but particularly for buses within the town. These improvements, which also includes a proposed new out of town centre carpark at the former Convent site, will deliver a safer pedestrian/cyclist environment. The development of the convent site car park is subject to environmental assessment and required to take into consideration the requirements of the Departmental Flood Risk Management guidelines and Inland Fisheries Ireland's planning guidelines on urban watercourses.

The compact form, for the most part, and permeable nature of the town promotes opportunities for walking and cycling. There are opportunities, however, to further improve links between residential areas and schools implementation of traffic calming measures at key locations and provision of improved pedestrian and cycling infrastructure are required. Kenmare has one of the lowest walking/cycling levels (12.2%, CSO) out of the eight main towns surveyed in Kerry of a means to travel to work. The Plan seeks to build on the opportunity to increase the level of green modes for school/local shopping trips. This can help contribute to easing congestion at peak times and promote a healthier lifestyle for the population.

Public transport to and from the town is provided by Bus Éireann, connecting to Killarney with 3 services a day, with a reduced service at weekends. Local Link Kerry provides a weekly bus service linking smaller villages such as Sneem, Bonane and Glengarrif with Kenmare. An additional bus service serves the Ring of Kerry tourist route during the summer months only. Currently, bus set down and pick up arrangements take place on the north-eastern side of Main Street, with a dedicated bus parking stop. However, additional facilities are required to provide adequate set down and parking facilities for private operators in the town.

The Plan has identified the need for additional car parking facilities to serve the increasing numbers of visitors attracted to the town, especially during the peak tourist season. This Plan carries forward policy objectives to establish a network of car parks at strategic entry points. It is noted that permission was approved in 2019 for 59 parking spaces off New Road, which will add to the supply in the town. Furthermore, this Plan specifically zones lands for car parking purposes on the Bantry road within walking distance of the town centre, Reenagross woodland park, Kenmare pier and the peninsula park. Japanese knotweed is currently located within these lands and therefore their development would be contingent on the

preparation and implementation of an invasive species management plan for the site.

Connectivity Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KE-31	Facilitate the sustainable development of sites indicated on the zoning map for additional parking facilities.
KENMD-KE-32	Promote a more pedestrian and cycling friendly environment, to improve movement and access throughout the town, through the provision and improvement of pedestrian and cycling infrastructure and traffic calming measures, subject to environmental assessments.
KENMD-KE-33	Support the sustainable completion of the inner relief road to facilitate improved movement within and around the town.

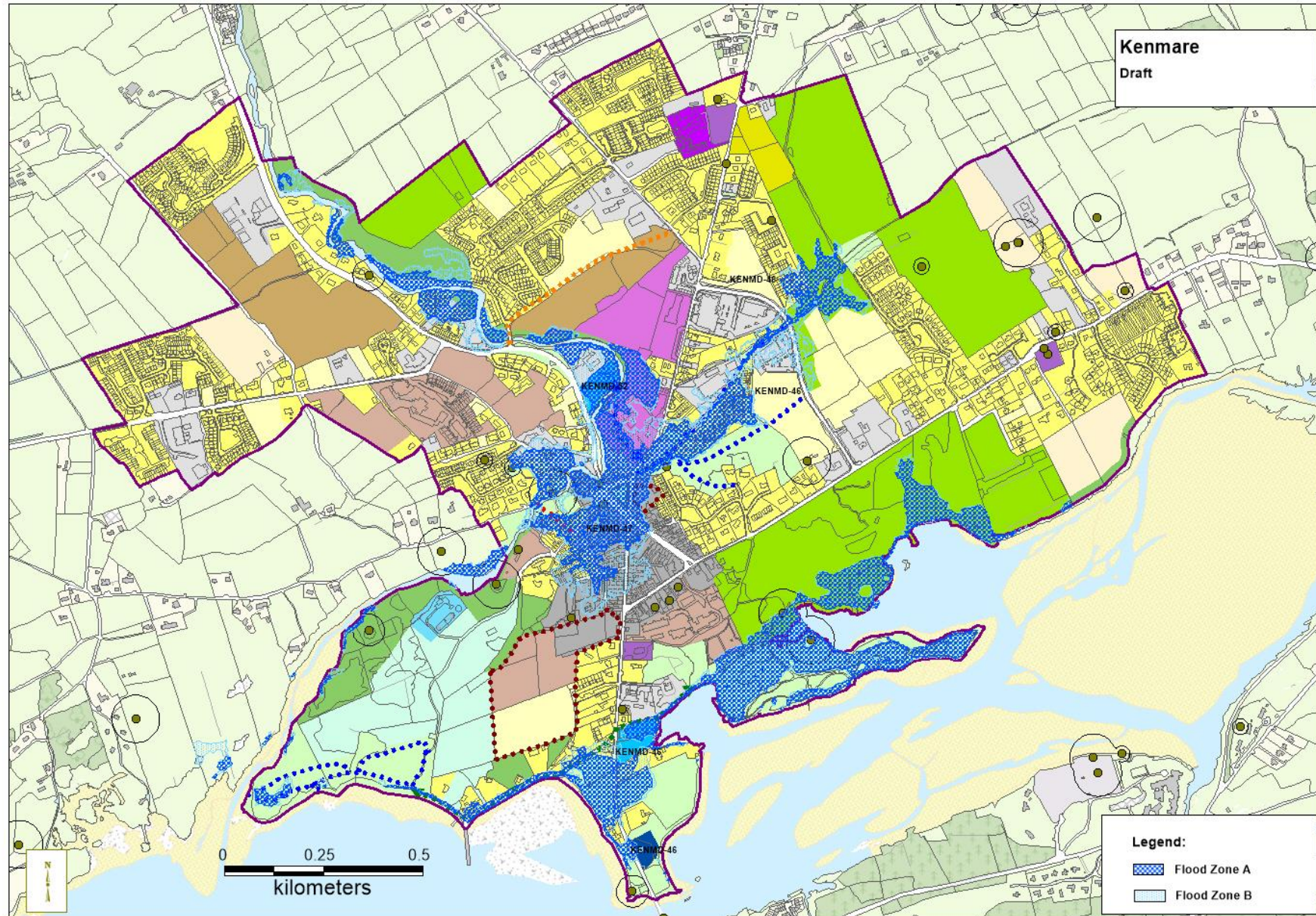


Figure 3.37: Flood Risk Zones – Kenmare

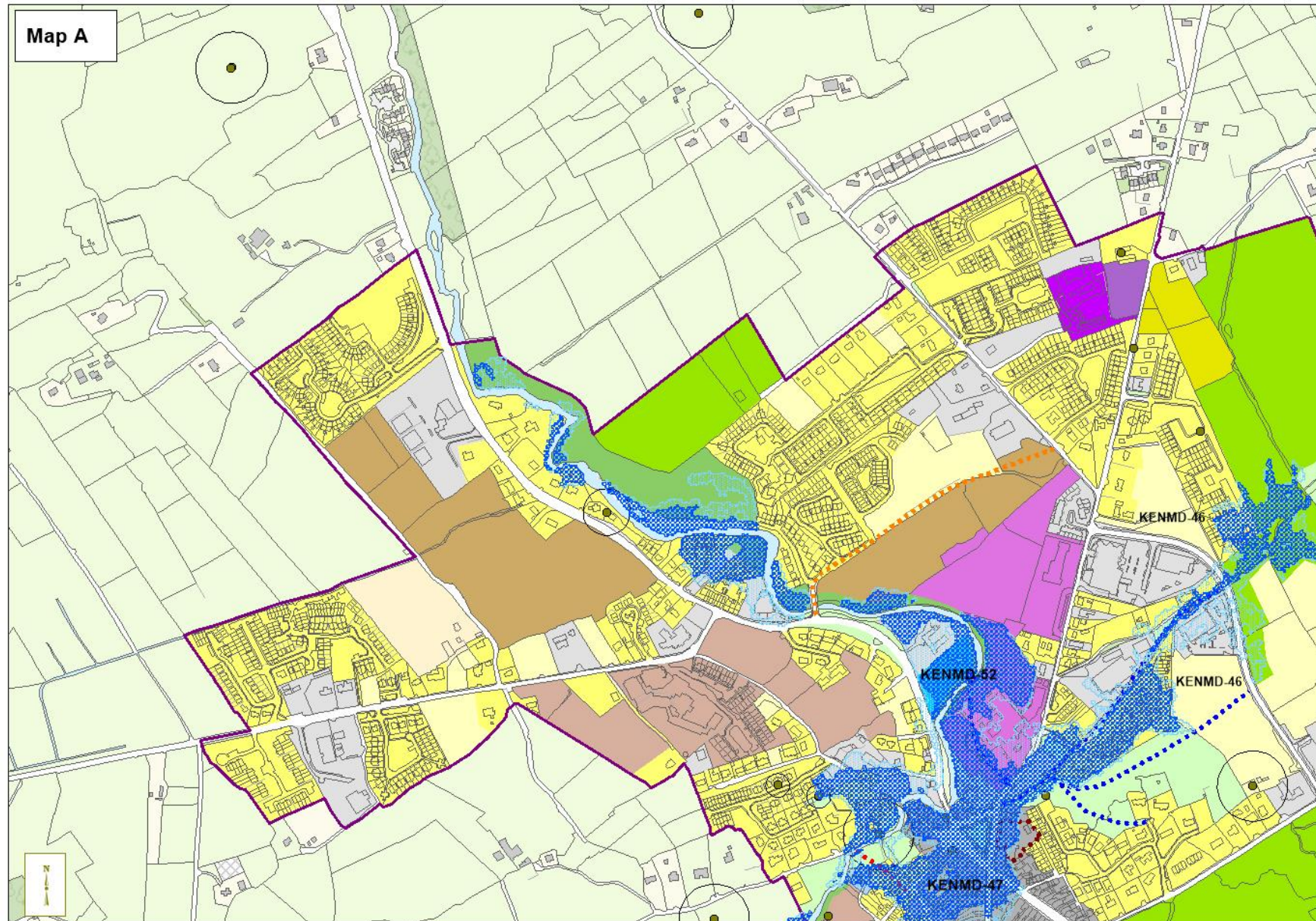


Figure 3.38: Flood Risk Zone Kenmare – Map A

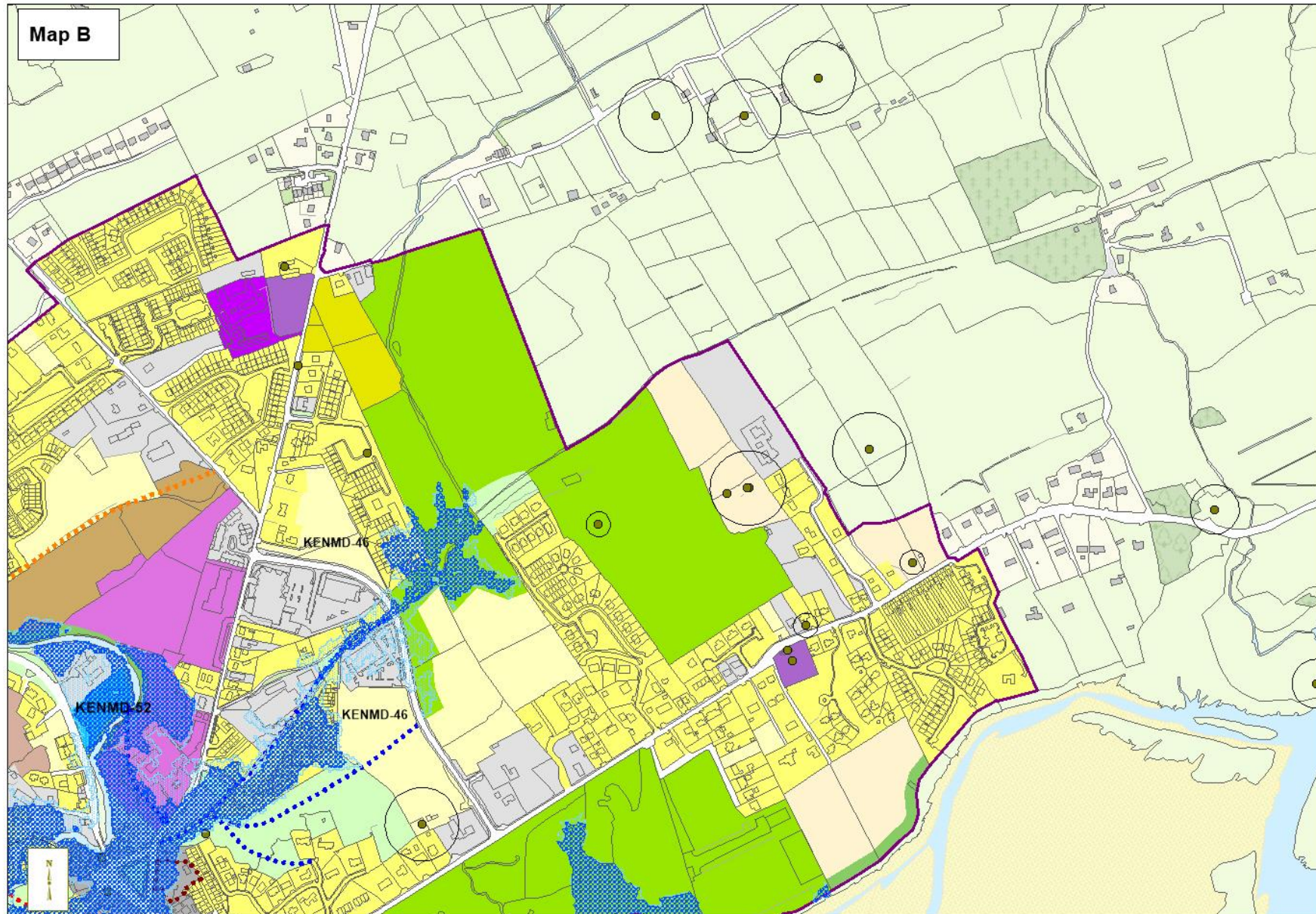


Figure 3.39: Flood Risk Zone Kenmare – Map B

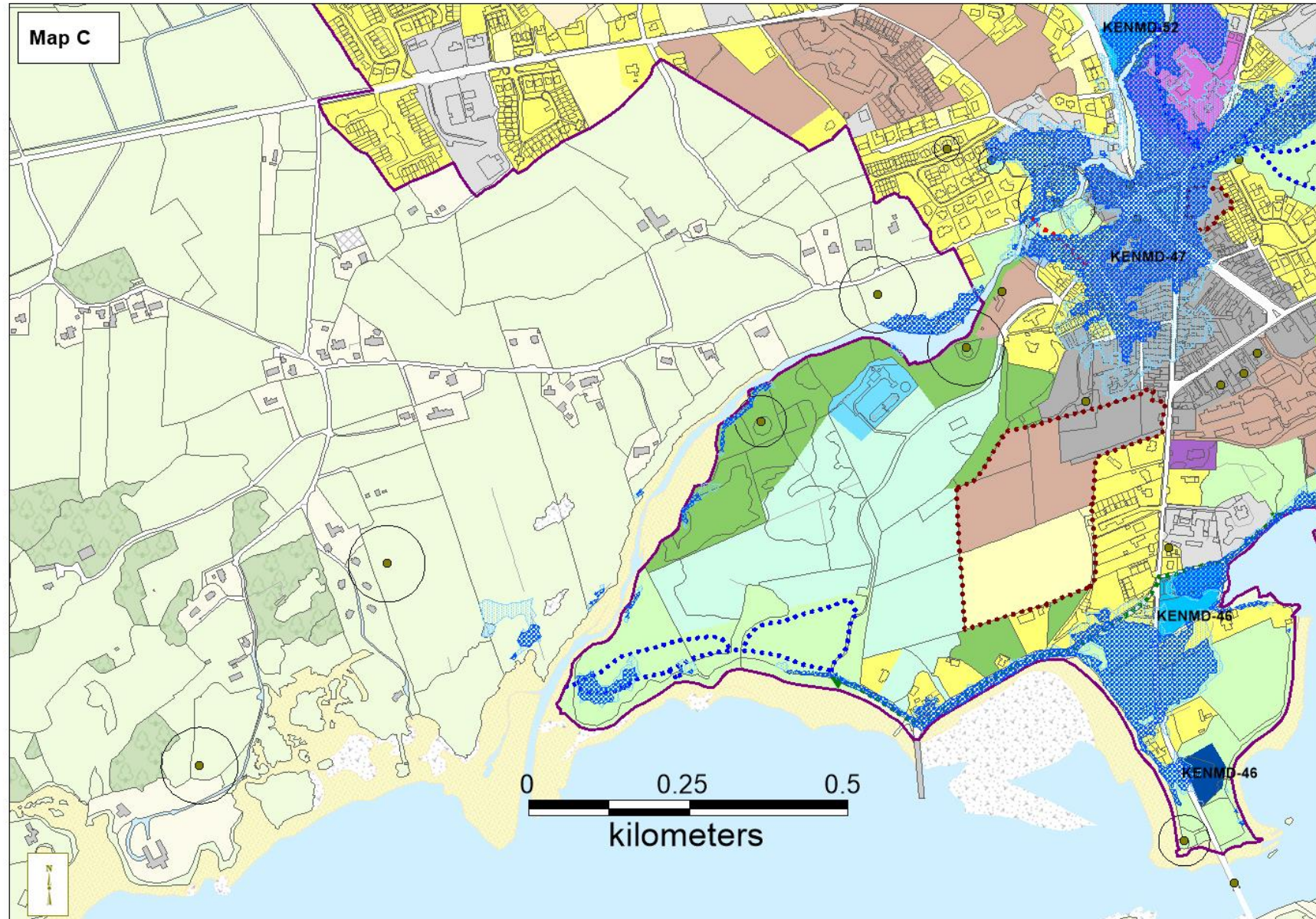


Figure 3.40: Flood Risk Zone Kenmare – Map C

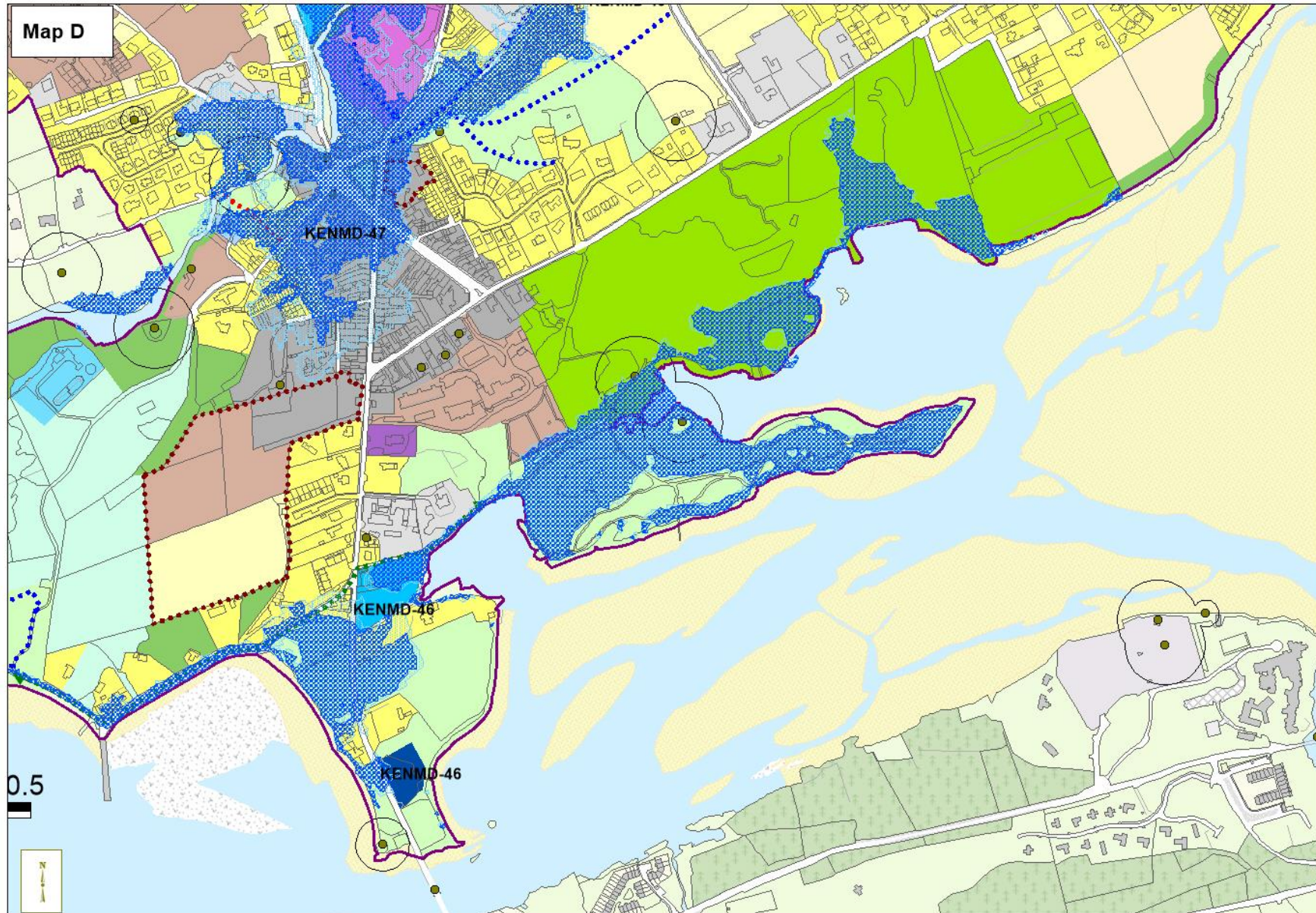


Figure 3.41: Flood Risk Zone Kenmare – Map D

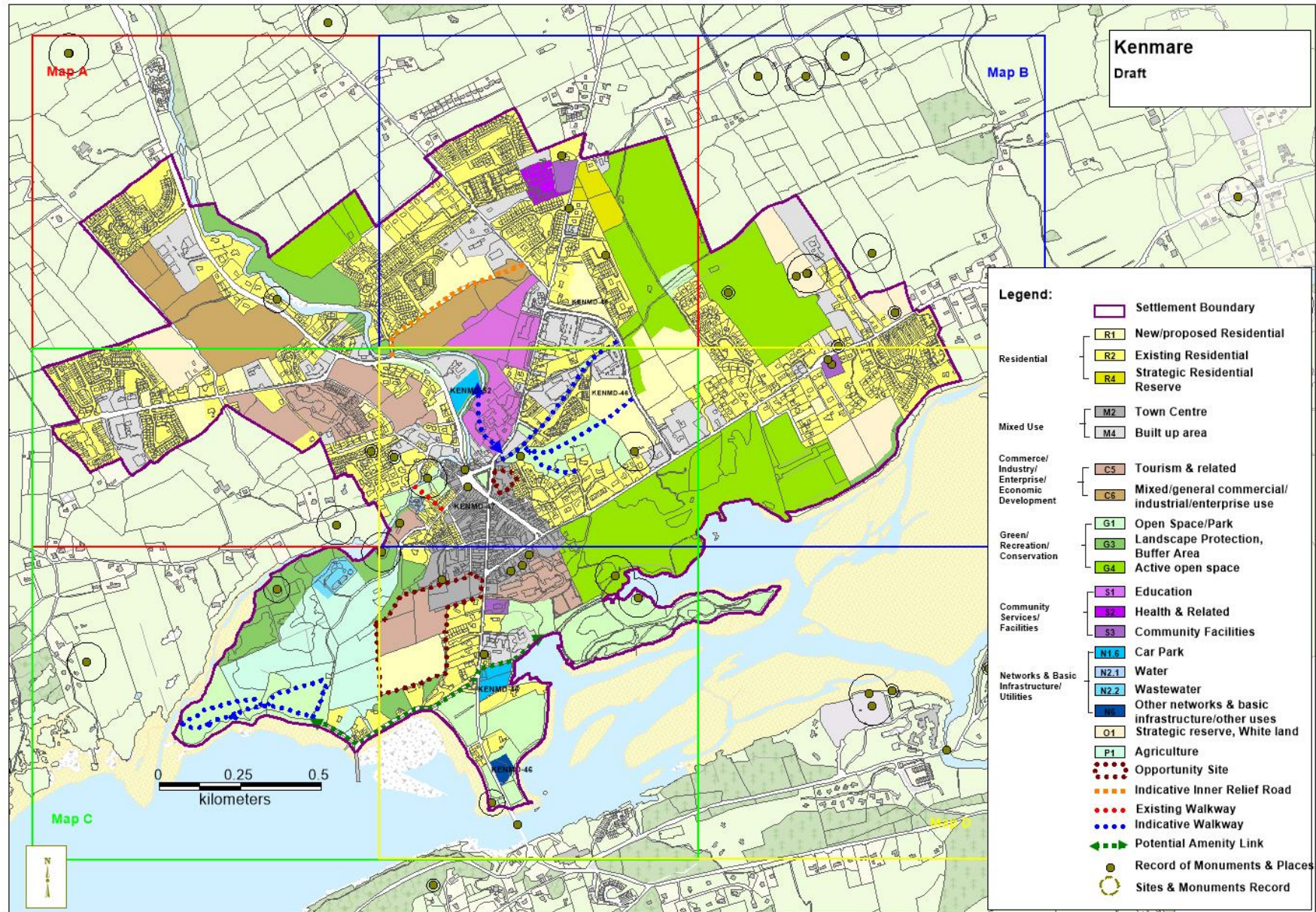


Figure 3.42: Kenmare Land Use Zoning

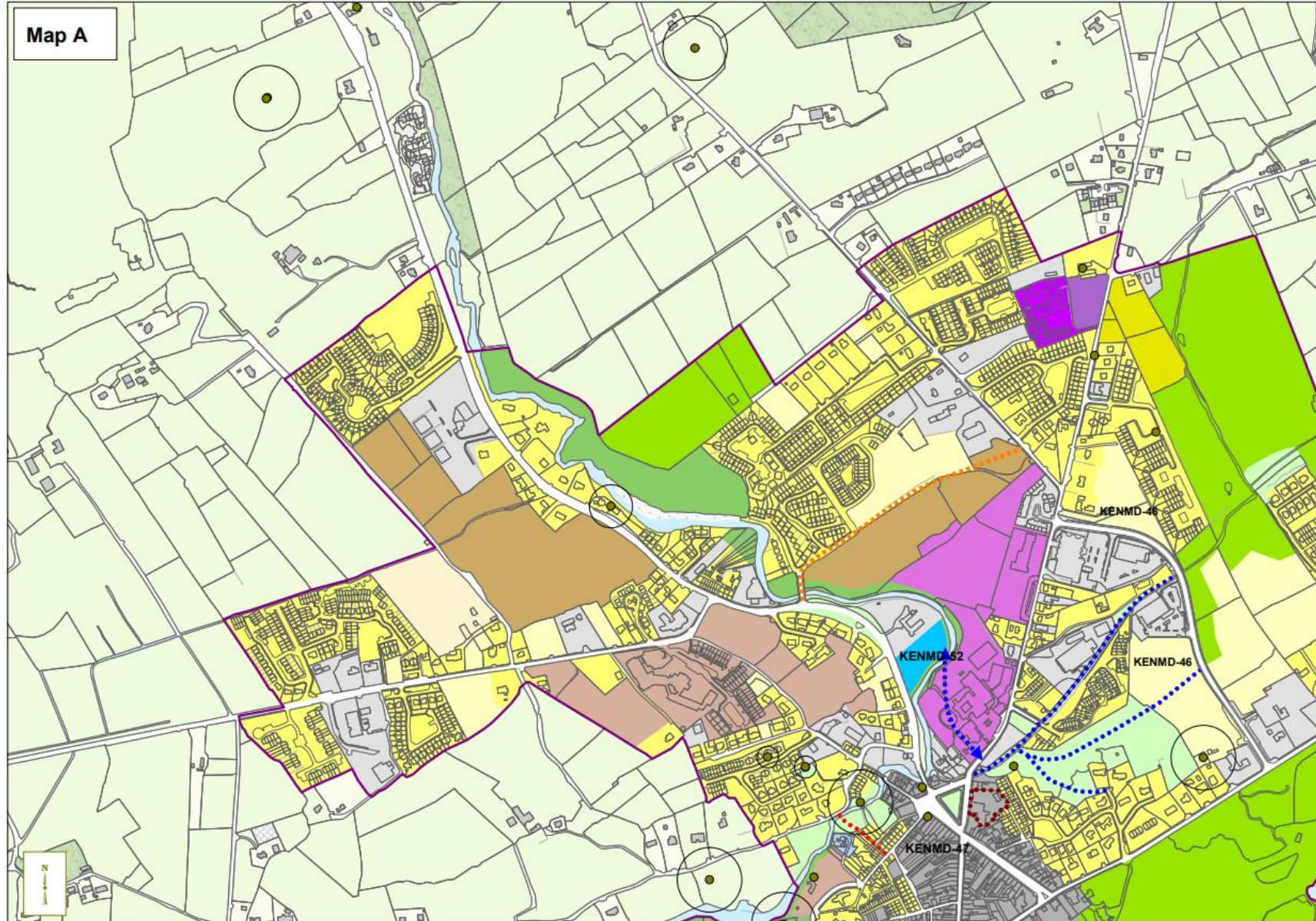


Figure 3.43: Kenmare Land Use Zoning Map A

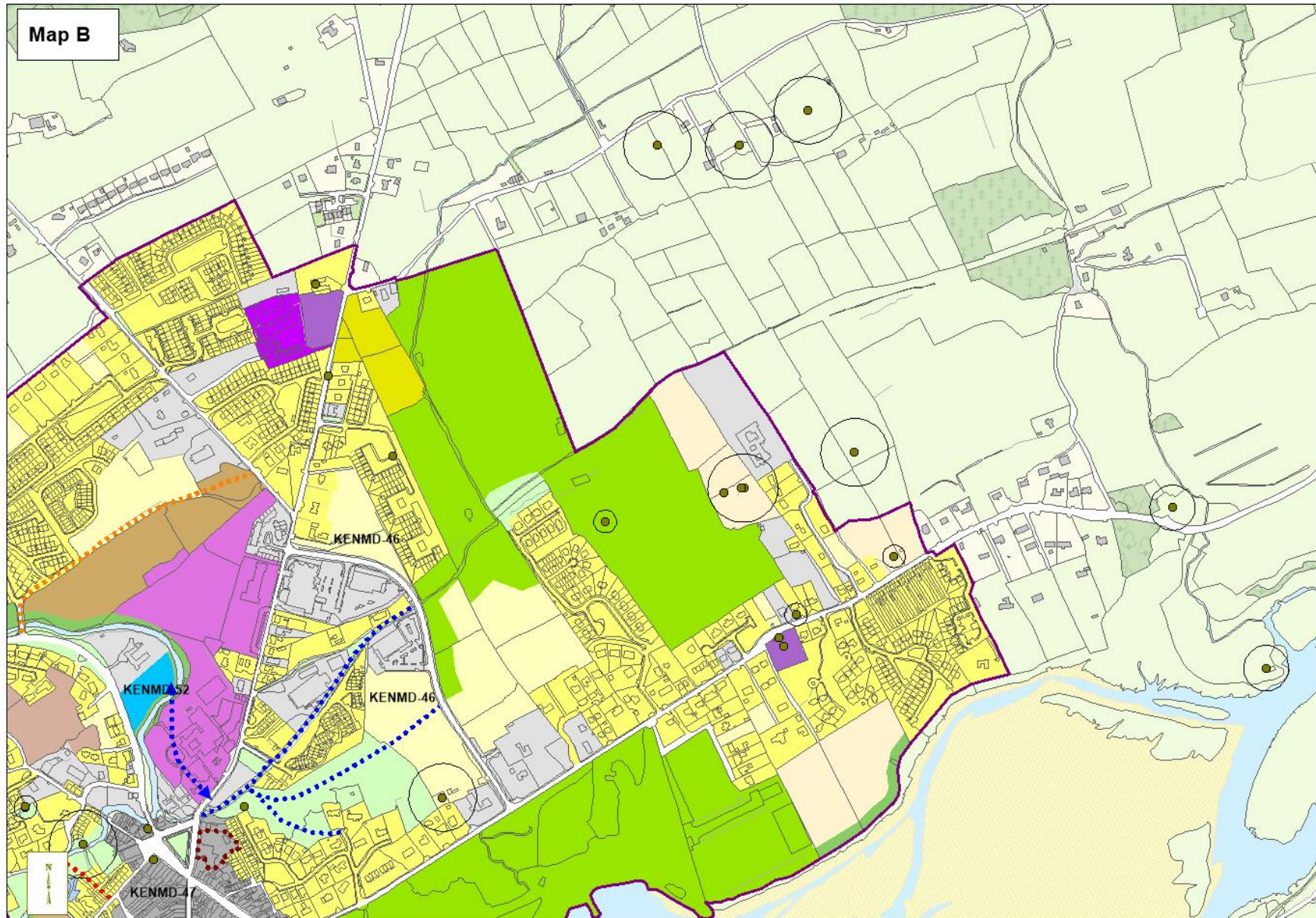


Figure 3.44: Kenmare Land Use Zoning Map B

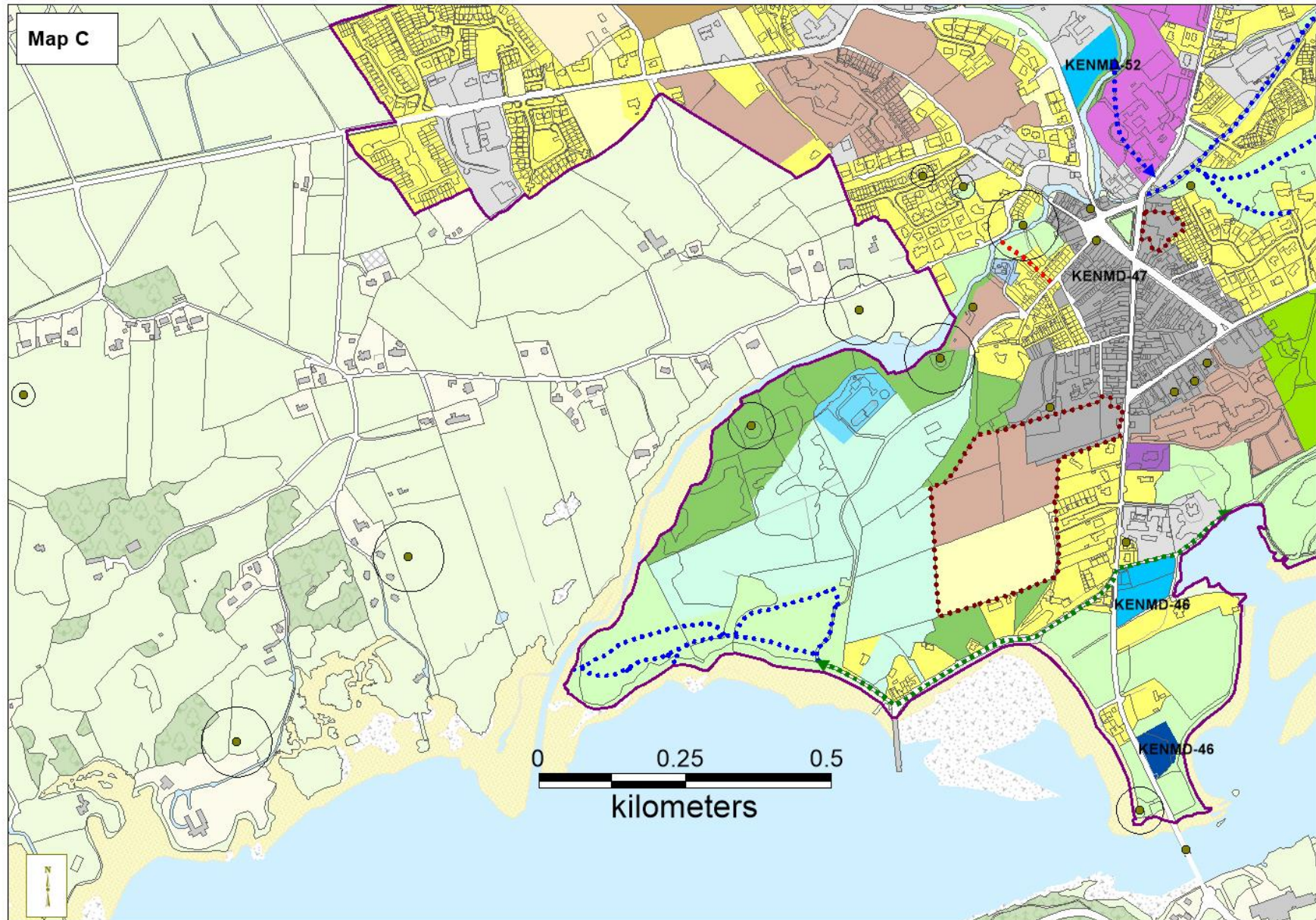


Figure 3.45: Kenmare Land Use Zoning Map C

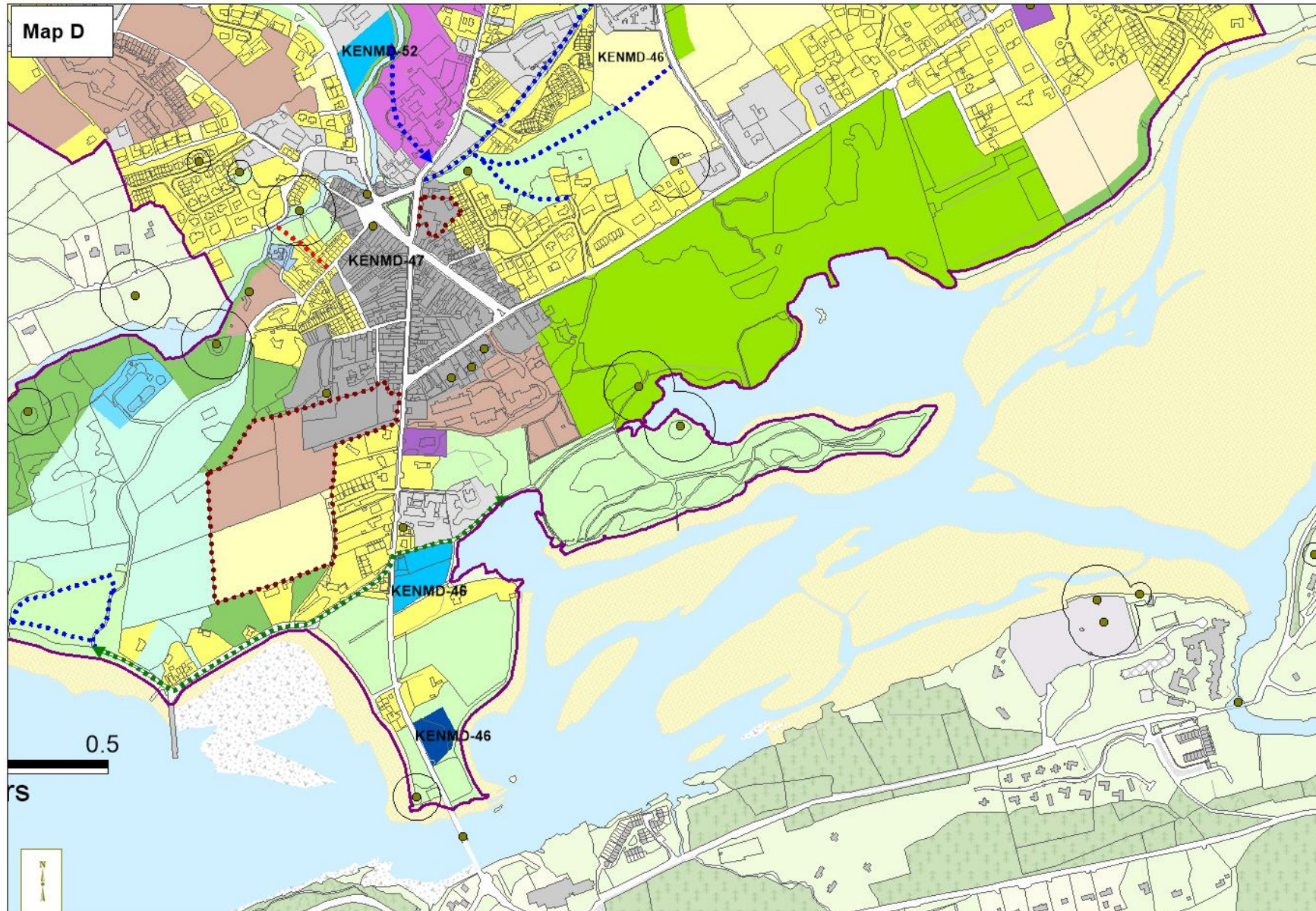


Figure 3.46: Kenmare Land Use Zoning Map D

3.2.3 Killorglin

3.2.3.1 Context

Killorglin is strategically located approximately 27 kilometres southwest of Tralee and 22 kilometres northeast of Killarney, at the intersection of two National Secondary routes, the N70 and N72. The town is well located, being equidistant from Tralee, Killarney and Kerry Airport. Its dramatic mountain backdrop and river setting has ensured Killorglin gained the title as the “gateway” to the Iveragh peninsula and the Ring of Kerry tourist route and is also on the Wild Atlantic Way.

Killorglin developed traditionally as a market town serving the needs of a historically successful farming hinterland where the quality of farmland is higher than many other parts of the county. The vitality of many of the town’s small businesses are still dependant on the spending power of customers from the rural areas. Killorglin functions as an important local service centre for the northern part of the Iveragh Peninsula and has a wide diversity of services and facilities, ranging from public services, shops, cafés, restaurants, public houses, and financial services.

Killorglin, along with Tralee and Killarney, form part of The Kerry Hub and Knowledge Triangle – an innovative economic hub. Killorglin is a financial services and pharmaceutical manufacturing hub. One of the primary employers in the town is FEXCO Financial Services, which is a focused provider of global payment services and processing. Along with this Astellas plays a very important employment role in the manufacturing sector. There are a number of other manufacturing industries established in the town including Temmler Ireland and Aqua Designs.

The town has a good range of educational, social and sporting facilities. These include a primary school and two post-primary schools, community facilities such as the family resource centre, public library and childcare facilities.

3.2.3.2 Vision and Strategy

The long-term vision for Killorglin is to enhance its position as a regional economic driver and a ‘A Town for the Ages’ that is competitive nationally and internationally in attracting investment, talent, enterprise and visitors. Killorglin’s pathway to transition and regeneration will further build on its location within the Kerry Hub and Knowledge Triangle in order to enhance its competitiveness in attracting new residents, visitors and national and international investment. This will be achieved through: increased high-quality employment spaces, residential opportunities and the development of an excellent quality environment, by means of strategic investment in office development, public realm improvements, leisure and amenity areas and strengthening the towns sense of place and identity.

Killorglin should develop in an economically and environmentally sustainable manner aligned with the National Climate Action Plan 2023 and the policy initiatives and objectives of the European Commission’s ‘Green Deal’. This Plan supports the policies and projects contained in the Rural Regeneration Development Fund grant for the town entitled “*Killorglin Town Centre SMART Rural Regeneration Project*”.

3.2.3.3 Planning Considerations and Proposal

Killorglin, as well as Cahersiveen and Kenmare, will be the primary focus for development in the Kenmare MD area. It is envisaged that the town will facilitate a population, appropriate to its status as a regional 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. Unused buildings and sites in the town provide opportunities for appropriate development which would assist in the further enhancement of the streetscape.

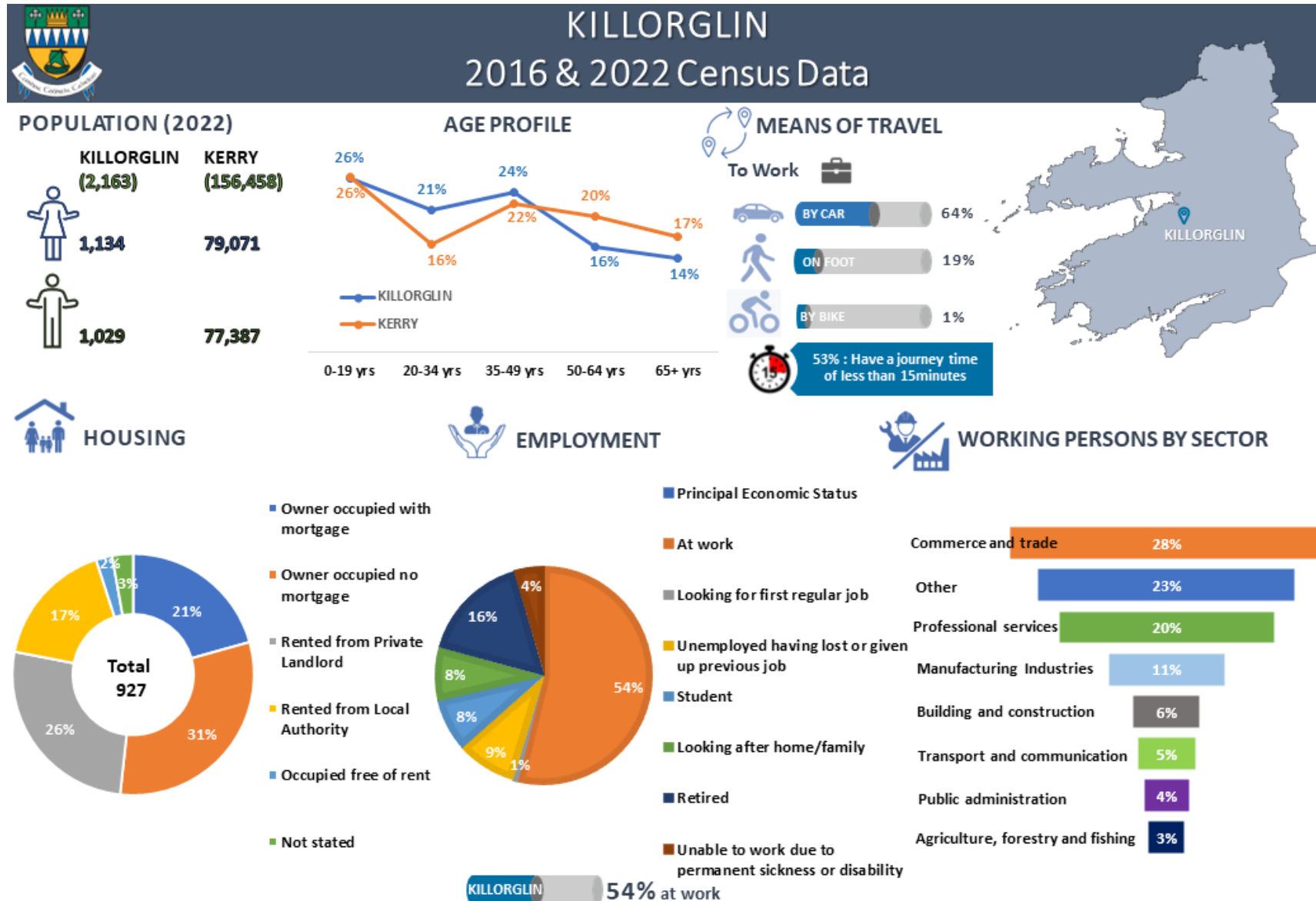


Figure 3.47: Killorglin MD – Key Statistics (2016 & 2022 CSO)

3.2.3.4 Population & Sustainable Land-Use Development

Killorglin recorded a population of 2,163 in the 2022 Census. Killorglin has a higher percentage of young adults of working age when compared to the county, indicating the attractiveness of the town to those seeking employment.

Census year	2006	2011	2016	2022
Killorglin	1,627	2,082	2,199	2,163

Table 3.6: Population Change 2006-2022

Killorglin has been allocated a housing target of 251 units under the Core Strategy contained in the KCDP.

Settlement	Housing Target
Killorglin	251

Table 3.7 Housing Target

3.2.3.4.1 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. New developments shall recognise the need to allow for the consolidation of the town and enhancement of a sense of place. Development must integrate with the landscape and provide a good range of house/unit types.

There are several infill and vacant sites within close proximity of 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 reuse of existing residential property stock in the town first over greenfield development. Of the three designated regional towns in the Plan area [Kenmare, Killorglin and

Cahersiveen], Killorglin recorded the highest number of permitted planning applications for residential development units over the course of the last KCDP 2015-2021, as extended.

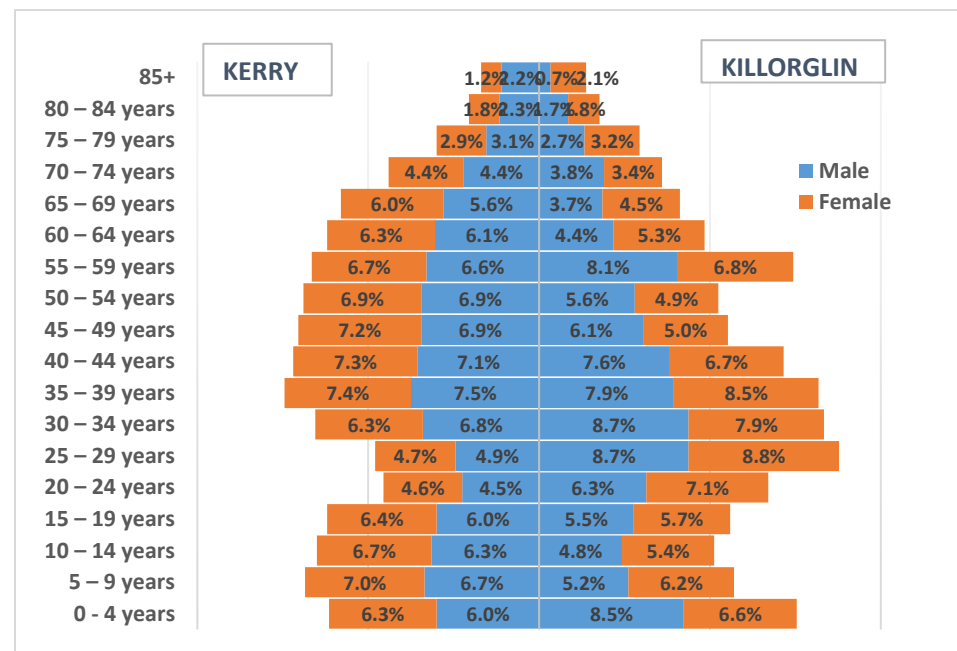


Figure 3.48: Population Age Profile of Killorglin & County Kerry

In recent years, new high quality social housing has been delivered within the settlement such as Phase 4 (14 No. Units) of Ard Bhearna, Gortamullin. This development of three-bedroomed houses was completed in early 2021.

3.2.3.4.2 KCC Commuting Profile – Killorglin (February 2022)

Kerry's Commuting Profile 2022 (prepared by People and Places and KCC) presents a spatial analysis of commuting patterns in County Kerry. The data presented is derived from the Place of Work, School or College - Census of Anonymised Records (POWSCAR - 2016), as

compiled by the Central Statistics Office (CSO), and the report deals exclusively with travel to work patterns. The POWSCAR² data shows that while Tralee and Killarney (at 12,763 jobs and 8,474 jobs respectively) are the dominant employment anchors in the county, Killorglin and its environs (including Banshagh, Tullig and Ranguie) is the fourth-largest employment node in County Kerry. There are 2,117 jobs in Killorglin, of which fewer than a quarter (23%) are held by workers who reside locally (i.e. within the settlement). Almost three-quarters (74%) of the jobs are held by workers who commute to Killorglin from other parts of Kerry, while the remainder (3%) are held by workers who commute from outside the county. Thus, in proportional terms, Killorglin has the lowest percentage of resident workers (to jobs) of any settlement in Kerry and one of the lowest in Ireland.

The maps (Figures 3.49 & 3.50) illustrate that Killorglin has the most geographically extensive commuter catchment area, relative to the number of jobs in the settlement. Inbound commuters are also more likely to be dispersed, rather than concentrated in any cluster of locations, as occurs with other employment nodes. Among the 2,117 persons who work in Killorglin (locally resident workers and commuters), almost half (47%) are aged under forty, and the majority (61%) have a third-level qualification. Thus, in terms of age and education, Killorglin has the most vibrant workforce in the county. The vast majority (88%) use private modes of transport – mainly cars – to travel to work. The largest sector, in employment terms, is 'ICT, financial, real estate, professional, administrative and support service activities', with almost forty percent (39%) of workers being employed in these areas. This gives Killorglin a distinctive employment profile. Amongst all the settlements in the county, Killorglin has, after Tarbert, the highest proportion of workers who belong to the three highest socio-economic groups (42.5%).

² POWSCAR (Place of Work, School or College - Census of Anonymised Records) Data 2016

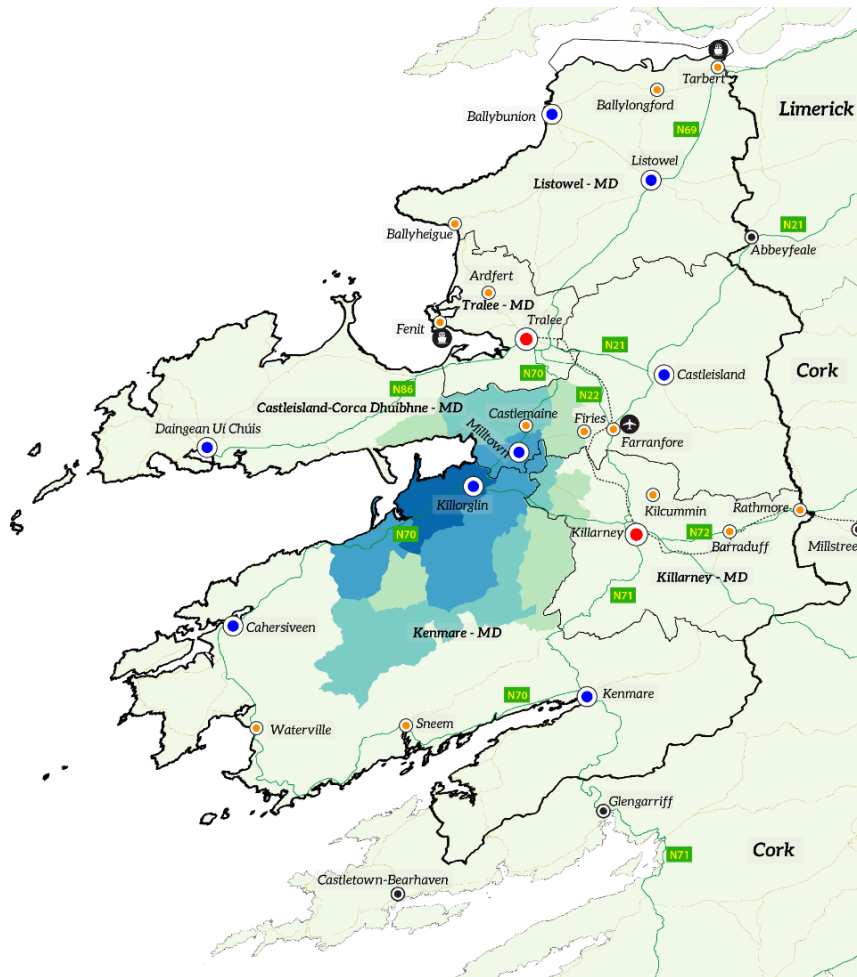
3.2.3.5 Town Centre

Killorglin has the benefit of a compact town centre. If the junction of Main Street, Langford Street and Upper Bridge Street is considered the town centre then no part of the town core is more than approximately 300 metres from this central point. In order to maintain the vitality of the town it is imperative that the centre retains its role as the commercial heart of the town, and that it maintains a strong residential element. The former Boyles hardware complex is proposed as an Opportunity Site, and in conjunction with other large vacant properties in the town centre, these offer significant redevelopment potential to provide a new residential population to contribute to the vitality and vibrancy of the town centre.

The development of Library Place in the last 15 years has given a huge boost to the town centre. Not only is this area an attractive architectural addition to the town but the services provided have augmented and sustained footfall in the town centre.

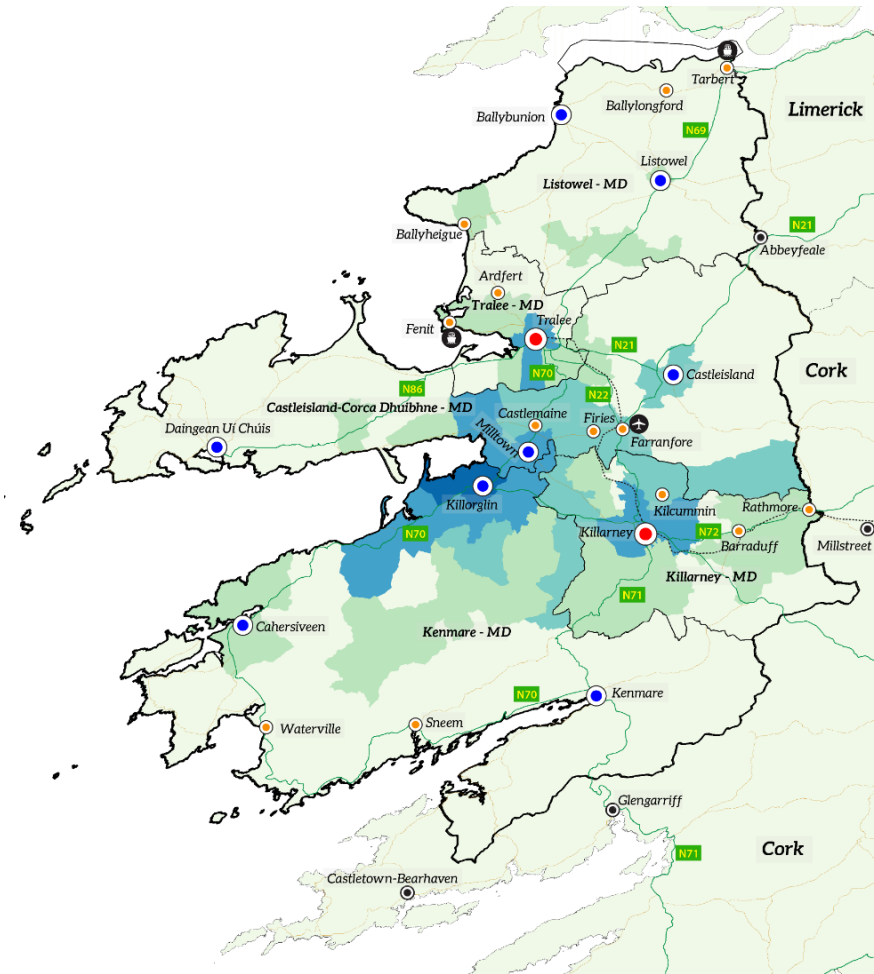
3.2.3.5.1 Retail Development

Killorglin is classified as a regional town in the second tier of settlements in the settlement hierarchy contained in the KCDP. This category of town provides basic convenience shopping, either in small supermarkets or convenience shops and in some cases, lower order comparison shopping such as hardware, pharmaceutical products and clothes.



% Resident Workforce - Killorglin Commuting

Map Legend % ED flows to: Killorglin < 5% 5% to < 10% 10% to < 15% 15% to < 30% > 30%	Contextual Layers Kerry County Council Municipal Districts (MDs) Motorway Primary Roads Other Roads Railway	Settlement Hierarchy Key Town Regional Town District Town External Town	



Count Flows per ED - Killorglin Commuting

Map Legend # ED flows to: Killorglin < 5 5 to < 15 15 to < 30 30 to < 130 > 130	Contextual Layers Kerry County Council Municipal Districts (MDs) Motorway Primary Roads Other Roads Railway	Settlement Hierarchy Key Town Regional Town District Town External Town	

Figure 3.49 & Figure 3.50: Killorglin Commuting Patterns



Figure 3.51: View of Killorglin Town Centre

Killorglin has a good variety of small shops mainly catering for the local market and some shops that cater specifically for the tourist market. The main shopping area is concentrated on Upper and Lower Bridge Street and Main Street. There are presently two supermarkets in the town, Supervalu and Aldi, both of which are located on the western side of the town centre. The location of these two convenience shopping outlets so close to the town centre is a vote of confidence in the future of Killorglin town centre and helps to ensure that the town core area remains a vibrant busy shopping area. Killorglin's proximity to both 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 future challenge for the town in terms of retail development is to ensure that the vitality and viability of the retail core area in the town centre is maintained and is not undermined by out-of-town centre developments or by substantial retail leakage to Tralee and Killarney. The creation of an attractive shopping environment with a wide variety of shops to cater not only for the needs of local shoppers but

also for the tourist market is important for the future viability of the town centre. The location of new retail developments in the town centre of high architectural design and layout which integrates fully with the existing built environment will be encouraged.

The retail vacancy rate in Killorglin Town Centre is 33.8% (KCC 2019, unpublished). Opportunities therefore exist within the town centre for the reuse of existing vacant buildings. Any retail development that takes place in Killorglin should take place in the town centre in order to encourage its regeneration and development as a vibrant town centre.

The Fairfield has traditionally been the preferred location for casual trading in Killorglin. Casual trading in this area is regulated by KCC. A vibrant well-regulated market at this town centre location is an asset to the town not only for local shoppers but as a tourist attraction and it also increases footfall and benefits all traders.

3.2.3.5.2 Town Renewal and Regeneration

The Local Authority will facilitate the regeneration of Killorglin as a regional economic driver through the promotion of high-quality employment spaces, residential opportunities, high quality environment, public realm, leisure and amenity areas. The Local Authority aims to meet its growth targets as identified in the Core Strategy in a consolidated urban form with the development of brownfield and infill sites.

This Plan identifies a number of areas within the Town Centre that have the potential for regeneration and in particular the traditional town centre and main street areas and how they relate to the expanded town. There are many opportunities and national schemes, in place and emerging, to address decay & dereliction and make town centres attractive and desirable places to visit & live.

3.2.3.5.3 Rural Regeneration Development Fund (RRDF)

In 2022 it was announced that under the RRDF, Killorglin Town Centre will receive funding to resource the renovation of a key building into a multi-functional hub for tourism, education, training and co-working purposes. The funding also provides for the transformation of a derelict former courthouse into a heritage and cultural centre.

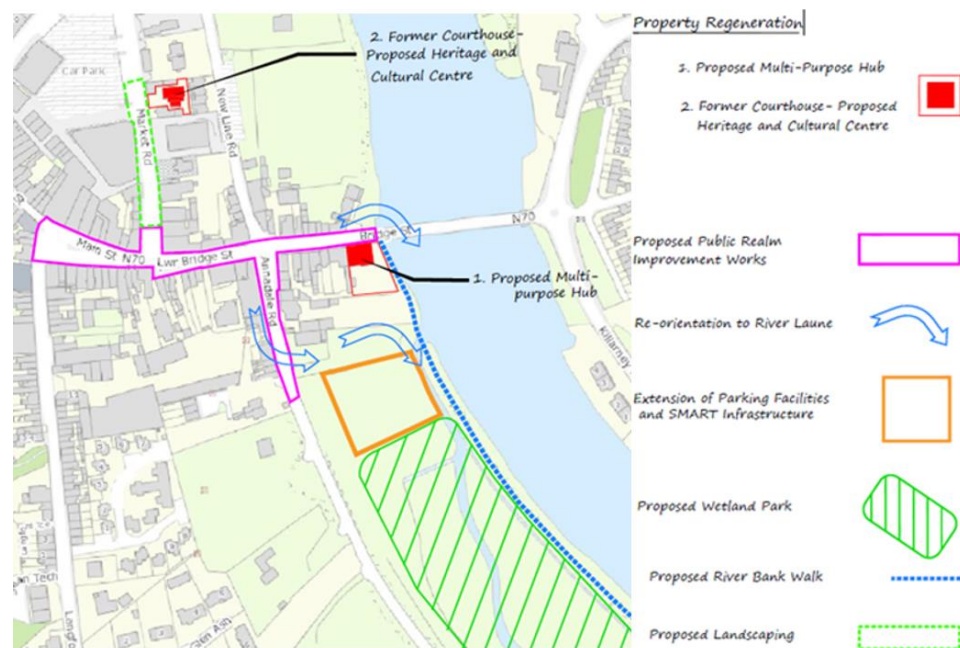


Figure 3.52: Killorglin Town Smart Rural Regeneration Project

3.2.3.5.4 Killorglin Town Centre Smart Regeneration Project (2021)

KCC, working in partnership with Killorglin Chamber Alliance, secured funding via the Department of Rural and Community Development's Town and Village Renewal Scheme for the preparation of a plan for the regeneration of the traditional town centre of Killorglin. The company, KPMG Future Analytics, was engaged to develop this regeneration plan in consultation with the Killorglin community and stakeholders. This plan forms the basis of a

series of interrelated interventions to address the deficiencies that are present in the town of Killorglin, particularly in the traditional centre of the town. This LAP supports the objectives of this regeneration plan, undertaken in a manner compatible with nature conservation objectives for the Castlemaine Harbour SAC, which includes the River Laune and the alluvial woodland to the south of the Annandale road carpark.

The interventions seek to ensure that economic development opportunities and emerging technology are optimised, building on the town's assets including: its employment base, the natural environment at the centre of the Reeks District, its unique culture heritage, arts and education base and its attractive location as a hillside town on the banks of the River Laune. The approach throughout this process has been to ensure that active citizenship, social inclusion and social equity are maintained and that identified needs are addressed.

The work to date has resulted in a plan dedicated to the regeneration and development of Killorglin town, for the well-being and quality of life of its people. It seeks to generate new ideas and creative design proposals in order to effect positive change on the fabric of the town while encouraging town centre living and a vibrant town core economy. The Council will engage with all stakeholders in order to achieve the vision and strategy of this plan.

The central premise is that the traditional town centre has not kept pace with modern commercial developments immediately outside the town's traditional core, or indeed with industrial development on the outskirts of the town. There is an opportunity to revitalise the Killorglin Town Core with the reuse of existing properties. This would be enhanced by upgrading the out-of-date public realm. Some vacancy in the town centre is having a "hollowing out" effect, which impacts small retail businesses who struggle to attract footfall, large indigenous and Foreign Direct Investment (FDI) employers who

struggle to attract and retain mobile talent, and citizens across the wider community who wish to live and socialise in the town centre.

Building on the town's undoubted strengths while seeking to mitigate its weaknesses, a vision for the development of Killorglin was agreed with the community through the Socio-Economic Plan process. This vision provides a focus for a progressive and vibrant Killorglin as "A Town for the Ages; representative and inclusive of all ages, boldly optimistic for its future, while being mindful of its present and honouring its past."

The context for the interventions proposed in this application support this vision of Killorglin as *A Town for the Ages* and are designed to provide leadership in addressing deficiencies, unlocking investment, and building confidence in Killorglin Town Centre.

Subject to all necessary environmental assessments, this Plan supports the policies and projects contained in the Rural Regeneration Development Fund grant for Killorglin including the three main themes/interventions.

- Property Regeneration
- Public Realm
- Natural Amenity

3.2.3.5.3 Opportunity Sites

In addition to the projects identified under the RRDF, the following opportunity sites have been identified in this Plan. The development of these is 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 KCC Development Contributions Scheme 2017.

1. Riverfront / New Line Road

This area lies between the New Line Road and the river. The site falls steeply away from the road towards the river.

Aim: To sustainably develop this large landmark riverfront greenfield site as a new mixed use urban streetscape providing new tourist facilities in close proximity to the riverfront and town centre while also facilitating the development of fisheries, water based activities etc.



Figure 3.53: Riverfront Opportunity Site

Development Potential: To fully realise the untapped potential for Killorglin of this uniquely located river-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 Newline 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 riverfront location and contributing to the public domain. The river front side would facilitate tourist/commercial uses such as café/restaurants.

Only water compatible development will be permitted on the lower part of this site. Proposals will be required to be compatible with the nature conservation objectives for the Castlemaine Harbour SAC.

2. Site at Langford Street



This area lies on between Langford Street and Annadale Road. The site currently includes a number of vacant and derelict industrial unit.

Aim: To sustainably develop this large town centre brownfield site



Figure 3.54: Opportunity Site at Langford Street

Development Potential: This site has the potential to be a significant leisure quarter within the town. There is an opportunity to redevelop this site with tourism related uses centred on a square/civic space.

Town Centre Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KG-2 	Facilitate the preparation of a sustainable Town Centre Renewal Plan with relevant stakeholders and community groups.
KENMD-KG-3	Support and facilitate the Killorglin Town Centre Smart Regeneration Project as set out under the RRDF application which seeks to address the physical enhancement and improvement of the town centre through sustainable urban design measures and improved traffic management in the town.
KENMD-KG-4 	Sustainably plan for and facilitate the continued regeneration and renewal of Killorglin's Town Centre's streets, public realm spaces, including squares, parks, nodes, walkways and greenways in order to revitalise it as a prosperous, vibrant, attractive location in which to live, work, learn and visit.

3.2.3.5.4 Additional Town Regeneration Measures

The *Housing for All* Plan advocates a **Town Centre First** approach which promotes town centre regeneration as a mechanism to encourage more people to live and work in the core of our settlements.

A number of town centre streets have therefore been identified as regeneration areas and contain vacant properties that can be brought back into use as new homes/commercial/social activity.

The renovation and re-use of these properties will significantly improve Killorglin's streetscape along with improvements to adjoining shopfronts. (See Chapter 4 Towns & Villages of the KCDP). A reduction in development contributions shall apply to these sites in accordance with Kerry Development Contributions Scheme 2017.

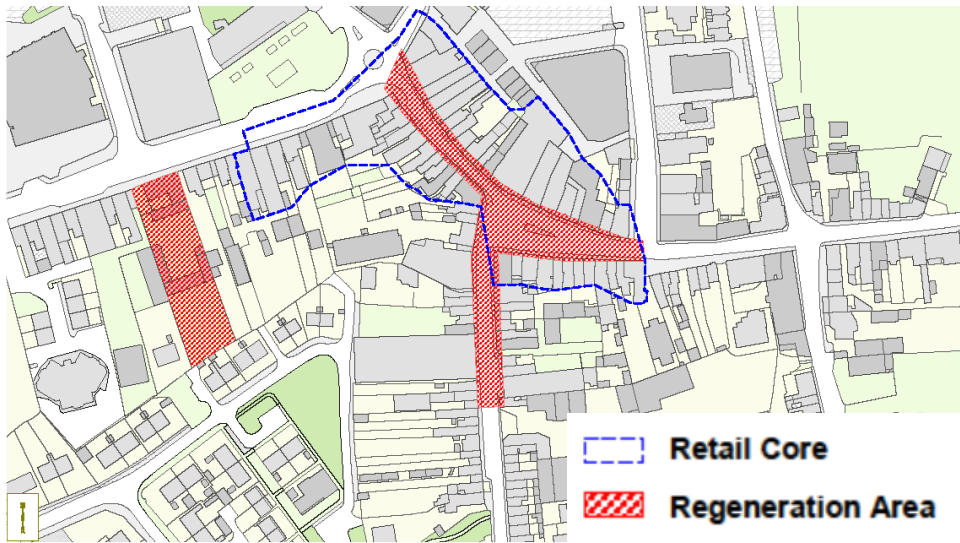


Figure 3.56: Retail Core/Regeneration Area

3.2.3.5.5 Lands off Sunhill Road

A Design Brief has been prepared for a large undeveloped greenfield site within the town. This site is located off Sunhill Road to the East, Iveragh Road to the west and adjoining an existing residential estate to the North. The site would be suitable for residential development, employment use or a mixed-use scheme. This design briefs seek to provide a development framework for the sustainable, phased and integrated development of these residential zoned lands. It establishes the broad development principles for the areal setting out in broad terms the general distribution of land uses, circulation systems and key access points. The Design Brief includes an indicative residential layout

incorporating varying densities, with a higher level of density in the northern part of the site. It includes main circulation routes for both vehicular and pedestrian movement. It also includes increased permeability into existing residential areas and the shared use of open space and other recreational facilities. Existing hedgerows and trees are retained and incorporated into the layout.

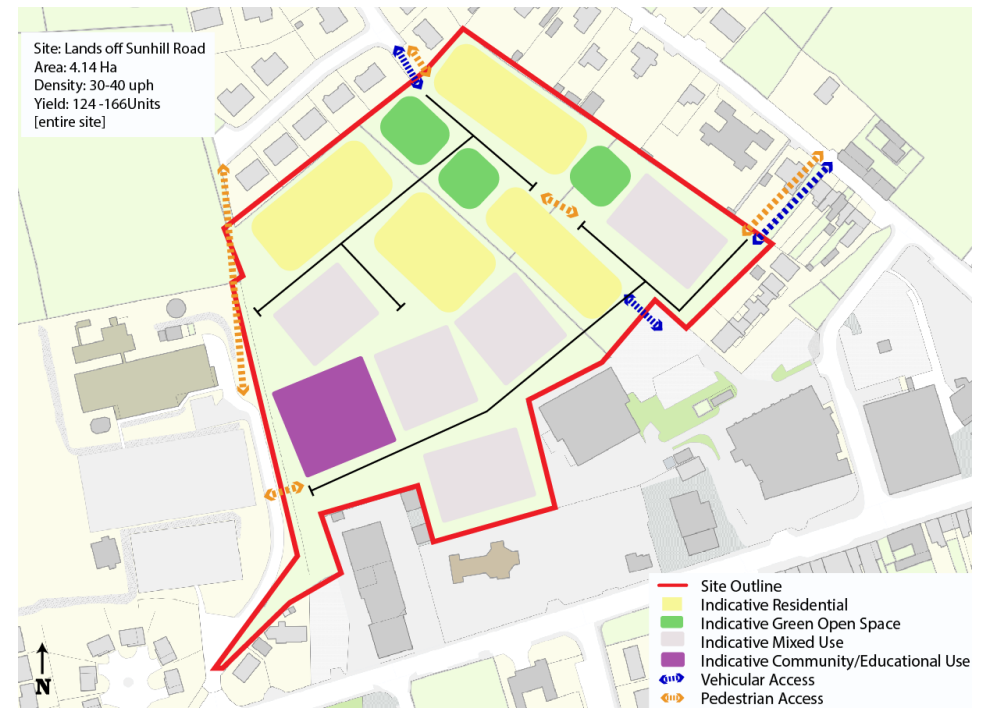


Figure 3.55: Indicative Design Layout

Design Brief Objective	
Objective No.	It is an objective of the Council to:
KENMD-KG-1	Encourage and facilitate appropriate development on site located off Sunhill Road.

3.2.3.6 Sustainable Communities

3.2.3.6.1 Community Facilities

Killorglin has a modern, state of the art, area service centre located at the junction of Sunhill and Iveragh Road. The development accommodates the town library, KCC area office, as well as the tourist information centre. The public space known as Library Place to the front of this structure is a valuable piece of social infrastructure which creates a sense of place in the heart of the town centre. The addition of the landscaping, seating and the pedestrianisation of this square gives a distinctive high-quality centre. The community children's playground is situated to the North of this amenity, accessed via Sunhill Road. The town also benefits from a community centre situated on Mill Road. However, the town lacks facilities such as a cinema, bowling alley, youth cafe and other diverse community services.

3.2.3.7 Heritage

3.2.3.7.1 Built Environment & Heritage

The built heritage of Killorglin, which in a number of instances takes advantage of the topography of the town in its form and layout, is an important and intrinsic element of the town's attractiveness and uniqueness. It is important that any additions to the built environment are of high architectural quality in terms of design and materials.

3.2.3.7.2 Protected Structures

The town centre contains a number of buildings of historical and architectural interest which make a positive contribution to the streetscape and constitute an important element of the areas-built heritage. A number of these buildings are included in the RPS in the KCDP and are shown on Figure 3.57.

Built Environment Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KG-5	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.
KENMD-KG-6	Encourage the preservation and refurbishment of existing traditional shopfronts and name plates in appropriate materials.
KENMD-KG-7	Protect important views to and from landmark buildings, historic buildings and associated prospects to ensure the character of these places is adequately protected.

3.2.3.7.3 Architectural Conservation Area (ACA)

The central core area of the town has been designated an ACA as indicated on Figure 3.57. An ACA is defined as a place, area, group of structures or townscape taking account of building lines and heights that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure. Elements of Killorglin's streetscape display an architectural harmony which is not

only visually attractive but forms an intrinsic part of the urban character of the town. It is an objective of this Plan to protect the architectural character of the town.

Architectural Conservation Area Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KG-8	Prepare an Architectural Conservation Area Management Plan to protect the character of the designated ACA that are of special importance to the architectural, historical, cultural or social character of the town.
KENMD-KG-9	Liaise with key stakeholders to identify measures to implement improvements relating to the special character of the ACA.
KENMD-KG-10	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.

3.2.3.7.4 Archaeological Heritage

There are two recorded monuments within the town boundary and a number of monuments contiguous, which will be protected from inappropriate development. These are indicated on the Figure 3.57.

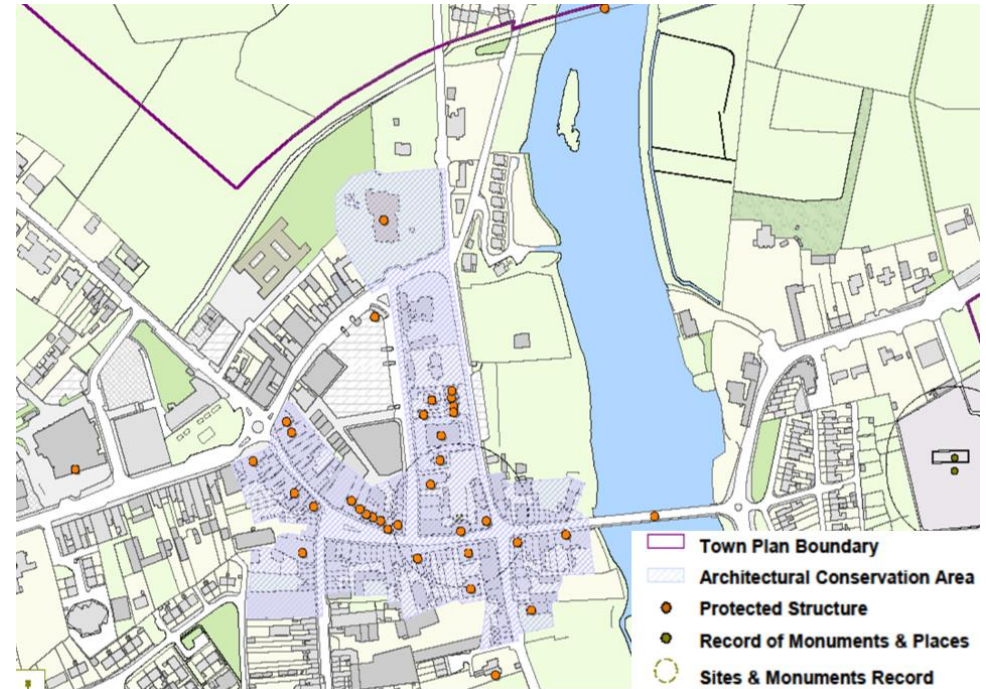


Figure 3.57: Built Heritage (including ACA)

3.2.3.8 Employment and Economic Activity

Killorglin plays a key role within the economy of the wider area, not just its rural hinterland but a key role in the economy of the county. Along with Tralee and Killarney, it forms part of the Kerry Hub and Knowledge Triangle which is recognised in the RSES as driving regional economic growth. The town is within commuting distance of the other main settlements on the Iveragh Peninsula and functions as an employment centre for those areas which are separated by distance from the development corridor of Tralee and Killarney. Killorglin has the most geographically extensive commuter catchment area, relative to the number of jobs in the settlement and its inbound commuters are more likely to be dispersed rather than concentrated in any cluster of locations, as occurs with other employment nodes. Killorglin supports diverse sectors such as: retail, services, industry, manufacturing and small-scale tourism. It is an appealing location for industries, as demonstrated by the existence of key employers.

In 2016, there were 2,038 jobs in Killorglin, which is a resident workers ratio of 2.2, twice the rate of the regional average (RSES 2018). Approximately 30% of jobs in Killorglin are in the 'Information and Communication, Financial' sector reflecting the importance of FEXCO. Large international pharmaceutical manufacturing industries such as Astellas, Promed and Temmler Businesses also play a very important role. Killorglin is an example of where a smaller settlement has a significant role in providing jobs for its surrounding community that are highly skilled in an innovative sector. In terms of age and education, Killorglin has the most vibrant workforce in the county.

The town's flagship international company, FEXCO, has established an existing cluster of business/enterprise uses in the area, leading the way for further such employment. Business and enterprise uses are diverse and comprise a range of activities from office use to knowledge based and communications companies. A good

broadband network, good office facilities and an accessible transport network serve to attract these industries to the town. The high standard of environment in the town has and will continue to support the establishment of such enterprises.

The RDI Hub is located on the outskirts of Killorglin on the Killarney Road. This collaborative development between FEXCO, KCC and MTU is part of the Kerry Hub Network, which comprises of several well-established and quality enterprise hubs, including a mix of public and privately funded enterprise hubs.



Figure 3.58: Killorglin RDI Facility

In order for the town to provide for future employment and economic growth it is imperative that this Plan supports and endorses facilities to retain the diverse range of employment sources within the town ranging from retail, services, industrial/manufacturing and business enterprise as well as promote and tap into the tourism potential the town and surrounding area offers. This will ensure against an over reliance on any particular sector and sustain the long-term viability of the town. Unlike other towns of a similar size in the county, Killorglin has successfully established an industrial/manufacturing sector. This sector has further potential, and

it is necessary to ensure that this sector as a whole continues to grow and attract new industrial employers of the same calibre.

Sufficient lands are zoned to the northeast of the town at Clooncarrig on the N70-Killorglin to Tralee Road to allow for the expansion of the existing industries in this area or to allow new industries develop. Any new industries of a similar type will be encouraged through the planning process to establish and develop adjacent to this existing industrial area where possible and create a "clustering" of similar type businesses. This will ensure the viability of the town as a leader in attracting and maintaining high-skilled industrial enterprise.

Employment and Economic Activity Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KG-11	Actively promote Killorglin as an area for the location of sustainable industry and enterprise.
KENMD-KG-12	Facilitate the development of a farmer's market at an appropriate location.

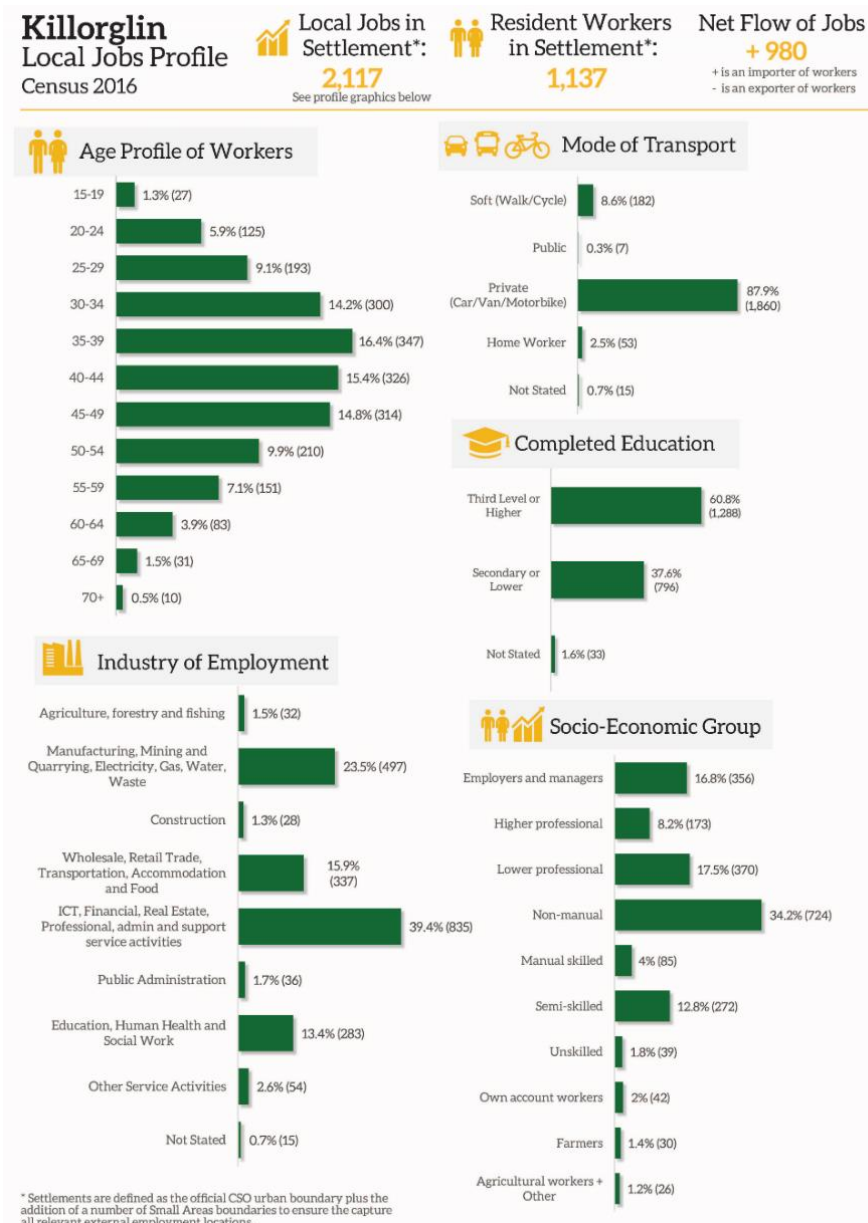


Figure 3.59: Local Jobs Profile, Killorglin

3.2.3.9 Tourism & Outdoor Recreation

3.2.3.9.1 Tourism in Killorglin

Killorglin's proximity to MacGillycuddy Reeks, Carragh Lake, Castlemaine Harbour and a Blue Flag beach at Rossbeigh, coupled with its location on the busy Ring of Kerry tourist route offers significant potential to grow and augment its tourism economy.

Killorglin acts as a "gateway" to the Ring of Kerry tourist area and has the potential to develop as a departure town, catering for certain aspects of tourist needs such as an interpretive centre, pre-trip accommodation etc.

In particular, Killorglin has the potential to develop its own niche tourism market, based on activity, sustainable marine and adventure holidays, and to develop its own ecotourism brand in a sustainable manner. Additionally, the town is an attractive historical town which is home to the renowned Puck Fair festival held annually and has a strong culinary offering with a number of renowned restaurants and cafes. Other aspects of the town such as its proximity to two 18-hole golf courses, angling on the River Laune and the spectacular coastal and mountain scenery on its doorstep, provide several tourism streams. There is the potential to build upon these existing facilities and potential to extend the tourism season.

3.2.3.9.2 Natural Environment & Recreational Amenity

Killorglin has a wide range of recreation amenities. The playground is situated adjacent to Library Place accessed via Sunhill Road. The town benefits from a community hall situated on Mill Road. Killorglin Rowing Club is located beside the Fisheries on the eastern bank of the river and there is a community sports and leisure centre located on Langford Street. Playing pitches associated with the community college are on Langford Street and the soccer club at Farrantoreen are within walking distance of the existing residential developments in the town. The GAA pitch (Laune Rangers) is located on Iveragh Road, with the club having a second pitch located outside the settlement boundary at Banshagh. Cappanalea outdoor pursuit

centre is situated within easy access of the town. Other sporting activities serving the town include Dooks Golf Club and Killorglin Golf Club in Dromin.

In order to sustain and attract permanent residents and create a sustainable community in Killorglin town a high quality of recreational amenity within walking distance of residential developments is essential.

Active open space on the greenfield site, strategically situated between the Langford Downs residential development and the sports and leisure centre, would enhance the overall initiative of a leisure quarter for the town, to allow for extension of the existing sporting facilities. This ideal location would ensure the open space is overlooked and utilized appropriately, therefore reducing its exposure to anti-social behaviour. The designation of these lands will guarantee a joined-up approach between the active open space, the recreational amenities and community facilities within the town boundaries.

On the western bank of the River Laune, next to the junction of the N70 with the N72 there is a statue to King Puck with an area of open space with associated seating next to the river.

3.2.3.9.3 Riverside Town Park

The River Laune and its associated bridge crossing acted as the focal points from which the town of Killorglin developed. Over the lifetime of this Plan the potential exists to further utilise the natural asset of the river so as to provide an attractive natural amenity area and to improve connectivity between the river and the built-up areas of the town. Accordingly, it is the policy of this plan to facilitate the provision of a woodland riparian town park, as a series of joined up green areas along the banks of the River Laune.

This area on the western bank, which is also identified as a proposed wetland park in the Killorglin Town Smart Rural Regeneration Project, contains Alluvial Wet Woodland habitat. This habitat type is internationally rare, is of high ecological value and forms part of the Castlemaine Harbour SAC. Proposals within this area will be required to be supported by environmental assessments and be compatible with the conservation objectives for the SAC.

Careful consideration will be required when identifying hard and soft landscaping materials and when identifying the exact location for walkways so as to safeguard biodiversity interests and to respect the rich natural, cultural and built heritage of the area.

It is proposed to link the two banks together through the existing streetscape – G1, G2, R2 and to provide an extended pedestrian link.

3.2.3.9.4 Walking Routes

There is an existing looped walk starting adjacent to the primary school on Sunhill Road which follows the line of the old railway crossing the River Laune over 'The Metal Bridge'. The walk can also be accessed from Castleconway adjacent to Castle Gardens and from the N70 next to Nagle Memorials. It follows the banks of the Laune northwards before re-joining the N70 at Banshagh to come back to Killorglin along the N70. There is also a proposal to further extend this walk/cycleway onto Tinnahally. Another walk starts at the carpark on Annadale Road and follows the banks of the Laune in a southerly direction. This path requires maintenance and upgrading and there is the potential to expand it further, subject to environmental assessment.

It is envisaged that the proposed town parks will be joined up via a number of existing and new natural walkways along the banks of the River Laune. It is foreseen that these walkways would connect with the town centre by encompassing the old railway line, thus creating

greater permeability between the urban and natural environment. Not all amenity walkways will be required to be finished to the same standard, so as to ensure that the town provides a range of recreational experiences and offerings. Regard should be had to environmental designations and considerations in determining route location and design.

Farrantoreen Lough and woodlands situated approximately 1km southwest of the town centre is another underutilised natural amenity. The lough provides the opportunity for outdoor recreational activities, which to date have not been utilised.

The opportunity may exist to create cycle paths in conjunction with the existing and new walkways along the proposed town park and further afield to establish a sustainable connection between the river and the pier at Ballykissane to the north of the town. Any provisions made along these routes must be conducted in a sympathetic manner so as to safeguard biodiversity interests.




Figure 3.60: View of River Laune





3.2.3.9.4 Dromavally (N72) Tourism Site (C5)

This site is located between the River Laune and the N72. The site is also strategically located in proximity to the town centre and to the Killorglin Bridge. Potentially, the site presents an opportunity to provide for the transitory service needs of recreational vehicles users in a sustainable manner. There are some development constraints associated with the site including the following:

- **Nature Conservation** - This site adjoins a Natura 2000 site and therefore development proposals will be required to demonstrate compatibility with the conservation objectives of the Natura 2000 site and a Natura Impact Statement should be submitted as part of any development proposal. A buffer zone between the Natura 2000 site and a development proposal may be required. As part of the NIS, the potential for wildlife disturbance, trampling of sensitive vegetation and the potential spread of invasive introduced species should be considered. It is noted that stands of Japanese Knotweed are currently located within the site and development proposals for these lands should include proposals for the appropriate removal and long term control of this species.
- **Flood Risk Management** - The site is partly located on the historic floodplain of the River Laune. Development proposals will be required to incorporate sustainable flood risk management designs and practices as recommended in the DoEHLG (2009) publications 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities and Technical Appendices'. As part of this proposals should not reduce the overall flood water storage capacity in the area and sustainable urban drainage systems (SUDS) should be incorporated.

- **Water Quality** - Development proposals should include detailed proposals for dealing with surface water runoff from the site so as to ensure that water quality of the River Laune is not adversely affected. As part of this hydrocarbon filters and sediment traps should be incorporated, where appropriate.

Tourism & Outdoor Recreation Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KG-13	Promote Killorglin as a year-round tourist destination.
KENMD-KG-14	Promote Killorglin as a service centre for visitors & tourists to the Iveragh Peninsula/Ring of Kerry.
KENMD-KG-15	Facilitate the sustainable extension and diversification of tourist facilities throughout the town, including improved signage where appropriate.
KENMD-KG-16	Encourage the sustainable improvement of existing recreational facilities and the development of new recreational facilities at appropriate locations which would focus on particular strengths of Killorglin & its surrounding environment, e.g. water activity, sailing, canoeing, sea angling/fishing etc & as a base for walking/cycling and other similar activities.
KENMD-KG-17 	Facilitate and support the sustainable development of the South Kerry Greenway along the old Renard/Cahersiveen - Glenbeigh railway line as a recreational greenway.
KENMD-KG-18	Facilitate the development of a hotel in the town at an appropriate location.

KENMD-KG-19 	Support the sustainable development of a blueway on the River Laune, subject to inclusion in National Strategy and subject to environmental assessments.
KENMD-KG-20	Promote Killorglin as the gateway to the Macgillycuddy Reeks.
KENMD-KG-21	Support and facilitate further investment in sustainable future fisheries development, where appropriate in the Killorglin area.
KENMD-KG-22	Seek the provision of recreational, social and cultural facilities required to meet the needs of the town and safeguard existing recreational, social & cultural facilities for public benefit.
KENMD-KG-23 	Establish a sustainable network of interlinked green areas/parks with interlinking cycle/walkways in the town at appropriate locations.
KENMD-KG-24 	Facilitate the sustainable development of the banks of the River Laune to create a number of linear parks using where appropriate soft landscaping, natural materials, sensitive lighting and furniture and information points while safeguarding biodiversity interests, subject to environmental assessments.
KENMD-KG-25 	Ensure the River Laune, Lough Farrantoreen and associated woodland walkways are sensitively treated as valuable amenities to the town and provide an integrated approach between the natural and the built environment.


3.2.3.10 Water and Wastewater Management

The town of Killorglin is served by the Mid-Kerry Water Supply Scheme and by a public foul sewer. The sewerage treatment plant at Ballykissane has a design capacity of 5000 PE. The capacity of the system is sufficient at the present time and there are no proposals to upgrade the existing system during the lifetime of this Plan. The development of package individual treatment systems serving individual developments will not be considered in the town.

3.2.3.11 Flood Risk Management

Surface water discharge from new developments will be designed in accordance with the principles of attenuation and controlled discharge (with the application of SuDS), and/or any storm water policy document that may be produced by the Council and in accordance with the KCDP. As part of this, where feasible nature-based solutions shall be utilised.

No lands have been zoned that are at risk of flooding. Further details are contained in the SFRA associated with this Plan and Section 2.9.2 Land Use & Flood Risk Management.

Flood Risk Management Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KG-26 	Ensure that large scale or flood sensitive developments will not normally be permitted within the flood plain of the Laune River and Lough Farrantoreen. Any applications for developments in proximity to the river/lough shall be accompanied by a flood impact assessment indicating any flood mitigation measures proposed.

3.2.3.12 Connectivity

Killorglin is located at the junction of the N70 Ring of Kerry route and the N72 Killarney to Killorglin Road, both of which are National Secondary Roads. The intersection of the two routes immediately to the east of Laune Bridge, which is the only river crossing means that all traffic entering the town from the east traverses the bridge. At present there are two routes through the town: the most direct being west along Lower Bridge Street, Main Street and Upper Bridge Street or alternatively north along New Line Road and west along Mill Road on to Iveragh Road. This is also the main route for heavy goods vehicles. The levels of traffic passing through the town results in congestion, particularly during the summer season. It is an objective of the KCDP [KCDP 14-25] to facilitate the development of a By-Pass around the town, therefore a proposed western inner relief road is being considered and route options are currently being examined. Figure 3.62 outlines the area within which development constraints may apply pending completion of the route selection process.

Killorglin is connected by public transport (bus) with both Tralee and Killarney. Bus Eireann operates a bus service on the Ring of Kerry route during July and August which has a stop point in Killorglin.

3.2.3.12.1 Parking

Apart from on street parking, the main surface carpark is located at the Fairfield. There are three smaller parking areas, along the east side of New Line Road, behind the old mill on Annadale Road and a carpark at the bottom of Sunhill Road adjacent to the primary school. An underground carpark is located at the Civic Offices/Library/Aldi complex on Iveragh Road. There are also a number of private car parks attached to various businesses. KCC has obtained planning permission to increase the size of the Annadale Road car park by extending it southwards. Six coach parking spaces are also proposed as part of this development, in addition to an amenity area with picnic tables.

3.2.3.12.2 Pedestrian and Cyclist Movement

The urban structure of the town core area including Iveragh Park provides a permeable network of streets and lanes. This permeability however does not extend to the newer estates to the south and northwest of the central core area resulting in an inadequate pedestrian network outside the town centre area. With the development of infill/brownfield sites in the town centre an opportunity exists to improve permeability between the existing street networks.



Figure 3.61: View from existing River Laune Amenity Walkway

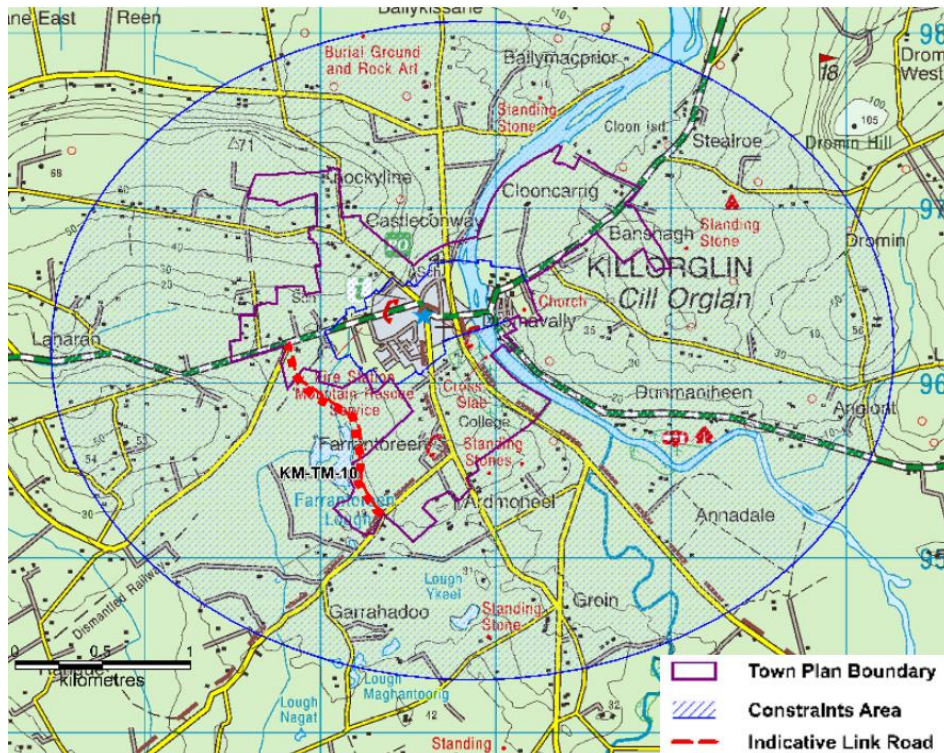







Figure 3.62: Inner Relief (Link) Road & By-pass Constraints

Transport and Movement Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KG-27	Facilitate the sustainable development of the Killorglin by-pass and inner-relief (link) road, subject to environmental assessments.
KENMD-KG-28	Undertake a traffic management study for Killorglin to ascertain the optimum traffic management solutions including the potential

	for a relief road and by-pass in the context of the future development of the town.
KENMD-KG-29	Reserve lands for the future (long term) construction of an inner-relief (link) road, as indicated on the zoning map and to prohibit any development along the proposed route that would be detrimental to its construction.
KENMD-KG-30 	Protect access points to facilitate orderly in-fill / backland development.
KENMD-KG-31 	Promote a more pedestrian/cyclist friendly environment through the provision of traffic calming measures and improved pedestrian and cyclist infrastructure.
KENMD-KG-32 	Promote the sustainable development of Greenways in and around Killorglin where appropriate.
KENMD-KG-33	Support the sustainable development of tour bus parking in the town, at appropriate locations.
KENMD-KG-34	Extend the Annadale Road car park.
KENMD-KG-35 	Facilitate the sustainable development of a cycleway/walkway on the N72 to the RDI Hub.
KENMD-KG-36 	Facilitate the sustainable provision of footpaths up Sunhill to Knocklyne Valley.

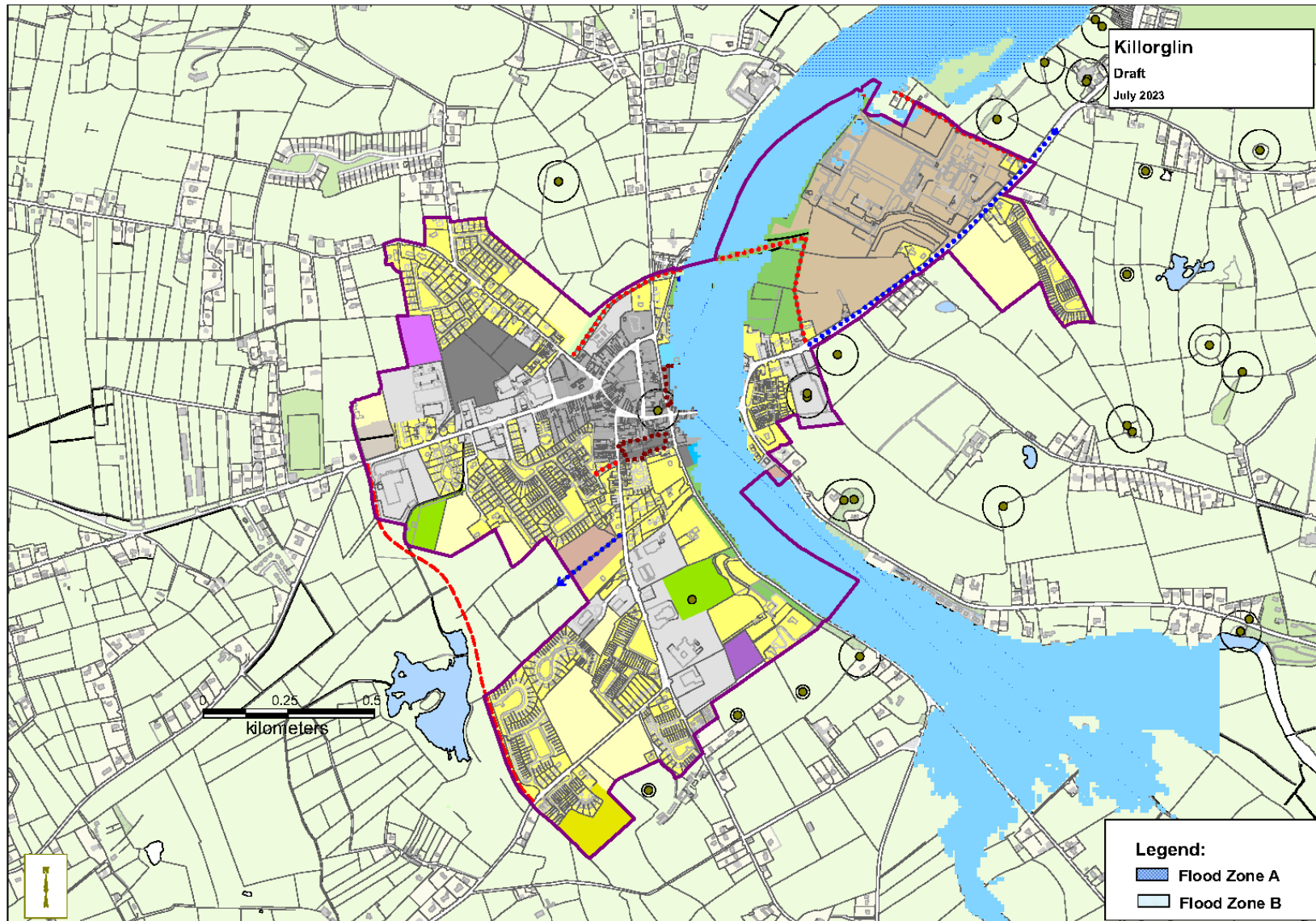


Figure 3.63: Flood Risk Zones within Killorglin

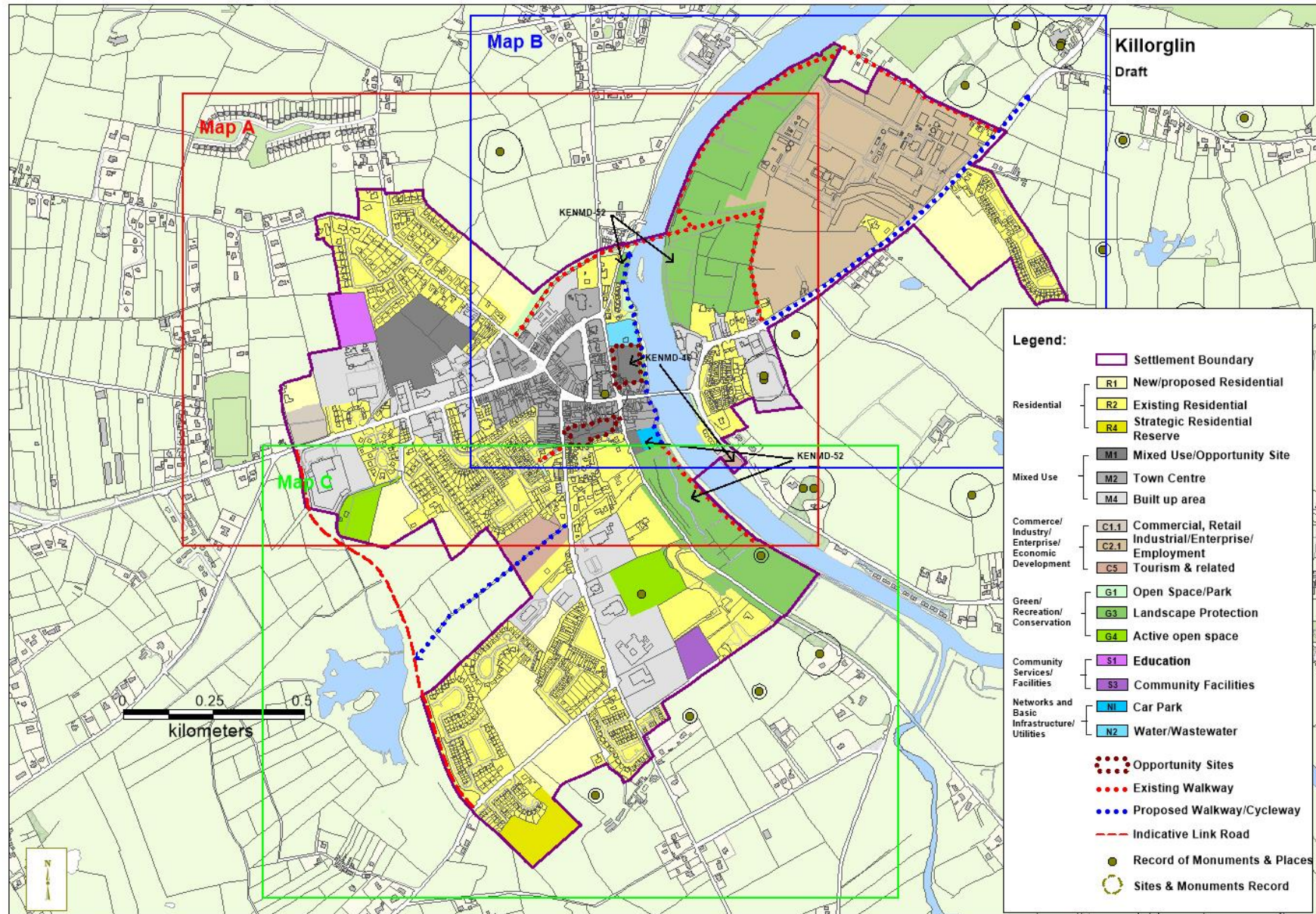


Figure 3.64: Killorglin Land Use Zoning Map

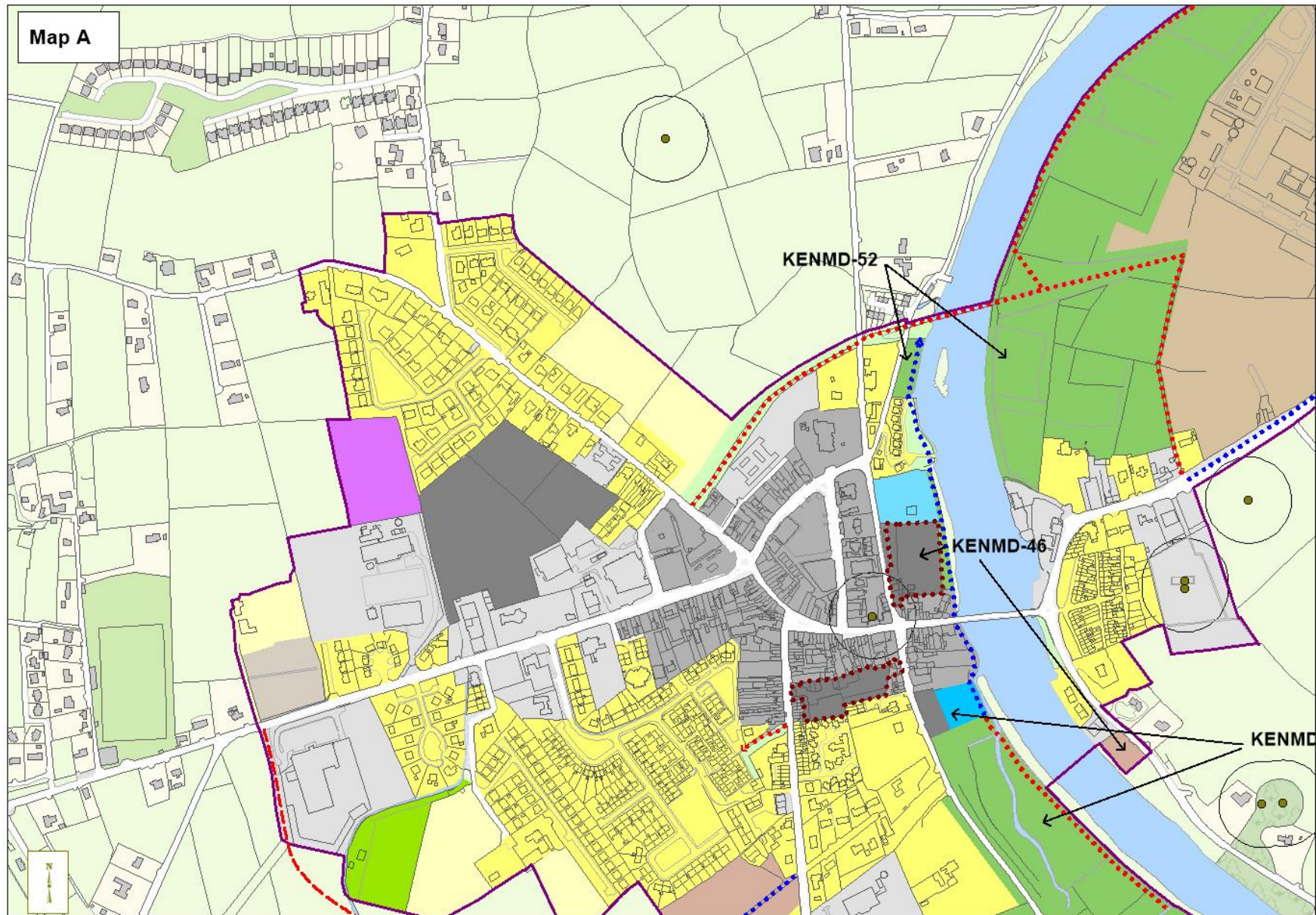


Figure 3.65: Killorglin Land Use Zoning Map A

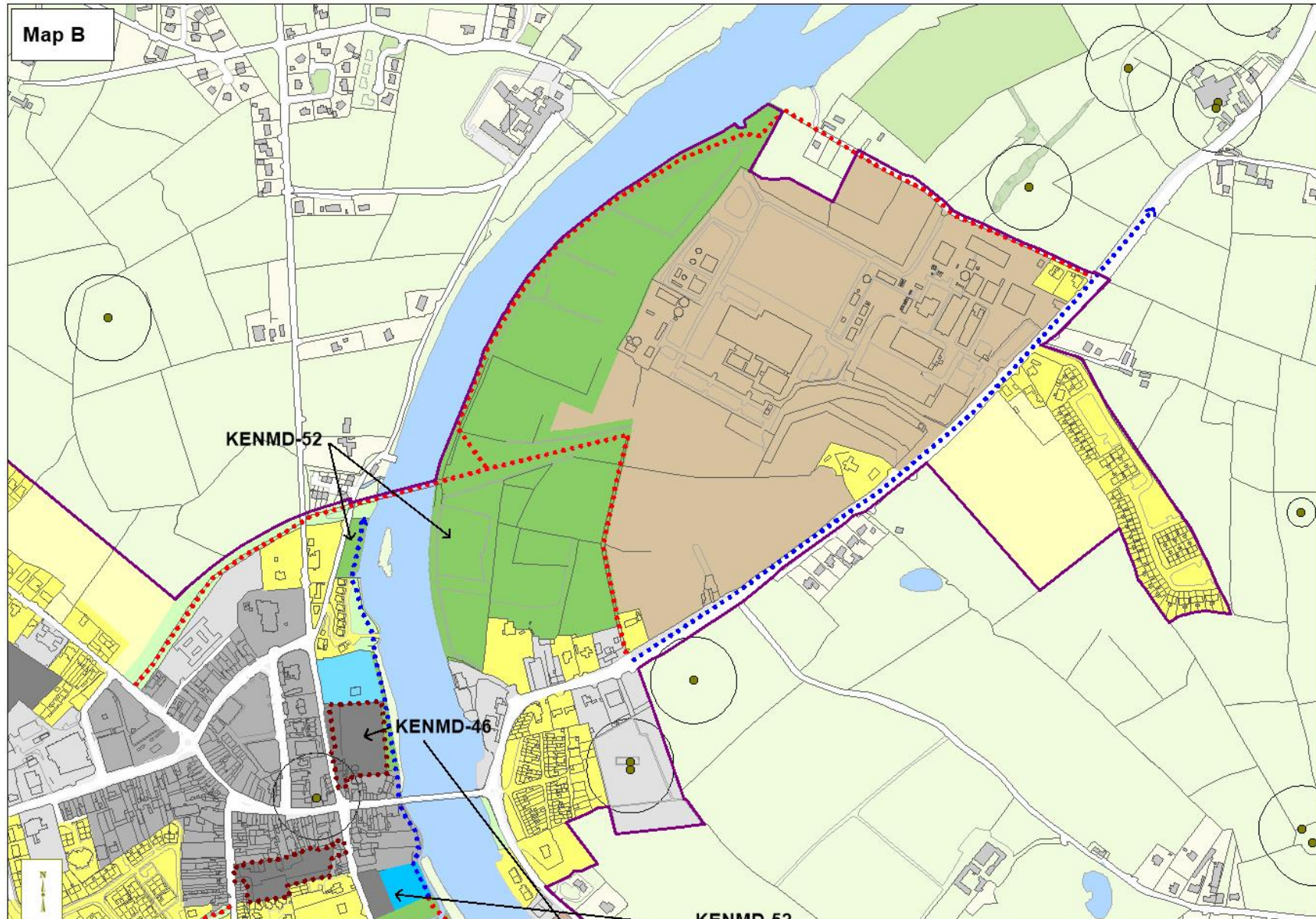


Figure 3.66: Killorglin Land Use Zoning Map B

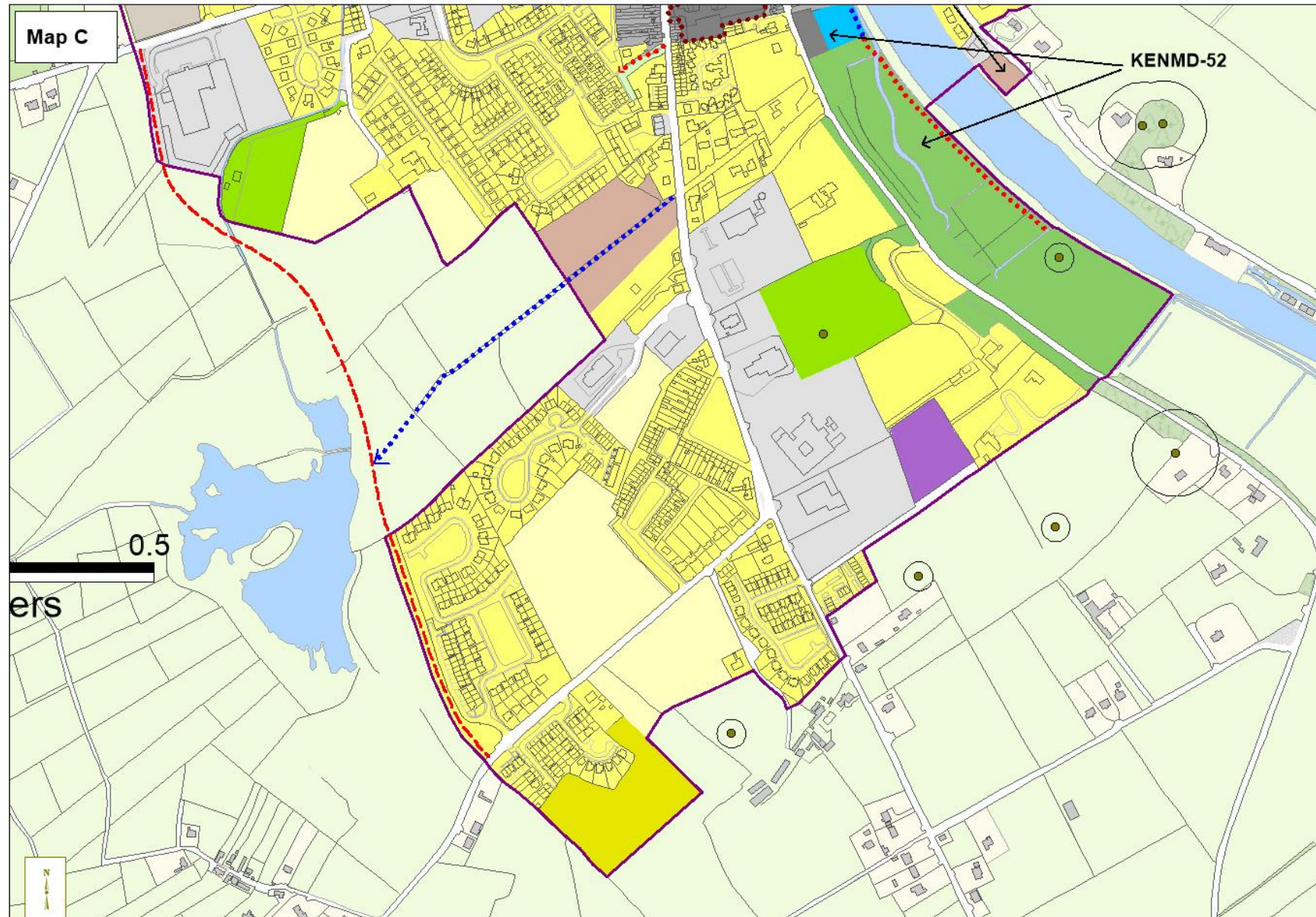


Figure 3.67: Killorglin Land Use Zoning Map C

3.3 District Towns: Sneem & Waterville

3.3.1 Sneem

3.3.1.1 Context

The picturesque town of Sneem (An tSnaidhm – The Knot) is located on the N70 on the Iveragh Peninsula, the Ring of Kerry and WAW tourist routes. Sneem is located approximately 25km to the west of Kenmare and 30km to the east of Waterville. The R568 to the northeast connects the town with Molls Gap and the N71 to Killarney which is 45km away. Sneem has the benefit of being a nucleus of a community with numerous core facilities and amenities. It has a well-defined visual identity and the objective for future development is to respect this character.

The Sneem River flows through the town which forms part of the designated Kenmare River SAC. The town is attractively located against a backdrop of mountains and is also a popular stop on the Kerry Way long distance walking route.

The town's setting and streetscape is the focus of its attractiveness as an international visitor destination and popular stop on the Ring of Kerry and WAW driving routes.

3.3.1.2 Vision and Strategy

The long-term vision for Sneem is to sustainably develop the town as a place to live, work and visit. It is acknowledged that there is strong built heritage within the town and that it acts as a tourist destination within South Kerry. Given that it has an existing residential community and adequate services and infrastructure in place it is envisaged that Sneem will accommodate new residential development within the development boundary. This coupled with investment in public realm improvements, leisure and amenity areas will strengthen the town's sense of place and identity.

Some physical constraints exist, which clearly influence the direction of growth of the town including the Sneem River and existing flood risks. These are also the natural features that have contributed to its success.

3.3.1.3 Planning Considerations and Proposals

Sneem will be the primary focus for development for the surrounding rural area. This Plan facilitates an increase in the population appropriate to its status as a District Town. The consolidation of the settlement, retention and improvement of local services & facilities to serve the town and surrounding rural area is encouraged. Unused buildings and sites in the town provide opportunities for appropriate development which would assist in the further enhancement of the streetscape. The importance of the tourism market to the town is recognised however further development in the quality and range of the tourism product is vital to securing the long-term economy of the town and the wider region. The natural and built heritage of Sneem and the surrounding area must be safeguarded.



Figure 3.68: View of Centre of Sneem

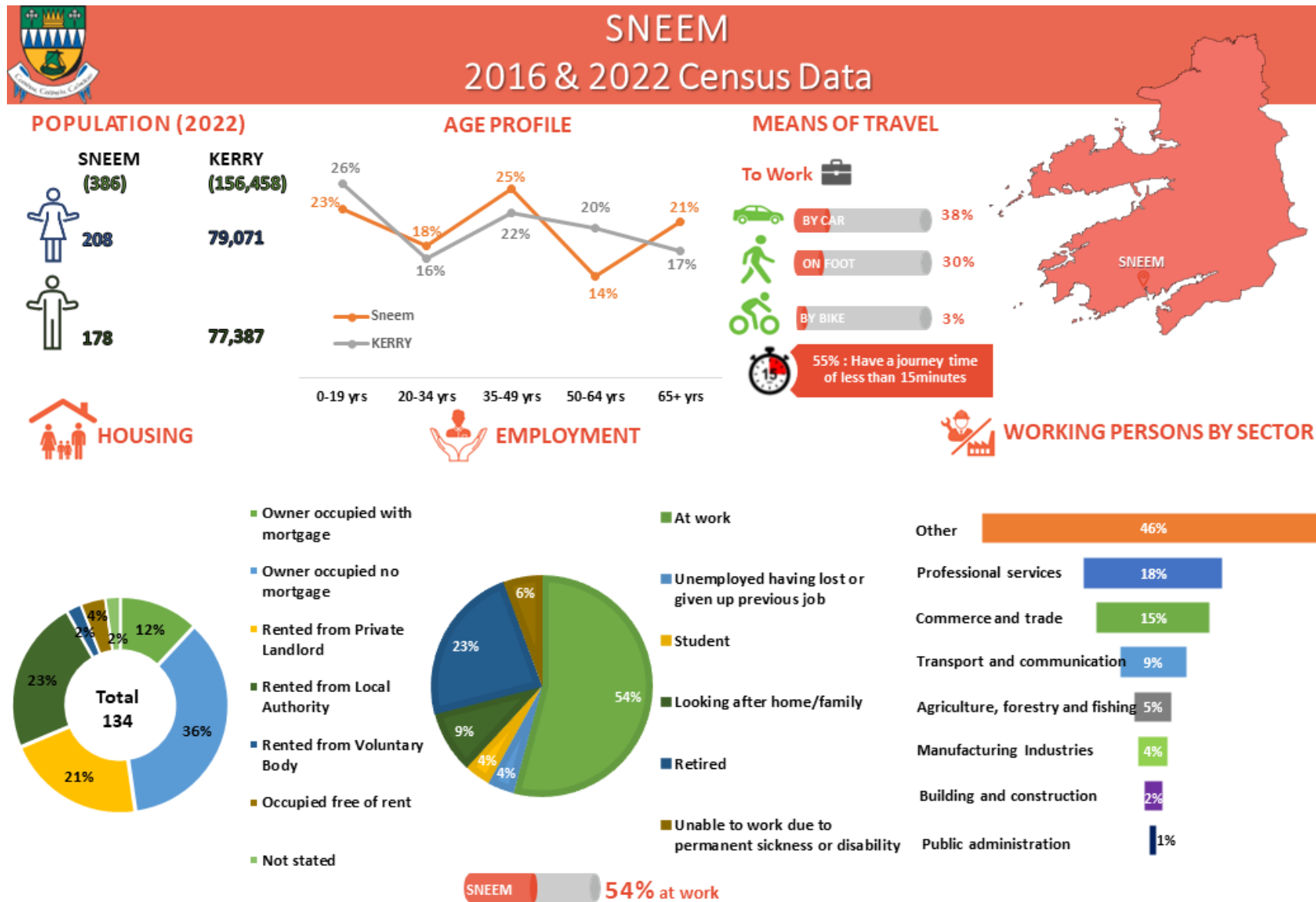


Figure 3.69: Sneem MD – Key Statistics (Census 2016 & 2022)

3.3.1.4 Population and Sustainable Land-Use Development

The population of Sneem increased by 12% between the 2011 and 2016, an increase from 258 to 288. Census 2022 recorded a population of 386 for the town. The population growth in 2016 mirrors the population recorded for the year 2002 (285). In the intervening years, the population had decreased by nearly 10% from 285 to 258 in the period between 2002 to 2011.

CSO figures show that up to 30% of the make-up of the population is non-national compared to 11.6% figure nationally and a figure of 10.7% for Kerry. Geo-directory figures for the period 2012-2022 illustrate a small growth in housing stock at 9 units. There has been some return to activity in terms of permission being sought for residential development within the town.

Census year	2006	2011	2016	2022
Sneem	279	258	288	386

Table 3.8: Population Change 2006-2022


3.3.1.4.1 Residential Development

Sneem is designated as a growth town under the Core Strategy of the KCDP, with a housing target of 21 units.

It is noted that the residential development known as Ard an Óir comprising 42 residential units, on the Kenmare Road, is now completed. It is very positive to see the completion of this development which had remained unfinished for years. In addition, 6 semi-detached houses have also been completed at the Páirc Ardshellhane development in recent years. Lands have been zoned to accommodate future residential development and population growth.

Opportunities exist with gap sites, brownfield and backland sites that are available for development in the settlement. These lands

are zoned M2 (Town Centre) or M4 (Built Up Area) and can facilitate additional residential development if necessary.

Overall Development Objectives	
Objective No.	It is an objective of the Council to:
KENMD-SM-1 	Ensure that new development reinforces the primacy of the town centre and contributes to the vibrancy and vitality of Sneem through the re-use and regeneration of key town centre sites and vacant properties.
KENMD-SM-2	Support the development of a community centre at an appropriate location in Sneem.
KENMD-SM-3	Seek to underground overhead wires where appropriate to improve the visual amenity of the streetscape.

It is also noted that a significant number of residential properties remain vacant in the town. CSO figures confirm that over 20% of properties are vacant within the settlement. In addition, there are several derelict properties also noted in the settlement. This Plan strongly supports the re-use and re-development where appropriate of vacant and derelict properties in Sneem. Notwithstanding the number of vacant and unfinished properties in Sneem it would appear that there is a shortage of housing available to rent for people wishing to reside there on a long-term basis.

Residential Development Objective	
Objective No.	It is an objective of the Council to:
KENMD-SM-4	Work with the relevant authorities and interest groups to resolve the issue of unfinished residential developments within Sneem.

3.3.1.5 Sustainable Communities

3.3.1.5.1 Community Facilities

The town is well served by community facilities including a national school, a community crèche, and a playground. A day centre and sheltered housing for older people are located within the settlement, together with a Garda station and fire station. Sneem is served by a mobile library and a resource centre, however a permanent location is being sought for a community hall/centre to serve the very active community groups. Under the Community Centres Investments Fund, the Sneem Community & Sports Centre received funding. There are also plans to develop a storytelling house, which would add to the diverse tourism product in the area. The compact form of the town promotes opportunities for walking and cycling. There are also opportunities to further improve links between different parts of the town through implementation of traffic calming measures at key locations and provision of improved pedestrian and cycling infrastructure.

3.3.1.6 Heritage

3.3.1.6.1 Built Environment and Heritage

Sneem has retained a compact urban form which has developed around the squares and natural features of the area. The town is focused on two squares, North Square and South Square, which are noted on the 1841 survey of the town. The Squares are separated by the River Sneem and a narrow stone bridge from which there are

attractive views of the River. Both squares are in fact triangular in form and are based around two fair greens which are very well maintained and contain a number of public art pieces and statues to local characters. The streetscapes which form both squares are attractive and highly coloured giving the town a distinct character.

The development strategy of the Plan is designed to reinforce the town's heritage status and its role as a prime tourist destination within the region. The Plan reaffirms the critical role of the town centre and implements positive measures for its continued vibrancy, using its attractive built form as a positive factor while acknowledging the strong level of protection for buildings and structures necessary to maintain its character. There are a number of brownfield town centre sites available for redevelopment.

3.3.1.6.2 Architectural Conservation Areas (ACA)

The historic and architectural significance of Sneem's streetscape together with its impressive stock are currently protected by a large ACA which is focused on the two squares and essentially includes all the settlement's core area with the exclusion of the north-western side of the North Square and the northern side of the South Square. The ACA designation includes a number of protected structures. There are no recorded archaeological monuments within the Plan area.

3.3.1.7 Economic Development

Sneem's local economy is largely tourism based. The town has an international tourism reputation built around its streetscape and surrounding natural environment of mountains and sea and associated recreation and scenic characteristics.

The town centre is the principal location for local retail, limited specialised shopping, services and leisure, such as restaurants and cafes. The tourist industry through the presence of quality hotels (outside the development boundary) and guest accommodation

and accompanying services such as dining are significant employers in the area.

Sneem Digital Hub is located just outside the town boundary on the Killarney Road to the north-east of the town. It aims to attract people to Sneem as a place to reside through the provision of hub working facilities. The facility will support rural social enterprises and the wider community by providing flexible, affordable hot-desks, co-working, conference and training facilities for residents, visitors and entrepreneurs for a minimal fee. The need for this hub and other similar digital and multi-service centre hubs in Kerry is in recognition of the fact that entrepreneurs are the backbone of rural economies. The Council will continue to support and encourage such entrepreneurship and business investment.

In this Plan other established development/employment areas are zoned M4 (Built Up Area), or M2 (Town Centre). Future development will need to respect the historic town centre and the town's sensitive scenic and coastal setting.

3.3.1.8 Tourism & Outdoor Recreation

3.3.1.8.1 Tourism in Sneem

Sneem's historic and attractive streetscape and surrounding natural offer forms the foundations of the town's tourism market. It is a very popular stop on the Ring of Kerry driving route. The Kerry Way long distance walking trail passes through Sneem, bringing walkers into the settlement, many of whom stay overnight and enjoy the amenities on offer. The international storytelling and folklore festival is held annually in November and affords an opportunity to extend the tourist season. Sneem contains some very attractive amenity spaces within the town itself, however knowledge of this amenity space is not readily apparent to visitors.

The town is well served by two high-quality hotels, (both outside the LAP development boundary) some holiday homes, bed and

breakfasts, in addition to a motorhome campsite. The LAP supports the further expansion of a variety of overnight guest accommodation where they contribute positively to the historic environment and respect the sensitive environment in which they are located. Future development of holiday accommodation should focus on short-term lettings, rather than second homes because of the greater contribution to the local economy. The aim of this plan is to further enhance the existing tourism product to ensure that it develops in a sustainable manner and benefits not only the visitor but also the local population.

The area's surrounding landscape and scenery should be viewed as a key economic asset and as such it is vital that the quality of this asset is protected. The town's attractive setting and streetscape provides it with the opportunity to market Sneem as a destination itself rather than just a stop on the Ring of Kerry. To ensure Sneem continues to optimise its tourism market, investment, and action in a number of key areas/infrastructures is required. Consecutive LAPs have identified the need for improved bus parking and car parking facilities to serve the increasing numbers of visitors attracted to the town.

Unregulated parking, particularly of buses, is having a negative impact on the town's environment and consequently an impact on Sneem's potential as a tourist destination.

Further analysis is required to ascertain traffic management options for the town. It is therefore an objective of the LAP to undertake a traffic management study for Sneem to ascertain the optimum traffic management solutions for bus, car and pedestrian/cyclist traffic in the context of the future development of the town [See Transport & Movement Objectives].

3.3.1.8.2 Natural Environment & Recreational Amenity

Sneem's setting overlooking Sneem River with mountain ranges to its backdrop are its prime natural assets. The Sneem River, which is part of the Kenmare River SAC flows through the town, which adds immensely to the character of the town. Some lands surrounding the plan area have been designated as *visually sensitive* in the KCDP, which recognises areas of outstanding landscapes in the county.

Sneem is set in a high-quality natural environment which is reflected in the amount of public open space that has been developed in the town over the years. The community recognises the importance of their environment which is evident from the high quality to which the settlement and amenity areas are presented.

As the town is on an important tourist route, it is vital that attractive views of the river from the bridge are maintained and that areas adjacent to the river are kept free from inappropriate development. The town centre is served by two formal central green spaces – the greens which are enclosed by the north and south squares. These greens provide a pleasant opportunity to sit, relax and picnic, however they are frequently obscured by the presence of large buses which block their view or the view from these green spaces.

Multiple attractive green recreational spaces are found along Quay Road and along the riverbank including the Garden of the Senses complete with community allotments and polytunnel and The Way the Fairies Went Park. Dedicated walking paths are found through these green areas creating a very pleasant environment for recreational activities. Barbeque and picnic areas are available for public use on Quay Road, together with free parking facilities. A tennis court is located on the western side of the river and a playground at Seaview. In addition, several walking routes are found around the settlement on local roads while there is scope to develop additional paths within the settlement to connect different

areas around Sneem. Additional signage is needed at appropriate locations to highlight the extensive green spaces that are available within a short walking distance of the hustle and bustle of the squares, together with associated free off-road car parking.

GAA grounds are found on the Sports field Road with an associated walking track that is well used. The development of a footpath with associated (bat friendly) lighting would be a great addition at this location. Sneem rowing club has a long-established active presence in the town.

Within the Plan area some lands have been identified as green spaces requiring conservation and protection in recognition of their contribution to the environment of Sneem.



Figure 3.70: View of Main Street, Sneem

Tourism Objectives	
Objective No.	It is an objective of the Council to:
KENMD-SM-5	Promote Sneem as a destination with unique history and architectural heritage.
KENMD-SM-6	Facilitate the sustainable extension and diversification of tourist facilities within the town boundary and the surrounding hinterland including improved signage and access to recreation/amenity areas.
KENMD-SM-7	Support the provision of a Storytelling House, at an appropriate location.

3.3.1.9 Water & Wastewater Management

Sneem is well served by a modern waste water treatment plant with adequate spare capacity with a population equivalent of 2,500. The town is served by public water and there is a sufficient supply, but may need additional treatment.

3.3.1.10 Flood Risk Management

The majority of the town of Sneem is not usually at risk of flooding. There may be some seasonal tidal/coastal flooding along the waterfront. These areas are not zoned for highly vulnerable development. Proposed development shall also have regard to Section 2.9.2 of this Plan - Flood Risk Assessment & Management and the accompanying SFRA.

3.3.1.11 Transport & Movement

Sneem is located on the National Secondary Route N70 and is one of the principal towns on the Ring of Kerry route. Sneem's tourism function attracts large numbers of visitors on a seasonal basis and

this can increase overall volumes significantly during peak summer months. The traffic volumes combined with the town's physical configuration can make access and movement to and through the town challenging at times.

Addressing traffic congestion is a key issue to retain the town's competitive advantage as a tourist destination and as an attractive location for business and as a place to live. An overall Traffic Management Plan is required to look at measures to provide dedicated parking provision (on and off street) for buses and overall improved parking management. A Traffic Management Plan will create greater permeability, connectivity and access between the amenity areas and the town centre and will enhance the overall image of Sneem and complement its urban form. The implementation of a Traffic Management Plan together with targeted public realm upgrades will help improve the conditions for the flow of cars but particularly for buses within the town and will deliver a safer pedestrian/cyclist environment. Improvements are needed at the junction of North Square with Seaview and the junction of South Square with Quay Road. Visibility for motorists trying to negotiate this junction is often obstructed due to parked vehicles. In addition, pedestrians are forced onto the road and onto on-coming traffic to try to negotiate a route around such vehicles.


Transport & Movement Objectives	
Objective No.	It is an objective of the Council to:
KENMD-SM-8	Carry out a Traffic Management Plan for the town to ascertain the optimum traffic management solutions to address the needs of residents, visitors and tour operators in Sneem.
KENMD-SM-9 	Promote a more pedestrian and cyclist friendly environment through the provision of traffic calming measures and improved pedestrian and cyclist infrastructure (including a footpath up to the GAA pitch), subject to environmental assessments.
KENMD-SM-10	Support the development of dedicated tour bus parking in the town, at an appropriate location.



Figure 3.71: View of Dwellings, Sneem

Sneem has low levels of walking/cycling (12.2%, CSO) as a means to travel to work and the Plan seeks to build on the opportunities to increase the level of green modes for school/local shopping trips. A greater emphasis is placed on developing infill and brownfield sites in this Plan which should improve the opportunity to increase green modes of travel. This can help contribute to easing congestion at peak times and promote a healthier lifestyle for the population. Public transport to and from the town is very limited and provided by Bus Éireann, connecting with Killarney once a week on Fridays. Local Link Kerry provides a weekly bus service linking Sneem to Kenmare and Killarney once a week. An additional bus circles the Ring of Kerry tourist route daily during the summer months only. Currently bus set down and pick up arrangements take place at the Square.

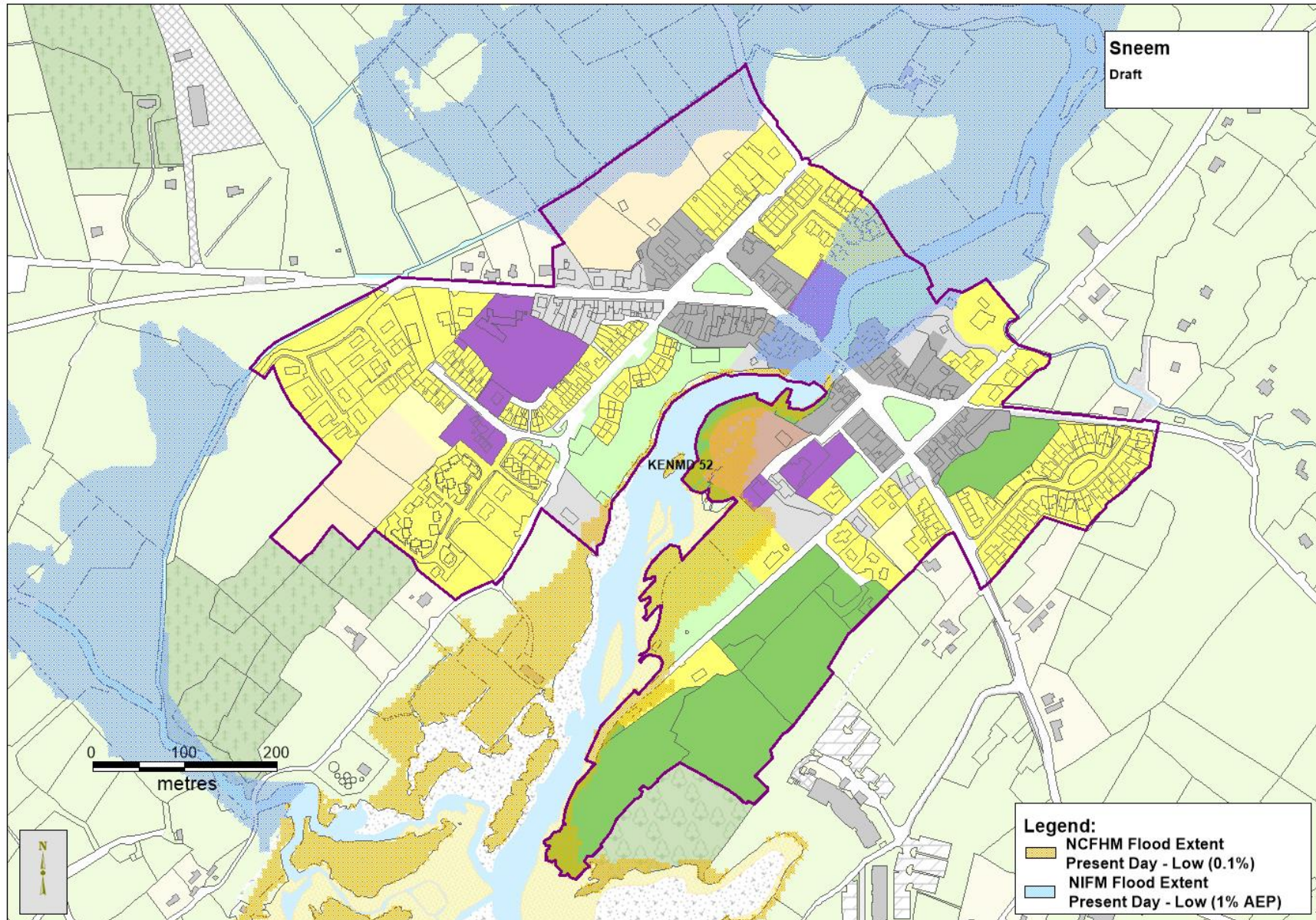


Figure 3.72: Flood Risk Areas

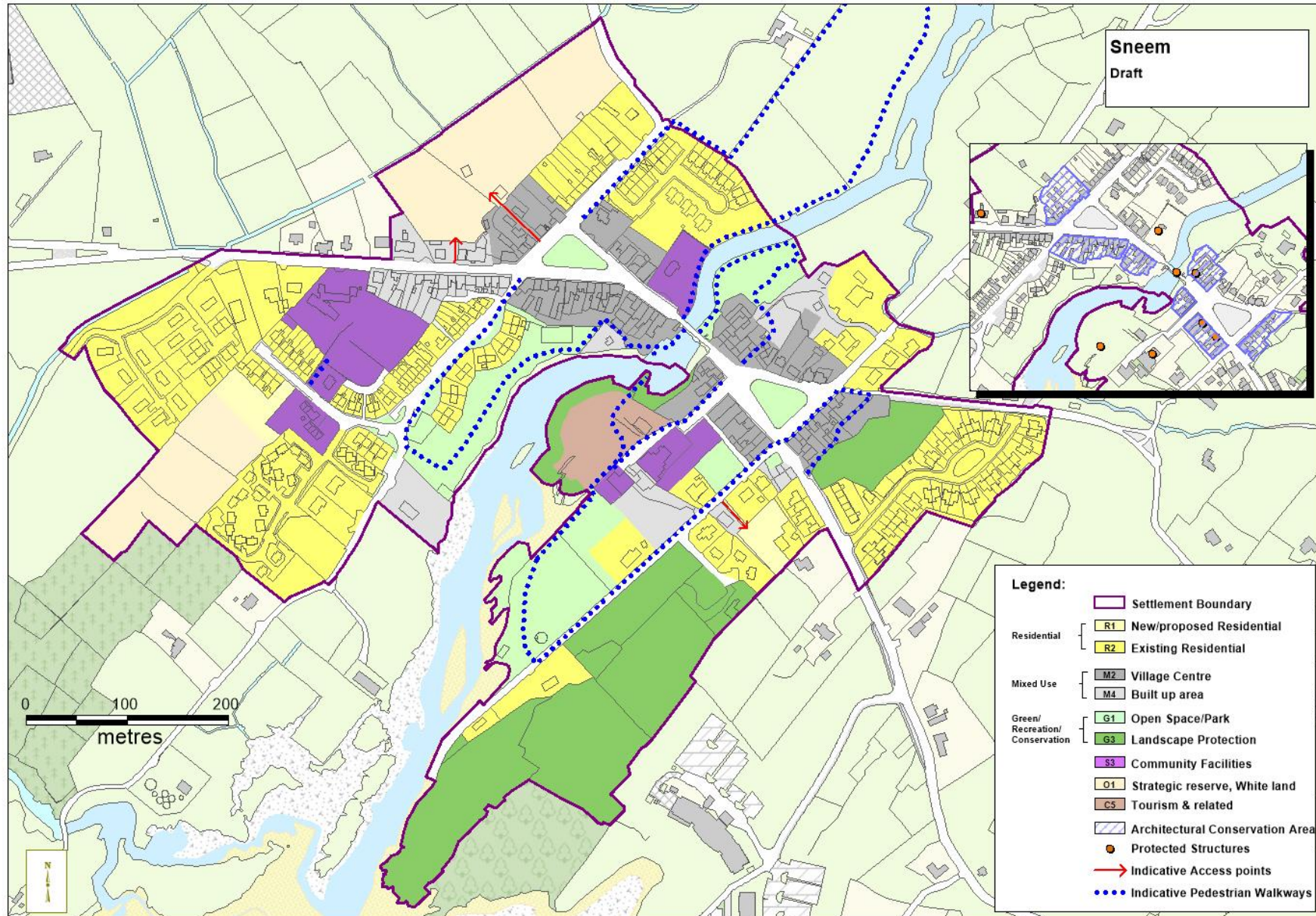


Figure 3.73: Sneem Land Use Zoning Map

3.3.2 Waterville

3.3.2.1 Context

The seaside town of Waterville (An Coireán) is situated on the WAW 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 KCDP. 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 hillwalking and water sport activities. Waterville is characterised by a long seafront 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.



Figures 3.74 & 3.75: Aerial Views of Waterville

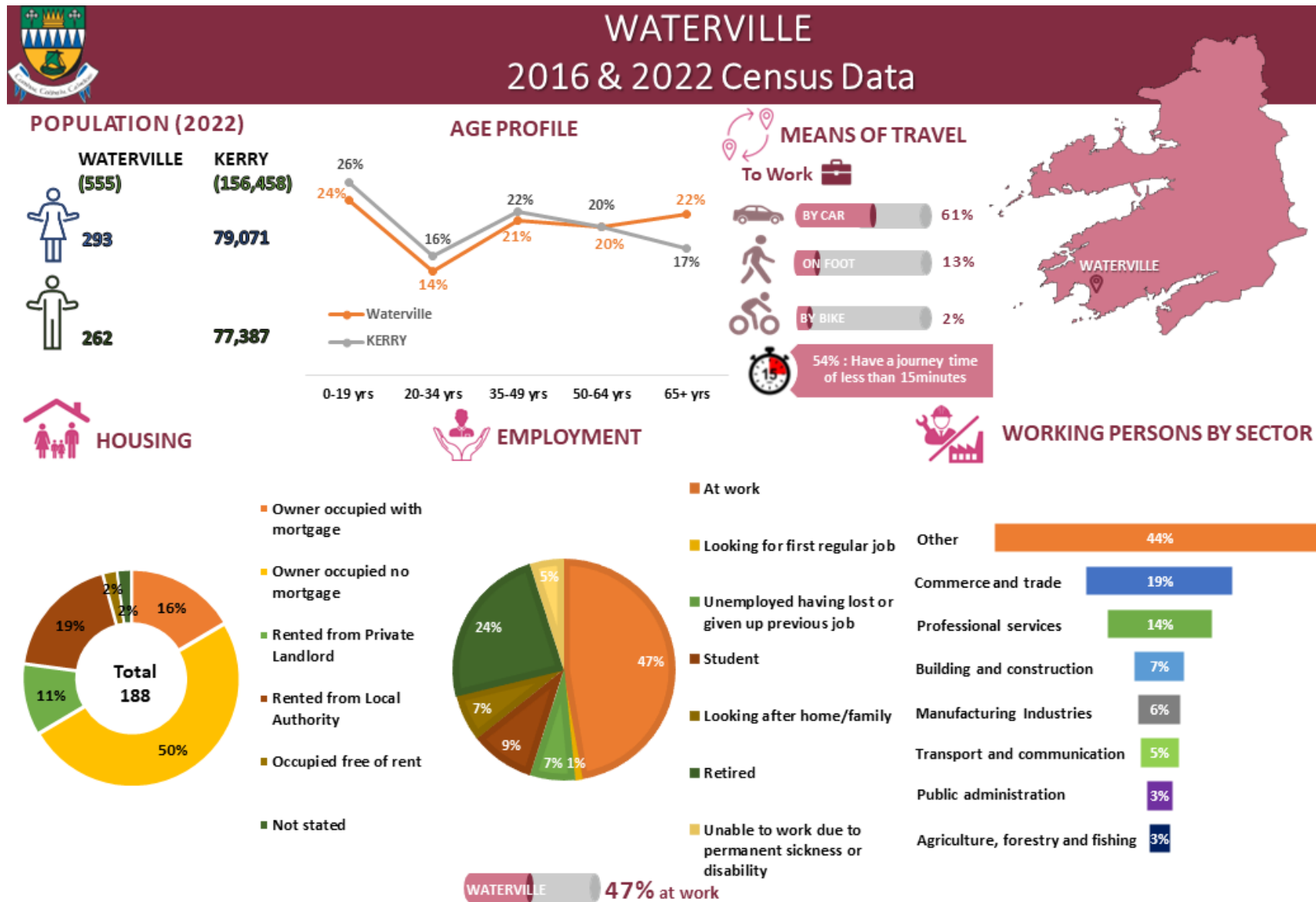


Figure 3.76: Waterville MD – Key Statistics (2016 & 2022 CSO)

3.3.2.2 Vision and Strategy

The vision for Waterville is to sustainably develop the town as an attractive, vibrant and distinct place for existing and future incoming residents, while maintaining and enhancing its physical assets, unique character and natural attributes.

It is vital that 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.

3.3.2.3 Planning Considerations and Proposals

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 such as including the wastewater catchment area.

Waterville will be the primary focus for development for the settlement and the surrounding areas. This Plan facilitates an increase in population appropriate to its status as a District Town. In this regard, it is important that the number of permanent year-round residents is maintained but also increased.

The consolidation of the town settlement and 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 encouraged. The regeneration and re-use of existing properties within the settlement's core is important. The importance of tourism to contribute to the quality of life, economy, employment, and local community is recognised with further sustainable development in the quality and range of tourism product vital to increasing vibrancy in the town on a year-round

basis and securing the long-term economy of the town and the wider region.

The sensitive coastal location, biodiversity interests of designated nature conservation sites in the area and built heritage must be safeguarded.

3.3.2.4 Population and Sustainable Land-Use Development

Waterville falls within two EDs, An tImleach and Loch Luíoch. Table 3.9 outlines how the population of these EDs has changed in recent years. The population in the 2022 Census is 555.

Geo-directory figures for the period 2012-2022 illustrate a small growth in housing stock at 10 units.

	2006	2011	2016	2022
Waterville	546	465	462	555
An tImleach ED	924	926	871	962
Loch Luíoch ED	324	269	311	343

Table 3.9: Population 2002-2022 (CSO)

	Housing Target
Waterville	414

Table 3.10: Housing Target 2022-2028

3.3.2.4.1 Residential Development

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.

General Objectives	
Objective No.	It is an objective of the Council to:
KENMD-WE-1	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.

3.3.2.5 Sustainable Communities

3.3.2.5.1 Community Facilities

The town is well served by community facilities including a national school (St. Finian's), a community centre and a playground. Under the Community Centres Investments Fund the Waterville Community Centre CLG received funding. There are opportunities to improve links between different parts of the town through implementation of traffic calming measures at key locations and provision of improved pedestrian and cycling infrastructure.

3.3.2.6 Heritage

3.3.2.6.1 Built Environment and Heritage

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 development 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 and the quantum of 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.

3.3.2.6.2 Protected Structures and Architectural Conservation Area


There are twelve structures included in the RPS within the proposed development boundary, these are listed in Volume 3 of the KCDP. 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 existing 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).

Heritage Objectives	
Objective No.	It is an objective of the Council to:
KENMD-WE-2	Improve the urban definition of the boundaries of the settlement and to promote the development of attractive approach routes into the town.
KENMD-WE-3	Retain and improve, as necessary, the distinctive historical, architectural and physical character of the town.

3.3.2.7 Economic Development

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.

Town Centre Objectives	
Objective No:	It is an objective of the Council to:
KENMD-WE-4 	Work with all stakeholders and community groups in 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.
KENMD-WE-5	Facilitate and promote streetscape and civic area improvements throughout the town to attain an attractive urban environment, while protecting features of architectural & cultural importance.
KENMD-WE-6	Facilitate and promote sustainable development which will provide an all-year service to the public within the town centre.
KENMD-WE-7	Facilitate the sustainable provision of sporting, cultural & amenity facilities in the town as a means of boosting the tourism potential of the town.
KENMD-WE-8	Facilitate and promote a distinctive, high quality public realm along the waterfront area by creating a pleasant, usable space for local residents & visitors alike.

KENMD-WE-9	Facilitate and promote the sustainable development of Waterville as a golfing destination.
KENMD-WE-10	Facilitate and promote the sustainable development of a marine tourism centre in Waterville.

3.3.2.8 Tourism & Outdoor Recreation

3.3.2.8.1 Tourism in Waterville

Waterville's location on the scenic southwestern 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. Whilst 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, Cumberagh and Inny River Catchments where a world-renowned sea trout/salmon fishery can be found is a significant contributor to the tourism economy of the Waterville area. Further investment in sustainable fisheries development has 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.

3.3.2.8.2 Natural Environment and Recreational Amenity

Waterville's distinctive setting overlooking Ballinskellig's 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 Ballinskellig's 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, east and south of Waterville have been designated visually sensitive areas in the KCDP, which recognises areas of outstanding landscapes in the county. The KCDP also sets out views & prospects from the village which are protected from inappropriate development. Within the plan area, some lands have been identified as green spaces requiring conservation and protection where they adjoin sensitive designated lands. It is of importance that development proposals do not adversely impact on Natura 2000 sites.

3.3.2.9 Water & Wastewater Management

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 within 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.

3.3.2.10 Flood Risk Management

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.

3.3.2.11 Transport and Movement

Transport and infrastructure are important quality of life factors. Good transport links, free flowing traffic and adequate parking are important determinants in achieving sustainable growth in population, employment and tourism as well as developing an attractive town. The Council has obtained planning permission for an extension to the existing carpark on the waterfront which includes the provision of 6 additional coach parking spaces. This space also contains a multi-use area which can accommodate different uses and has the option to be used as additional car-parking during peak periods of demand.



Figure 3.77: View of Waterville Village

Waterville is located on a 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.



Transport and Movement Objectives	
Objective No.	It is an objective of the Council to:
KENMD-WE-11 	Provide for the sustainable development and improvement of pedestrian and cycling infrastructure in the town as required.
KENMD-WE-12	Provide for the sustainable development of car parks with the capacity to accommodate dedicated tour bus parking, at appropriate locations.
KENMD-WE-13	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.
KENMD-WE-14 	Facilitate and support the extension of the existing seafront walkway southwards along the N70 to existing facilities and services to provide an amenity walkway (subject to environmental assessment).
KENMD-WE-15	Support the N70 Waterville to Ballybrack Road Improvement Scheme, subject to environmental assessments.



Figure 3.78: View from N70 to Ballinskelligs Bay

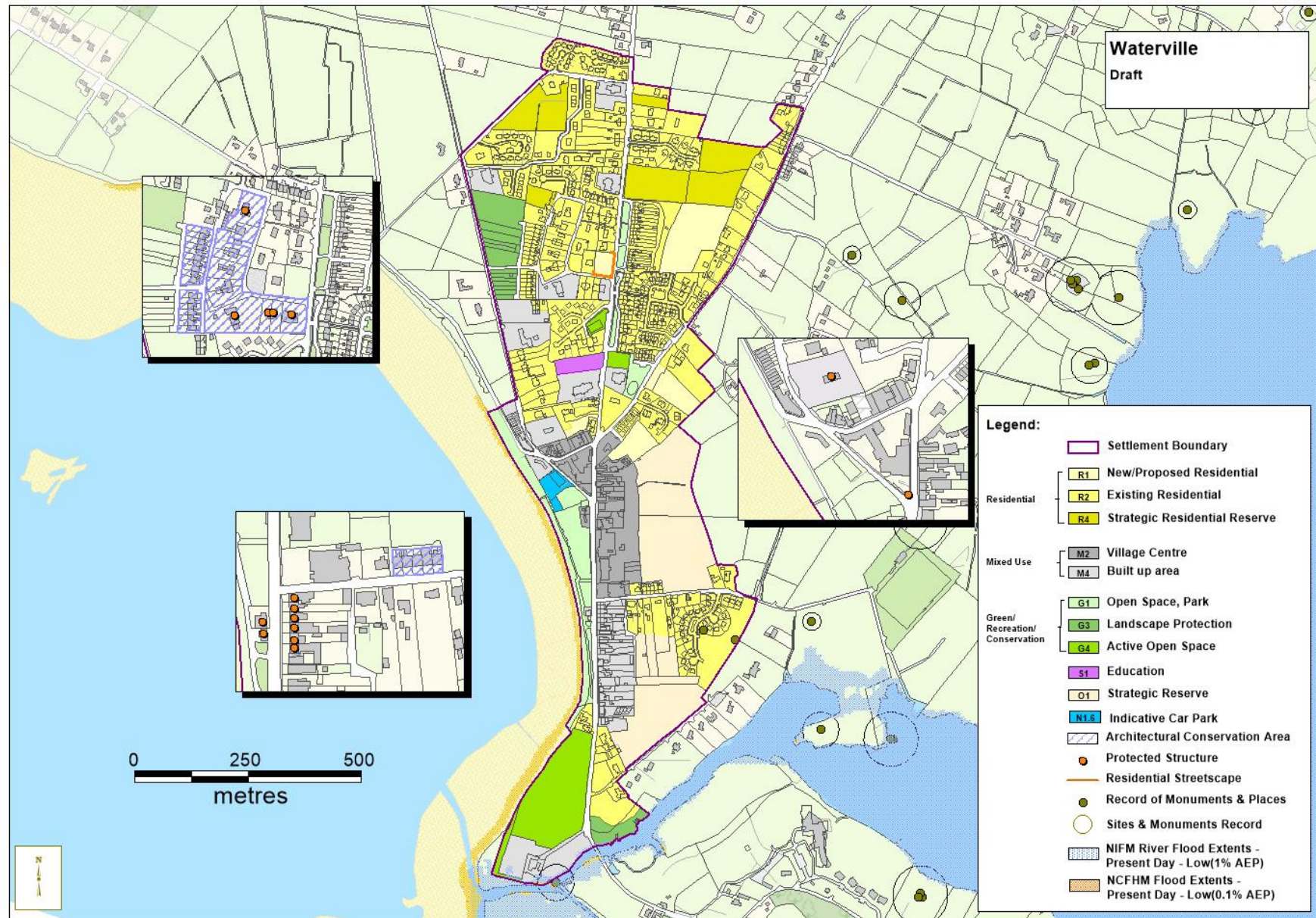


Figure 3.79: Waterville Land Use Zoning Map

3.4 Villages (Baile an Sceilg, Beaufort, Chapelstown, Dún Géagáin, Glenbeigh, Kilgarvan, Knightstown & Portmagee)

3.4.1 Baile an Sceilg

3.4.1.1 Context

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 WAW 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 of the settlement. 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 settlement benefits from a local post office. The local GAA (St Michaels) pitch is located between Baile an Sceilg and Dún Géagáin.

The Ballinskelligs community benefits from the presence of Ballinskelligs Community Centre which provides services and facilities for the village and surrounding hinterland. In 2020 CLG Naomh Mícheál, Baile an Sceilg was awarded funding to purchase gym equipment under the Community and Language Supports Programme. It was announced in late 2022 that Ballinskelligs Community Care would receive funding under the Community Centres Investments Fund launched in April 2022. Ballinskelligs Community Care also have also received funding under the Community Enhancement Programme Round 2 allocations in 2020.

3.4.1.2 Planning Considerations and Proposals

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 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 as set out in Chapter 8 of the KCDP. 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.

3.4.1.3 Population and Sustainable Land-Use Development

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. However, it increased in the 2011 census to 375 people and the 2016 Census recorded a population of 390, a further 4% increase. Census 2022 recorded a population of 419, an increase of 7.4%.

	2006	2011	2016	2022
Baile an Sceilg ED	355	375	390	419

Table 3.11: Population Change 2006-2022

3.4.1.3.1 Residential Development

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 given a specific population growth and housing target under the Core Strategy of the KCDP, consequently lands have not been zoned for R1 (*Proposed Residential*). However suitably located lands have been identified and zoned as R4 (*Strategic Residential Reserve*) 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 wastewater infrastructure.

3.4.1.4 Sustainable Communities

3.4.1.4.1 Coiste Forbartha na Sceilge is a voluntary development organisation which covers the Ballinskelligs area. It deals with the economic, social and cultural development of the area. One of its main activities is the provision of services from the Community Centre in the villages of Dún Géagáin and Baile an Sceilg.

The Council will work with the Coiste to ensure the provision of adequate accommodation services in Dún Géagáin and Baile an Sceilg to meet the local need.

3.4.1.5 Heritage

3.4.1.5.1 Built Environment & 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. The development of a streetscape would give the village a more defined core area, urban structure and sense of place.

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 remain, which were part of the original Cable Station complex, and represent an attractive vernacular style forming a prominent part of the built up area. Kinard House, in the centre of the village, is recorded as a protected structure (KY-097-001).

There are no recorded monuments within the Plan area. 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.

3.4.1.6 Economic Development

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 which centres round the tourism sector. The gteic hub at Ballinskelligs provides remote working facilities. The project received financial supports through rural development funding. The facilities currently centre on six coworking spaces divided across two rooms, along with kitchenette facilities and with 1GB fibre broadband available.

3.4.1.7 Tourism & Outdoor Recreation

3.4.1.7.1 Natural Environment & Recreational 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 (at beaches) to maximise in a sustainable manner this unique natural beauty. Walking trails in the area, including the existing Monks Trail, between Ballinskelligs carpark and pier, are an amenity for both residents and visitors.

The southern side of the village is designated a *Visually Sensitive Area* in the KCDP. 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*). In heritage terms, McCarthy's Castle and Ballinskelligs' Priory are recorded




archaeological monuments, and form part of the Monks Trail. These monuments coupled with the Blueflag beach and surrounding designated habitats offer opportunities for tourism and overnight stays.

3.4.1.8 Water & Wastewater Management

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

3.4.1.9 Connectivity

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.

KENMD-BG-5	Support the provision of camping facilities in the village, at an appropriate location.
KENMD-BG-6 	Seek the improvement of pedestrian connectivity between the village & beach, subject to environmental assessments.
KENMD-BG-7 	Support upgrade of the existing Monk's Trail Walk, as required and subject to environmental assessments.
KENMD-BG-8 	Support the sustainable provision of a Blueway in Ballinskelligs' Bay, between Ballinskelligs' Beach and Ballinskelligs' Pier, subject to inclusion in National Strategy and subject to environmental assessments.


General Objectives	
Objective No.	It is an objective of the Council to:
KENMD-BG-1	Preserve and promote the use of Irish as the community language.
KENMD-BG-2	Promote sustainable mix used development that will enhance the function of the village.
KENMD-BG-3	Support the Uíbh Ráthach Task Force and any reports/plans/actions that they promote, subject to environmental assessment.
KENMD-BG-4 	Facilitate and support the upgrade of existing wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.



Figure 3.80: Baile an Sceilg Castle

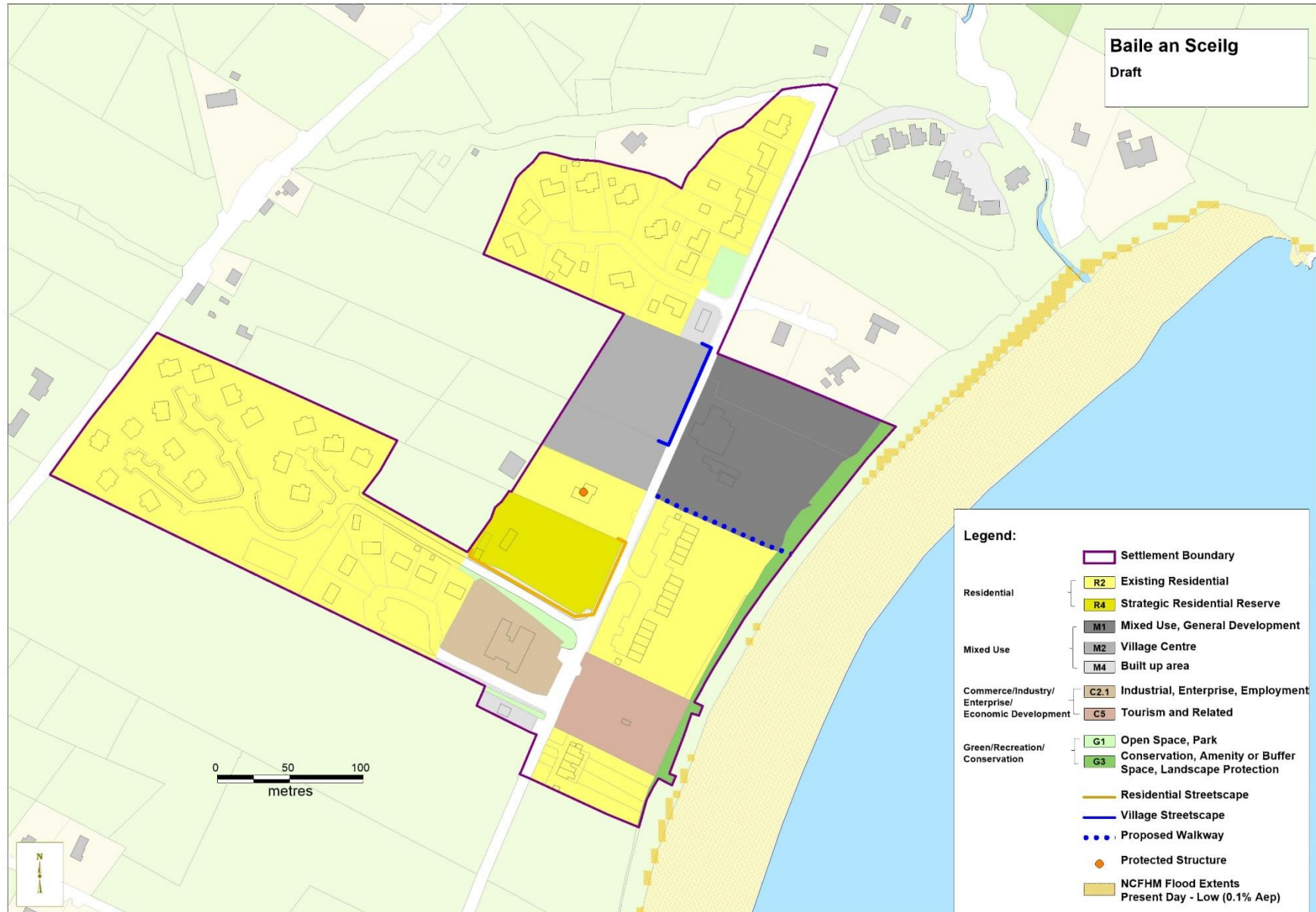


Figure 3.81: Baile an Sceilg Land Use Zoning Map

3.4.2 Beaufort

3.4.2.1 Context

Beaufort is a small residential village located off the N72 within easy commuting distance of Killarney and Killorglin, which are 11km and 13km respectively from the settlement. Beaufort is set within an attractive rural character landscape, with the majestic MacGillycuddy Reeks set as its backdrop to the south. Beaufort's proximity to the economic centres of Killarney and Killorglin, its landscape and its setting adjacent to the River Laune makes it a very desirable location to reside. The village has primarily a residential function characterised by a number of housing developments of large individual plots with treatment systems and some linear type of ribbon development on approach roads.

Beaufort provides a number of facilities and services to serve the local community. These include a local convenience shop with post office, several public houses, a community centre and G.A.A sports grounds. The local national school (Kilgobnet) and R.C. Church is located outside the development boundary to the south-west. The primary school opened a new playground in 2022 which was developed through funding received under the CLÁR programme. A new social housing unit was delivered in Cullenagh Upper, Beaufort in 2021.

Despite its proximity to the Gap of Dunloe, its position adjacent to the River Laune and Ring of Kerry route, the village has not developed as a tourist destination. Nevertheless, it benefits from some passing trade. There is no major employer in the area with agricultural and tourism remaining an important sector locally.

3.4.2.2 Planning Considerations and Proposals

Beaufort is a small rural village and local service centre for its hinterland. 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 consolidation

of the settlement and improvement in its streetscape character and structure, while respecting the natural environment. Beaufort is situated in the heart of a major tourist area and therefore has the potential to develop employment in the ecotourism and niche tourist markets. The Planning Authority will continue to support the existing role and function of the village as a rural service centre whilst also seeking to support proposals for tourist and employment related uses that provide local employment and sustainable growth at appropriate locations.

3.4.2.3 Population and Sustainable Land-Use Development

The population of Beaufort increased by 10.1% from 228 in 2011 to 251 in the 2016. The population of Beaufort in Census 2022 is 273. The settlement is located in the ED of Dunloe where the population increased from 758 in 2011 to 846 in 2016, and to 862 in 2022. The housing stock of the ED was recorded at 401 with 10% of these being vacant and a further 10% being classed as un-occupied holiday homes.

	2006	2011	2016	2022
Beaufort	240	228	251	273
Dunloe ED	790	758	846	862

Table 3.12: Population Change 2006-2022

3.4.2.3.1 Residential Development

The development pattern of Beaufort consists of a number of single site housing estate developments and a fragmented building line of single site depth development, along the radial routes into the village. Beaufort has not been given a specific population growth and housing target under the Core Strategy of the KCDP; consequently, lands have not been zoned for R1 (Proposed Residential). However, to ensure the longer-term residential needs of the village can be met suitably located lands have been

identified and zoned as R4 (*Strategic Residential Reserve*). It is also an objective of KCDP to permit clusters of housing served by individual wastewater treatment systems in this settlement, along with the settlements outlined in Table 5.1 of the KCDP. The strategy for these clusters within these settlements is to facilitate a small number of additional dwellings and/or small enterprises to consolidate the existing pattern of development around these focal points and utilise existing services in the area.

3.4.2.4 Natural Environment

Beaufort's backdrop is dominated by the MacGillycuddy Reeks. The village sits on the southern banks of the River Laune, which is a designated European site of international importance, forming part of the Castlemaine Harbour SAC. The River Laune supports water dependent species and is sensitive to pollution. It is therefore important that land uses and development proposals including amenity proposals are designed & located in such a manner so as to ensure that adverse impacts on the ecological integrity of the SAC are avoided. As part of this, riparian vegetation along the River Laune should be protected and enhanced as part of any development proposal.

3.4.2.5 Water & Wastewater Management



Beaufort is served by the Mid-Kerry Water Supply and Caragh Lake Water Supply. There is no wastewater infrastructure present in the settlement. The Local Authority actively supports the provision of wastewater treatment infrastructure in a timely manner to protect sensitive designated European sites and to ensure the long-term sustainable development of the area. In the meantime, the lack of public sewerage infrastructure will act as a limiting factor to the level of new development that is capable of being accommodated within the settlement.

3.4.2.6 Connectivity

The village is located off a local road that connects to the Gap of Dunloe Road. Despite this the village does not suffer from traffic congestion or high volumes of through traffic. It is an objective of this Plan to seek the improvement and provision of footpaths where necessary to improve pedestrian safety, connectivity and permeability in around the village settlement.



Figure 3.82: View of the Gap of Dunloe

Overall Development Objectives	
Objective No.	It is an objective of the Council to:
KENMD-BT-1	Promote attractive approaches into the village (including the protection of stone walls) and ensure that any new developments are of a high architectural standard and contribute to the public realm.
KENMD-BT-2 	Ensure that development shall be compatible with the conservation objectives of Natura 2000 sites and shall not have significant detrimental impact on the quality of the natural environment.
KENMD-BT-3 	Facilitate and support the provision of wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area, subject to environmental assessments. The council will work with Uisce Éireann in this regard.
KENMD-BT-4	Facilitate and support the provision of pedestrian footpaths within the village.

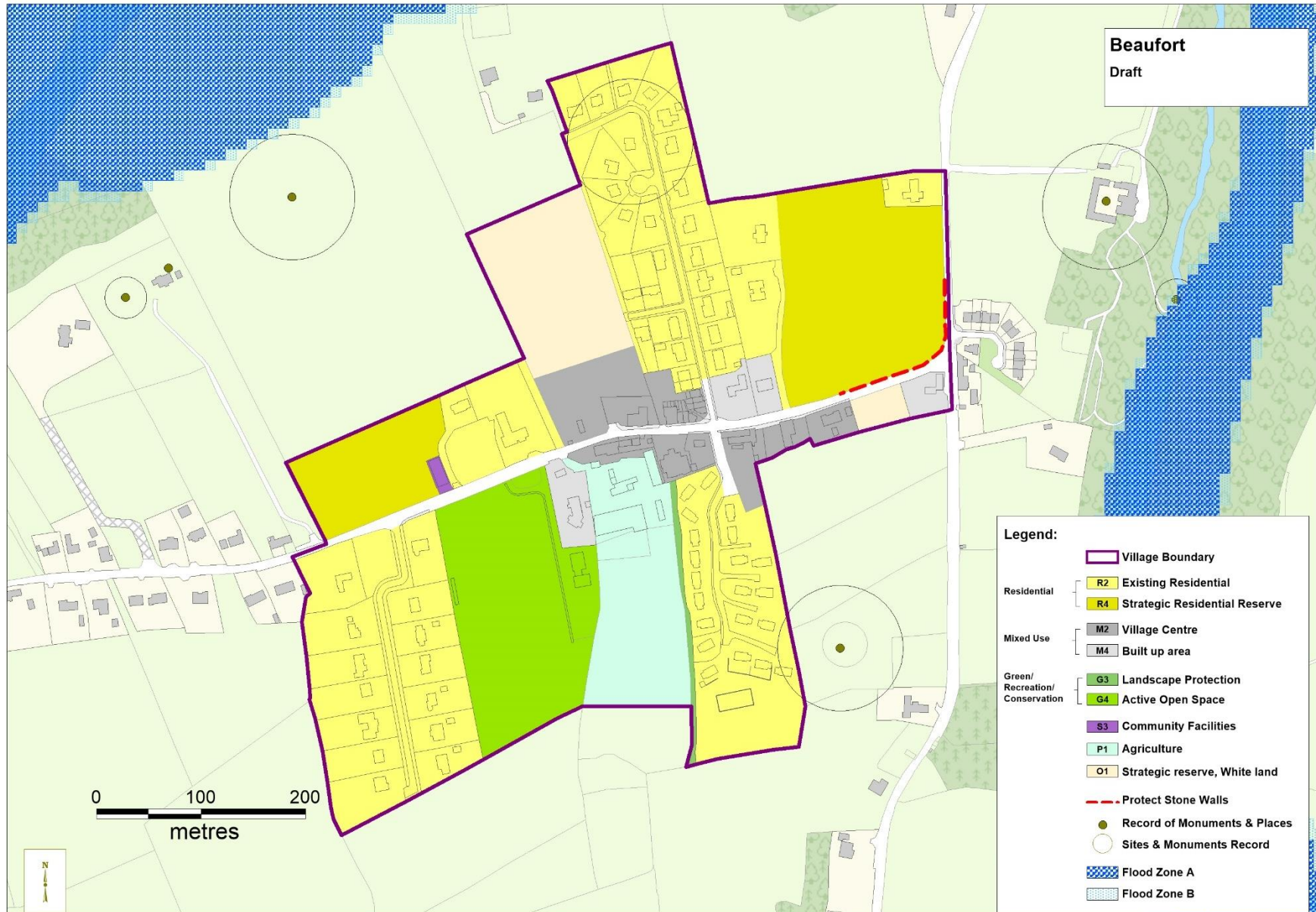


Figure 3.83: Beaufort Land Use Zoning Map

3.4.3 Chapelstown

3.4.3.1 Context

Chapelstown 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.

Chapelstown has a range of social facilities including a Roman Catholic Church, community centre, childcare centre and a public house. The local GAA ground (Valentia Young Islanders) is located within the settlement boundary. Scoil Naisiúnta Dar Earca and the Valentia Community Centre, which includes a sports hall and gym, serve the entire island. The community centre received funding under the Community Enhancement Programme Round 2 allocations in 2020. Under the CLÁR 2022 programme Kerry Parents and Friends, Valentia were awarded funds for the development of a Sensory Garden at Tigh an Oileáin, Valentia Island.

3.4.3.2 Planning Considerations and Proposals

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 Chapelstown 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.

3.4.3.3 Population and Sustainable Land-Use Development

There are no population figures for the village of Chapelstown. 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. In the 2022 Census the population of this ED is 658 which represents a minimal change since 2016.

	2006	2011	2016	2022
Valentia ED	713	665	657	658

Table 3.13: Population Change 2006-2022

3.4.3.3.1 Residential Development

Chapelstown has not been given a specific population growth and housing target under the Core Strategy of the KCDP, consequently lands have not been zoned for R1 (*Proposed Residential*). However, it is an objective of KCDP to permit clusters of housing served by individual wastewater treatment systems in this settlement, along with the settlements outlined in Table 5.1 of the KCDP. The strategy for these clusters within these settlements is to facilitate a small number of additional dwellings and/or small enterprises to consolidate the existing pattern of development around these focal points and utilise existing services in the area.

3.4.3.4 Heritage

3.4.3.4.1 Built Environment & Heritage

Chapelstown 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.

3.4.3.5 Economic Development

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.

3.4.3.6 Tourism & Outdoor Recreation

3.4.3.6.1 Natural Environment & Recreational 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.

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.

3.4.3.7 Water & Wastewater Management




There is a public water supply available in the village. There is no wastewater treatment unit in the village.



Figure 3.84: Green Open Space within the Village

3.4.3.8 Connectivity

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.

General Objectives	
Objective No.	It is an objective of the Council to:
KENMD-CP-1	Promote sustainable mixed-use development (on lands zoned M2) to serve the local community.
 KENMD-CP-2	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties.
KENMD-CP-3	Provide for additional car parking within the village at an appropriate location.
 KENMD-CP-4	Facilitate and support the provision of wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.
 KENMD-CP-5	Reserve lands for the development of a village green as indicated on the zoning map and develop a riverside park.

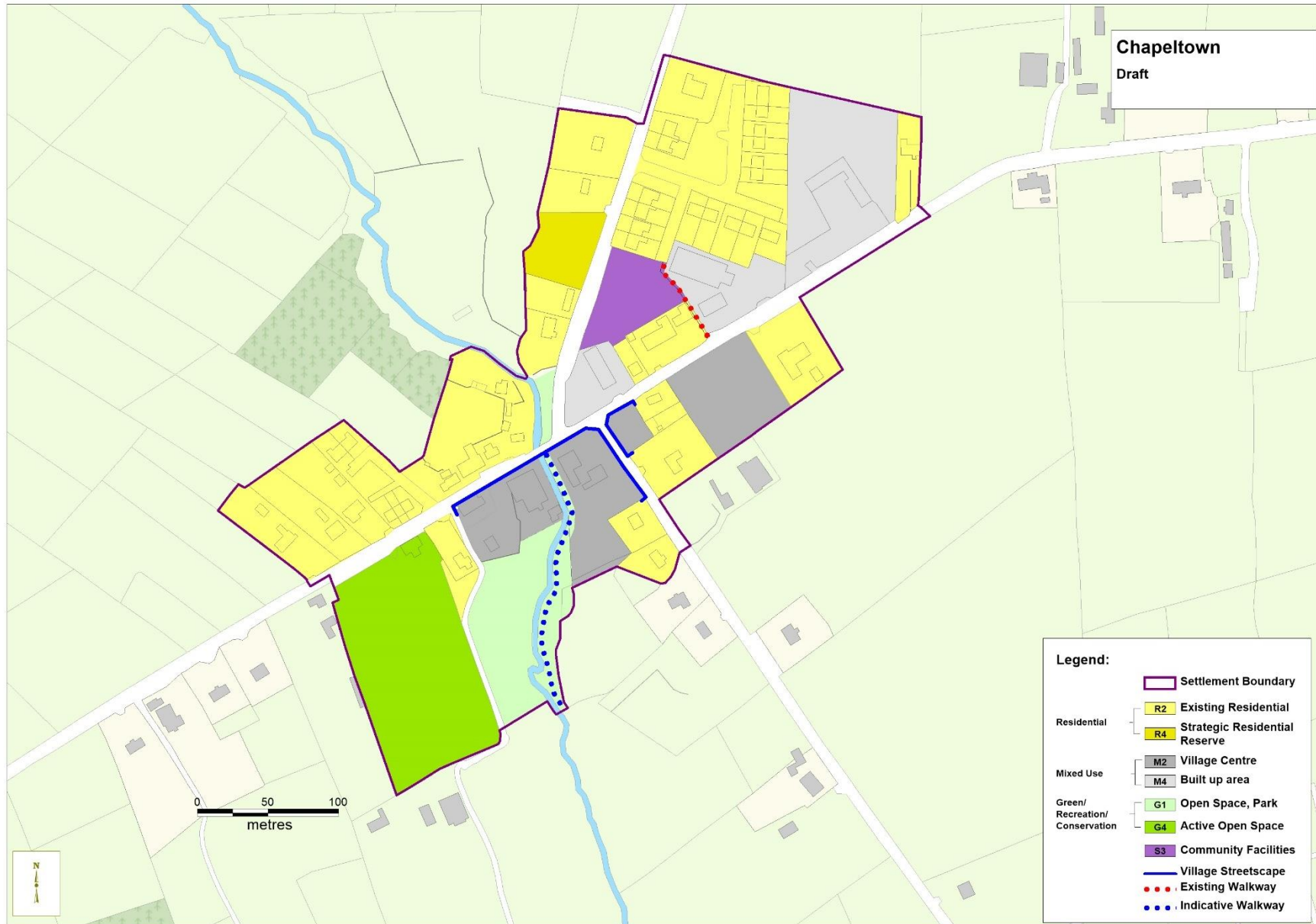


Figure 3.85: Chapeltown Land Use Zoning Map

3.4.4 Dún Géagáin

3.4.4.1 Context

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 Ráthach. 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 pitch (St Michaels) is located between Dún Géagáin and Baile an Sceilg.

3.4.4.2 Planning Considerations and Proposals

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 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.

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.

3.4.4.3 Population and Sustainable Land-Use Development

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, and in Census 2022 the population of the ED increased to 419, a 7.4% increase.

	2006	2011	2016	2022
Baile an Sceilg ED	355	375	390	419

Table 3.14: Population Change 2006-2022

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.

3.4.4.3.1 Residential Development

Dún Géagáin has not been given a specific population growth and housing target under the Core Strategy as set out in Chapter 3 of the CDP, consequently lands have not been zoned for R1 (Proposed

Residential). However suitably located lands have been identified and zoned as R4 (*Strategic Residential Reserve*) 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 wastewater infrastructure.

3.4.4.4 Sustainable Communities

3.4.4.4.1 Coiste Forbartha na Sceilge

Coiste Forbartha na Sceilge is a voluntary development organisation which covers the Ballinskelligs area. It deals with the economic, social and cultural development of the area. One of its main activities is the provision of services from the Community Centre in the villages of Dún Géagáin and Baile an Sceilg.

The Council will work with the Coiste to ensure the provision of adequate services in Dún Géagáin and Baile an Sceilg to meet the local need.

3.4.4.5 Heritage

3.4.4.5.1 Built Environment & 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.

There are no recorded archaeological monuments in the village.

3.4.4.6 Economic Development

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. Údaras Na Gaeltachta premises are located to the north on the R566.

3.4.4.7 Tourism & Outdoor Recreation

3.4.4.7.1 Natural Environment & Recreational Amenity

The village is close to the blue flag beach at Baile an Sceilg. The coast to the south and east of the village is designated as a *Visually Sensitive Area* in the KCDP. The bay area is part of 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*).

3.4.4.8 Water & Wastewater Management


Public water supply is available in the village, however, the existing waste water treatment plant serving both Ballinskelligs and Dun Geagan is at capacity. Ballinskelligs and Dún Géagáin upgrade is listed on Irish Water's Small Towns and Villages Growth Programme (STVGP) (See Chapter 13 Water & Waste Management of the KCDP). The Local Authority actively supports the provision of wastewater treatment infrastructure in a timely manner to protect sensitive designated European sites and to ensure the long-term sustainable development of the area. KCC will engage with Uisce Éireann regarding the upgrading of the existing infrastructure.

3.4.4.9 Transport & Movement

The village is located on local roads and due to its relative isolated location does not suffer from traffic congestion or high volumes of through traffic. However, traffic increases in the summer months as the area is particularly popular with campervan tourists and self-drive visitors on the WAW route. It is the policy of this Plan to seek the improvement and provision of footpaths where necessary to improve pedestrian safety, connectivity & permeability in and around the village settlement.



Figure 3.86: Cill Rialaig Arts Centre, Dún Géagáin

General Objectives	
Objective No.	It is an objective of the Council to:
KENMD-DG-1	Ensure that future development supports the existing role and function of the village as a small local focal point for its surrounding rural community and have regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
KENMD-DG-2	Ensure that development does not detract from the amenities that make the Skellig Ring drive a popular tourist attraction.
KENMD-DG-3	Promote the use of the Irish language.
KENMD-DG-4	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.
KENMD-DG-5	Support and facilitate the Uíbh Ráthach Task Force and any reports/plans/actions that they promote, subject to environmental assessment.
KENMD-DG-6 	Facilitate and support the upgrade of existing wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.

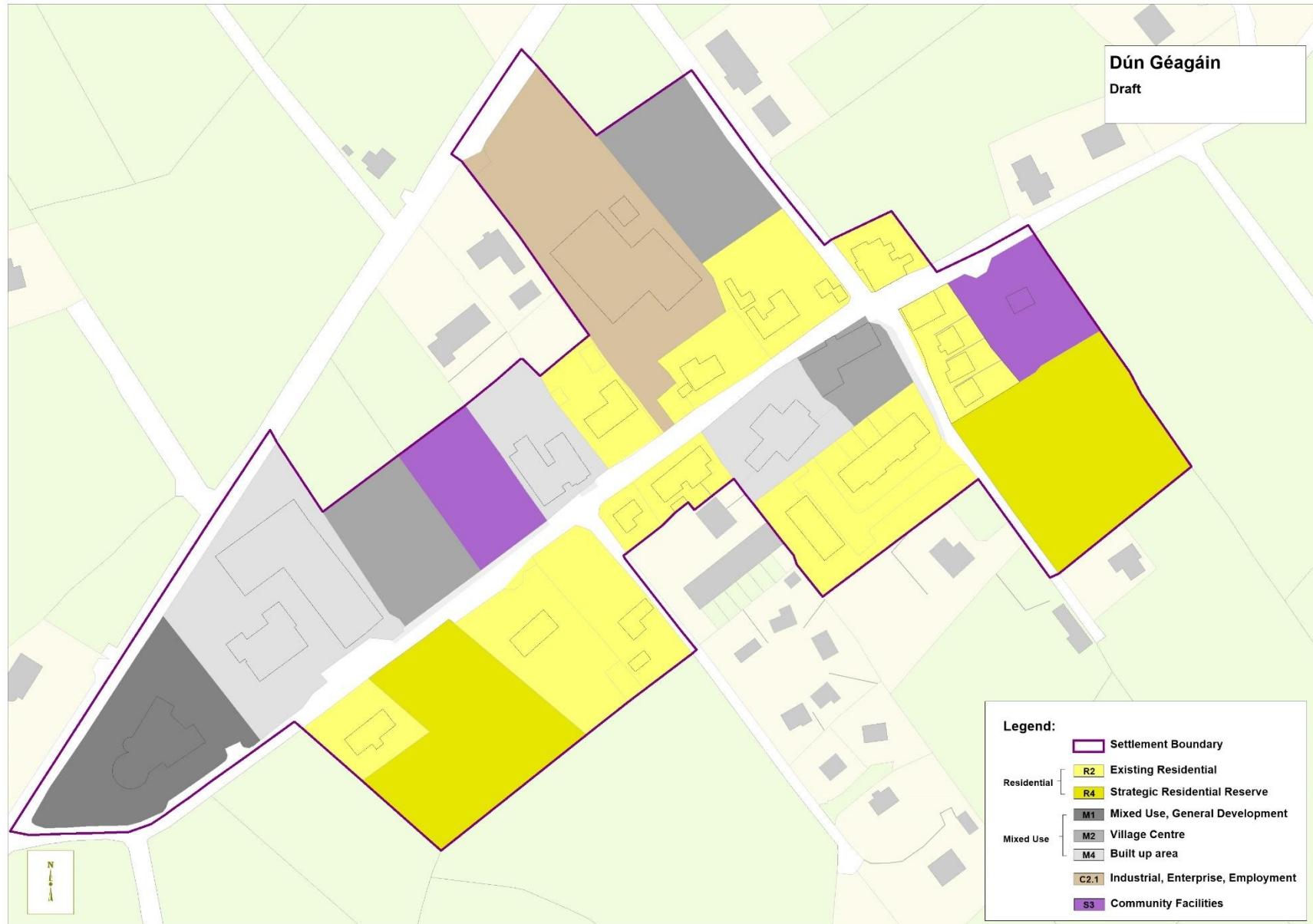


Figure 3.87: Dún Géagáin Land Use Zoning Map

3.4.5 Glenbeigh

3.4.5.1 Context

The picturesque village of Glenbeigh is located on the N70, in the shadow of Seefin Mountain. The village is located c.10km south-west of Killorglin and 27km northeast of Cahersiveen. Rossbeigh Strand is located 4km to the north-west of the village. As well as servicing its rural hinterland, Glenbeigh's attractive setting is the focus of its appeal as an international visitor destination in itself and as a stop on the Ring of Kerry driving route.

Glenbeigh has typical services that would normally be associated with a settlement of its size, including a school, Garda Station, church, post office, neighbourhood retail, café, public houses as well as childcare and local GAA club facilities. Visitors are accommodated for with two hotels and associated restaurants as well as other types of guest accommodation.

Glenbeigh/Glencar GAA received funding in 2022 for the upgrading of facilities towards a lighted walking track and training pitch. Rossbeigh Beach also received funding in 2022 for the upgrading of facilities, provided by the Department of Children, Equality, Disability, Integration and Youth with KCC providing 25% of the project cost.

3.4.5.2 Planning Considerations and Proposals

The aim of this Plan is to strengthen Glenbeigh's position as an attractive tourist destination, by focusing on its unique sense of place and by embracing and respecting its rich built heritage and surrounding natural heritage and encouraging continued expansion of its employment and service function. To ensure Glenbeigh continues to optimise its function as a village serving the local hinterland and tourism market, investment and action in key infrastructure is required.

3.4.5.3 Population and Sustainable Land-Use Development


The overall trend for the population of Glenbeigh in the early part of this century was one of decline [2002-2011] but there has been substantial growth over the past ten years, with the population of the village in 2022 at 426.

	2006	2011	2016	2022
Glenbeigh	280	285	308	426

Table 3.15: Population Change 2006-2022

Glenbeigh is located within the Glenbeigh ED, with a population increase of 5 persons in the 2006-2011 period. However, it increased by 7.4 % during the 2011-2016 period. This ED again increased by 17.5% between 2016 and 2022, to 1,269 people. The high level of holiday homes in the village increases the population significantly in the summer months. There has been some return to activity in terms of permission being sought for both holiday home and permanent residential developments within the town, however deficiencies in the wastewater treatment system is impacting on multiple development proposals.

Overall Development Objectives	
Objective No.	It is an objective of the Council to:
KENMD-GH-1	Promote the sustainable development of Glenbeigh as an attractive location for residential and community life, tourism and business.
KENMD-GH-2	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.

 KENMD-GH-3	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties along the Main Street.
--	--

3.4.5.3.1 Residential Development

Glenbeigh has not been given a specific population growth and housing target under the Core Strategy of the KCDP, consequently lands have not been zoned for R1 (Proposed Residential). The village has adequate lands (including backlands) within its boundary to accommodate additional residential development should it be required in the future. Suitably located lands have been designated as R4 (*Strategic Residential Reserve*), to ensure the longer-term residential needs of the village can be met. The development of these lands is dependent on the availability of adequate wastewater infrastructure and compliance with the KCDP amongst other issues. Infill development that helps to consolidate the village form, to reflect the more compact character of the settlement and provides for a more sustainable living model will be encouraged.

Residential Development Objectives	
Objective No.	It is an objective of the Council to:
KENMD-GH-4	Promote the development of high quality, attractive, residential developments for permanent residences in the village, at appropriate locations.
KENMD-GH-5	Ensure that the development of lands as indicated on the zoning map shall make provision for access to adjacent lands, at appropriate locations, & endeavour to maintain a vista from the Main Street to the North.

KENMD-GH-6	Ensure future development integrates in a coherent and sustainable manner, producing consistency and visual continuity/harmony and avoiding 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 & cyclists.
KENMD-GH-7	Prohibit holiday homes on lands zoned for R4 (<i>Strategic Residential Reserve</i>). Residential development on lands zoned R4, shall be restricted to developments proposed for permanent places of residences only.

3.4.5.4 Heritage

3.4.5.4.1 Built Environment & Heritage

The village has a small but strongly defined urban core centred on a staggered junction. A streetscape, although broken in parts, features along both sides of the N70 from the village petrol station and shop to the Garda station on the Killorglin Road. Village architecture is largely comprised of traditional 19th century two storey structures. The village is largely linear in nature with extensive areas of undeveloped land to the rear of roadside development. The opportunity therefore exists for some in-fill/backland development to provide a more compact and sustainable urban form. Tourism is a significant part of the local economy and the traditional character of the village is an important part of the village's tourist appeal. New development will need to reflect the traditional character of existing built form in order to maintain & enhance this tourist asset.

3.4.5.4.2 Built Heritage & Archaeology

There are six structures included in the RPS in and around this settlement. The Glenbeigh Tower, benefiting from a dominant, elevated position, in an attractive open landscape setting, is an imposing feature in the landscape. Viewed from the N70 National Secondary Road this 18th century Tower and its natural setting is particularly powerful and resonates with the history of its time. The rising ground, which forms the foreground to the Tower, is in an area of undeveloped grassland enhanced by groups of mature trees. In addition to its heritage value, the ruins are closely associated with the character and identity of the village. In order to safeguard the full heritage values to the Tower, it is essential to protect its landscape setting. In addition to the architectural and social value found in individual buildings, existing streetscapes present an attractive traditional aspect which is important to the community and in its contribution to tourism. While it is not intended to designate any particular street as an ACA, it is necessary to ensure that the local character and sense of place are enhanced, and a coherent urban structure is created. It is important therefore that new development reflects the traditional elements of the existing streetscape. Old red sandstone blockwork is a common feature in Glenbeigh and the use of such material will be encouraged in order to enhance the built environment. There are no recorded archaeological monuments within settlement boundary. However, there is one monument KE063-009 (Standing Stone) immediately to the southeast of the settlement boundary.

3.4.5.5 Economic Development

Glenbeigh's local economy opportunities are largely within the local service sector, agriculture and tourist related services. The village has developed its tourism reputation around its surrounding natural environment of mountains, sea and associated recreation, and scenic characteristics. The village's attractive setting in the shadow of Seefin Mountain and its close proximity to Rossbeigh Strand and attractive streetscape provides it with the opportunity to market

Glenbeigh as a destination itself rather than just a stop on the Ring of Kerry.



Figure 3.88: View of Glenbeigh Village

Glenbeigh is on the route of the South Kerry Greenway which follows the line of the former railway line from Renard to Glenbeigh, approximately 32km in length. The South Kerry Greenway is a welcomed addition to the village and surrounding area. Business opportunities associated with this recreational activity are likely to arise once this infrastructure is completed.

In this Plan, established development/employment areas are zoned M4 (*Built Up Area*) or M2 (*Village Centre*). These zonings are flexible to allow a mix of development proposals to be considered. To ensure Glenbeigh continues to optimise its function as a village serving the local hinterland and tourism market, investment in key infrastructure is required.

3.4.5.6 Tourism & Outdoor Recreation

Glenbeigh's attractive streetscape and surrounding natural environment forms the foundations of the village's tourism market. It is a very popular stop on the Ring of Kerry driving route. The proximity of Rossbeigh beach which is a blue flag beach and discovery point on the WAW is an integral part of Glenbeigh's attraction. Rossbeigh is a very popular local and visitor attraction providing year-round leisure walking opportunities and playground facilities. The Kerry Way long distance walking trail passes through Glenbeigh, bringing walkers into the settlement, many of whom stay overnight and enjoy the amenities on offer.

Glenbeigh is well served by two hotels, bed and breakfasts, some holiday homes, in addition to two caravan sites, (one located outside the development boundary) which are well integrated into the landscape. This Plan supports the further expansion of a variety of guest facilities where they contribute positively to the streetscape and respect the sensitive environment in which they are located.

Future development of holiday accommodation should focus on short-term lettings, rather than second homes because of the greater contribution to the local economy. The aim of this plan is to further enhance the existing tourism product to ensure that it develops in a sustainable manner and benefits not only the visitor but also the local population.

3.4.5.6.1 Natural Environment and Recreational Amenity

Glenbeigh is set within an attractive and varied landscape ranging from the Rossbeigh Beach and mudflats with spectacular views across the bay, to Seefin Mountain. The River Behy traverses the western village boundary meeting Rossbeigh Creek, the lakes of Coomaglaslan and Coomasaharn. The Castlemaine Harbour SPA and SAC are in close vicinity of the LAP area to the north, while the Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment River SAC is located to the south of the Plan area.

Significant areas of surrounding lands have been designated as *visually sensitive areas*.

Tourism Objectives	
Objective No.	It is an objective of the Council to:
KENMD-GH-8	Promote Glenbeigh as a destination with high quality natural setting of coastal and mountainous landscape.
KENMD-GH-9	Facilitate the sustainable extension and diversification of tourist facilities within the village boundary and the surrounding hinterland at appropriate locations.

3.4.5.7 Water & Wastewater Management

Glenbeigh is currently served by a wastewater treatment plant which only provides primary treatment of wastewater and which does not have the capacity to treat all the wastewater from the village. The lack of adequate treatment has previously been identified as inhibiting the growth of the village. The village is served by a public water mains supply. This Plan supports the timely provision of adequate wastewater treatment facilities to ensure that the village can achieve its potential and realise its aims and objectives over the lifetime of this plan.

3.4.5.8 Connectivity

The village is dissected by the N70 with four local roads diverging from the Main Street. Footpaths are provided along the majority of the N70 but not on minor roads. It is an ongoing objective of this Plan to provide a more pedestrian and cyclist friendly environment through the provision of traffic calming measures and improved pedestrian and cyclist infrastructure. Parking is provided on-street, and at a roadside parking area outside the G.A.A grounds and

adjoining the recycling bank. This is considered adequate to meet existing demand.

Public transport to and from the town is very limited and provided by Bus Éireann, connecting with Killarney, Killorglin and Cahersiveen twice daily. An additional bus circles the Ring of Kerry tourist route daily during the summer months only. Local Link Kerry provides a bus service linking Cahersiveen, Glenbeigh and Killorglin.



Transport and Movement Objectives	
Objective No.	It is an objective of the Council to:
KENMD-GH-10 	Promote a more pedestrian and cyclist friendly environment through the provision of traffic calming measures and improved pedestrian and cyclist infrastructure, at appropriate locations.
KENMD-GH-11 	Sustainably improve pedestrian/cycleway links from Glenbeigh to Rossbeigh.
KENMD-GH-12	Reserve new access points to facilitate orderly in-depth development.



Figure 3.89: View of Rossbeigh Beach

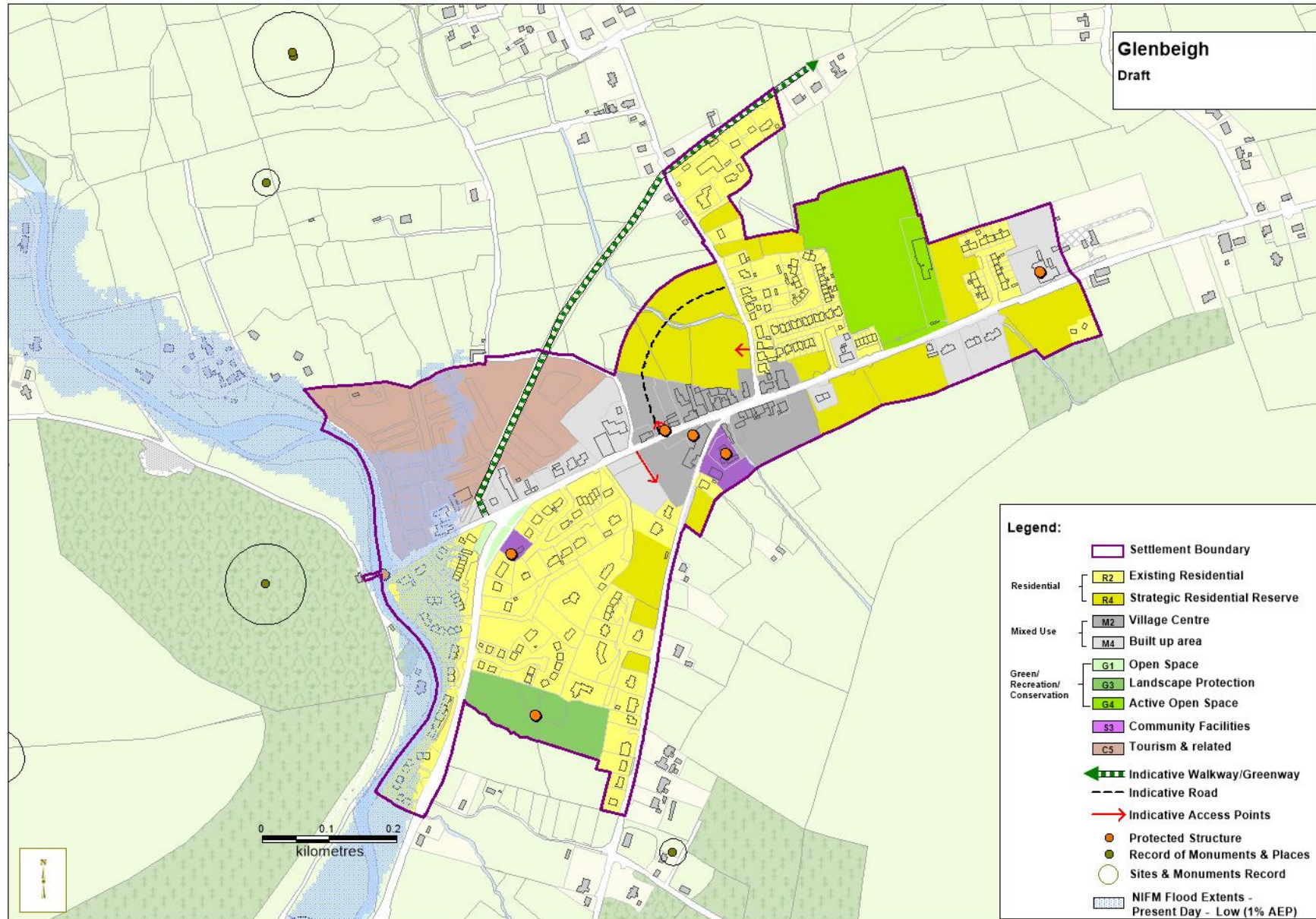


Figure 3.90: Glenbeigh Land Use Zoning Map

3.4.6 Kilgarvan

3.4.6.1 Context

Kilgarvan (Cill Gharbháin) village is located on the R569 in southeast Kerry and is approximately 10km to the east of Kenmare town. It lies in the scenic valley of the Roughty River with Mangerton Mountain as a backdrop to the North. Kilgarvan has the benefit of having a well-defined visual identity and it is an objective of this Plan that future development respects this established character.

Kilgarvan plays an important economic and service role for its resident population and surrounding rural communities. The village has a limited range of shops, pubs and services including a petrol station, post office, national school, church, garda station, community centre and childcare facility. A new children's playground has been constructed adjoining the national school. The Rock Mount Centre (Heatherview Day Centre) provides services for older people. There is also a GAA pitch located outside the village on the Kenmare Road. In 2021, Kilgarvan GAA Hurling and Football Club, working with Kilgarvan Ag Rith and other local groups received CLÁR funding towards the development of an outdoor recreation area to include the installation of bicycle racks, an outdoor bowling area, picnic area, parking infrastructure, disability parking and biodiversity landscaping.

The Michael J Quill Centre is also located outside the village on the road to Kenmare in what was formerly St. Peter's Church of Ireland and is now a training centre for people with disabilities, with a gift shop and café.

3.4.6.2 Planning Considerations and Proposals

Kilgarvan is a small attractive rural village and local service centre for its hinterland. A small-scale increase in the population, that would be sympathetic to the rural character of the settlement, will be facilitated. The consolidation of the village 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 village's streetscape character and structure.

3.4.6.3 Population and Sustainable Land-Use Development

The population of Kilgarvan increased in the 2002-2006 inter-censal period by 5.1%, from 156 to 164 persons. The population of Kilgarvan increased again by 10% in the ten-year period 2006 -2016. However, the population of the village in 2016 at 172 persons represents a decrease on the 2011 figure of 5% or (9 people). Table 3.16 highlights the population change in the village since 2006, with the population in 2022 being 264.

Geo-directory figures for the period 2012- 2022 indicates that there was only 1 new house added to the village within this timeframe. The Suíomh Alainn housing estate was constructed before 2012 and occupied in the intervening period which is reflected in the recent population increase.

	2006	2011	2016	2022
Kilgarvan	164	181	172	264

Table 3.16: Population Change 2006-2022

3.4.6.3.1 Residential Development

The development potential of Kilgarvan is presently constrained by the very limited spare capacity in its public wastewater treatment plant. It is, however, important that Kilgarvan retains its existing population and continues to provide for the service needs of its residents and those in its rural catchment area. To secure this, and to position the village for sustainable growth, the objectives of this Plan seek to maintain existing service levels and preserve opportunities to create a compact and attractive urban form into which future development can integrate in a coherent and sustainable manner.

Capacity for any residential demand in the village can be through zoned land, redevelopment of existing properties in the village or on infill sites in the streetscape. The period of this Plan is for six years only. However, it is preferable that adequate suitably located lands are zoned in the interests of proper planning and longer-term sustainable development of the settlement. The village has adequate lands (including backlands) within its boundary to accommodate additional residential development should it be required in the future.



Figure 3.91: View of Kilgarvan

Suitably located lands have been zoned as R4 (*Strategic Residential Reserve*) to ensure that the longer-term residential needs of the village can be met. Infill development that helps to consolidate the village form and provide for a more sustainable living model will be encouraged. The development of these lands is dependent on the availability of adequate wastewater infrastructure and compliance with the KCDP. All development shall by its nature and design contribute to the development of an attractive village streetscape and preserve the innate architectural and social values that

contribute to its identity and sense of place. This will be achieved by ensuring new developments are of an appropriate scale, contribute to improvements in the village's urban form and preserve its character and heritage.

3.4.6.4 Heritage

3.4.6.4.1 Built Environment & Heritage

There are five protected structures within the village which are listed in Volume 4 of the KCDP. There are two national monuments at the location of the old Church ground on the Main Street and a standing stone just to the north of the old Church ground. The approximate extent of the zone of potential around these monuments is indicated on the zoning map. The extent of these zones may be larger however as the Church and graveyard may be deemed a national monument upon further investigation and consultation with DoHLGH.

3.4.6.5 Economic Development

Kilgarvan provides a very limited amount of employment for the local population in the services sector. Large numbers of the local population are involved in farming while others commute to nearby towns such as Kenmare and Killarney to gain employment. In this Plan, some established developed areas are zoned M4 (*Built Up Area*) or M2 (*Village Centre*). This zoning allows for greater flexibility to facilitate a good mix of developments that may be proposed during the lifetime of the Plan.

The area's surrounding landscape and scenery should be viewed as a key economic asset and as such it is vital that the quality of this asset is protected. The village's attractive setting with abundant hiking/walking routes and potential of its traditional streetscape provides the opportunity to market Kilgarvan and surrounding area more as a place to visit rather than just a place to drive through on route to Kenmare. Development that adds to the services and

facilities available in the village will be encouraged where suitable and at appropriate locations.

Future development will need to respect the traditional village centre streetscape and its setting.

3.4.6.6 Natural Environment and Recreational Amenity

The setting for the village is undulating landscape with an impressive mountainous backdrop. There are no designated European sites within the Plan area, however the Roughty River flows through the valley to the south of the R569. This river is a major salmon and trout river with high quality spawning and nursery areas. The high-quality rural landscape setting should be protected from developments that are visually obtrusive by way of inappropriate scale, design or bulk and in particular from development that is visually obtrusive due to its design and location. Attractive views in the Plan area have been identified along the R569 on the Kenmare and Cork Roads.

3.4.6.7 Water & Wastewater Management

The town is served by a public water supply which has adequate capacity. Wastewater treatment is currently operating with very limited spare capacity and the upgrading of the current system is required. Future sustainable development in this settlement is dependent on the provision of adequate wastewater infrastructure. This Plan supports the timely provision of wastewater treatment infrastructure to secure the future sustainable growth of this village.

3.4.6.8 Connectivity


The Regional Road, R569, runs through the village connecting Kilgarvan with Kenmare. This results in a degree of through traffic, with volumes increasing significantly in the tourist season.




Footpaths throughout the village need to be upgraded and provided in certain areas where they do not already exist. It is an objective of this Plan to seek the improvement and provision of

footpaths, where necessary, to improve pedestrian safety, connectivity and permeability in and around the village settlement. The improvement of same will contribute to an improved public domain and village streetscape. Additional car-parking has been provided outside the national school adjoining the new children’s playground and adult exercise area.



Figure 3.92: Kilgarvan Playground and National School

Overall Development Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KV-1 	Ensure that new development reinforces the primacy of the village centre and contributes to the vibrancy and vitality of Kilgarvan through the re-use and regeneration of key village centre sites and vacant properties.

KENMD-KV-2 	<p>Ensure that the high-quality natural setting of the village is maintained and protected from inappropriate development and that the contours of the landscape are respected.</p>
KENMD-KV-3 	<p>Seek the sustainable improvement and provision of footpaths where necessary to improve pedestrian safety, connectivity and permeability in around the village settlement.</p>
KENMD-KV-4 	<p>Facilitate and support the provision of wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.</p>
KENMD-KV-5	<p>Ensure future development integrates in a coherent and sustainable manner, producing consistency and visual continuity/harmony and avoiding 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.</p>
KENMD-KV-6	<p>Protect views and prospects in a southerly direction along the R569 approach road into the village from Kenmare and from County Cork from inappropriate development, as indicated on the zoning map.</p>

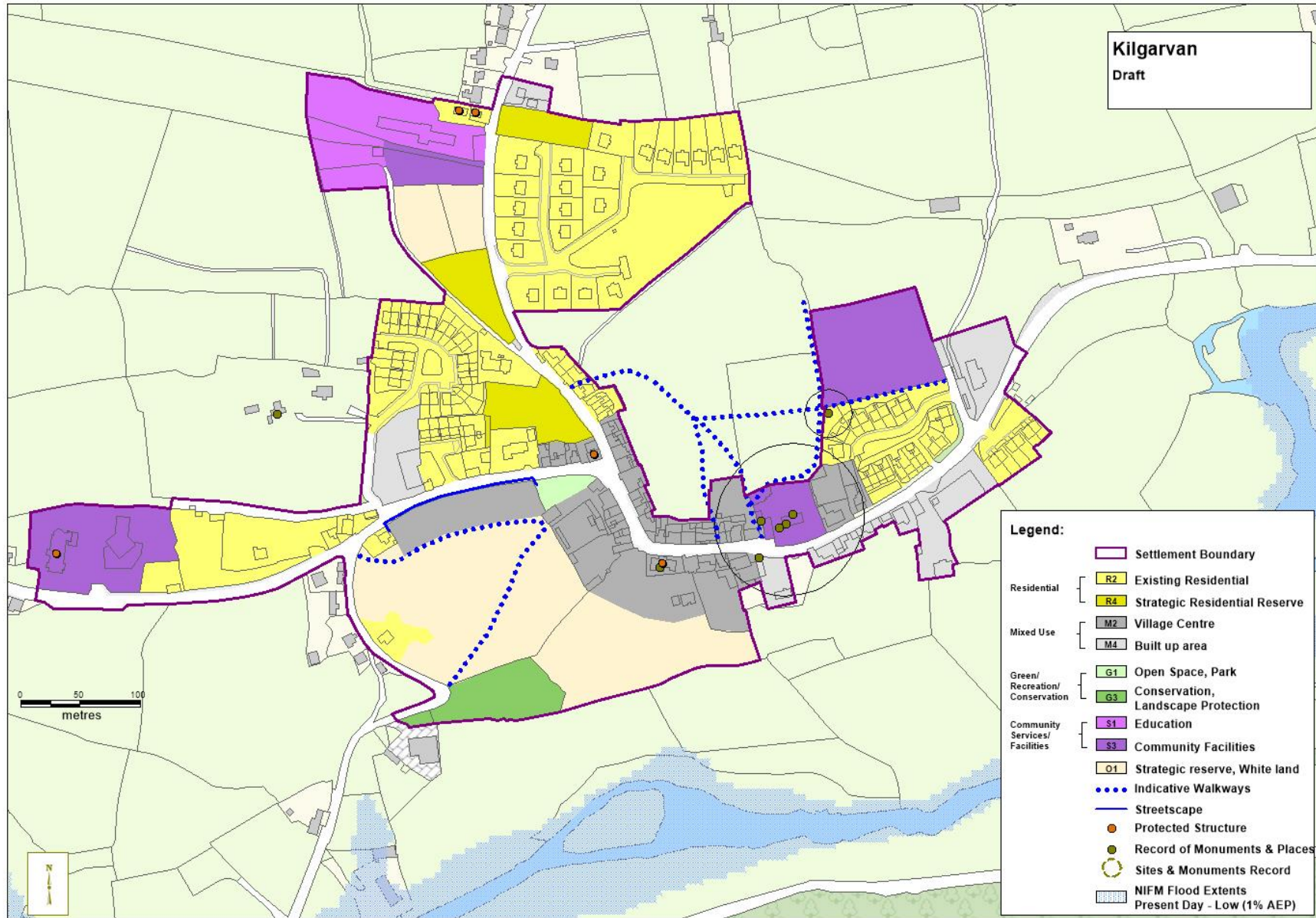


Figure 3.93: Kilgarvan Land Use Zoning Map

3.4.7 Knightstown

3.4.7.1 Context

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 north-east of Chapeltown and approximately 5.5km 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, a sensory garden, a residential/training centre for persons with intellectual disabilities, a RNLI lifeboat station, a heritage centre, along with several shops/cafes/restaurants. The breakwater and marina offer a broad range of marine based activities.

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

3.4.7.2 Planning Considerations and Proposals

Knightstown is an attractive settlement with a mix of architectural, historical and cultural heritage. The village still retains its distinctive character, and it is essential that this is retained, which will also add 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.

3.4.7.3 Population and Sustainable Land-Use Development

The 2016 Census recorded a population of 243 for Knightstown, an increase of 13% from 2011 when it had a population of 215. The 2022 Census shows a population of 244 for Knightstown. The ED of Valencia covers the entire island. The 2006 census showed 713 persons, which was an increase from 690 in 2002. This represented a 3% increase in population. The population decreased in the 2011 to 665 people, according to the CSO. The 2016 Census shows that the population of the area declined again, by 1.2%, to 657 people, and in 2022 the population of the ED is 658.

	2006	2011	2016	2022
Knightstown	156	215	243	244
Valencia ED	713	665	657	658

Table 3.17: Population Change 2006-2022

3.4.7.3.1 Residential Development

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, and the KCDP, 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 R565. These developments are estate type developments and have not contributed to or extended the existing streetscape. However, 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 limited demand for one off dwelling houses mainly to the west of the village.

Knightstown has not been given a specific population growth and housing target under the Core Strategy of the KCDP, consequently lands have not been zoned for R1 (*Proposed Residential*). Additional lands have been identified at suitable locations within the settlement and zoned as R4 (*Strategic Residential Reserve*) to ensure that the longer-term residential needs of the village can be met.

The Planning Authority recognises the challenges of providing for affordable housing in the Knightstown area. To this extent additional lands have been identified and zoned for housing in tandem with the upgrading of the wastewater treatment plant and subject to environmental assessment.

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

KENMD-KS-3	Preserve the village's architectural heritage and encourage development designed in a manner that is in keeping with the scale and character of the existing village. New developments should respect local design features.
KENMD-KS-4	Encourage the sustainable expansion in the range and number of commercial services within the village to provide local employment and improve the quality of life of the local community.
KENMD-KS-5	Promote the sustainable enhancement of the promenade/waterfront area, including the provision of further service facilities subject to environmental assessments.
KENMD-KS-6	Encourage the sustainable development of streetscapes in new development, particularly on frontages adjoining public roads.
KENMD-KS-7 	Facilitate and support the upgrade of existing wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.
KENMD-KS-8	Support and facilitate the sustainable development of additional car parking at an appropriate location in the village.

General Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KS-1	Ensure that the high-quality natural setting of the village is maintained and protected from inappropriate development.
KENMD-KS-2	Ensure that future development should support the existing role and function of the village as a rural service centre and small tourist village.

KENMD-KS-9	Ensure that the visual openness of the corridor and vista of the First Message Building is maintained.
-------------------	--

3.4.7.4 Heritage

3.4.7.4.1 Built Environment & 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 RPS in accordance with Sections 54 and 55 of the PDA 2000, as amended.

The structure comprises a single storey structure located within the Valentia Slate Yard site (the Slate Works industrial complex is protected in the KCDP, 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 D of this LAP provides additional details). Also see Section 2.5.2.1 and Section 2.5.2.3 for further details.

A proposed extension to the ACA 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.



Figure 3.94: Built Heritage within Knightstown

3.4.7.4.2 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.

It has been confirmed that the Valentia Transatlantic Cable project has been added to the World Heritage Tentative List for Ireland. This announcement is an important next step for the Cable Foundation. This project is covered in more detail in Section 2.10.3 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.



Figure 3.95: First Message Building Visual Corridor

A visual corridor is proposed as indicated on Figure 3.95. It is proposed that the visual openness of this corridor and vista of the First Message Building is maintained.



Figure 3.96: View of Cable Station Terrace

3.4.7.4.3 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 SAC. The site contains important examples of reefs, shallow inlets and tidal mudflats.

3.4.7.5 Economic Development

The Valentia Development Agency through its work with other agencies has successfully created new employment on the island. The provision of fibreoptic connectivity and the creation of a digital hub would greatly enhance the economic potential of the village. To facilitate this, ongoing work and inter agency co-operation, additional lands have been zoned as M1 and M5.



Figure 3.97: View of Knightstown

3.4.7.6 Tourism & Outdoor Recreation

Knightstown's location on Valentia Island and in the scenic south-western coast of the Iveragh Peninsula makes it an ideal location and base for leisure activities and informal recreation. While being a popular stop located off the Ring of Kerry driving route, Knightstown is also itself a tourist destination. Knightstown offers a very high-quality tourism product including year-round attractions of golfing, fishing and hiking/walking.

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 Knightstown. 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 Knightstown 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 Knightstown 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.

3.4.7.6.1 Marine Activity

The Local Authority recognises that the maritime sector is a growing sector and selling point for the region. KCC 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.

3.4.7.6.2 Natural Environment & Recreational 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.

KENMD-KS-14	Facilitate the development of an art, culture and heritage centre, at an appropriate location.
--------------------	--

3.4.7.7 Water & Wastewater Management


A new wastewater treatment system began operation in 2017. Uisce Éireann's Wastewater Capacity Register identifies that it has a PE of 500 with no spare capacity currently available. The village is served by a public water system.

3.4.7.8 Flood Risk Management

The majority of the town of Knightstown is not usually at risk of flooding. There may be some seasonal tidal/coastal flooding along the waterfront. These areas are not zoned for highly vulnerable development. For further details see references in the SFRA.

3.4.7.9 Connectivity

Knightstown is the terminus for the Valentia Island ferry which operates from March–October. The ferry generates some 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 provision of additional parking at an appropriate location.

Tourism Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KS-10	Promote the sustainable development of Knightstown as a year-round tourist destination, based on a high quality and diverse range of tourism products, whilst protecting the environmental attributes & resources in the area.
KENMD-KS-11	Facilitate the sustainable development of high-quality visitor accommodation within the town at appropriate locations.
KENMD-KS-12 	Support the sustainable provision of a Blueway between Knightstown and Cahersiveen subject to inclusion in National Strategy and subject to environmental assessments.
KENMD-KS-13	Facilitate the sustainable restoration of the key cable related sites at the Old Slate Yard and 'First Message' building including the visual corridor from the harbour, subject to environmental assessments.

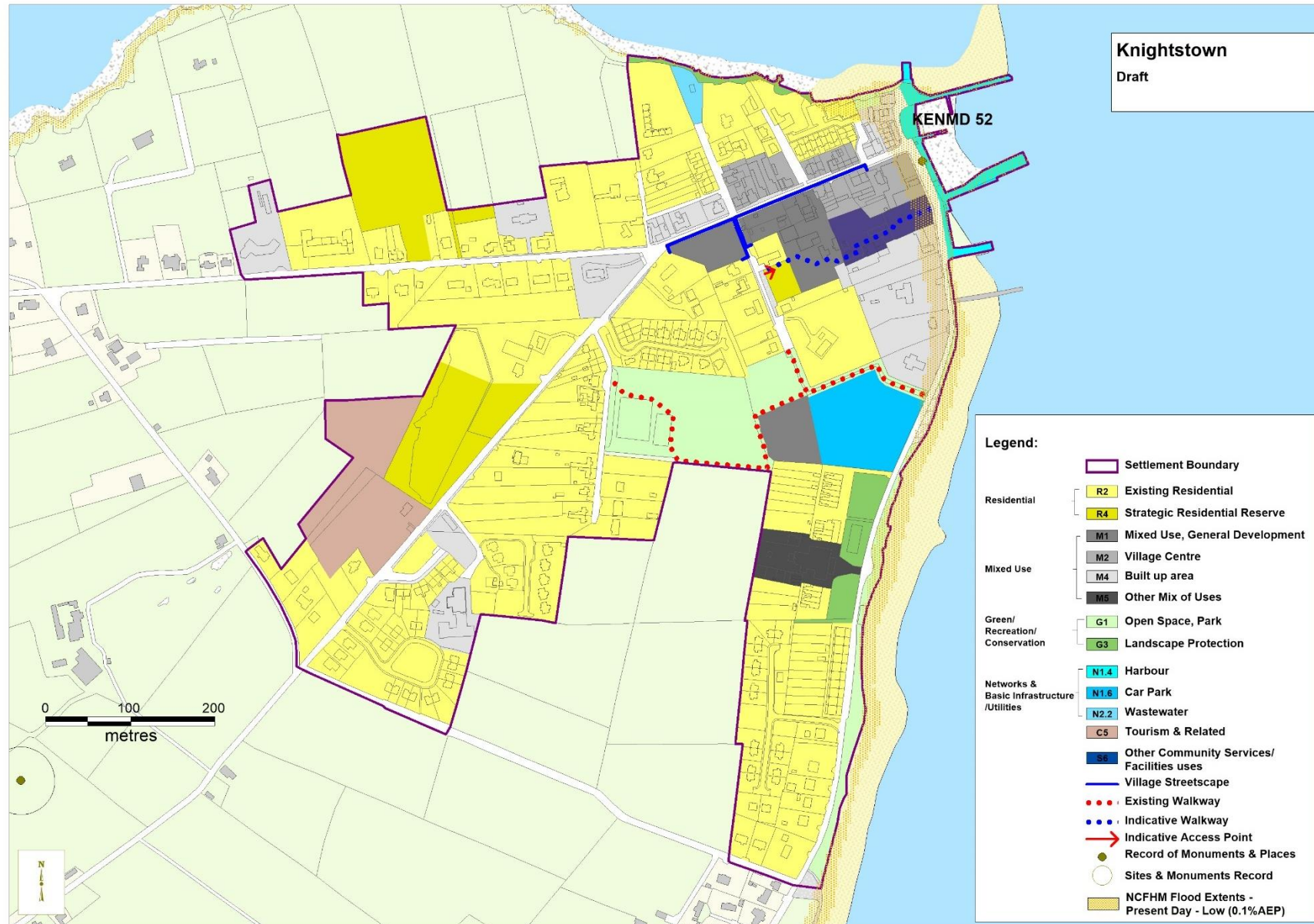


Figure 3.98: Knightstown Land Use Zoning Map

3.4.8 Portmagee

3.4.8.1 Context

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 WAW.

Portmagee is mainly a residential settlement which provides services 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. In 2021 Portmagee received funding made available under the “Town and Village Renewal Scheme” by the Department of Social Protection and Rural Affairs. The funding was allocated for public realm improvements and undergrounding of utility wires, including the provision of EV charging, WiFi Access points and information points.

Social and community services in Portmagee include a Church, health centre, national school, Garda station, G.A.A. sports ground and community centre. Portmagee Community Centre and Junior Club Kenmare received funding under the Community Enhancement Programme Round 2 allocations in 2020.

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 is the Skellig Islands and the village serves as a departure point for tourists travelling to visit Sceilig Mhichíl. There is a hostel, as well as several bed & 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 Mainland, Portmagee also benefits from some passing trade.

3.4.8.2 Planning Considerations and Proposals

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 M2 (Village Centre) to facilitate village and mixed-use type development.

3.4.8.3 Population and Sustainable Land-Use Development

The first year the census returned a population for the village itself was in 2016, recording 123 people residing in the village. The population of the village in 2022 is 116 people. 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, and in 2022 its population was 365. 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.

	2006	2011	2016	2022
Portmagee	n/a	n/a	123	116
Portmagee ED	376	390	413	365

Table 3.18: Population of Portmagee 2006-2022

3.4.8.3.1 Residential Development

Portmagee has not been given a specific population growth and housing target under the Core Strategy of the KCDP, consequently lands have not been zoned for R1 (*Proposed Residential*). However suitably located lands have been identified and zoned as R4 (*Strategic Residential Reserve*) to ensure that the long-term residential needs of the village can be met. These lands can be unlocked and developed when the wastewater infrastructure is upgraded. No lands have been zoned for proposed residential use or other flood vulnerable uses within identified flood zones - See Figure 3.100. 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.

3.4.8.4 Heritage

3.4.8.4.1 Built Environment & 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 southwest 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 infill/backland 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.

3.4.8.4.2 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 Sí na Sláinte. Hill walking and the surrounding natural heritage and amenities offer significant potential for Portmagee to increase footfall & overnight stays.

3.4.8.5 Economic Development

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.

3.4.8.6 Natural Environment & Recreational 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.

3.4.8.7 Water & Wastewater Management

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 and capital investment is therefore required to upgrade the system.

3.4.8.8 Flood Risk Management

The majority of the town of Portmagee is not usually at risk of flooding. There may be some seasonal tidal/coastal flooding along the waterfront. These areas are not zoned for highly vulnerable development. For further details see references in the SFRA.

3.4.8.9 Connectivity


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.



Image 3.99: View of Portmagee from Main Street

Overall Objectives	
Objective No.	It is an objective of the Council to:
KENMD-PE-1	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.

KENMD-PE-2	Facilitate the sustainable development of a park and playground within the village at an appropriate location.
KENMD-PE-3 	Seek the sustainable provision/improvement of continuous footpaths and walkways within the village.
KENMD-PE-4	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.
KENMD-PE-5	Promote the appropriate development of a niche tourism market, based on sustainable marine activity, sustainable marine and adventure/experience holidays.
KENMD-PE-6	Promote film tourism in the area in a sustainable manner.
KENMD-PE-7	Facilitate the Skellig Experience Centre in any sustainable improvement / re-development project.
KENMD-PE-8	Facilitate the sustainable development of new car parking facilities in the village at an appropriate location.

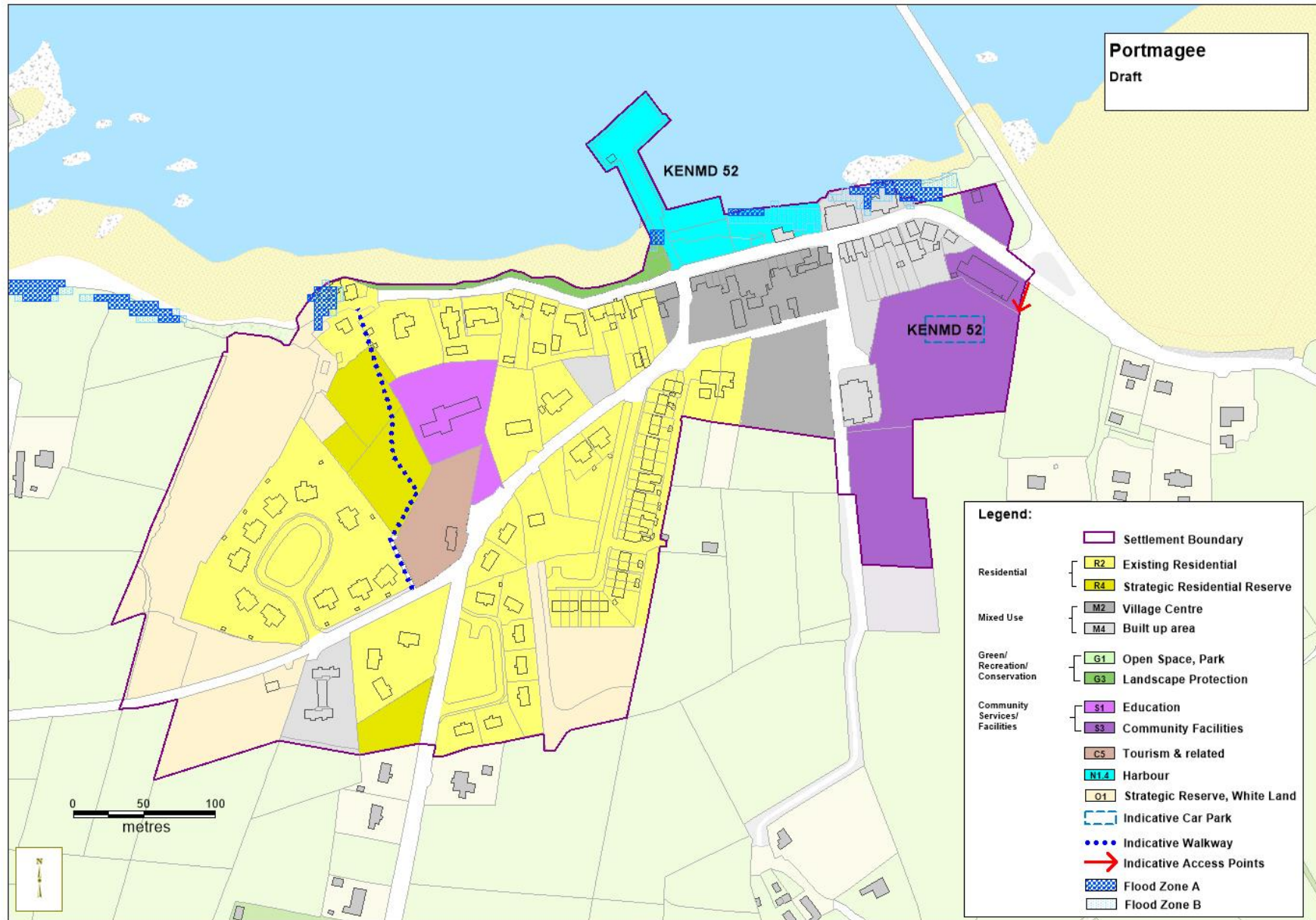


Figure 3.100: Portmagee Land Use Zoning & Flooding Map

3.5 Small Village Settlements

There are a number of settlements characterised as small village settlements in this Plan, these are **An Chillín Liath, An Gleann, Bonane, Caherdaniel, Castlecove, Cromane, Glencar, Kells, Kilgobnet, Lauragh, Tahilla, Templenoe** and **Tuosist**. It is the policy of the KCDP to support the sustainable development of these small villages, in a compact manner.

These small villages are in the lower tiers of the settlement hierarchy as set out in the KCDP. These villages are predominately residential in character while offering a very limited range of services supplying local need including 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 KCDP for these individual villages, instead an overall small village settlement target is included in the core strategy. The zoning of lands for R1/R4 (*Proposed/Strategic Residential*) is therefore not proposed in these villages. Existing infill sites and redevelopment of existing sites is likely to be sufficient to cater for any residential demand.

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. This LAP supports the enhancement of local services in the various settlements and the provision of additional services in appropriate locations.

As the settlement of Glencar is located within the boundaries of the 'Killarney National Park, MacGillycuddy Reeks and Caragh River

Catchment SAC', development proposals must be compatible with the conservation objectives of this SAC. Proposals which would adversely impact the integrity of the SAC will not be permitted.



Figure 3.101: View of Caherdaniel Village

3.5.1 Planning Considerations and Proposals

The settlement development boundary (where applicable) for the villages defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for residential development adjacent to the village core. It is an objective of this Plan to consider proposals for residential development within these villages, subject to the provision of adequate public water infrastructure, need and demand in the area. In accordance with Section 5.4 of the KCDP, given the existence of social, educational and residential facilities in many villages it is considered that these settlements are suitable for further small-scale cluster residential development. The Council will facilitate the development of dwellings for permanent use as an alternative location for people to reside and to acquire family

homes at an affordable rate, as an alternative to rural one-off housing. While many residents will continue to commute to other centres for employment, it is important that these small villages retain and further develop their social and economic infrastructure to function as sustainable communities. Increased local retail and commercial and tourism uses within these villages adjacent to existing uses would serve to achieve this. 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.

3.5.2 Residential Development

3.5.2.1 Cluster Developments in Village Settlements

It is the policy of the Council to encourage people who wish to reside in the countryside to live in villages or small village settlements where services are available. As an alternative to one-off housing, it is an objective of the KCDP to permit clusters of housing served by individual wastewater treatment systems in the small villages and small village settlements listed in Table 3.19 below where there is no wastewater infrastructure or no plans for such infrastructure. The strategy for these clusters within these settlements is to facilitate a small number of additional dwellings and/or small enterprises to consolidate the existing pattern of development around these focal points and utilise existing services in the area.

An Chillín Liath	Lauragh
An Gleann	Glencar
Beaufort	Kilgobnet
Bonane	Kells
Castlecove	Tahilla
Chapeltown	Templenoë
Cromane	Tuosist

Table.3.19: Village Settlements where clusters served by individual treatment systems may be considered

The Council will facilitate and support stakeholders and allied entities to implement a “New Homes in Small Towns and Villages” initiative in the county as outlined in the NPF and RSES. This scheme involving Uisce Éireann, communities and other stakeholders will seek to provide services and serviced sites to create “build your own home” opportunities within the existing footprint of rural settlements.



Figure 3.102: View of Residential Development in Castlecove

3.5.3 Tourism & Outdoor Recreation


Some of these villages are heavily reliant on tourism and passing visitor trade. In most instances this is very seasonal and only for a few short weeks, therefore it is essential to promote the sustainable development of ecotourism and other niche tourism markets in order to sustain and develop these settlements. It is an objective of this Plan 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, rowing regattas,

fishing/angling 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.

Small Village Settlements – Tourism Objectives	
Objective No.	It is an objective of the Council to:
KENMD-SV-1	Facilitate the sustainable development of camping/ glamping sites at appropriate locations.
KENMD-SV-2	Promote the sustainable development of ecotourism and other niche markets. Encourage the sustainable extension and diversification of tourist facilities at appropriate locations.

3.5.3.1 Marine Activities

A number of these seaside villages have piers and harbours. These are a vital economical asset providing for economic and leisure activity. It is an objective of this plan to encourage and facilitate the upgrading and development of these piers for leisure, rowing and fishing/marine activities.

Small Village Settlement – Infrastructure Objectives	
Objective No.	It is an objective of the Council to:
KENMD-SV-3 	Facilitate and support the upgrade of existing wastewater treatment infrastructure.
KENMD-SV-4	Facilitate the sustainable upgrading/ development of piers for leisure, rowing and fishing/ marine activities.
KENMD-SV-5	Encourage the sustainable provision of additional parking at appropriate locations.


3.5.3.2 Digital Hubs

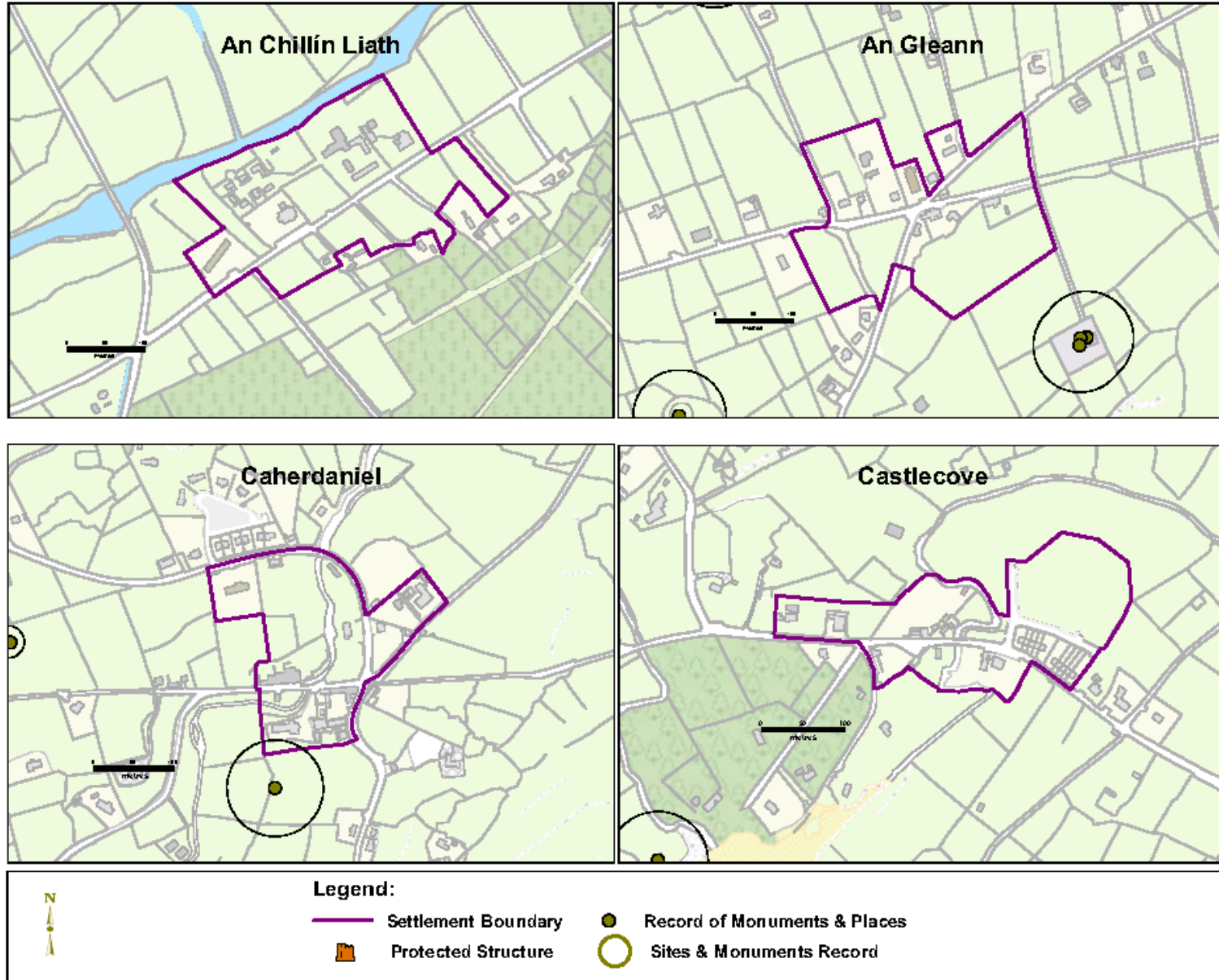
It is an objective of the Planning Authority as set out in the KCDP to facilitate and support community innovation hubs, digital hubs, food hubs, start-ups and centres of excellence. The provision of fibreoptic connectivity and the creation of small digital hubs would greatly enhance the economic potential of these villages.

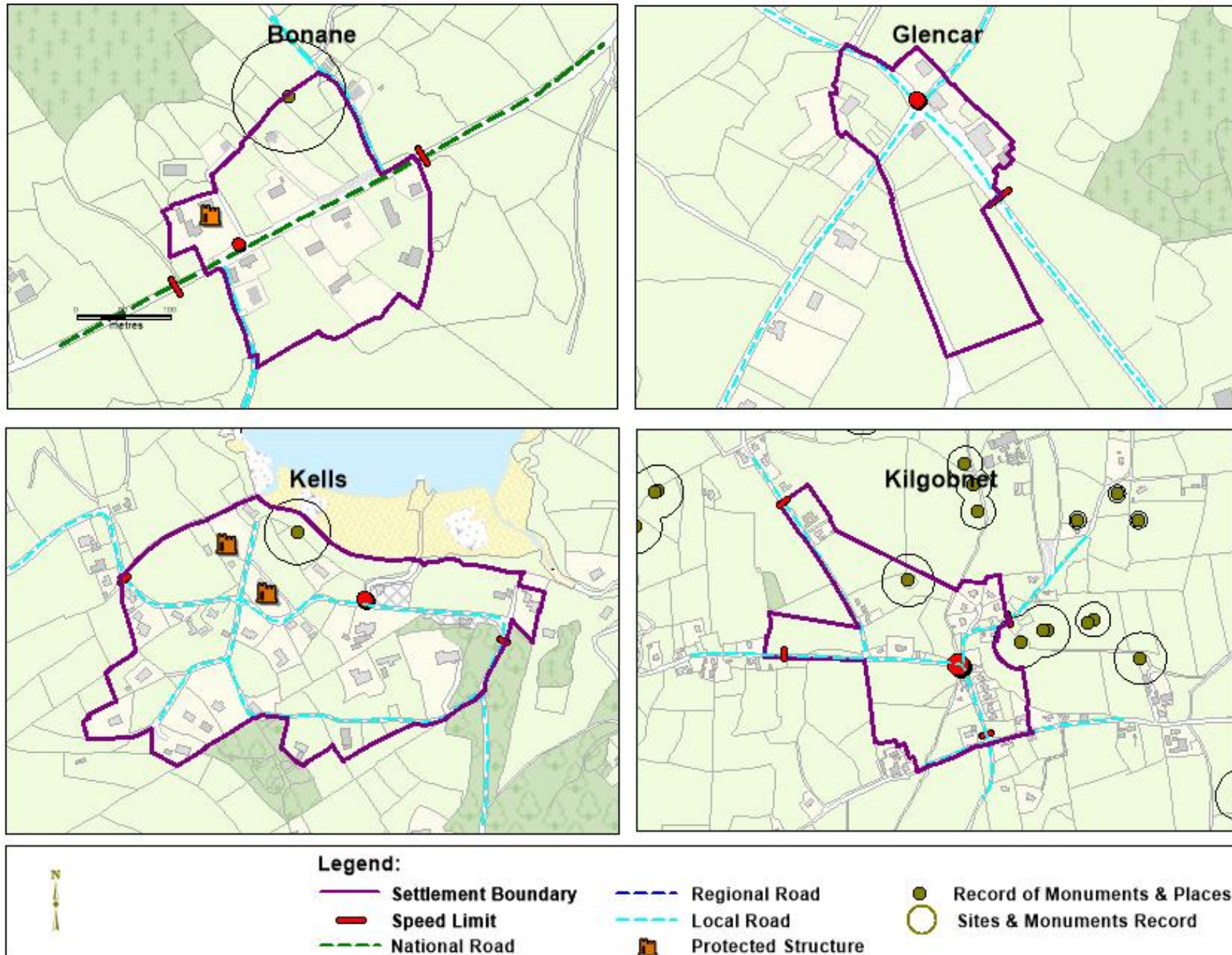
Gteic in An Dromaid was launched in July 2022 and comprises of nine desks for remote workers available in the hub as well as access to the centre's other amenities, including a meeting room, kitchen and shared workspaces.

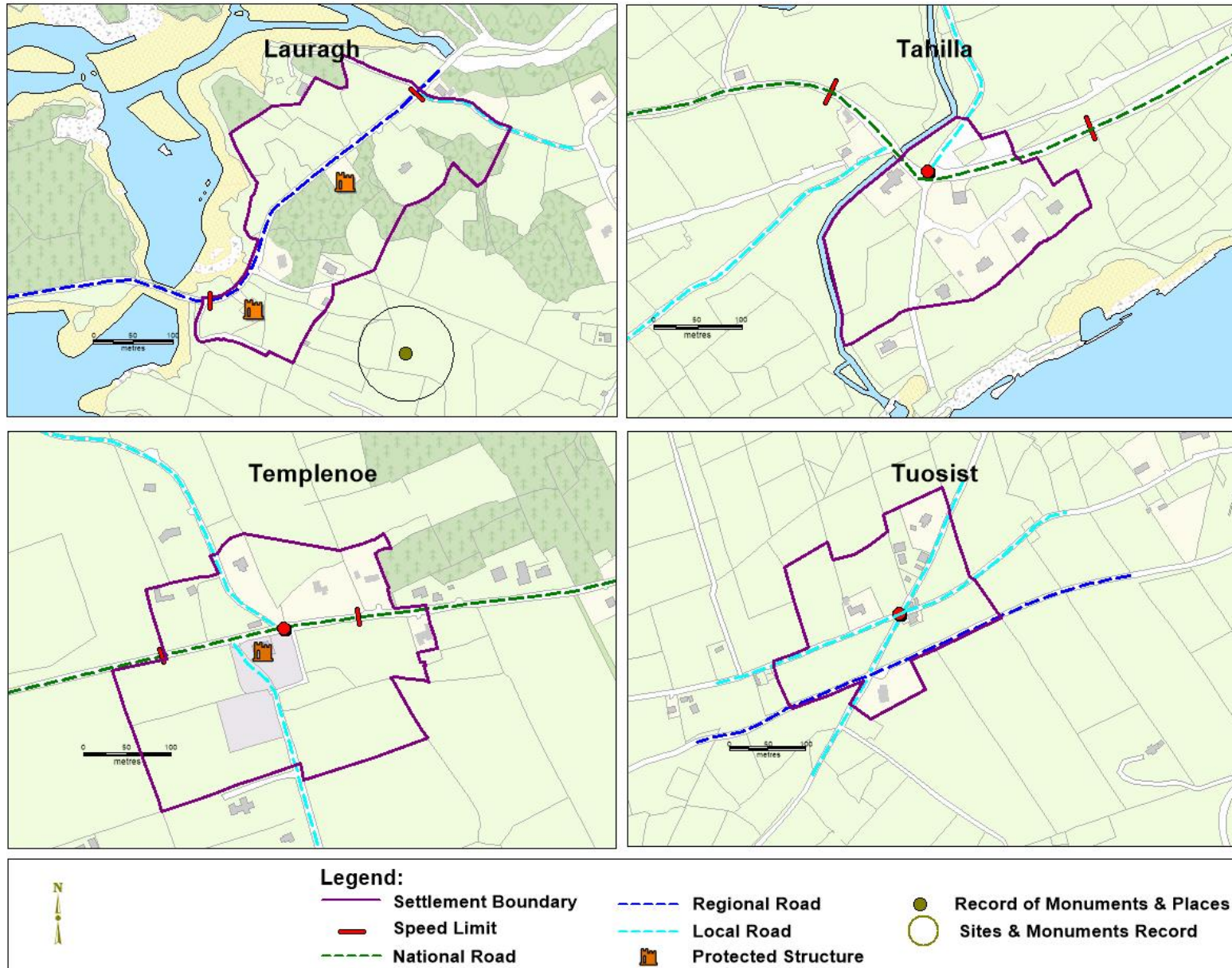
Like others, this hub is available to the local community and to businesses and provides facilities for remote working in an area in which the local community are striving to combat rural depopulation in creative and innovative ways. These hubs are of great benefit to the local community, as a centre for entrepreneurs

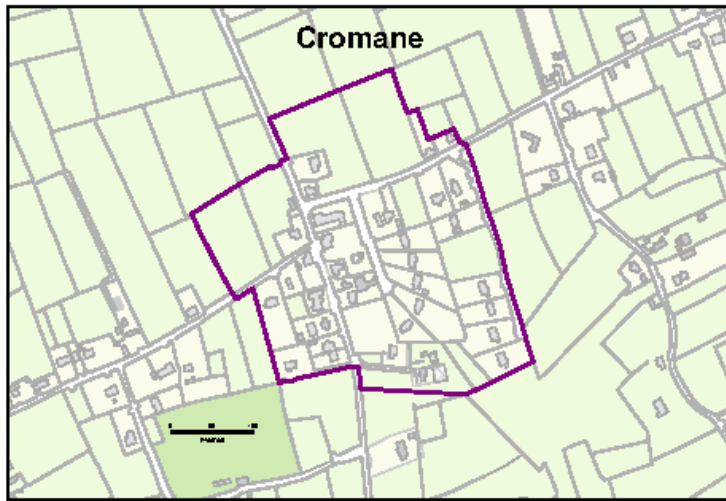
and for remote workers. It is an important facility for the provision of services to the local community.

Small Village Settlements - Overall Objectives	
Objective No.	It is an objective of the Council to:
KENMD-SV-6	Preserve the villages' architectural heritage and promote conservation-led regeneration and re-use of buildings, where possible.
KENMD-SV-7	Facilitate improvements to the village centres, with an enhanced streetscape, appropriate shopfront design and provision for improved street lighting, public footpaths and street furniture.
KENMD-SV-8 	Protect and where appropriate enhance the provision of biodiversity features in the villages. As part of this regard should be had to Inland Fisheries Ireland's guidelines for urban watercourses.
KENMD-SV-9	Preserve and enhance the use of the Irish language in Gaeltacht areas and support the development of educational facilities therein.
KENMD-SV-10	Consider proposals for sustainable small scale cluster type residential development within those settlements in Table 5.1 of the KCDP, subject to the provision of adequate public wastewater infrastructure, traffic and other normal planning criteria.









Legend:

	 Settlement Boundary	 Record of Monuments & Places
	 Protected Structure	 Sites & Monuments Record

Appendices

Appendix A: Settlement Capacity Audit

Appendix B: Land-use Zoning Matrix

Appendix C: Town Centre First Approach

Appendix D: Proposed ACA

Appendix E: Climate Action Audit

Appendix A: Settlement Capacity Audit

This is an analysis of the capacity of the regional towns of Killorglin, Kenmare and Cahersiveen, and the district towns of Sneem and Waterville to accommodate new development in terms of suitable lands and infrastructure within the plan period. It confirms whether sites as zoned in their respective Plans are served by the necessary infrastructure so as to allow for their timely development. This 'Settlement Capacity Audit' (SCA) exercise accords with Appendix 3 (A Methodology for a Tiered Approach to Land Zoning) of the NPF, which distinguishes between lands that are Serviced (Tier 1) and those that are Serviceable (Tier 2).

The SCA is an infrastructural assessment of lands within settlements and includes the following infrastructure categories:

- Road access
- Footpath access
- Foul & surface water sewerage drainage
- Water supply
- Assumed residential density
- Estimated residential unit yield

The SCA exercise includes an examination of the capacity for new residential development within the built-up footprint of existing settlements in line with compact growth priorities of National Planning Policy 17.

The assessment identifies and maps zoned lands with residential development potential, including mixed use zoned lands. This includes the following:

- i. lands within the existing built up area;
- ii. serviced greenfield 'Tier 1' tranches of land; and
- iii. serviceable greenfield 'Tier 2' lands.

The estimated yield from sites identified in this audit have been used to justify the quantum of zoned land required to meet the housing

targets as set out in the Core Strategy of the KCDP. The sites included in these calculations are zoned Proposed Residential (R1) and are Tier 1 lands. R4 lands are not included in the overall estimated housing yield calculations.

Density and Potential Housing Yield

The Draft Plan provides strengthened policy support for sustainable higher densities, facilitates compact growth targets aligned with the National Policy Objectives of the NPF, the renewal of vacant brownfield sites and regeneration of opportunity sites amongst other initiatives.

The Planning Authority is required to have regard to Section 28 Guidelines with respect to densities and compact growth and in particular to the Specific Planning Policy Requirements (SPPR), set out in the Urban Development and Building Heights Guidelines for Planning Authorities, (2018) and the Apartment Guidelines (2018). The plan also had reference to circular letter NRUP 2/2021 regarding residential densities in towns and villages.

The Planning Authority seeks to ensure that all developments are carried out in a sustainable manner and comply with the 'Sustainable Residential Development in Urban Areas Guidelines. The appropriate density for applications for housing developments will be determined by and ensure the provision of a mix of unit types in proximity to existing and proposed transport and service infrastructure, in order to meet and adapt to the changing demographic trends and household profiles in a neighbourhood.

Higher densities and therefore higher housing yield will be considered on a case-by-case basis depending on amongst other issues – the location of the site, the design and quality of the scheme - how it complies with certain performance criteria and the quality of life proposed for incoming residents in addition to existing or proposed services in the area. The Town Plans for Tralee, Killarney

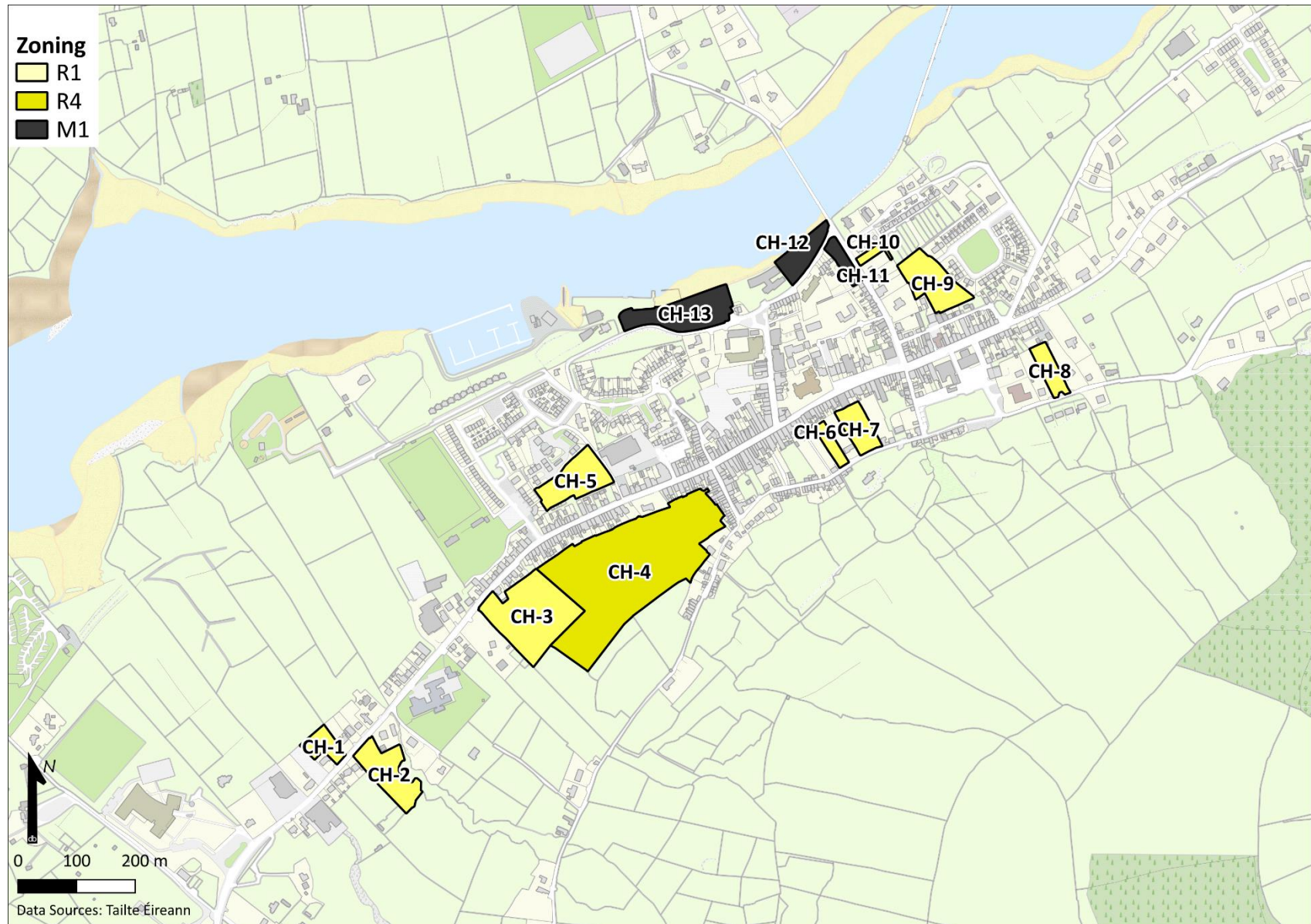
and Listowel do not limit the consideration of higher densities to certain areas such as opportunity sites. Therefore, it is not considered necessary to specify specific locations outside of the town centre where higher densities may be suitable as doing so may exclude some suitable areas.

The Planning Authority is committed to facilitating increased densities with developments that provide for a mix of unit types to meet the needs of the changing demographic trends and household profiles in the towns. The existing policies and objectives proposed are not limited to greenfield, new residential areas but rather are applicable to all zoned lands that facilitate residential use.

The planning authority will also ensure that residential densities reflect the density of appropriate adjoining developments.

The Settlement Capacity Audit includes a potential housing yield for each site, which reflects the density of appropriate adjoining developments and the site's location. Brownfield /Infill Sites (zoned M1 & M2) in town centre sites would have a potential yield of 35+ units per hectare. This ensures compliance with the NPF policy where 30% of units shall be delivered on brownfield/infill sites.

Cahersiveen



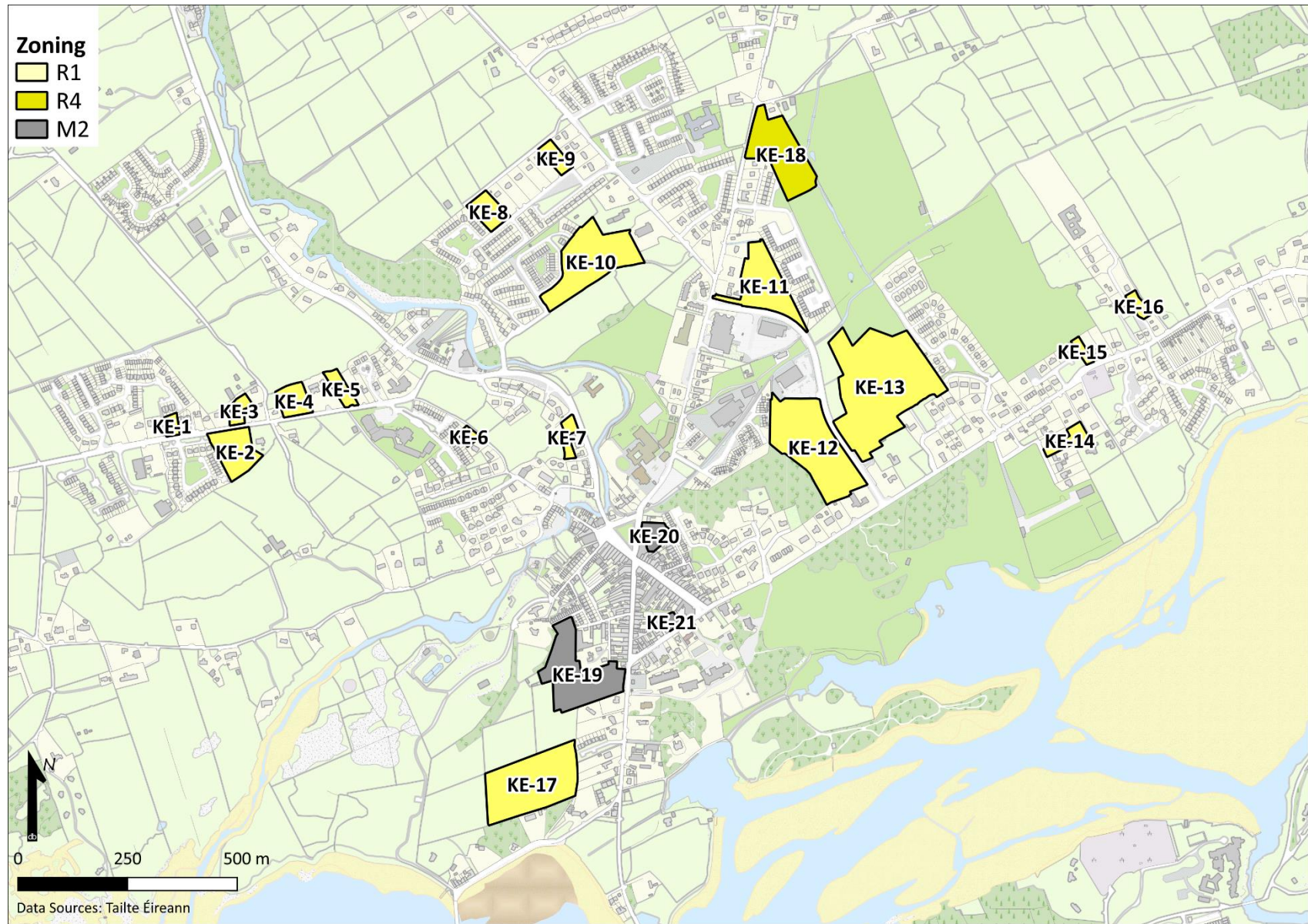
Cahersiveen – Settlement Capacity Audit of Zoned Land										
ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
CH-1	R1	✓	✓	✓	✓	✓	1	0.26	15-20	4-5
CH-2	R1	✓	✓	✓	✓	✓	1	0.66	15-20	10-13
CH-3	R1	✓	✓	✓	✓	✓	1	1.51	15-20	23-30
CH-4	R4	x	✓	✓	✓	✓	2	2.69	20-35	*
CH-5	R1	✓	✓	✓	✓	✓	1	0.68	20-35	14-24
CH-6	R1	✓	✓	✓	✓	✓	1	0.17	20-35	3-6
CH-7	R1	✓	✓	✓	✓	✓	1	0.37	20-35	7-13
CH-8	R1	✓	x	x	✓	✓	1	0.28	15-20	4-6
CH-9	R1	✓	✓	✓	✓	✓	1	0.69	20-35	14-24
CH-10	R1	✓	✓	✓	✓	✓	1	0.09	20-35	2-3
CH-11	M1	✓	✓	✓	✓	✓	1	0.19	30-40	6-8
CH-12	M1	✓	✓	✓	✓	✓	1	0.39	30-40	**
CH-13	M1	✓	✓	✓	✓	✓	1	0.87	30-40	***

* R4 lands are not included in the overall estimated housing yield calculations.

** Site is aimed at tourism use rather than residential.

*** Potential yield impacted by part of the site being subject to flood risk.

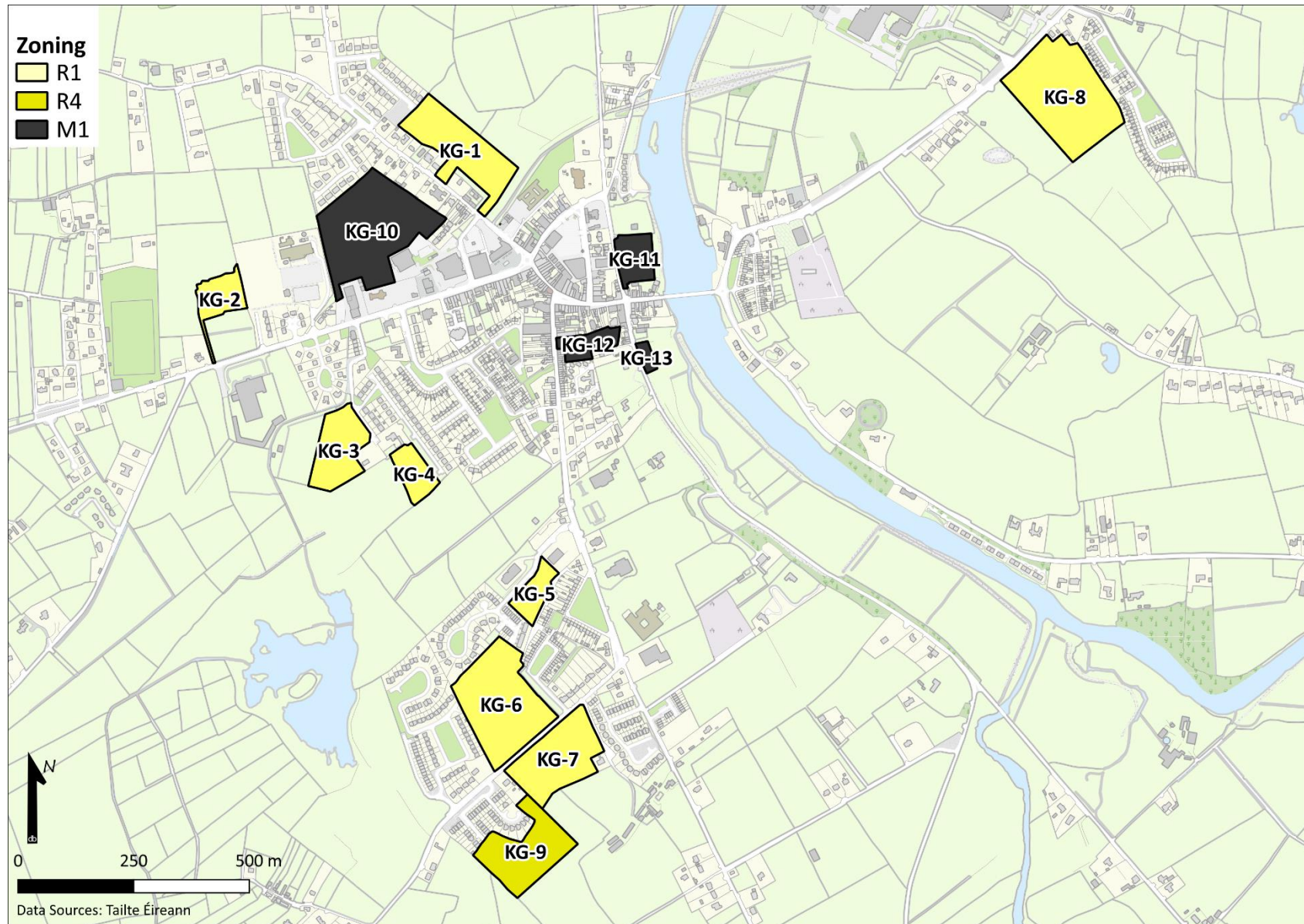
Kenmare



Kenmare – Settlement Capacity Audit of Zoned Land										
ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KE-1	R1	✓	✓	✓	✓	✓	1	0.15	15-20	2-3
KE-2	R1	✓	✓	✓	✓	✓	1	0.88	15-20	13-18
KE-3	R1	✓	✓	✓	✓	✓	1	0.23	15-20	3-5
KE-4	R1	✓	✓	✓	✓	✓	1	0.46	15-20	7-9
KE-5	R1	✓	✓	✓	✓	✓	1	0.29	15-20	4-6
KE-6	R1	✓	✓	✓	✓	✓	1	0.13	15-20	2-3
KE-7	R1	✓	✓	✓	✓	✓	1	0.28	20-35	6-10
KE-8	R1	✓	✓	✓	✓	✓	1	0.46	15-20	7-9
KE-9	R1	✓	✓	✓	✓	✓	1	0.28	15-20	4-6
KE-10	R1	✓	✓	✓	✓	✓	1	2.13	15-20	32-43
KE-11	R1	✓	✓	✓	✓	✓	1	1.47	20-35	29-51
KE-12	R1	✓	✓	✓	✓	✓	1	2.89	20-35	58-101
KE-13	R1	✓	✓	✓	✓	✓	1	4.71	20-35	94-165
KE-14	R1	✓	✓	✓	✓	✓	1	0.31	15-20	5-6
KE-15	R1	✓	✓	✓	✓	✓	1	0.13	15-20	2-3
KE-16	R1	✓	✓	✓	✓	✓	1	0.18	15-20	3-4
KE-17	R1	✓	✓	✓	✓	✓	1	2.59	20-35	52-91
KE-18	R4	✓	✓	x	✓	✓	2	1.73	15-20	*
KE-19	M2	✓	✓	✓	✓	✓	1	2.0	30-40	60-80
KE-20	M2	✓	✓	✓	✓	✓	1	0.33	30-40	10-13
KE-21	M2	✓	✓	✓	✓	✓	1	0.1	30-40	3-4

* R4 lands are not included in the overall estimated housing yield calculations.

Killorglin

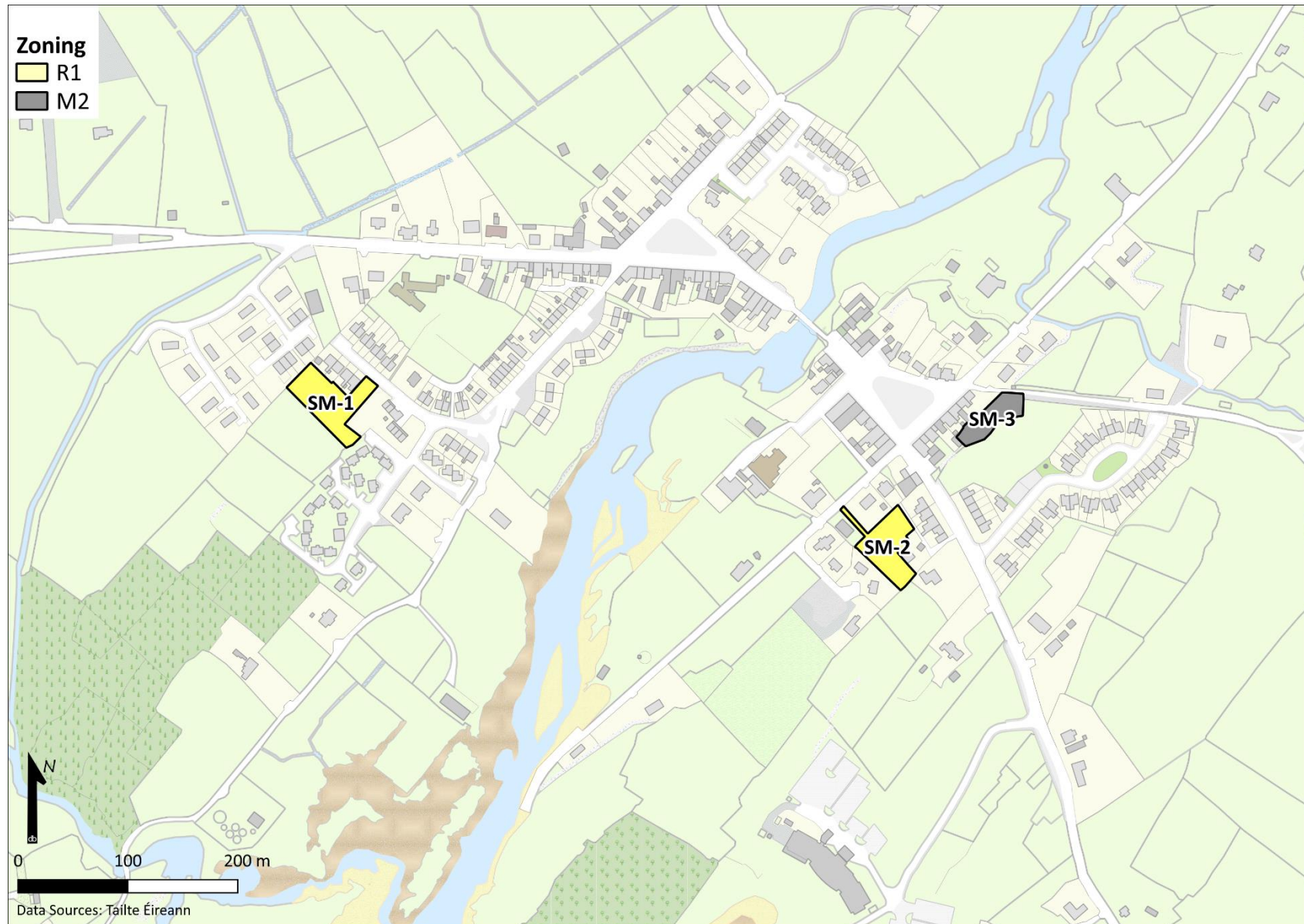


Killorglin – Settlement Capacity Audit of Zoned Land										
ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KG-1	R1	✓	✓	✓	✓	✓	1	2.48	20-35	50-87
KG-2	R1	✓	✓	✓	✓	✓	1	0.88	15-20	13-18
KG-3	R1	✓	✓	✓	✓	✓	1	1.58	20-35	32-55
KG-4	R1	✓	✓	✓	✓	✓	1	0.75	15-20	11-15
KG-5	R1	✓	✓	✓	✓	✓	1	0.66	15-20	10-13
KG-6	R1	✓	✓	✓	✓	✓	1	3.44	15-20	52-69
KG-7	R1	✓	✓	✓	✓	✓	1	2.34	15-20	35-47
KG-8	R1	✓	✓	✓	✓	✓	1	3.97	15-20	80
KG-9	R4	✓	✓	✓	✓	✓	2	2.17	15-20	*
KG-10	M1	✓	✓	✓	✓	✓	1	4.14	30-40	124-166
KG-11	M1	✓	✓	✓	✓	✓	1	0.8	30-40	**
KG-12	M1	✓	✓	✓	✓	✓	1	0.61	30-40	18-24
KG-13	M1	✓	✓	✓	✓	✓	1	0.18	30-40	5-7

* R4 lands are not included in the overall estimated housing yield calculations.

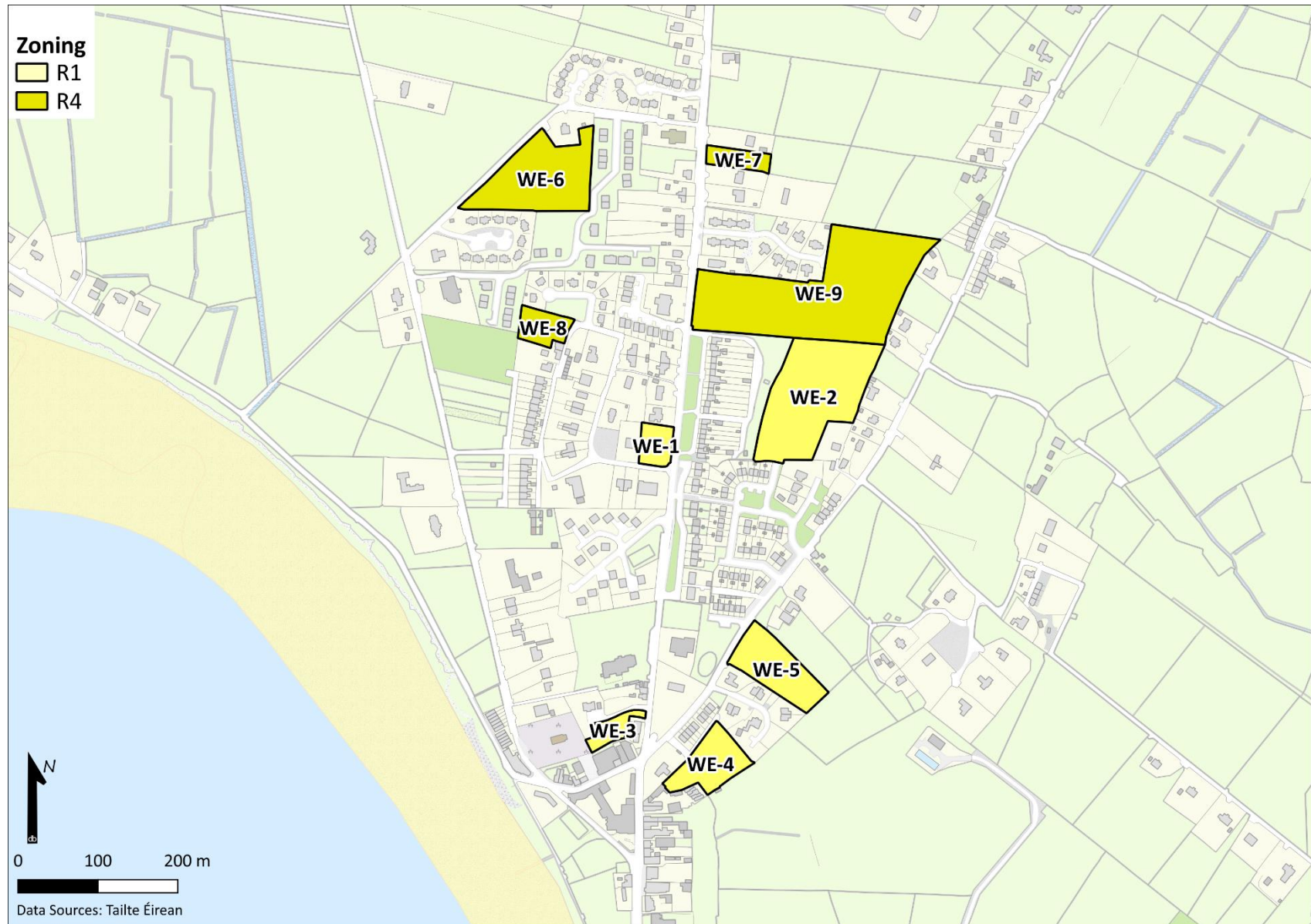
** See the accompanying Strategic Flood Risk Assessment Report in relation to this site.

Sneem



Sneem – Settlement Capacity Audit of Zoned Land										
ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
SM-1	R1	✓	✓	✓	✓	✓	1	0.26	15-20	4-5
SM-2	R1	x	x	✓	✓	✓	2	0.23	20-35	5-8
SM-3	M2	✓	✓	✓	✓	✓	1	0.13	30-40	4-5

Waterville



Waterville – Settlement Capacity Audit of Zoned Land										
ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
WE-1	R1	✓	✓	✓	✓	✓	1	0.2	15-20	3-4
WE-2	R1	✓	✓	✓	✓	✓	1	1.56	15-20	23-31
WE-3	R1	✓	✓	✓	✓	✓	1	0.16	20-35	3-6
WE-4	R1	✓	✓	✓	✓	✓	1	0.49	20-35	10-17
WE-5	R1	✓	✓	✓	✓	✓	1	0.64	20-35	13-22
WE-6	R4	✓	x	x	✓	✓	2	1.1	15-20	*
WE-7	R4	✓	✓	✓	✓	✓	1	0.19	15-20	*
WE-8	R4	✓	✓	✓	✓	✓	1	0.24	15-20	*
WE-9	R4	✓	✓	✓	✓	✓	1	2.65	15-20	*

* R4 lands are not included in the overall estimated housing yield calculations.

Appendix B: Land Use Zoning Matrix

Zoning/Code	Res	CSF	NU	MU					CIEE						GRC	P	Other
	R1-4	S	N	M1	M2	M3	M4	M5	C1	C2	C3	C4	C5	C6	G1-5	P1	O1
Shop (Class1) (incl. post offices)	O	O	N	P	P	P	O	N	P	N	N	N	N	N	O	O	N/A
Financial/Professional Services (Class 2)	O	O	N	P	P	P	O	N	N	N	P	N	N	N	N	O	N/A
Office (Class 3)	O	O	N	P	P	P	O	O	N	N	P	N	N	P	N	O	N/A
Light Industry with Showroom (Class 4)	N	N	N	N	N	N	O	N	N	P	N	N	N	O	N	N	N/A
Wholesale Warehouse (Class 5)	N	N	N	O	N	N	O	N	O	N	N	P	N	O	N	O	N/A
Club/Guest House/Hostel (Class 6) & Hotel	O	O	N	O	P	P	O	O	N	N	N	N	P	P	O	N	N/A
Religious Activities (Class 7)	O	P	N	O	P	P	O	N	N	N	N	N	N	N	N	N	N/A
Medical Services/Day Centre/Crèche (Class 8)	O	P	N	P	P	P	O	N	N	N	N	N	N	O	N	N	N/A
Residential/Medical Care & Training (Class 9)	P	P	N	O	O	P	O	O	N	N	N	N	N	N	N	N	N/A
Gallery/Museum/Community Hall (Class 10)	O	P	N	P	O	P	O	O	N	N	N	N	N	O	N	N	N/A
Cinema/Theatre/Recreational Hall (Class 11)	O	O	N	P	O	P	O	N	N	N	N	N	O	O	O	N	N/A
Bookmakers/Amusement Arcade	N	N	N	O	O	O	O	N	N	N	N	N	N	N	N	N	N/A
Café/Restaurant	O	O	N	O	P	P	O	N	O	N	N	N	N	O	N	N	N/A
Call Centre/Data-centre/Web-hosting	N	N	N	O	N	N	O	O	N	O	P	N	N	O	N	N	N/A
Camping/glamping etc.	O	O	O	N	O	N	O	N	N	N	N	N	P	N	O	O	O
Carparking (Surface/Multi-storey)	O	O	O	P	P	P	P	N	O	O	O	O	O	O	O	N	N/A
Fast Food/Take-Away	O	N	N	O	P	P	O	N	N	N	N	N	N	O	N	N	N/A
Funeral Home	N	O	N	O	O	O	O	N	N	N	N	N	N	O	O	N	N/A
Garden Centre	N	O	N	N	N	N	O	N	N	O	N	N	N	O	N	O	O
Motor Sales Showroom	N	N	N	O	N	O	O	O	N	O	N	N	N	O	N	N	N/A
Night-Club	N	N	N	O	P	P	O	N	N	N	N	N	N	N	N	N	N/A
Petrol Filling Station	N	N	N	O	N	O	O	N	N	N	N	N	N	N	N	N	N/A
Public facilities & infrastructure	O	O	P	O	O	O	O	O	O	O	O	O	O	O	O	O	O
Residential Unit	P	O	N	O	O	O	O	O	N	N	N	N	O	O	N	O	O
Traveller Accommodation	P	O	N	O	N	N	P	N	N	N	N	N	N	N	N	O	N/A
Vehicle Repairs Garage	N	N	N	O	N	N	O	N	N	O	N	N	N	O	N	N	N/A
Superstore (>2500m²)	N	N	N	O	P	N	O	N	P	N	N	N	N	N	N	N	N/A
Warehouse/Distribution Centres	N	N	N	N	N	N	O	N	O	O	O	P	N	O	N	N	O

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

Appendix C: Town Centre First Approach

As outlined in Section 4.2 of the KCDP the Council is committed to a 'Town Centre First' policy approach in order to ensure that our towns and villages become vibrant places for living and working in by bringing vacant and urban building stock back into use while recognising town/village centre's role at the core of a vibrant community. This plan prioritises an integrated and collaborative approach between the Council and community led involvement.

The purpose of this section of the Plan is to act as a planning tool to assist all stakeholders/Town Team to initiate debate and to tackle the challenges identified in the settlements through a range of regeneration projects, programmes and activities. The management and implementation of the Town Plans will be administrated by the Town Team/town regeneration officer with support from KCC.

Town Team

The role of a Town Team is to facilitate positive change in a settlement by playing a leading role in the implementation of the vision and objectives of this plan, which have been established in partnership with the community during the plan-making process. Local Authorities no longer have the funding or the resources to ensure the appropriate development and regeneration of each town and village. Therefore, the responsibility for meeting the community's needs has become the joint responsibility of both local communities and the Council. In that regard, the key to achieving vibrant and successful towns is through cooperation and partnership of local Town and Village Teams with the Council who can provide a vital role in enabling and supporting the local community in managing their own town or village. To this end a core group of key stakeholders should be brought together to form the Town Team (for each settlement) to oversee the implementation of the Town Plan.

Getting the community involved in the development and implementation of projects is essential. Setting achievable objectives with quick and easy wins will generate momentum, give the community a sense of pride and ownership, and empower them to contribute more.

Cross Cutting Themes

This section provides a starting point for the Town Team that will help focus it on the vision for each settlement and implementation of the Town Plans. The KCDP promotes the development of sustainable communities and settlements, these can be achieved under the 5 no. following themes:

1. Active Travel and Outdoor Recreation
2. Historic and Vacant Buildings
3. Improved Access to Services
4. Social interaction
5. Youth Facilities

Active Travel and Outdoor Recreation

Given the compact size of many settlements, they are ideal for the promotion and encouragement of active travel. Facilitating active forms of travel, such as walking and cycling, can significantly improve a person's health and well-being while also reducing car dependency for the betterment of the town streetscape and the environment. High-quality public realm and well-connected places that are accessible for all empower and enable communities to thrive.

The council will act as the main advocates for the delivery of active travel and outdoor recreation infrastructure in the main towns and settlements and will ensure its on-going maintenance and development.

The projects will also benefit from the involvement of local business, schools and sports group. Bringing all stakeholders and groups

together will ensure that the infrastructure being implemented will deliver social, economic and environmental benefits for all.

To facilitate or control movement and accessibility in and around settlements, the council encourages movement patterns by.

- Promoting walking and cycling as the primary means of travel for shorter trips.
- Encouraging behavioural change with regards to car dependency.
- Improving pathways / trails that are accessible for all (suitable surfaces, etc.)
- Improving cycling infrastructure (road markings, segregated paths etc.)
- Installing street furniture and lighting & traffic calming measures.
- Engaging with business owners and tourist groups to see where collaborative ideas could be achieved.

Historic and Vacant Buildings

The built environment plays a significant role in the identity of a town or village and expresses its character thereby, creating a sense of place.

Strengthening the identity of a town empowers and enables the community to get involved in its continued upkeep and development. Subsequently, this leads to benefits such as an increased tourism and business investment which in turn funds the works conducted within the town.

Vacancy rates within a town/village can lead to social and economic issues, the relocation of residents and business and visual deterioration of the public realm and streetscapes.

Notwithstanding, rural towns should also be considerate of their historic and natural setting. A town's unique character and assets

can be used to attract new residents, businesses, tourism and investment to the area.

To facilitate the enhancement of the built environment, the council encourages regeneration by.

- Mapping existing vacant and derelict buildings and highlight them to the Council.
- Identifying vacant and derelict that could be re-purposed for community use
- Facilitating temporary uses in vacant buildings such as pop-up shops, cafés and galleries
- Encouraging vibrancy – painting initiatives, window displays, planting / window boxes, outdoor seating etc
- Promoting the historical character of the area
- Refurbishing and re-purposing historical properties; and
- Encourage property owners to lease or sell their properties if they are vacant and derelict.
- Painting and decorating initiatives for building frontages currently in disrepair.
- Finding alternative uses for existing derelict / under-utilised buildings for the creation of an IT / remote working hub

Improved Access to Services

Towns and villages are centres of amenities, facilities and services; and offer many advantages with regards to local services; being compact, walkable and friendly. Successful towns provide a wide range of amenities and services that cater for the different needs and requirements of the wider community.

The population of an area is a defining factor in determining the level of and investment in services provided. To attract people to the area, towns must strengthen their key assets. Towns need to identify themselves as a centre for cultural, commercial and social services. One way of doing this is to specialise in a certain niche market. Providing local people with the opportunities to develop their

interests and ideas can help create local distinctiveness that attracts income and investment. A diverse population of varying ages and backgrounds also help create a vibrant town full of a variety of services.

Furthermore, towns should be innovative and evolve with the times. In this age of technology, rural towns must seize the opportunity to prosper on the idea of remote working; facilitating those wishing to relocate to a rural setting and work from home.

To facilitate the improvement in accessibility to services, the council encourages this by.

- Engaging with the local community to identify what services do exist but are inaccessible and addressing this issue.
- Setting up support groups that can assist individuals if required
- Establishing / expanding upon existing community facilities and services.
- Encouraging additional services and facilities to establish within the town; and
- Creating a remote working hub.

Social interaction

Towns and villages represent the heart of the rural community. They are a social and economic hub; providing amenities and services to the community and surrounds. Rural villages offer a charming and intimate alternative to the large town. They promote a sense of community, a positive work-life balance and a connection with the natural environment.

To facilitate the improved social interaction, the Council encourages.

- Towns are social hubs; Existing amenities should be utilised, and opportunity sites identified.

- Inclusivity and diversity should be embraced; recognising that everyone has different interests and something to contribute.
- improved accessibility – Spaces and places should be accessible for all. Buildings, streets and public spaces should offer opportunities for while feeling safe and included.
- Safety – People focused towns significantly improve the safety of an area (reduce car dependency, introduce traffic calming measures, making active transport more attractive etc.).
- Motivation – The promotion of social interactions is vital for the health and happiness of a town and its community. Encouraging the community to get involved in the development of their town, empowers them to improve it and be proud of it.

Youth Facilities

Youth facilities are an invaluable resource within a community, offering safe and welcoming environments for young people to meet and socialise. They provide a wide range of indoor and outdoor amenities and services that cater for the different needs and requirements of the community. The key to the success of a facility is that they must be inclusive for all and cater for various social and cultural activities including performance and social spaces for sport, music, life skills, recreation and social interaction. In the age of technology, IT / remote working hubs should be set up in rural towns to support the development of their young adult; facilitating those wishing to study / work remotely.

To facilitate the improved access to facilities, the Council encourages

- Establish / expand upon existing youth facilities and services.
- Encourage additional youth services and facilities to establish within the town; and
- Create an IT / remote working hub.

Funding

In order to ensure the sustainable development and management of the built environment within the town/villages, the council/stakeholders can avail of various funding streams to implement good development practices.

1. Active Travel Funds: The aim of this funding is to support the development of high- quality cycling and walking infrastructure
2. CLÁR; the CLÁR programme provides funding for small scale infrastructural projects in rural areas.
3. Community Enhancement Programme (CEP): this provides small capital grants to community groups to allow them to enhance facilities in disadvantaged areas.
4. Connected Hubs Fund; this fund will expand existing hub facilities, providing additional hot desks, office spaces and meeting rooms for remote working.
5. Historic Structures Fund: This fund supports owners and custodians of historic and protected structures to safeguard and maintain their properties.
6. LEADER Programme: This programme accepts applications based on projects which improve: Rural tourism, Enterprise development, Broadband, Basic services targeted at hard-to-reach communities, youth, Local biodiversity and Renewable energy.
7. Outdoor Recreation and Infrastructure Scheme; The funding will support the key objectives of Our Rural Future – the Government's ambitious new policy for Rural Ireland
8. Rural Regeneration and Development Fund; The RRDF supports job creation in rural areas, address de-population of rural communities and support improvements in our towns and villages
9. Tidy Towns and Community Enhancement Funds; can fund projects including: Biodiversity planting; community clean-up & installation of bins
10. Town and Village Renewal Scheme; The central aim of the Scheme is to support the revitalisation of towns and villages, to improve the living and working environment of their communities and increase their potential to support increased economic activity into the future.

**Appendix D: Proposed VALENTIA: TRANS-ATLANTIC CABLE STATION
ACA: EXTENSION**



ARCHITECTURAL CHARACTER

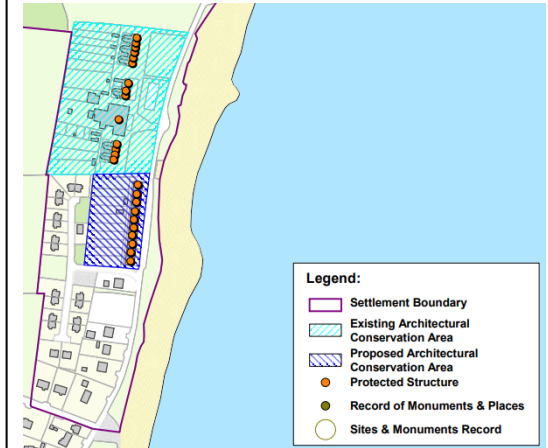
The character of the structures in this ACA is residential, with a strongly defined set back and building line. The buildings retain decorative detailing including Valentia slate roofs, render, and cast-iron rainwater goods. Openings are square-headed, with some retaining original historic joinery and boundary detailing. Chimney stacks provide important rhythm and help define plot pattern along the terrace.

HISTORICAL CHARACTER

The Cable Station was designed by Thomas Deane in 1868 with workers houses built around the same time. These houses were built as additional accommodation in around 1900.

STATEMENT OF SPECIAL SIGNIFICANCE

This ACA retains its close connection to its social and historical heritage. By itself and its relationship to the Cable Station complex to the north, it represents an extraordinary complex of related structures that not only are impressive for their architectural integrity (historic windows, yellow clay chimney pots, natural Valentia slate, boot scrapers, limestone steps), but also as they represent a tangible link with the Trans-Atlantic Cable story. The open space, setting and boundary elements that offer a link with the historic uses of the site, are all critical importance to the ACA's integrity. The components of this ACA are unique in Kerry in that they combine to create a most distinctive special character.



Appendix E: Climate Action Audit

Climate Action Audit				
Policies/ Objectives that Address Climate Action	Key Element of the Plan			
	Spatial Planning/Zoning	Transport	Built Environment (Residential and Commercial)	Community/Social (Just Transition)
Mitigation	<ul style="list-style-type: none"> • Policy to support the Core Strategy of the KCDP with population growth targeted to three settlements in line with Regional and National Planning Policy, • Policy to support <i>town centre approach/ 10 min town concept</i> ie consolidated growth integrated with sustainable transport planning, • Supports re-use of existing building stock – urban regeneration and re-use/re-development of opportunity sites, within existing settlement boundaries, • Zoning based on a town centre first approach with 	<ul style="list-style-type: none"> • Supports the roll out of NTA National Sustainable Mobility Policy where land use policies and objectives support the consolidation of urban-generated development within existing urban areas with the integration of land use and transport planning to be integrated with spatial planning, • Supports preparation of LTPs – within and between settlements, • Supports <i>Connecting Ireland: Rural Mobility Plan</i> • Supports sustainable transport initiatives along the “avoid-shift-improve” paradigm, 	<ul style="list-style-type: none"> • Promotes the active reuse of existing building stock • Promotes the circular economy in re-use of existing building stock, • Promotes urban regeneration with particular focus on opportunity sites within the key town of Tralee, • Consolidated growth allows for expanding/implementing district heating schemes and/or other uses of waste heat from commercial/industry, • Consolidated growth supports other potential synergies around RE micro-generation/community retro-fitting schemes/setting up SEAI Community groups, • Promotes the development of 	<ul style="list-style-type: none"> • Supports development patterns which seek to consolidate development preventing urban sprawl, reducing the demand for long-distance travel and maximising the use of existing transport infrastructure and services, • Supports health and well-being by improving air quality in urban areas and supporting green/blue infrastructure, • Supports municipal services include waste water management, prevents deterioration of water resources and allows for sustainable management of raw water supply for better health outcomes, • Supports “avoid-shift-improve” model shift improving health and well-

Climate Action Audit				
Policies/ Objectives that Address Climate Action	Key Element of the Plan			
	Spatial Planning/Zoning	Transport	Built Environment (Residential and Commercial)	Community/Social (Just Transition)
	residential zoning proposed in proximity to town centre- within active travel distance of main public/social/educational services and employment, • Environmental protection integrated into the plan making process namely compliance with the Habitats, SEA and Flood Directives and climate proofing of the plan making process.	<ul style="list-style-type: none"> • Modal shift and Active Travel policy with strong emphasis on connectivity and permeability for walking and cycling (cycleconnects) included in the plan, • Supports the reallocation of road space in appropriate locations in accordance with the road user hierarchy, in order to prioritise walking, cycling and public transport use and prioritise the place-making functions of the urban street network, • Continues to support the roll out of greenways/blueways in the plan area with objectives to increase active travel options, • Supports public transport initiatives, 	appropriately scaled renewable energy installations (rooftop solar, geothermal energy and other types of installations appropriate to urban environments).	being through increasing active travel options, <ul style="list-style-type: none"> • Supports the reallocation of road space in appropriate locations in accordance with the road user hierarchy, in order to prioritise walking, cycling and public transport use and prioritise the place-making functions of the urban street network • Supports enabling universal access and facilitating/promoting universal design as it relates to transport and the external built environment, • Supports roll out of district heating schemes and SEAI Energy communities, • Supports roll out of retrofitting & re-use of existing building stock, • Emphasis on opportunities for urban & village regeneration to create attractive, liveable, well-designed, high quality

Climate Action Audit				
Policies/ Objectives that Address Climate Action	Key Element of the Plan			
	Spatial Planning/Zoning	Transport	Built Environment (Residential and Commercial)	Community/Social (Just Transition)
		<ul style="list-style-type: none"> • Supports development of key active travel/transport hub particularly at existing railway and bus station in Tralee town, • Policy to support <i>town centre first approach/10 min town concept/living over shops</i> ie consolidated growth integrated with sustainable transport initiatives. 		<p>urban places that provide for a high quality of life and well-being,</p> <ul style="list-style-type: none"> • Environmental protection integrated into the plan making process namely compliance with the Habitats, SEA and Flood Directives and climate proofing of the plan making process.
Adaptation	<ul style="list-style-type: none"> • Integration of a strategic flood risk assessment into the plan making process specifically from the FRA of the zoning maps for key settlements, • Supports specific flood alleviation and coastal protection plans and future projects, • Future developments located in lands justified under FRA 	<ul style="list-style-type: none"> • Climate proofing transport initiatives so that future settlement patterns are integrated with sustainable transport options for future growth into the medium and long-term in line with NPF and RSES, • Supports nature-based solution that can adapt services and infrastructure to climate change, 	<ul style="list-style-type: none"> • Supporting built environment to transition and adapt to decarbonisation particularly in space heating, • Future developments located in lands justified under FRA (fluvial, coastal and pluvial), • Supports nature-based solution that can adapt services and infrastructure to climate change. 	<ul style="list-style-type: none"> • Promotes green and blue infrastructure also for resilience to the effects of climate change, • Future developments located in lands justified under FRA (fluvial, coastal and pluvial) preventing loss of life/damage to property, • Supports nature-based solution that can adapt services and infrastructure to climate change, • Supports Biodiversity Action Plan which seeks to make

Climate Action Audit				
Policies/ Objectives that Address Climate Action	Key Element of the Plan			
	Spatial Planning/Zoning	Transport	Built Environment (Residential and Commercial)	Community/Social (Just Transition)
	(fluvial, coastal and pluvial) • Environmental protection integrated into the plan making process namely compliance with the Habitats, SEA and Flood Directives and climate proofing of the plan making process.	• Supports Biodiversity Action Plan which seeks to make space for nature and increasing resilience of natural and built environment to climate change.		space for nature and increasing resilience of natural and built environment to climate change.

