

DRAFT KERRY COUNTY DEVELOPMENT PLAN 2022-2028

CHAPTER 5

RURAL HOUSING





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5.0 Rural Housing

5.1 Introduction

This chapter sets out the general planning policies and principles for the provision of rural housing in County Kerry. The Council recognises that supporting sustainable rural communities requires a holistic approach, one which recognises the functional relationship between settlements and their hinterlands. The careful management of all our rural assets is a key component of this plan, to ensure that these important assets are protected and will continue to support the communities who rely on them. The policies and objectives contained in this chapter, ensure that the housing needs of all rural communities, which have many distinctive needs from those in urban areas, are identified, and that policies are put in place to ensure that the type and scale of development in rural areas, at appropriate locations, necessary to sustain rural communities is accommodated.

Kerry is home to a diverse range of land uses including agriculture, centres of local food production, recreational and tourist activities, established villages and rural housing. These combine to provide both residents and visitors with a quality environment to live, work and enjoy.

Rural areas make a major contribution to Kerry's identity and to overall development in economic, social, cultural, and environmental terms. Rural areas hold much of Kerry's natural resources, scenic landscapes, biodiversity, environmental qualities and contribute in a unique way to the County's culture.

Rural areas are also a focus for working and for recreational activities including the agri-food and tourism sectors. Kerry has faced challenges in recent decades, such as the loss of traditional industries and employment, emigration, and poor connectivity. The emergence of new technologies, improved infrastructural connectivity and remote working provide opportunities for diversification into new employment sectors and to build on the success of many Irish and foreign-owned companies supporting employment in rural areas.

Agriculture is the predominant land use in Kerry with approximately 226,000 hectares of farmed land in the County, however, according to Census 2016 data, only 8% of Kerry's population is employed in the Agriculture, Forestry and Fishing sectors. Given the relatively low agricultural employment figures, it is recognised that the promotion of farm diversification and new employment opportunities within the agriculture sector is necessary to sustain rural communities and ensure viability of existing community services. Additionally, the sustainable use of our natural resources including forest and aggregate reserves (sand and gravel pits) needs to be carefully considered and managed to achieve balanced growth while protecting the natural environment particularly water quality and biodiversity. See chapter 9 Economic Development and Chapter 10 Tourism & Outdoor Recreation for further information.

This chapter sets out the policies required for the *continued* sustainable development of rural County Kerry, in a manner that is consistent with the guidance, strategies and policies at National and Regional level and are based on the following important principles:

1. The specific land use requirements of agricultural activity will be accommodated as a first priority.
2. A focus on supporting vibrant rural communities centred on a network of rural village settlements is a cross cutting theme of this Plan.
3. Rural Kerry is an important national and international tourism and heritage asset, and its environmental assets will be protected.



4. Encouragement and support for restoration and refurbishment of the existing built fabric in rural areas.
5. The requirement to transition to a low carbon and climate resilient society, necessitates consideration of the spatial pattern of development focusing on elimination of unnecessary trips, more efficient use of resources and opportunities to provide centralised and communal public services.

The balance between housing delivery in our towns, villages and rural areas needs to be carefully balanced so as not to undermine the long-term viability of the individual towns and villages ensuring in particular that key local community facilities are retained and continue to be viable. This will also allow for more sustainable travel patterns to be maintained and improved on into the future.

5.2 Policy Context

5.2.1 National Policy

National Planning Framework

The National Planning Framework (NPF) acknowledges the contribution of rural areas to the economic, social, and cultural development of the country. It seeks to strengthen rural communities, improve connectivity, and address decline by focusing on the potential for the renewal and development of smaller towns and villages. The document identifies a link between the spatial imbalance created by one-off housing and the impact this has had on the decline of smaller settlements and the level of services available. There is therefore a strong emphasis on revitalising towns and villages and focusing local housing and employment growth in these locations. The NPF developed an evidence-based approach to the identification of rural areas under pressure for development, by including a definition of the functional urban area or commuter catchment around a city or large town. Any rural areas located within the commuter catchment of a Key, Regional or District town are considered to be areas under urban influence. Applications for one-off rural dwellings in these locations are to be considered with regard to an economic and/or social need to live in the rural area, siting and design criteria and the viability of smaller towns and rural settlements.

Our Rural Future – Rural Development Policy 2021-2025

'Our Rural Future: Rural Development Policy 2021-2025', is the Government's plan for rural Ireland's development over the next five years. It proposes to invigorate rural Ireland, its towns, and villages by a number of incentives both financial and physical. The plan contains a number of themes which includes remote/blended working, town and village renewal, community engagement and the provision of enhanced services and infrastructure.

The Policy advocates a holistic, place-based approach to rural development, which encourages and supports rural communities to develop cohesive and integrated plans to meet the long-term needs of their own particular area. This approach recognizes that there is no one-size-fits-all solution to meet the developmental needs of every area. The policy will help rural economies and rural communities to recover from the impact of the COVID-19 pandemic and to maximise the opportunities afforded by improved digital connectivity, town centre regeneration, the resilience and leadership of local communities, and the transition to a climate neutral society

It is the policy of this strategy to:

- Invest significantly in remote working infrastructure to provide an opportunity for people to continue to live in rural communities while following their career ambitions
- Invest in rural towns and villages as hubs of economic and social activity



- Transform the opportunity for the diversification of rural economies through the delivery of high-speed broadband to every part of the country
- Adopt a place-based approach to rural development to meet the needs of different areas in a holistic way and maximise the impact of investment in those areas
- Invest in and empower rural communities to design and deliver responses that meet their local needs.
- Actively involve young people in rural areas in decisions that affect them and their future

The policies and objectives contained in this policy document is supported in this Development Plan.

5.2.2 Regional Policy

Regional Spatial and Economic Strategy (RSES)

The Regional Spatial Economic Strategy (RSES) recognises that in planning for rural areas, a balance is required between managing urban generated demand and supporting the sustainable growth of rural communities and economies. The Strategy highlights the significant levels of growth experienced in rural areas close to large urban settlements and the need to manage the level of growth in these locations. There is an acknowledgement that support for housing and population growth within rural towns and villages would provide a viable alternative to one-off rural housing. This is confirmed in the policy objective supporting the development of a 'New Homes in Small Towns and Villages' initiative, which seeks to create opportunities within the footprint of existing settlements for people to build their own homes.

5.2.3 Rural Development and Climate Change

In achieving a balance of supporting rural communities and protecting the countryside, consideration must be given to the impact of the pattern of development associated with urban generated one-off housing on the climate and environment. As we strive to mitigate against the impacts of climate change, it is important that future development patterns reduce our carbon footprint, protect our environment, and promote more sustainable ways of living.

5.3 Planning for the Future Growth and Development of Rural Areas

There are many examples of vibrant rural communities in villages and the countryside and different types of rural areas and rural communities due to the scale, accessibility, the influence of adjacent urban areas, and access to infrastructure and services. As a result of their location (and peripherality), some areas are highly dependent on tourism and agriculture and have a very strong sense of identity.

Rural communities, and particularly those engaged in farming, operate as custodians of the landscape by undertaking agricultural land management at varying scales. However, the viability of many landholdings is such that just over half (52.5%) of farm families nationally now depend on off-farm employment, much of which is focused on urban settlements¹.

Villages and small village settlements are intrinsically linked to rural areas, providing a focal point and location for services and facilities. However, some of these settlements have remained static in recent years and have suffered the loss of population, services, and facilities.

This is due to a number of factors including the dependency of the rural agrarian population on the larger urban centres for off farm income and the employment of family members from small agrarian holdings in urban areas who have built a dwelling on the family landholding.

This settlement pattern has been predominantly landownership driven as opposed to settlement driven and has resulted in significant levels of car dependency in rural areas. This has led to the utilisation of services and

¹ Teagasc National Farm Survey 2019



facilities in larger urban centres particularly in conjunction with employment commuting at the expense of smaller villages and settlements.

However, there is evidence of a strong enterprise culture, social vibrancy, and resilience in rural communities. The development of micro, small and medium enterprises (MSMEs) is of particular relevance to smaller towns and villages. Rural areas have significant potential in these sectors, and as digital links and opportunities for remote working and new enterprises continue to grow, employment is likely to increase in areas such as agri-tech, ICT, multi-media and creative sectors, tourism, and an added value bio-economy and circular economy. Improved digital connectivity, through the roll-out of the National Broadband Plan, offers unprecedented opportunities for businesses in rural areas to offer new services and to reach new markets over the coming years.

In support of the overall pattern of development in rural areas, this Plan seeks to protect areas that are under strong urban influence from unsustainable over-development, and to encourage the potential of economic development outlined above and population growth to be sustained in rural towns and villages. (See Chapter 9 Economic Development and objectives KCDP 5-12 to KCDP 5-14)

Planning for the Future Growth and Development of Rural Areas

It is an objective of the Council to:

- KCDP 5-1** Facilitate the development of the rural economy by supporting a sustainable and economically efficient agricultural and food sector, together with forestry, fishing and aquaculture, energy and extractive industries, the bio-economy and diversification into alternative on-farm and off-farm activities, harnessing technology and opportunities for remote working, while at the same time noting the importance of maintaining and protecting the natural landscape and built heritage which are vital to rural tourism.
- KCDP 5-2** Protect and promote the sense of place and culture and the quality, character and distinctiveness of the rural landscape that make Kerry's rural areas authentic and attractive places to live, work and visit.
- KCDP 5-3** Support the initiatives and policies contained in "Our Rural Future: Rural Development Policy 2021-2025", to sustainably strengthen economic activity and employment in rural areas.
- KCDP 5-4** Ensure that future housing in all rural areas complies with the Sustainable Rural Housing Guidelines for Planning Authorities 2005 (DoEHLG), circular PL2/2017, National Planning Framework (NPOs 15 & 19) and the Development Management Guidance of this Plan.
- KCDP 5-5** Ensure the careful and sustainable management of the countryside / rural areas in order to adapt to and mitigate the effects of climate change.
- KCDP 5-6** Recognise and promote the value of agricultural land to ensure sustainable food supply and the landscape value of the rural area.
- KCDP 5-7** Facilitate and support the objectives and actions of "Housing for All, a New Housing Plan for Ireland" in relation to policy initiatives for rural housing.

5.4 Cluster Developments in Village Settlements

Rural towns and villages function as focal points and as local drivers for their surrounding areas through well-established economic, administrative, and social functions. They support a collection of services, have a significant share of homes and jobs, and act as transport hubs for a much wider rural community. However, it



has been challenging to retain and/or develop community services and social facilities due to a stagnation or decrease in population, and the recent development of one-off housing outside of these settlements.

As a consequence of these changing settlement patterns, building vacancy in rural towns and villages has become increasingly prevalent, resulting in the demise of the historic vibrancy and vitality of town and village centres. The re-use and regeneration of these buildings are essential catalysts to transforming the capacity and potential of smaller towns and villages in Kerry. It is an objective of this plan to proactively address building vacancy in towns and villages and, where necessary to utilise the derelict site legislation to address issues of dereliction.

In order to support this objective Kerry County Councils 2017 Development Contribution Scheme contains reductions for the reuse of vacant properties and reduced car parking levies (see also Chapter 4 – Towns & Villages). The Council will support the proportionate growth of and appropriately designed developments in rural towns and villages that will contribute to their regeneration and renewal, including interventions in the public realm, the provision of amenities, the acquisition of sites and the provision of services. Opportunities exist to create the conditions to support residential development in rural towns and villages, whether through parking and streetscape improvements, the provision of open spaces or playgrounds, the acquisition of key sites and/or the opening up or amalgamation of ‘backlands’ for residential development and the provision of services such as waste-water treatment.

It is the policy of Kerry County Council to seek to strengthen and diversify rural towns and villages to be a focus for local housing. The Council will ensure the scale, design, and layout of housing in rural towns and villages reflects the character, scale and density of the town or village.

The Council will also facilitate and support Irish Water and other stakeholders to deliver investment in the sustainable development of water and wastewater and other infrastructure for towns and villages, to enable small villages to grow and sustain rural places.

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 this plan to permit clusters of housing served by individual wastewater treatment systems in the small villages and small village settlements listed in Table 5.1 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 Bóthar Buí	Faha
An Chillín Liath	Finuge
An Gleann	Glencar
Asdee	Glenflesk
Aughacasla	Headford
Baile na nGall	Inch
Ballyfinnane	Kells
Beaufort	Kilgobnet
Bonane	Kilmoyley
Boolteens	Knockanure
Camp	Lauragh
Castlecove	Lisselton
Chapelstown	Lyreacrompane
Clogher	Scartaglin



Cordal	Stradbally
Cromane	Tahilla
Curran	Templeno
Currow	The Spa
Dún Chaoin	Tuosist

Table 5.1: 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 Irish Water, 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.

Cluster Developments in Small Village Settlements

It is an objective of the Council to:

- KCDP 5-8** Facilitate and support stakeholders and allied entities to develop a programme for ‘new homes in small towns and villages’ with public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages.
- KCDP 5-9** Facilitate the development of small-scale residential cluster developments in villages and small village settlements listed in Table 5.1 served by individual onsite wastewater treatment systems where there are no plans to provide a capital wastewater scheme and where the design, layout and scale of the residential cluster is commensurate with the scale and layout of the existing settlement.
- KCDP 5-10** Support Irish Water’s Small Towns and Villages Growth Programme (STVGP) 2020-2024, which will provide water and wastewater growth capacity in smaller settlements.
- KCDP 5-11** Develop and publish guidelines for cluster housing developments within the existing footprint of villages and small village settlements.

5.5 Rural Housing

County Kerry is essentially a rural County with 54.6% of the population recorded in the 2016 census as living in the rural area (i.e., outside of Key Towns, Regional Towns, District Towns & Villages), with the corresponding national figure for those living in the rural area being 30% (i.e. outside of cities, towns & villages). The countryside however is a finite resource and is a valuable asset both environmentally and economically. It is critical that this asset is protected and enhanced.

Based on the GeoDirectory registers between 2015 and 2020, 1,840 new addresses were added to its register. Of these 1,079 (59%) have taken place outside of the County’s urban areas including small Towns and Villages and consist of private housing. By comparison a significant portion of the development undertaken within the county’s towns and villages comprises social housing (either direct build or turnkey).

This pattern of development contributes to a spatial and social imbalance and the decline in population of smaller settlements. As a result, many key services have closed, in part due to population decline and dropping income levels leaving more marginalised and vulnerable citizens without access to those services.

In order to address the socio-economic imbalance of our settlements, to retain existing and sustain new services and facilities in small villages, to reduce car dependency and meet the county’s obligations to mitigate climate change, it is essential that a balance be struck between facilitating people with an economic or social



need to live in the rural area while ensuring that other housing demand is facilitated and encouraged within Towns and Villages.

The policy for single housing in the countryside in this Draft Plan has been guided by national and regional policy.

It is the policy of the Council to:

- Enhance the vitality and viability of the rural towns and villages, to strengthen their role as rural service centres and protect existing community uses and services in the villages
- Maintain a stable population base in the rural areas with a strong network of rural service centres in villages and small towns
- Sustainably provide cluster developments within (small) villages at a density that reflects the existing footprint of the settlement
- Protect sensitive landscapes and other environmentally sensitive areas from unsustainable development

It is the policy of the Council to ensure that future housing in rural areas complies with all National Policy documents including the National Planning Framework (NPO 15 & 19), the Sustainable Rural Housing Guidelines for Planning Authorities, 2005 (DoEHLG), RSES and Circular PL 2/2017 and this will be achieved through greater emphasis on the following:

- (a) Establishing that there is a genuine economic or social need for permanent occupation.
- (b) Prioritising the reduction of residential vacancy rates in all the Rural Areas in preference to new residential development.
- (c) The renovation or modification of existing structures in rural areas for residential use.
- (d) Encouraging people who wish to reside in the countryside to live in existing villages or small village settlements where there are services available.

5.5.1 Identifying Rural Area Types

The Rural Area Types map has been prepared in accordance with the *Sustainable Rural Housing Guidelines* (2005) which state that it is vitally important that a process of research and analysis be carried out into population and development trends in rural areas.

Population, Housing, Employment and Commuting patterns have been used in this analysis which has been derived from the Census and has been compared against previous years to measure change. This has been done at Electoral Division (ED) level and using the 1km² grid cells as published by the CSO. The 1km² cells have been used to get a clearer picture of the spatial distribution of population across the county. The statistics have been weighted and have then been combined to give a total score for each area, with the scores grouped to define the type of area. In this case, population and the level of commuting are more important, reflecting in their increased weighting.

An analysis of this data identifies the different types of rural areas. From the analysis carried out, the areas under significant urban influence, areas under urban influence and other rural areas have been identified and are shown on Map 5.1.

5.5.1.1 Rural Areas Under Significant Urban Influence

These are areas which exhibit characteristics such as proximity to the immediate environs or close commuting catchment of the larger towns and villages, rapidly rising population, evidence of considerable pressure for development of housing due to proximity to such urban areas, or to major transport corridors with ready access to the urban area, and pressures on infrastructure such as the local road network.



These areas also contain the following settlements with lands zoned or where cluster developments can be facilitated in accordance with Objective 5-12.

<ul style="list-style-type: none"> • Ardfert • Ballybunion • Barraduff • Blennerville • Cahersiveen • Castleisland • Castlemaine • Dingle / Daingean Uí Chúis • Fenit 	<ul style="list-style-type: none"> • Fieries • Fossa • Kenmare • Killarney • Killorglin • Listowel • Milltown • Rathmore • Tralee 	Settlement with some form of wastewater treatment.
<ul style="list-style-type: none"> • Beaufort • Currow • Headford • Kilcummin 	<ul style="list-style-type: none"> • The Spa 	Settlement with no form of wastewater treatment.

Table 5.2: Settlements in Rural Areas Under Significant Urban Influence

5.5.1.2 Rural Areas Under Urban Influence

In these areas, population levels are generally stable within a well-developed town and village structure and in the wider rural areas around them. This stability is supported by a traditionally strong rural/agricultural economic base. The key challenge in these areas is to maintain a reasonable balance between development activity in the extensive network of smaller towns and villages and housing proposals in wider rural areas.

These areas also contain the following settlements with lands zoned or where cluster developments can be facilitated in accordance with Objective 5-13.

<ul style="list-style-type: none"> • Abbeydorney • An Fheothanach • An Mhuiríoch • Annascaul • Baile an Fheirtéaraigh • Baile an Sceilg • Baile na nGall • Ballyduff • Ballyheigue • Ballylongford • Brosna • Castlegregory • Causeway • Ceann Trá • Cloghane 	<ul style="list-style-type: none"> • Duagh • Dún Géagáin • Farranfore • Glenbeigh • Gneeveguilla • Kilflynn • Kilgarvan • Knightstown • Knocknagoshel • Lixnaw • Moyvane • Portmagee • Sneem • Tarbert • Waterville 	Settlement with some form of wastewater treatment.
<ul style="list-style-type: none"> • An Bóthar Buí • Asdee • Aughacarla • Ballyfinnane 	<ul style="list-style-type: none"> • Finuge • Glencar • Glenflesk • Inch 	Settlement with no form of wastewater treatment.



<ul style="list-style-type: none"> • Bonane • Boolteens • Camp • Cé Bhréannain • Chapeltown • Clogher • Cordal • Currans • Dun Chaoin • Faha 	<ul style="list-style-type: none"> • Kells • Kilgobnet • Kilmoyley • Knockanure • Lios Póil • Lisselton • Scartaglin • Stradbally • Templenoe • Tuosist 	
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Table 5.3: Settlements in Rural Areas Under Urban Influence

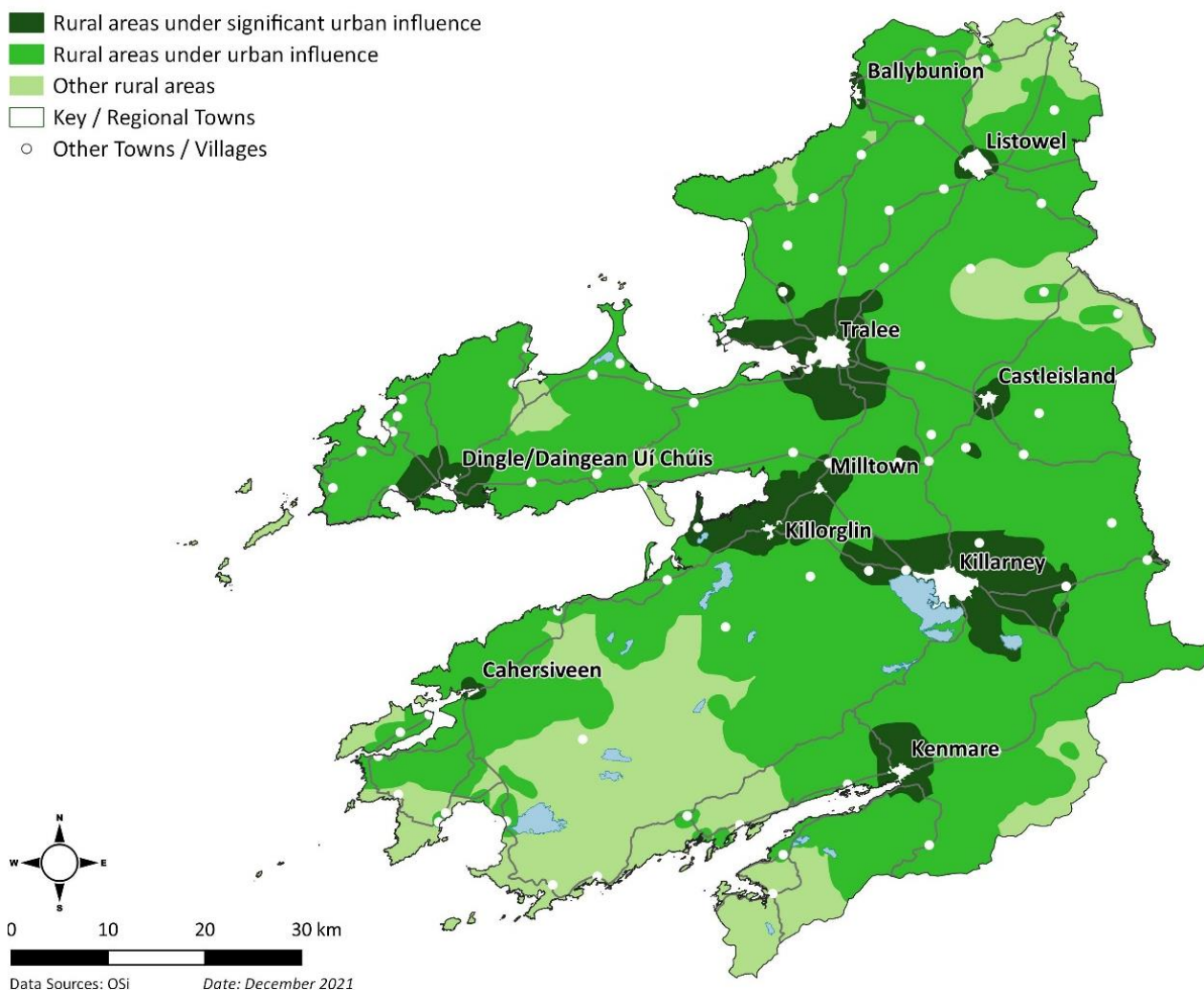
5.5.1.3 Other Rural Areas

Some of these areas have low population density and by virtue of their location and topography are isolated. In these areas, the challenge is to stop sustained population and economic decline with a focus on both villages and rural areas.

These areas also contain the following settlements with lands zoned or where cluster developments can be facilitated in accordance with Objective 5-14.

<ul style="list-style-type: none"> • An Chillín Liath • An Gleann • Caherdaniel • Castlecove • Cromane • Lauragh • Lyreacrompane • Tahilla 	Settlement with no form of wastewater treatment.
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Table 5.4: Settlements in Other Rural Areas



Map 5.1: Rural Area Types

5.5.2 Rural Settlement Policy

The following Objectives apply to the three rural area types:

Rural Settlement Policy

It is an objective of the Council to:

- KCDP 5-12** In **Rural Areas under Significant Urban Influence** applicants shall satisfy the Planning Authority that their proposal constitutes an exceptional rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:
- a) Farmers, including their sons and daughters or a favoured niece/nephew where a farmer has no family of their own who wish to build a first home for their permanent occupation on the family farm.
 - b) Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.



c) Other persons working full-time in farming or the marine sector for a period of over seven years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation.

d) Landowners including their sons and daughters who wish to build a first home for their permanent occupation on the landholding associated with their principal family residence for a minimum of ten years prior to the date of the planning application.

e) Persons who have spent a substantial period of their lives (i.e., over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation.

Preference shall be given to renovation/restoration/alteration/extension of existing dwellings on the landholding before consideration to the construction of a new house.

KCDP 5-13 In **Rural Areas under Urban Influence** applicants shall satisfy the Planning Authority that their proposal constitutes an exceptional rural generated housing need based on their social and / or economic links to a particular local rural area, and in this regard, must demonstrate that they comply with one of the following categories of housing need:

a) Farmers, including their sons and daughters or a favoured niece/nephew where a farmer has no family of their own who wish to build a first home for their permanent occupation on the family farm.

b) Persons taking over the ownership and running of a farm on a full-time basis, who wish to build a first home on the farm for their permanent occupation, where no existing dwelling is available for their own use. The proposed dwelling must be associated with the working and active management of the farm.

c) Other persons working full-time in farming or the marine sector for a period of over seven years, in the local rural area where they work and in which they propose to build a first home for their permanent occupation.

d) Landowners including their sons and daughters who wish to build a first home for their permanent occupation on the landholding associated with their principal family residence for a minimum of seven years prior to the date of the planning application.

e) Persons who have spent a substantial period of their lives (i.e., over seven years), living in the local rural area in which they propose to build a first home for their permanent occupation.

Preference shall be given to renovation/restoration/alteration/extension of existing dwellings on the landholding before consideration to the construction of a new house.

KCDP 5-14 In **Other Rural Areas** accommodate demand for permanent residential development as it arises subject to good sustainable planning practice in matters such as design, location, wastewater treatment and the protection of important landscapes and environmentally sensitive areas. Preference should be given to renovation /restoration/alteration/extension of existing dwellings on the landholding before consideration to the construction of a new house.



5.5.2.1 Occupancy Condition and Section 47 Agreements

Occupancy Condition: All permission granted for rural housing shall be subject to an occupancy condition restricting the use of the dwelling to the applicant or members of his/her immediate family as a place of permanent residence for a period of seven years from the date of first occupancy.

Section 47 Agreements: In areas where significant levels of rural housing development have taken place on the edges of urban areas within the county and where the Council considers such areas are becoming over developed the council may seek agreement under Section 47 of the Planning Act if it considers it necessary to regulate development in the area.

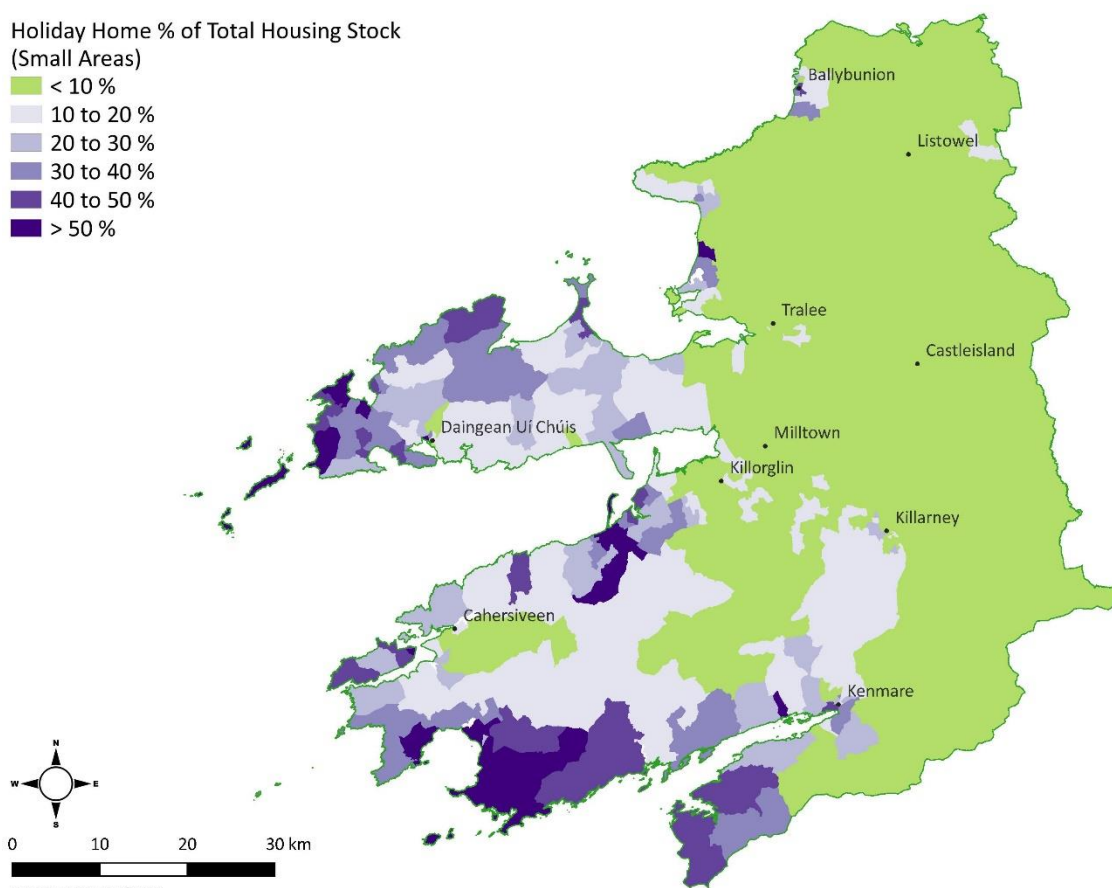
Rural Housing	
It is an objective of the Council to:	
KCDP 5-15	Monitor the trends in rural housing and population during the lifetime of the plan to ascertain if further rural housing policy responses are required during the plan period.
KCDP 5-16	Give favourable consideration to the sustainable development of permanent places of residence on vacant sites within unfinished developments where services have already been completed to the satisfaction of the local authority.
KCDP 5-17	Ensure that the provision of rural housing will not affect the landscape, natural and built heritage, economic assets, and the environment of the county.
KCDP 5-18	Ensure that all permitted residential development in rural areas is for use as a primary permanent place of residence and subject to the inclusion of an Occupancy Clause for a period of 7 years.
KCDP 5-19	Ensure that all developments are in compliance with normal planning criteria and environmental protection considerations.
KCDP 5-20	Ensure that the design of housing in rural areas comply with the Building a house in Rural Kerry Design Guidelines 2009 or any update of the guidelines.

5.7 Holiday / Second Homes

The County experiences pressure for holiday / second homes particularly in visually sensitive landscapes. It is apparent from the Census 2016 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 and in some cases, the ecological qualities of the landscape.



Holiday Home % of Total Housing Stock
(Small Areas)



Map 5.2: Holiday Homes as a % of Total Housing Stock by ED

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 and adjacent to existing towns, villages and small village settlements thereby minimising the impact on the open landscape. Such developments should respect the existing fabric of the settlement, both in scale and design. The level and scale of development permitted shall relate to the availability of infrastructure and services and the scale of the existing settlement.

It is the policy for the Council that one-off holiday / second homes will not be permitted in rural areas.

Holiday/Second Home

It is an objective of the Council to:

KCDP 5-21 Ensure that holiday / second homes shall be located in established settlements in towns or villages and not in the rural landscape.

5.8 Renovation and Restoration of Existing and Vacant Buildings Situated in Rural Areas. (See also Chapter 10 Tourism and Outdoor Recreation)

A key component of the rural landscape of the County is the legacy of traditional dwellings and buildings, many of which have been neglected in preference for new dwellings, or because traditional buildings have become unsuitable as farming practices have changed.

In the interest of preserving the County’s vernacular architecture and built heritage, the Planning Authority shall give priority and positive consideration to the renovation and restoration of existing structures and vacant buildings in the rural countryside for use as permanent primary residences.



The Council consider that vernacular rural dwellings and vernacular structures are an important element of our built heritage. Accordingly, it is the Council's policy to seek to retain and preserve vernacular dwellings and structures whilst promoting their sympathetic renovation and continued use rather than replacement. There will be a presumption against the demolition of vernacular dwellings and structures where restoration or adaptation is a feasible option.

The replacement of an existing dwelling house may be considered in limited circumstances where the renovation or restoration of the building is not feasible given best conservation practices.

The following provisions shall apply:

- The structure to be restored/renovated shall constitute an identifiable dwelling, with the walls and roof being intact.
- In the case of refurbishment and extension proposals, the scale and architectural treatment of proposed works shall be sympathetic to the character of the original structure and the surrounding area including adjoining or nearby development.

Where necessary surveys on protected species may need to be undertaken in order to assess the impact of restoration and renovations on these protected species.

The Planning Authority will also consider the limited conversion of outhouses and other structures attached to country houses or other heritage structures for tourism accommodation as part of an existing tourism accommodation facility where acceptable conservation practice is observed in line with the other policies and objectives of this Plan, where relevant protected species have been assessed and where acceptable site suitability has been established in terms of access, car parking, open space, wastewater disposal and of maintaining the setting and amenities of the main structure.

Renovation and Restoration of Buildings

It is an objective of the Council to:

KCDP 5-23	Enhance, integrate, and protect the special physical, social, economic, and cultural value of built heritage assets through appropriate and sensitive use now and for future generations.
KCDP 5-24	Seek to preserve traditional or vernacular rural houses in order to protect the varied types of housing stock in the County and to preserve the rural built heritage.
KCDP 5-25	Promote the viable re-use of vernacular dwellings and buildings without losing their character and to support applications for the sensitive restoration of disused vernacular or traditional dwellings as permanent places of residence.
KCDP 5-26	Facilitate the sensitive restoration and conversion to residential use of disused vernacular or traditional buildings as permanent places of residence.
KCDP 5-27	Facilitate the sensitive restoration and reuse of traditional farm buildings within an existing farmyard for tourism accommodation or ancillary tourism purposes.
KCDP 5-28	Develop and publish guidelines on the renovation & reuse of farm buildings during the lifetime of the plan.
KCDP 5-29	Facilitate and support the objectives and actions of the plan "Housing for All, a New Housing Plan for Ireland" to tackle vacancy and the efficient use of existing housing stock in relation to vacant, derelict structures including heritage buildings.