

C. Lonergan Consultancy Ltd.

Submission for the
Kenmare Municipal District Local Area Plan
Draft Consultation.

Lands comprised in Folio KY18880, Plan 12A
at Kilnabrack Upper, Glenbeigh, Co. Kerry
on behalf of Patrick Griffin

20/10/2023

A/O Damien Ginty, Senior Planner, Planning Policy Unit, Kerry County
Council, County Buildings, Rathass, Tralee, Co. Kerry, V92 H7VT.

RECEIVED

24 OCT 2023

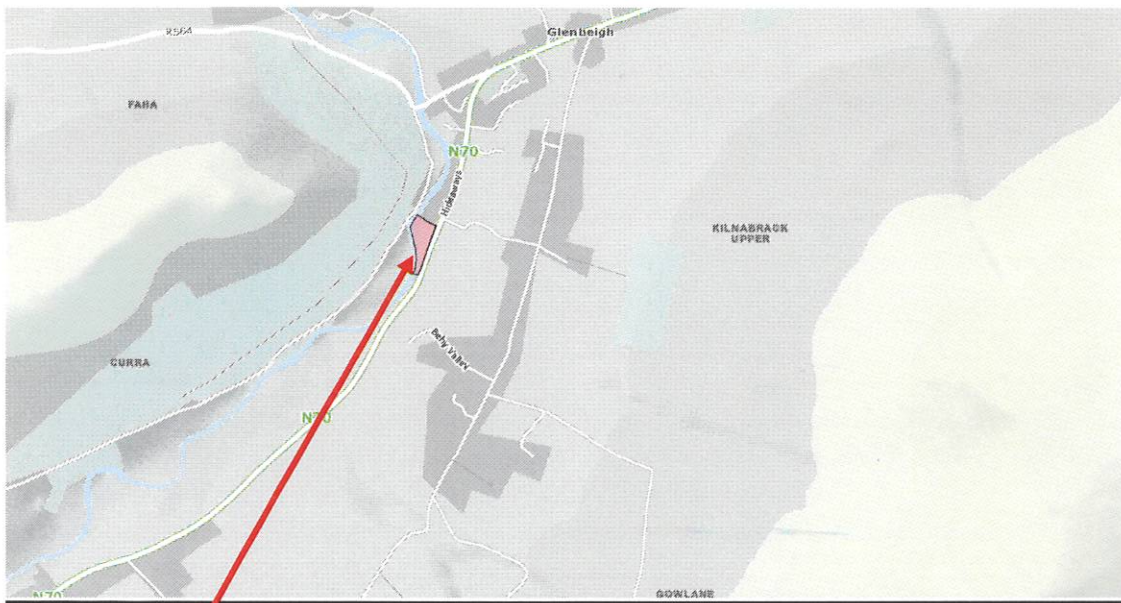
**PLANNING AUTHORITY
RECD. AT PUBLIC COUNTER**

Re: Submission for the Kenmare Municipal District Local Area Plan Draft Consultation for Lands comprised in Folio KY18880, Plan 12A at Kilnabrack Upper, Glenbeigh, Co. Kerry on behalf of Patrick Griffin

To Whom It May Concern:

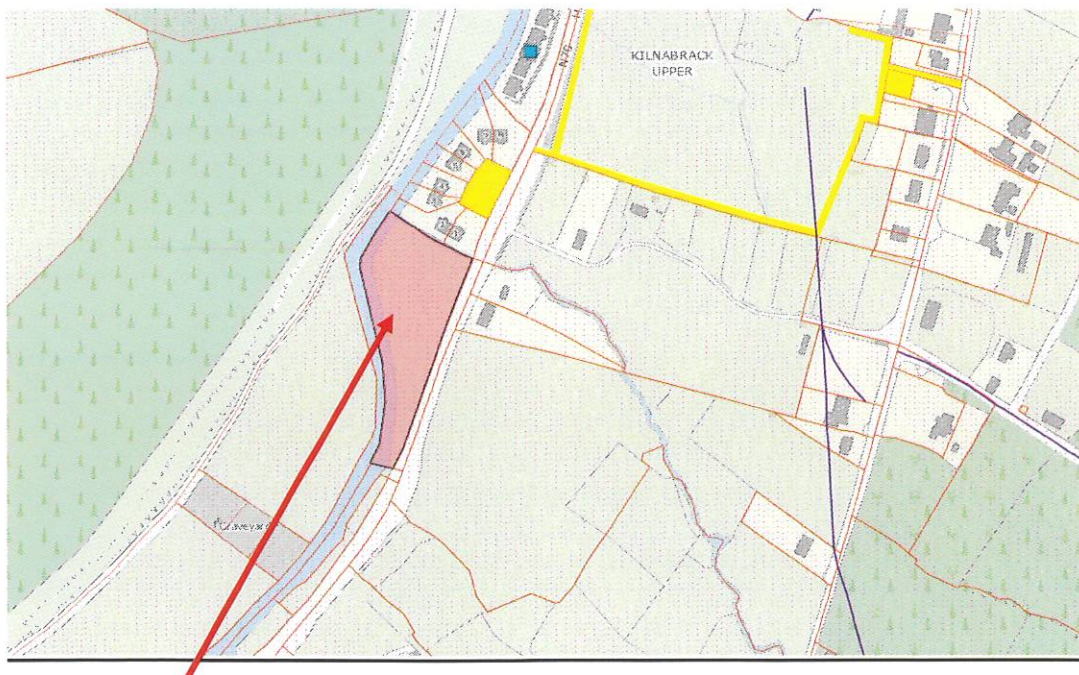
I Colm Lonergan of C Lonergan Consultancy Ltd. act on behalf of Patrick Griffin to make a submission for the lands comprised in Folio KY18880, Plan 12A at Kilnabrack Upper, Glenbeigh, Co. Kerry. We submit the following to assist in providing the framework for the development of the lands within the Kenmare Municipal District Local Area Plan 2022 - 2028.

Site Location Map - Folio KY18880, Plan 12A (0.72 Ha / 1.80 Acres)



Proposed Site

Folio KY18880, Plan 12A (0.72 Ha / 1.80 Acres)



Proposed Site

Draft Kenmare MD Local Area Plan Section 3.4.5.2 Glenbeigh 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.

Draft Kenmare MD Local Area Plan Section 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. Glenbeigh is located within the Glenbehy 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.

- Objective KENMD-GH-1 - Promote the sustainable development of Glenbeigh as an attractive location for residential and community life, tourism and business.
- Objective 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.

Draft Kenmare MD Local Area Plan Section 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.

- Objective KENMD-GH-4 - Promote the development of high quality, attractive, residential developments for permanent residences in the village, at appropriate locations.
- Objective 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.
- Objective 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.
- Objective KENMD-GH-7 - Prohibit holiday homes on lands zoned for R4 (Strategic Residential Reserve). Residential development on lands zoned R4, shall be restricted to developments proposed for permanent places of residences only.

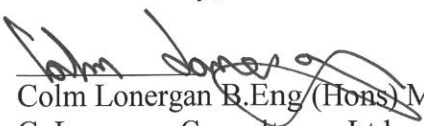
The fact that Glenbeigh Village has not been given a specific population growth and housing target under the Core Strategy of the KCDP, consequently lands have not been zoned for R1 (Proposed Residential) is very disappointing. Thus it would appear that the village can now be effectively held-to-ransom by the landowners of the lands identified in the Glenbeigh Draft zoning plan as "Strategic Residential Development R4". It should also be noted that the vast majority of the lands identified as "Strategic Residential Development R4" is located on the east side of the village with very little zoned on the west side of the village.

We appreciate that the Draft Glenbeigh zoning map shows the "NIFM Flood Extents - Present day - Low (1% AEP)". This would indicate that almost all the existing residential development on the east side of the River Behy within the Village is subject to flooding. As far as we are aware NO DWELLING house in this area has been flooded to date. Therefore, we respectfully request the relevant information to substantiate the extent of the flooding indicated on the Draft Glenbeigh zoning map.

We submit the proposed site of 0.72 Ha (1.80 acres), as outlined above, should be zoned for Proposed Residential (R1) use. The proposed site is not contained within any Designated or Heritage Zones such as S.A.C., N.H.A. Prime Amenity, Secondary Amenity or any recorded monuments. This proposed site lies on the southern edge of Glenbeigh Village and is directly adjacent to the south site boundary of the existing residential development of 8 no. dwellings known as Riverview Cottages. The proposed site comprising 1.80 acres or thereabouts is positioned between the N70 National Secondary road and the River Behy. The proposed site has easy access into the existing public services including foul sewerage, public water, footpaths and public lighting etc.

I trust that you shall look upon our submission favourably and that you shall notify this office of any further submissions which may be required as the Kenmare Municipal District Local Area Plan progresses.

Yours sincerely,



Colm Lonergan B.Eng (Hons) M.I.E.I.,
C. Lonergan Consultancy Ltd,
Shanara, Kilgobnet, Beaufort, Killarney, Co. Kerry V93 VK49