

Draft Kenmare Municipal District Local Area Plan 2023-2029

Proposed Material Alterations

January 2024



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1.0 Introduction

1.1 Legal Preamble

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

It is an objective of Kerry County Council as a Planning Authority to prepare local area plans for the settlements within the Municipal Districts as outlined in Objective KCDP 3-7 of the Kerry County Development Plan 2022-2028 (KCDP 2022-2028). The plan for each settlement shall zone sufficient lands for residential, commercial, economic and social development, within defined development limits, and in accordance with its function. Plans will also make provision for the conservation and improvement of the cultural, natural and built heritage of an area.

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

1.2 Environmental Assessments

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

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

1.3 Public Consultation

In accordance with Section 20(1) of the Planning and Development Act 2000 (as amended) Notice of the Draft Local Area Plan, SEA Environmental Report, the Habitats Directive Assessment/ Natura Impact Report and the Strategic Flood Risk Assessment were published in a local newspaper and invited observations and submissions. Copies of the Draft Local Area Plan and Environmental Reports were placed on display for public inspection from Thursday 31st August 2023 until Friday 3rd November 2023 (both dates inclusive) and submissions/observations were invited during this period.

A number of well attended open days for members of the public were held in the Cahersiveen, Kenmare, Killorglin and Knightstown during the public consultation period. The Draft LAP was also translated into Irish.

1.4 Statutory Bodies

Under Section 20(1) of the Planning and Development Act 2000 (as amended) the Planning Authority is required to consult the prescribed authorities listed under Part 3 Section 13 of the Planning and Development Regulations 2001 (as amended) and those prescribed under Article 13K of the Planning & Development (Strategic Environmental Assessment) Regulations 2004-2011.

1.5 Submissions Received on the Draft LAP

There were 230 no. submissions received during the public consultation period, 3 of which as gaeilge. In accordance with Section 20 (3)(ja)(i) of the Planning & Development Act 2000, as amended, written submissions and observations were published on the website of the authority, <https://consult.kerrycoco.ie/en/node/1973/submissions>.

1.6 Chief Executive's Report

The [Chief Executive's Report](#) and Recommendations on Submissions were presented and considered at the Kenmare Municipal District meeting held on the 11th January 2024. It was decided to amend the plan.

1.7 Material Alterations

The proposed material alterations in this document are those approved by the Elected Members to go out for public consultation between **Thursday 1st February 2024 and Friday 1st March 2024.**

Submissions shall relate only to the proposed amendments.

In accordance with Section 20(3)(f) of the Planning & Development Act 2000 (as inserted by Section 13(b)(iv) of the Planning & Development (Amendment) Act 2010, it was determined that a Strategic Environmental Assessment (SEA), a Habitats Directive Assessment (HDA), and a Strategic Flood Risk Assessment (SFRA) was required to be carried out on the proposed Material Alterations. A SEA Environmental Addendum Report, Natura Impact Addendum Report, and a Strategic Flood Risk Assessment Addendum Report have been prepared in respect of this Proposed Material Alterations report.

2.0 Proposed Material Alterations:

It was decided that the Draft Kenmare Municipal District Local Area Plan 2023-2029 be **amended** as follows:
(Additional text is highlighted in *italics* with deletions in ~~strike through~~)

2.1 Section 1 Amendments

Amendment 1

It is proposed to include a new section, Implementation & Monitoring, in Section 1 as follows;

Implementation & Monitoring

The Plan sets out the Council's vision and strategy for the Municipal District of Kenmare, including specific policy and objectives to provide a framework for the sustainable development of the Municipal District over the period 2023-2029. Regular monitoring of the progress made in relation to ensuring the effective delivery of the objectives set out in the Plan will take place. The implementation of the Local Area Plan requires the cooperation and participation of all stakeholders. Coordination between other key departments in the Local Authority will be critical in ensuring that those objectives relating to issues such as roads, housing and community development are achieved.

2.2 Section 2 Amendments

Amendment 2

It is proposed to include a new objective in Section 2.11 (Connectivity Objectives) as follows;

Ensure new roads infrastructure is based on an objective evidence-base, such as through the Local Transport and Traffic Management Plans, or otherwise, including demonstration of consistency with current national transport policy.

It is proposed to amend objective KENMD-59 as follows;

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 and with the National Sustainable Mobility Policy (2022), the National Investment Framework for Transport in Ireland, or subsequent policy documents.

It is proposed to amend the text of Section 2.11.1.2.1 as follows;

The council will facilitate the sustainable development of greenways & cycleways *in compliance with the Cycle Design Manual (2023).*

Amendment 3

It is proposed to include a new objective in Section 2.9.2 (Land Use & Flood Risk Management Objectives) as follows;

Ensure that minor proposals for development, (e.g. small extensions to existing houses or changes of use), in areas at moderate to high risk of flooding should be assessed in accordance with Section 5.28 of the Guidelines, incorporating the additional guidance in Planning Circular PL2/2012.

Amendment 4

It is proposed that the LAP refer to the "*Transatlantic Cable Ensemble*" as opposed to "Valentia Cable Sites". This reference will be amended throughout the LAP.

It is proposed to amend objective KENMD-25 as follows;

Support the designation of the ~~Valentia Cable Sites~~ *Transatlantic Cable Ensemble* as an UNESCO-World Heritage Site.

It is proposed to amend objective KENMD-26 as follows;

The Department supports the ambition to 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~~ *the Guidance and Toolkit for Impact Assessments in a World Heritage Context issued by the World Heritage Centre and ICOMOS.*

It is proposed to amend the text of Section 2.6.2.3 as follows;

Funding has been awarded to the ~~Valentia Trans-Atlantic Cable Station~~ *Transatlantic Cable Ensemble* as part of the Rural Regeneration and Development Fund. This project will ~~restore~~ *conserve* the Valentia Trans-Atlantic Cable Station.

It is proposed that the following text be added in relation to the Telegraph Field in Section 2.6.2.3 as follows;

The Telegraph field at Foilhommerum Bay is where a temporary cable station was constructed when the first successful sustainable cable connection was made in 1866, albeit only in operation for two years.

It is proposed to amend and include the following text in Section 2.6.2.2.2 as follows;

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'~~. *County Kerry will be unique in Ireland in having potentially two World Heritage Properties situated within sight of each other. it is critical that the management, conservation and presentation of these two properties complement each other. and that this is reflected in the LAP. It is the policy of the Council to support the Sceilg Mhichíl World Heritage Property Management Plan.*

It is proposed to include a new objective in Section 2.6.2 (Built Heritage Objectives) as follows;

Support the Sceilg Mhichíl World Heritage Property Management Plan 2020-2030.

Amendment 5

It is proposed to include a new section, Climate Action, in Section 2.9 as follows;

Climate Action

In the context of this LAP the integration of climate action policy aligns with the vision, strategic objectives and actions outlined in Kerry County Council's Local Authority Climate Action Plan (LACAP) to be adopted in Q1 of 2022. The LACAP recognises in the context of land use plans,

the integration of spatial, transport and energy planning is fundamental to achieving decarbonisation, particularly in the challenging sectors of heating and transport.

Decarbonisation of heating in the built environment across the residential and non-residential sectors is a key challenge for climate action in the context of this LAP. While the Council has taken a proactive approach in the promotion and implementation of energy efficiency initiatives in its own building stock to date, it has challenging targets to achieve public sector targets (a 50% improvement in energy efficiency and 51% cut in emissions) by 2030. Equally, reaching targets for decarbonisation in the private sector will be challenging. While national building regulations will oversee compliance with evolving European energy legislation in existing and new (to NEZB standards) buildings - the LAP can indirectly support initiatives that seek to decarbonise the heating sector at a local level. Here, consolidated growth principles can again facilitate a more cost-effective roll-out of retro-fitting projects at larger spatial scale; and facilitate investigations into potential communal heating schemes, such as district heating schemes, and/or other potential renewable heat sources. The LAP also supports the energy user of the future - the "self" or "pro-consumer" - essentially where energy is consumed close to where it is produced. Many of these self-consumer energy projects are exempted development e.g. installation of solar PV panels. However, the LAP supports community-based generation in line with policy and objectives outlined Chapter 12 of the KCDP 2022-2028 and evolving micro-generation and export to grid legislation.

Regarding the decarbonisation of transport, consolidated growth and the support of the avoid-shift-improve model in the LAP will be key to achieving ambitious transport emissions reductions. This LAP therefore strongly supports "avoid" by ensuring via consolidated growth/high density living in our settlements people reside close to where they work, go to school etc; "shift" by ensuring people can, via, active travel safely walk, cycle or use public transport and by "improve" ensure the Plan supports the roll out of alternative fuels such as EV charging infrastructure.

It is proposed to amend the text of Section 2.3.1 as follows;

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. *This principle of consolidated growth is in line with Climate Action Policy as outlined in the Draft Local Authority Climate Action Plan 2024-2029. In the context of this LAP, consolidated growth allows for the provision of more sustainable forms of municipal services such as the decarbonisation of heat at scale. The potential e.g. of district heating schemes or large scale retro-fitting projects that electrify heating at scale, is more economically feasible in consolidated settlements.* When discussing redevelopment proposals, it is important to address the potential of these sites for economic development; employment creation *and supporting climate action through decarbonisation of two significant sectors – heat and transport.*

It is proposed to amend the text of Section 2.3.2 as follows:

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. *In addition, the brief incorporates the need for future developments to be aligned with climate action policy particularly evolving regulations for Net Zero Emissions Buildings (NZEB) as further EU Directives on energy are transposed.*

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;
- *That building design choices will be climate proofed and evaluated in terms of energy performance, energy management, carbon emissions and future operational costs;*
- Principal road infrastructure and access;
- Principal pedestrian and cycle routes and access *particularly as they relate to mitigating emissions from the transport sector;*
- 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 *underpinned by climate action policy particularly as it relates to reducing emissions from heating and transport*. It will ensure that development is integrated and designed appropriately in accordance with the proper planning and sustainable development of the area.

Amendment 6

It is proposed that Table 2.7 be replaced with the following updated table:

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		

* the upgrade of this WWTP is anticipated to be completed in December 2025
 # no public WWTP present

** WWPS Upgrade programme and is currently at detailed design stage
 *** part of the STVGP, project is at Stage 2 – Preliminary Business Case
 ## project to upgrade WWTP being advanced under the STVGP

Key	Capacity available	Potential capacity	No capacity capital investment is required
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Amendment 7

It is proposed to amend Objective KENMD-58 as follows;

Prepare Local Transport & Traffic Management Plans for the settlements as appropriate, *following the principles of the ABTA approach as set out by the National Transport Authority and Transport Infrastructure Ireland.*

It is proposed to include a new objective in Section 2.11 (Connectivity Objectives) as follows;

Facilitate the implementation of the Connecting Ireland and Local Link Rural Transport programmes within the MD area, by facilitating the operation of public transport services between and within settlements and maximising walking accessibility to services through development consolidation within settlements and the enhancement of local connectivity.

Amendment 8

It is proposed to amend Objective KENMD-28 as follows;

Facilitate where appropriate the development of projects listed in the 'Skellig Coast Visitor Experience Development Plan' *and the 'West Cork and Kenmare Destination and Experience Development Plan'.*

Amendment 9

It is proposed to amend the text of Section 2.6.2.3 as follows;

For 100 years, the Valentia Cable Stations ~~was~~ *were* the hub of transatlantic communication. The ~~Cable Station and slate yard in Knightstown, Slate Yard (1858) in Knightstown, the Telegraph Field (1866) in Foilhommerum, and the Cable Station (1868) in Knightstown,~~ *are of enormous national and international heritage value in terms of their industrial archaeology, history, and contribution to mankind's technological progress.*

Amendment 10

It is proposed to amend all references to "Heritage & Culturally Sensitive Areas" in the LAP to "*Industrial Heritage & Culturally Significant Areas*".

It is proposed to omit Figure 2.9: Area 2 Telegraph Field H & CSA.

Amendment 11

It is proposed to amend Objective KENMD-19 as follows;

Support Údarás na Gaeltachta & Coiste Forbartha na Sceilge in relation to projects for the provision of sustainable accommodation projects within the Gaeltacht settlements of Baile an Sceilg, Dún Géagáin, *An Gleann and An Chillín Liath*, and other community-led affordable housing projects in *Gaeltacht Uíbh Ráthaigh*.

It is proposed to amend Objective KENMD-14 as follows;

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, *and Nascadh Uíbh Ráthaigh*, to achieve their target of increasing the number of daily Irish Speakers.

It is proposed to amend the text of Section 2.6.1.2 as follows;

~~2.6.1.2 Uíbh Ráthach Task Force Tascfhórsa Uíbh Ráthaigh~~

~~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 reestablishment 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~~

The Action Plan for Rural Development (2017) proposed that a Task Force should be established for the Gaeltacht area of Uíbh Ráthach to address issues pertaining to population structural deficiencies. 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 and an ambitious regeneration plan for the region was launched in July 2019. The areas of focus in that plan centred on employment and quality of life improvements as facilitators of population growth and restructuring. A second action plan for the period 2023-2026 has been adopted by the Tascfhórsa, building upon the steps taken in phase one and focusing on critical enablers of economic growth and development as well as building further foundations for key quality of life initiatives in the area. This LAP supports the ambitions of the Uíbh Ráthach Task Force.

Amendment 12

It is proposed to amend the text of Section 2.7.3 as follows:

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. *There are a number of locations associated with aquaculture in the municipal district, including Cromane.*

2.3 Section 3 Amendments

Amendment 13

It is proposed to amend the text of Section 3.1.2.2 as follows:

- Residential development on R4 (Strategic Residential Reserve) lands will be permitted only on completion of 50% 80% of the R1 (New/Proposed Residential) zoned lands subject to the provision of adequate infrastructure.
- ~~Where no lands have been identified as R1 or R4 in a particular settlement, residential development will only be considered subject to consideration of the KCDP Core Strategy and the provision of adequate water infrastructure.~~
- *Ensure that residential development on R4 (Strategic Residential Reserve) lands in Villages complies with the Core Strategy and is subject to the provision of adequate water infrastructure.*
- *In Small Village Settlements (where no lands have been identified as R1 or R4), cluster type residential development will only be considered subject to the provision of adequate water infrastructure as per Section 3.5.2 of this Plan.*

It is proposed to amend Objective KENMD-76 as follows;

Prohibit development on lands zoned R4 (strategic residential reserve) until 50% 80% 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.

It is proposed to include a new objective in Section 3.1.2 (Residential Objectives) as follows;

Ensure residential development on R4 (Strategic Residential Reserve) lands in Villages shall comply with the provisions of the Core Strategy and is subject to the provision of adequate water infrastructure.

Amendment 14

It is proposed to amend Objective KENMD-70 as follows;

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 *and that it supports the aim to increase the number of daily Irish speakers in the area.*

2.4 Cahersiveen Amendments

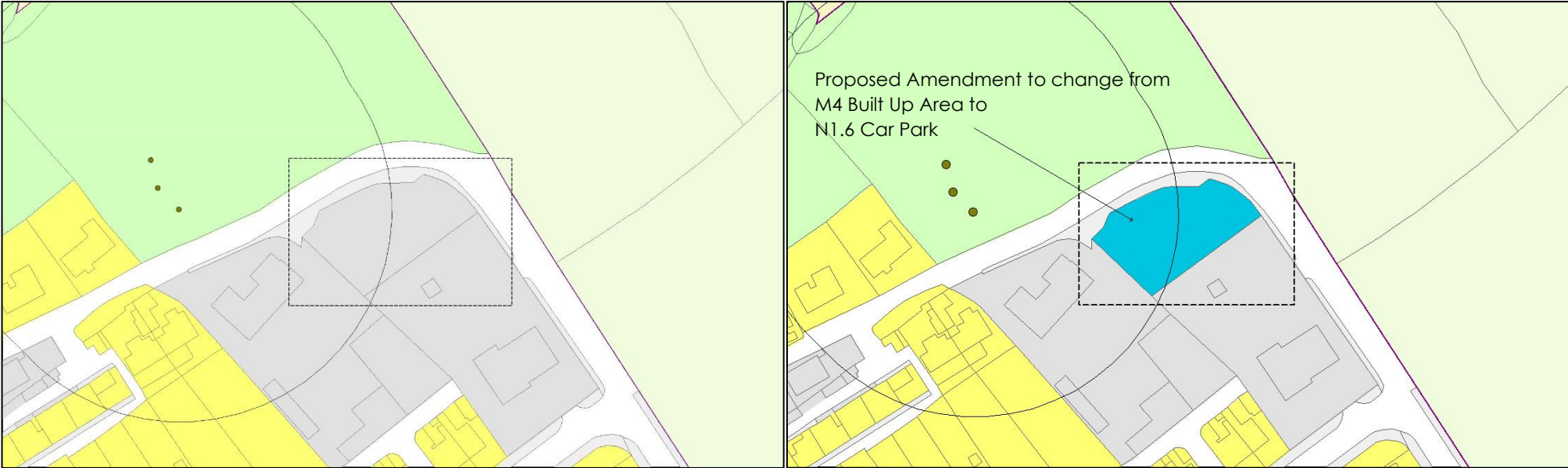
Amendment 15

It is proposed to amend the text of Section 3.2.1.5.3 as follows;

to limit development to only water-compatible development within Flood Zone A and water compatible/less vulnerable development in Flood Zone B, unless proposals within these sites first pass a flood risk management justification test, to the satisfaction of the Planning Authority.

Amendment 16

It is proposed to amend the Cahersiveen zoning map from M4 Built Up Area to N1.6 Car Parking as follows;

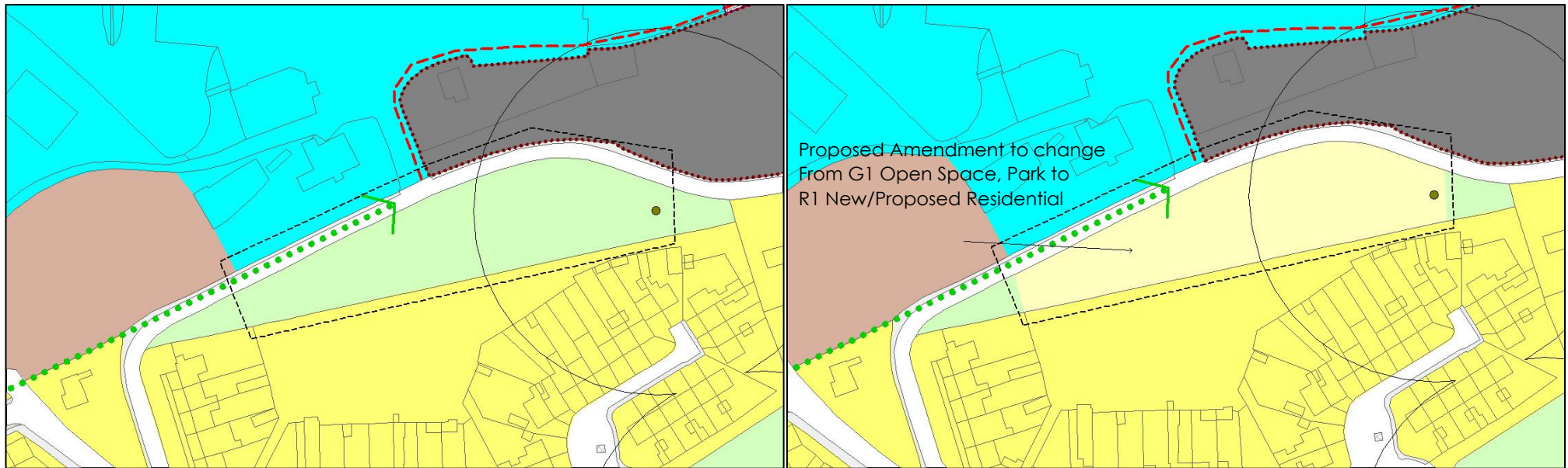


Draft LAP

Proposed Amendment

Amendment 17

It is proposed to amend the Cahersiveen zoning map from G1 Open Space, Park to R1 New/Proposed Residential as follows;



Draft LAP

Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
CH-101	R1	✓	✓	✓	✓	✓	1	0.36	20-35	7-13

Settlement Capacity Audit - Highlighted Site

It is proposed to include a new section, Residential Lands on Marina Road, in Section 3.2.1.5 (Town Centre) as follows:

3.2.1.5.6 Residential Lands on Marina Road

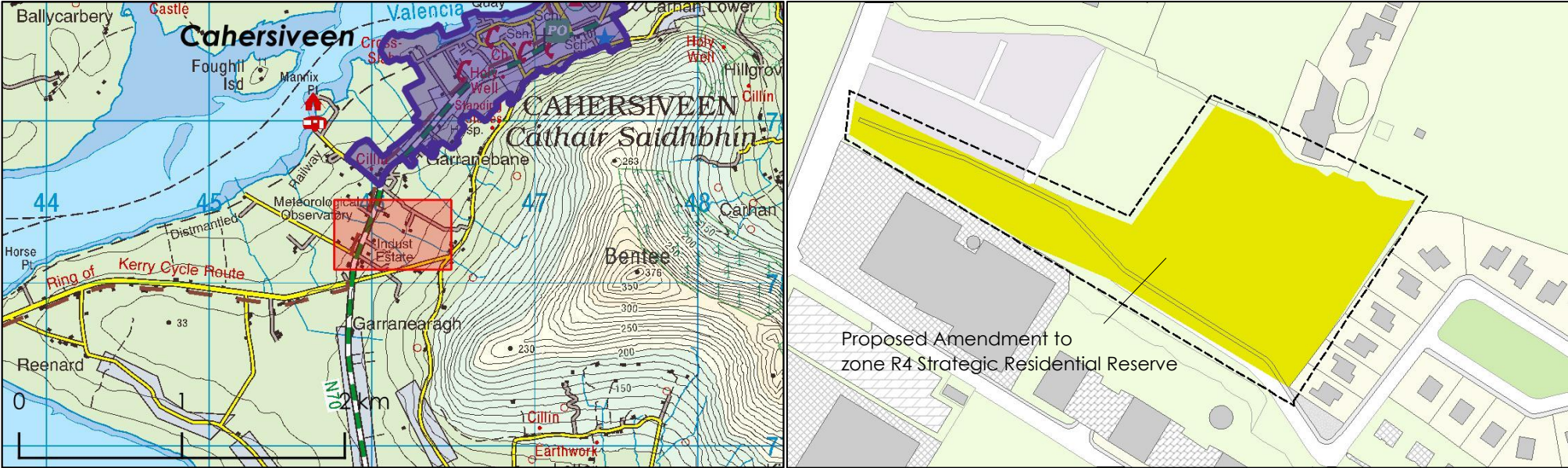
This site is located between Marina Road and Marian Place/St. Joseph's Terrace. The site together with the adjoining lands to the south are strategically located in close proximity to the town centre, the marina and the proposed South Kerry Greenway. The site which is located on a rocky outcrop elevated over the waterfront can be considered a landmark one. Potentially, the site presents an opportunity to provide for a mixture of residential units but also for tourism/recreational use that could serve the needs of the Greenway users or visitors to the Dark Sky Reserve in a sustainable manner and within walking distance of the town centre.

There are development constraints associated with the site, which should be addressed as part of any planning application, including the following.

- *Topography:* This is a prominent site, which is elevated above and overlooking the waterfront. The site along Marina Road is mainly dominated by a steep rockface. Any proposal for these lands should be designed to a high architectural standard. A detailed design statement is required outlining how the proposal would both provide a local landmark development and satisfactorily integrate into the townscape/landscape.
- *Amenities:* Development proposals should seek to improve the amenities of the area and should not unduly impact existing residential amenities.
- *Access:* Limited vehicular access is currently available via Marian Place and pedestrian connectivity onto Marina Road. Detailed proposals should be provided for access and servicing arrangements. This may involve localised road widening requirements. Pre-planning consultation with the Area Engineer is also advised.
- *Archaeology:* The eastern end of the site contains a monument (souterrain) listed on the Record of Monuments and Places. A buffer zone between the monument and a development proposal may be required. Any such buffer should be satisfactorily incorporated into the overall development proposal.
- *Biodiversity:* This site contains semi-natural vegetation likely to be of some ecological interest. Development proposals shall be accompanied by an ecological impact assessment report and shall incorporate biodiversity considerations into the project design.

Amendment 18

It is proposed to zone lands outside of the settlement boundary of Cahersiveen as R4 Strategic Residential Reserve as follows;



Site Location

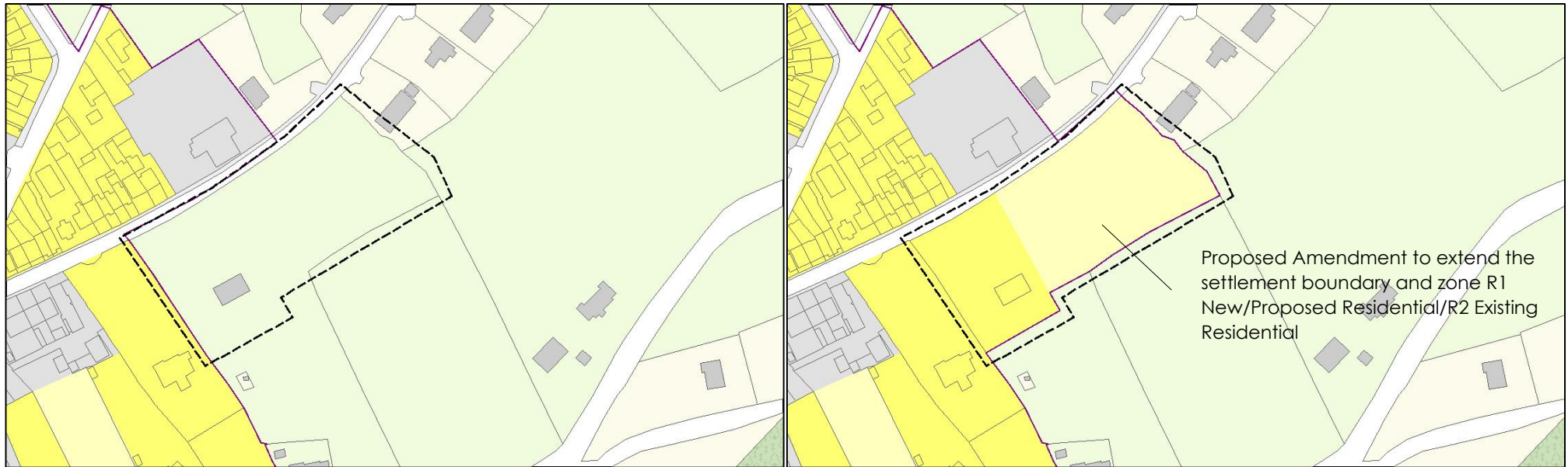
Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
CH-103	R4	✓	✓	✓	✓	✓	2	1.21	15-20	*

Settlement Capacity Audit - Highlighted Site

Amendment 19

It is proposed to amend the Cahersiveen zoning map to extend the settlement boundary and zone as R1 New/Proposed Residential and R2 Existing Residential as follows;



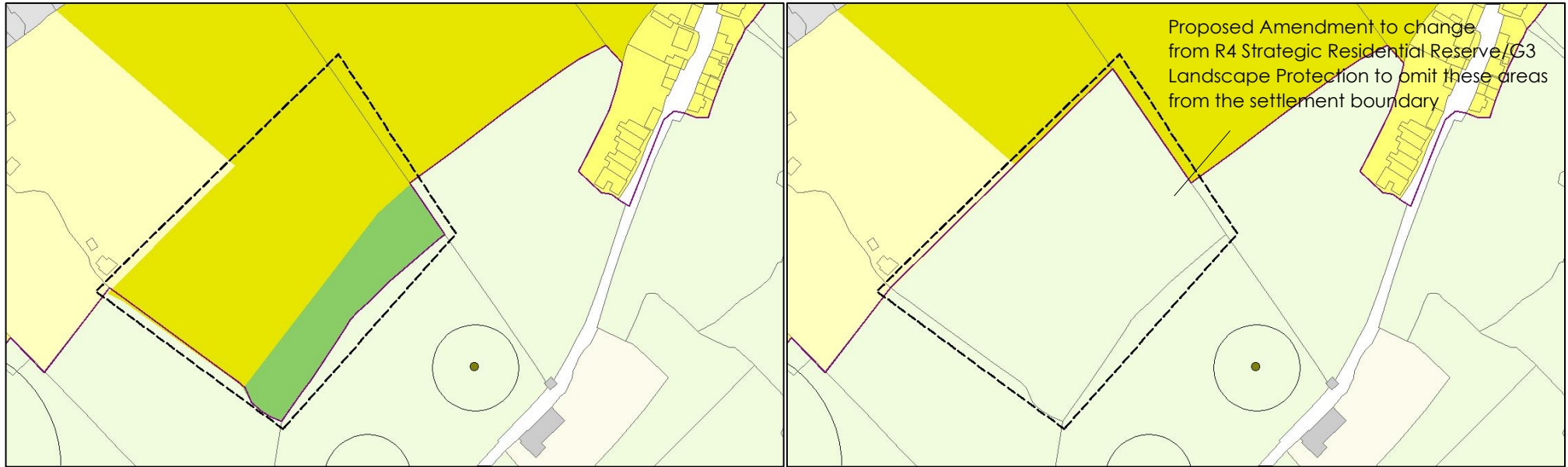
Draft LAP

Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
CH-102	R1	✓	✓	✓	✓	✓	1	0.56	15-20	8-11

Settlement Capacity Audit - Highlighted Site

It is proposed to amend the Cahersiveen zoning map from R4 Strategic Residential Reserve/G3 Landscape Protection to omit these areas from the settlement as follows;



Draft LAP

Proposed Amendment

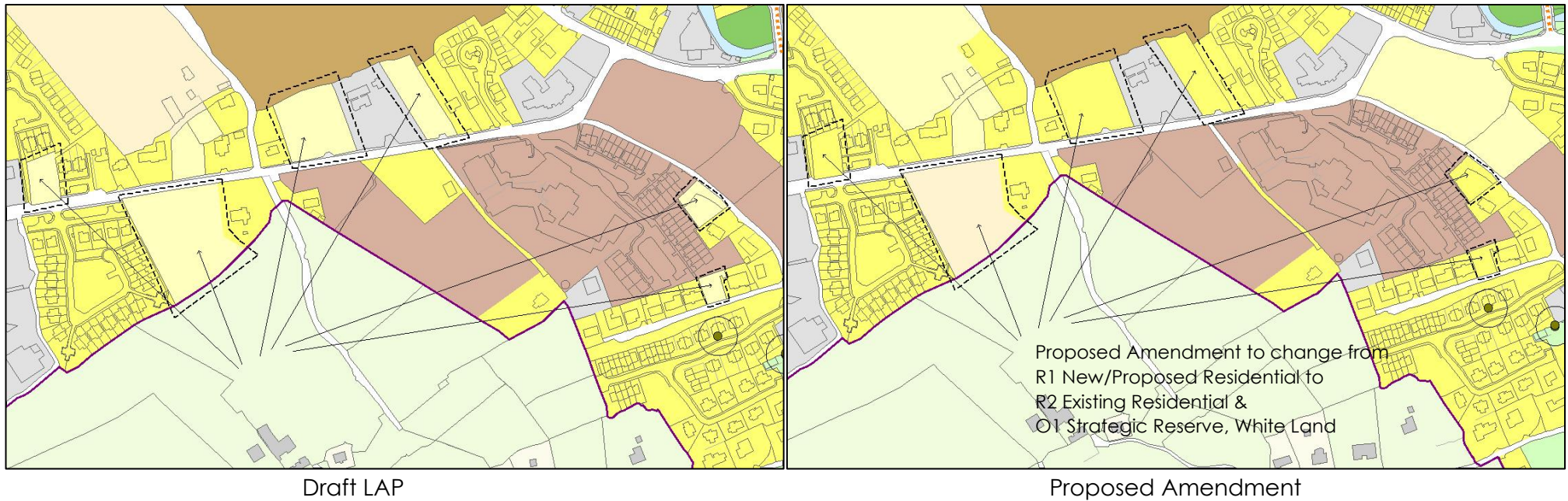
ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
CH-4	R4	x	✓	✓	✓	✓	2	3.44	20-35	*

Settlement Capacity Audit - Highlighted Site

2.5. Kenmare Amendments

Amendment 20

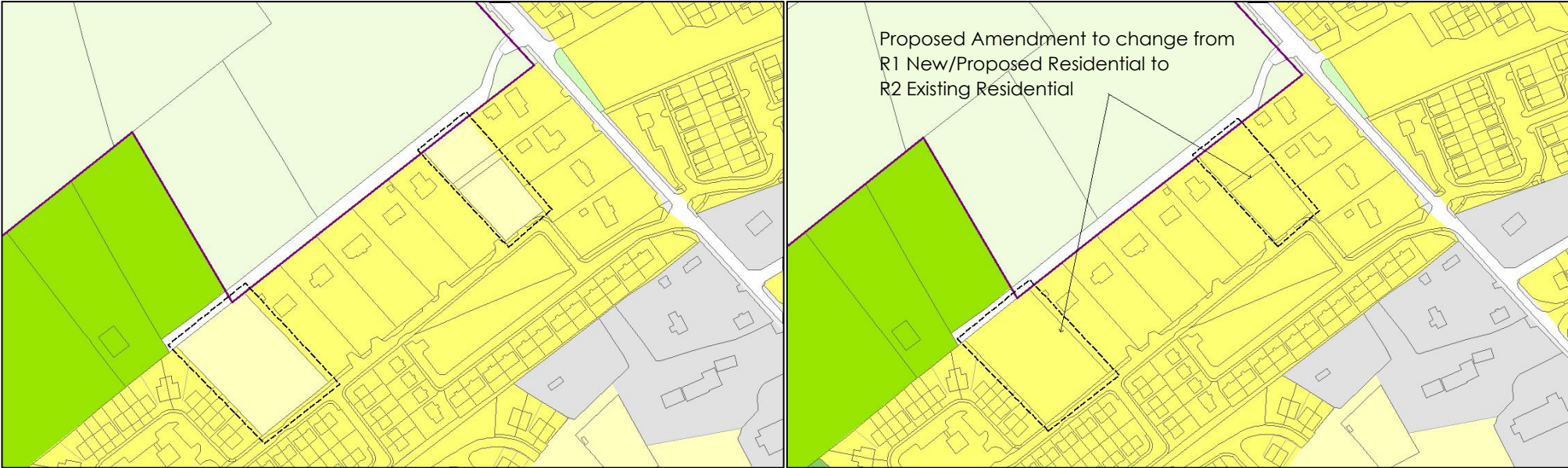
It is proposed to amend the Kenmare zoning map from R1 New/Proposed Residential to R2 Existing Residential and O1 Strategic Reserve, White Land as follows;



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-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
	R1	✓	✓	✓	✓	✓	1	0.06	15-20	1

Settlement Capacity Audit - Highlighted Sites

It proposed to amend the Kenmare zoning map from R1 New/Proposed Residential to R2 Existing Residential as follows;



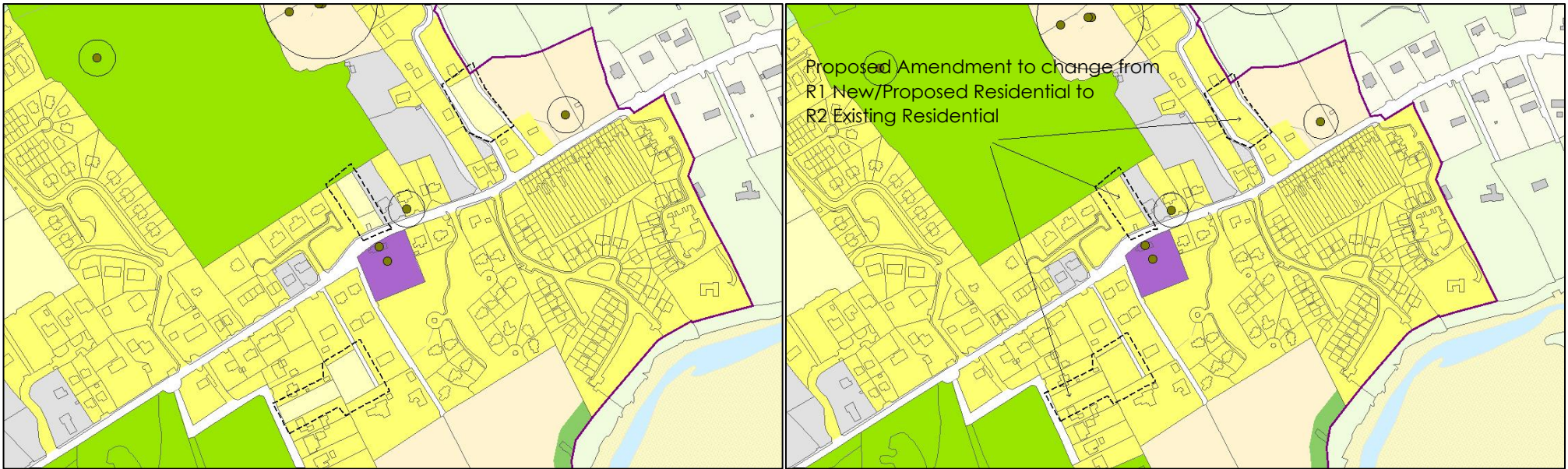
Draft LAP

Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KE-8	R1	✓	✓	✓	✓	✓	1	0.46	15-20	7-9
KE-9	R1	✓	✓	✓	✓	✓	1	0.28	15-20	4-6

Settlement Capacity Audit - Highlighted Sites

It is proposed to amend the Kenmare zoning map from R1 New/Proposed Residential to R2 Existing Residential as follows:



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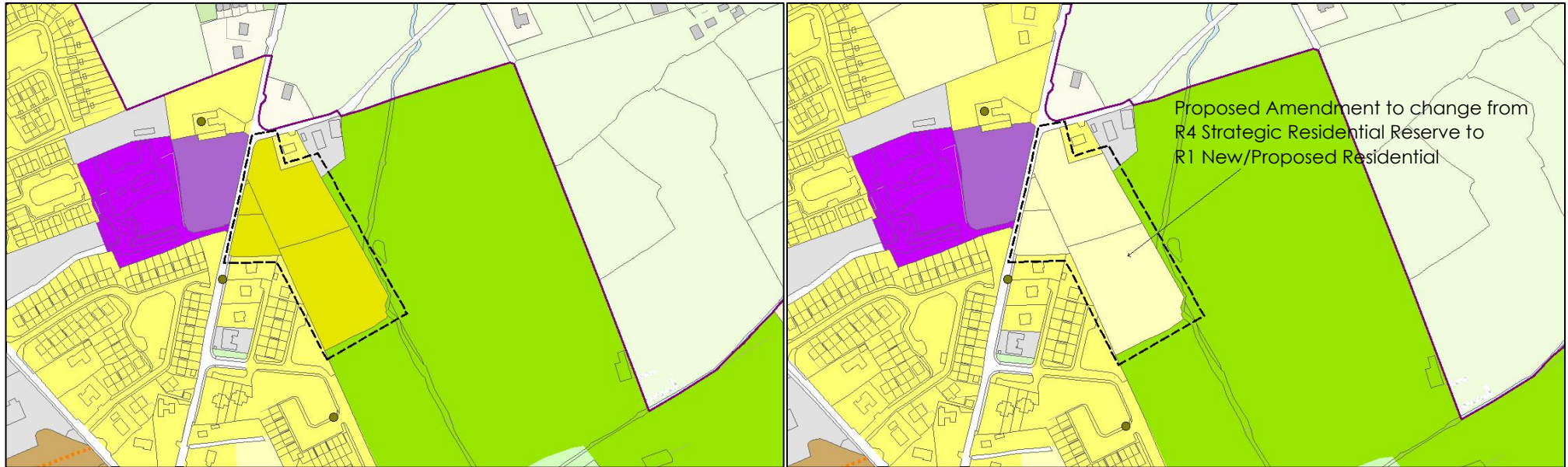
Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
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

Settlement Capacity Audit - Highlighted Sites

Amendment 21

It is proposed to amend the Kenmare zoning map from R4 Strategic Residential Reserve to R1 New/Proposed Residential as follows;



Draft LAP

Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KE-18	R4 R1	✓	x	✓	✓	✓	2	1.72	15-20	* 26-34

Settlement Capacity Audit - Highlighted Site

Amendment 22

It is proposed to include the following text in Section 3.2.2.7.3 as follows;

The development of lands adjoining the River Finnihy including lands adjoining the tidal waters downstream of Cromwell bridge will be subject to project level environmental assessment and be required to take into consideration the requirements of the Habitats Directive, Departmental flood risk management guidelines and Inland Fisheries Ireland's planning guidelines on urban watercourses, as appropriate.

Amendment 23

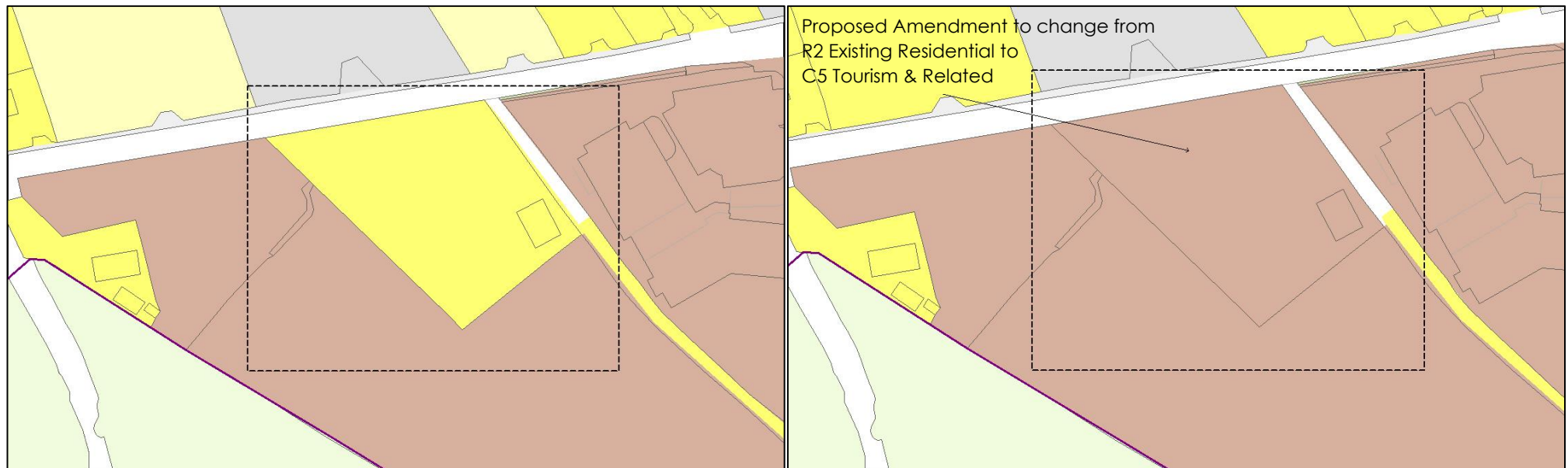
It is proposed to include a new objective in Section 3.2.2.6 (Community Facilities Objectives) as follows;
Support the development of a community centre at an appropriate location within the town of Kenmare.

Amendment 24

It is proposed to include a new objective in Section 3.2.2.9 (Recreation & Amenities Objectives) as follows;
Seek to improve pedestrian connectivity between the Peninsula Lands looped walk and the town centre in a sustainable manner in consultation and engagement with the local community and stakeholders.

Amendment 25

It is proposed to amend the Kenmare zoning map from R2 Existing Residential to C5 Tourism & Related as follows;



Draft LAP

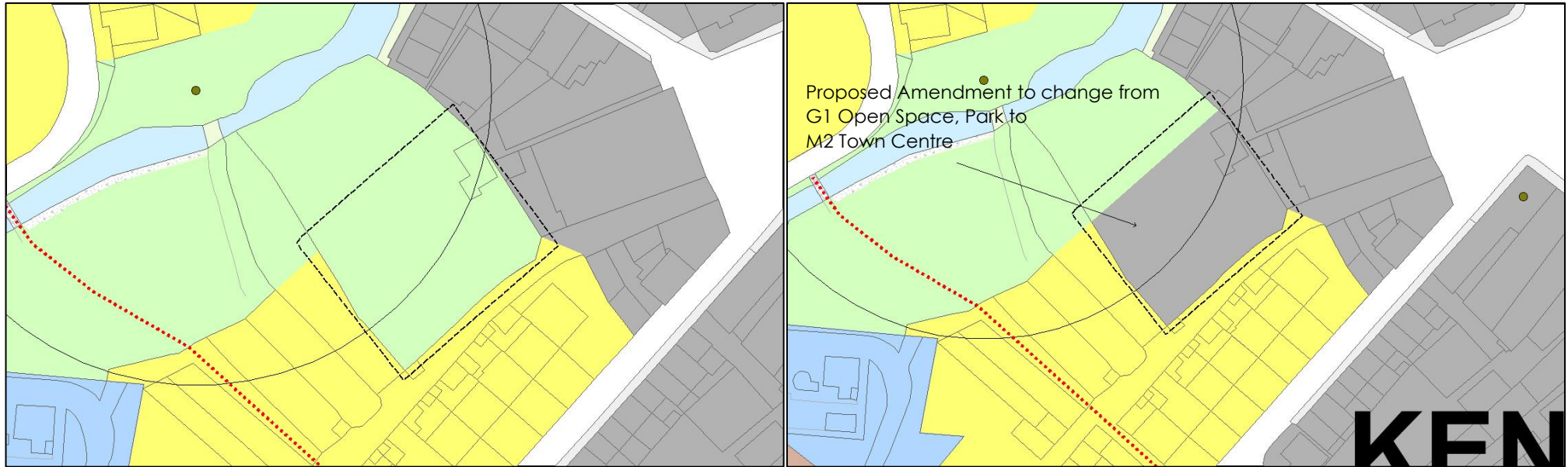
Proposed Amendment

Amendment 26

It is proposed to include a new objective in Section 3.2.2.9 (Recreation & Amenities Objectives) as follows;
Support the sustainable development of Maritime and River related recreational facilities at an appropriate location or locations within the town of Kenmare.

Amendment 27

It is proposed to amend the Kenmare zoning map from G1 Open Space, Park to M2 Town Centre as follows;



Draft LAP

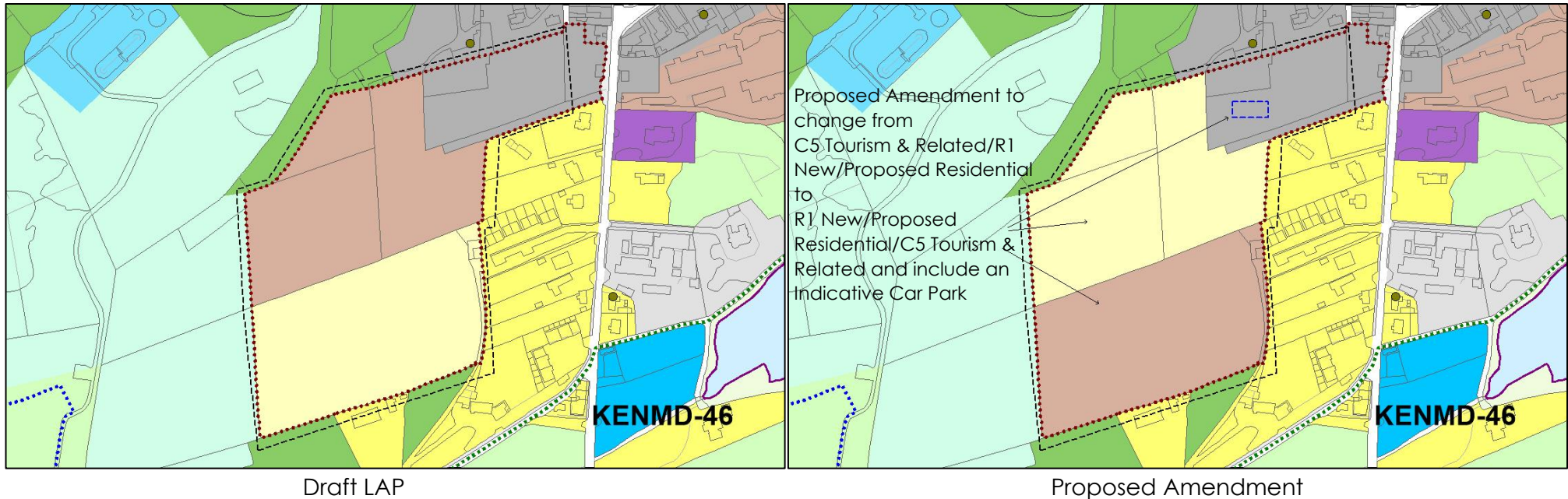
Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KE-103	M2	✓	✓	✓	✓	✓	1	0.11	30-40	3-4

Settlement Capacity Audit - Highlighted Site

Amendment 28

It is proposed to amend the Kenmare zoning map from C5 Tourism & Related/R1 New/Proposed Residential to R1 New/Proposed Residential/C5 Tourism & Related and include an indicative car park as follows;



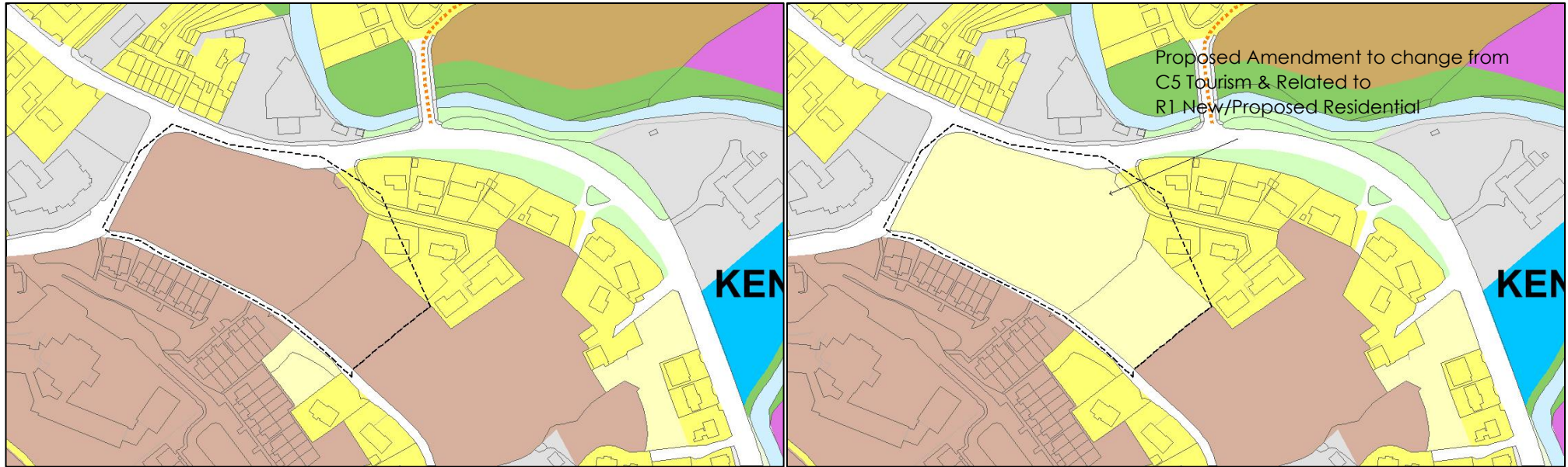
ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KE-17	R1	✓	✓	✓	✓	✓	1	2.59 2.67	20-35	52-91 53-93

Settlement Capacity Audit - Highlighted Site

(this amendment if made will result in a consequential update to Figure 3.31b: Indicative Design Brief- Reenagappal as contained in Section 3.2.2.5.2 Opportunity Sites in the Draft LAP)

Amendment 29

It is proposed to amend the Kenmare zoning map from C5 Tourism & Related to R1 New/Proposed as follows;



Draft LAP

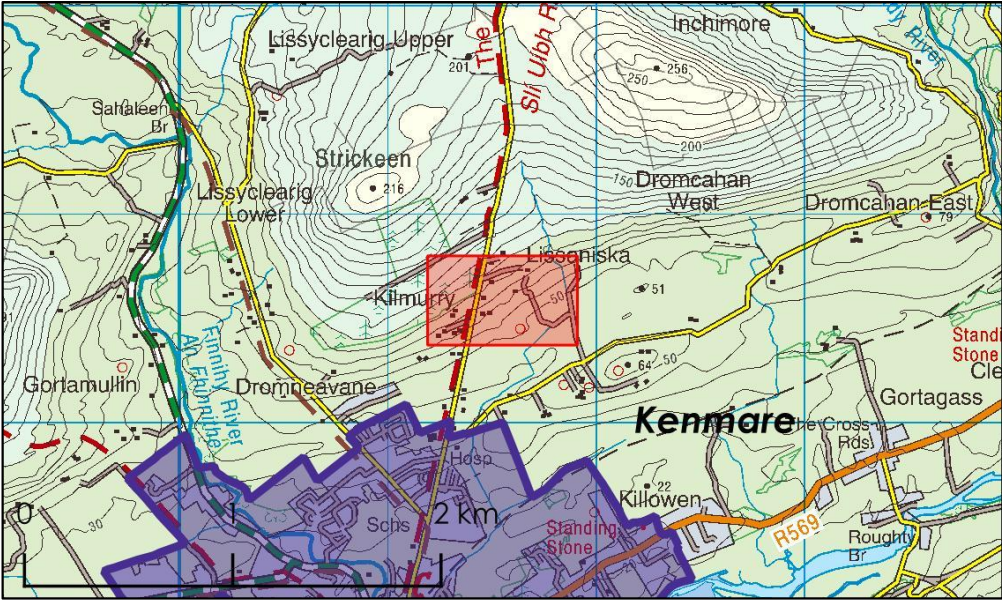
Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KE-101	R1	✓	✓	✓	✓	✓	1	1.35	20-35	27-47

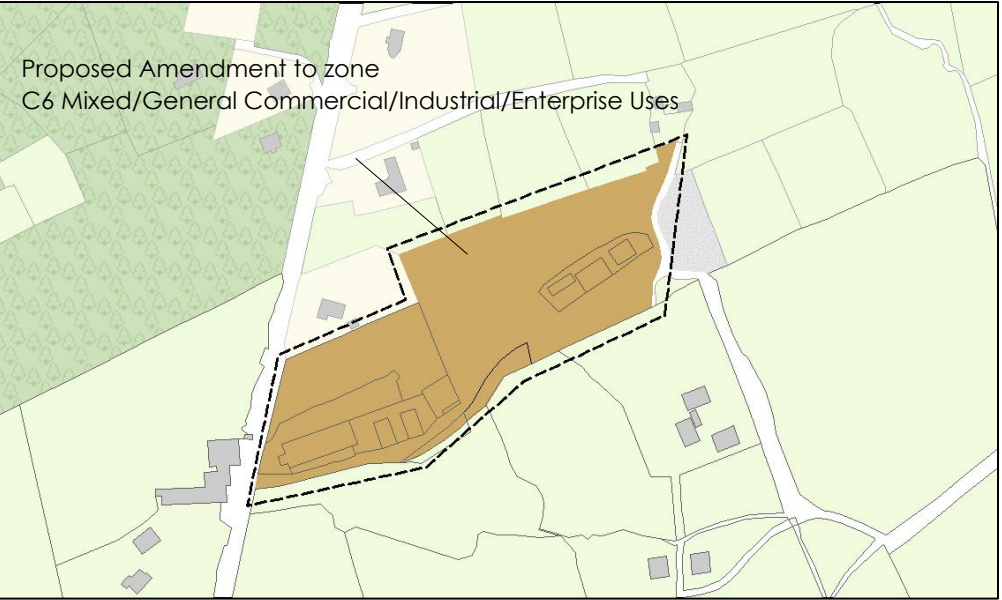
Settlement Capacity Audit - Highlighted Site

Amendment 30

It is proposed to zone lands outside of the settlement boundary of Kenmare as C6 Mixed/General Commercial/Industrial/Enterprise Uses as follows;



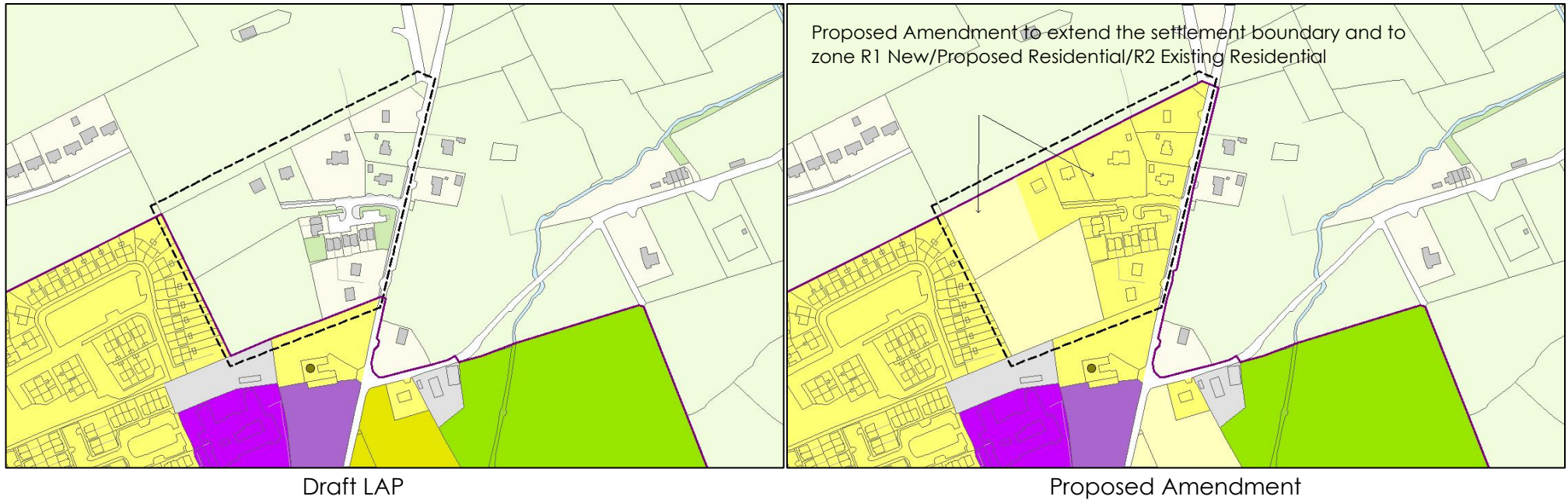
Site Location



Proposed Amendment

Amendment 31

It is proposed to amend the Kenmare zoning map to extend the settlement boundary and to zone R1 New/Proposed Residential/R2 Existing Residential as follows;

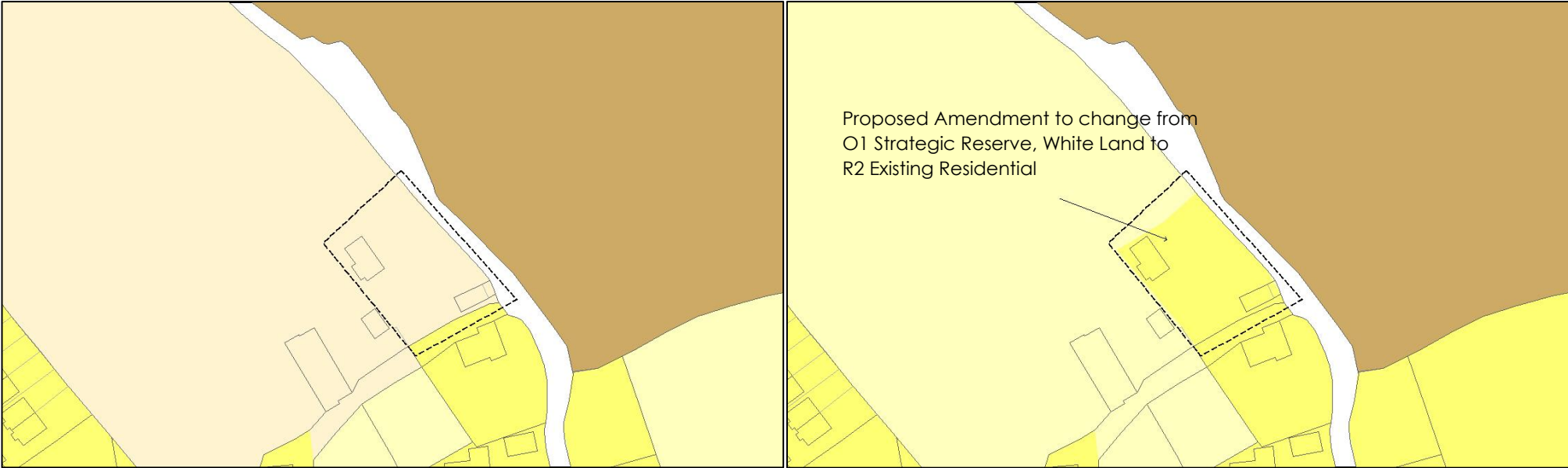


ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KE-102	R1	✓	x	x	✓	✓	2	1.47	15-20	22-29

Settlement Capacity Audit – Highlighted Site

Amendment 32

It is proposed to amend the Kenmare zoning map from O1 Strategic Reserve, White Land to R2 Existing Residential as follows;

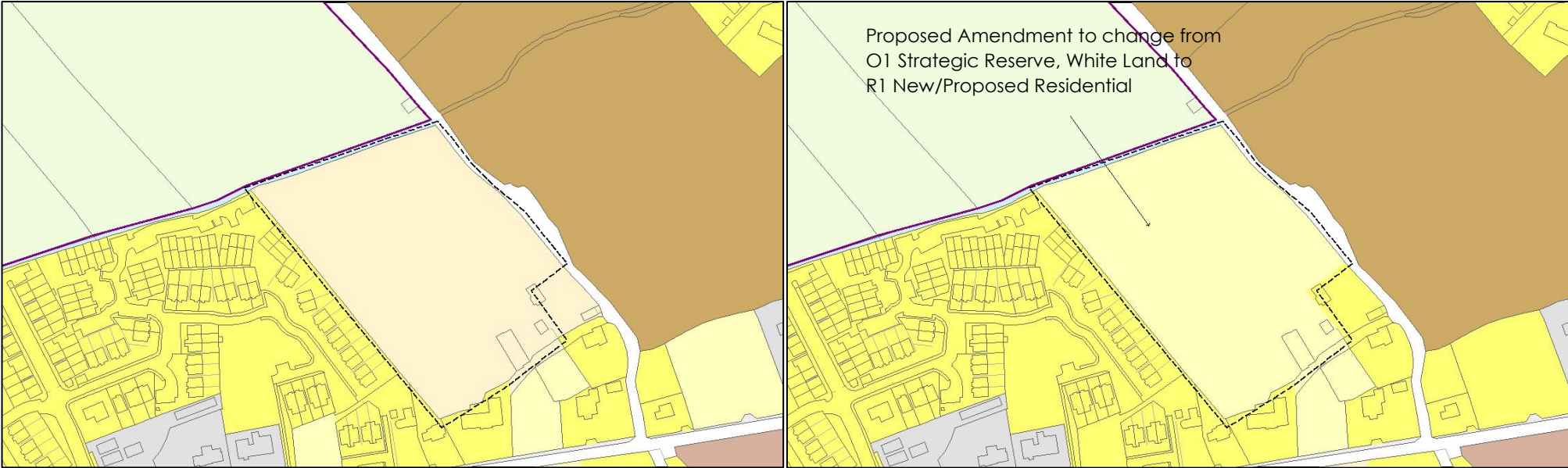


Draft LAP

Proposed Amendment

Amendment 33

It is proposed to amend the Kenmare zoning map from O1 Strategic Reserve, White Land to R1 New/Proposed Residential as follows;



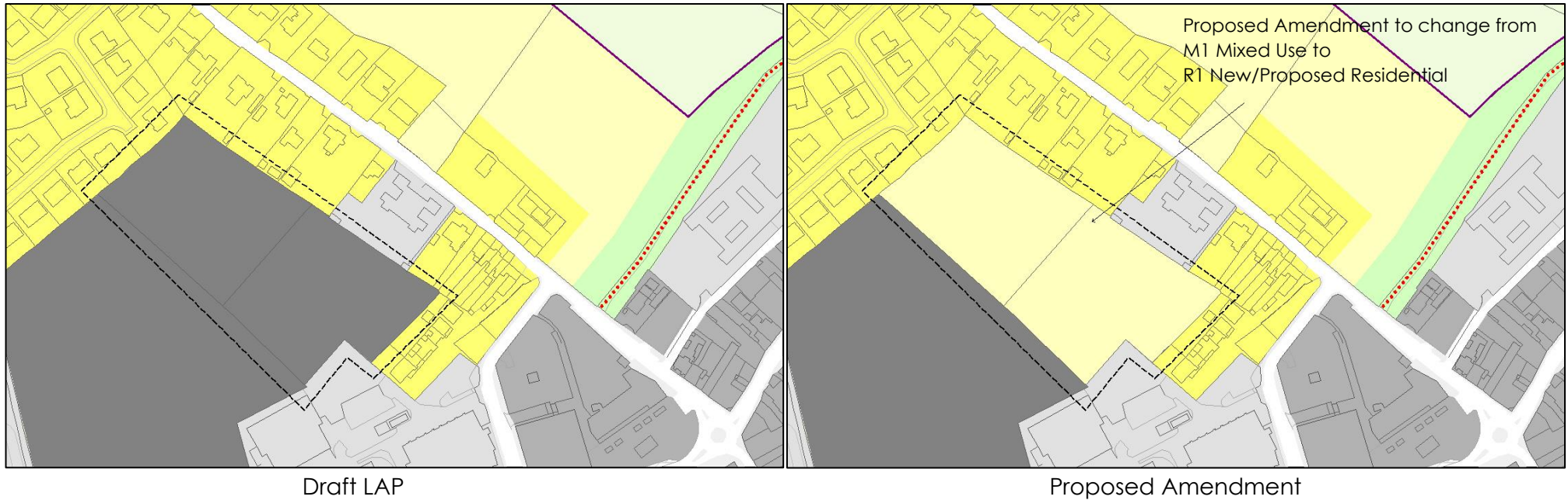
Draft LAP

Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KE-3b	R1	✓	✓	✓	✓	✓	1	2.13	15-20	32-43

2.6 Killorglin Amendments
Amendment 34

It is proposed to amend the Killorglin zoning map from M1 Mixed Use to R1 New/Proposed Residential as follows;

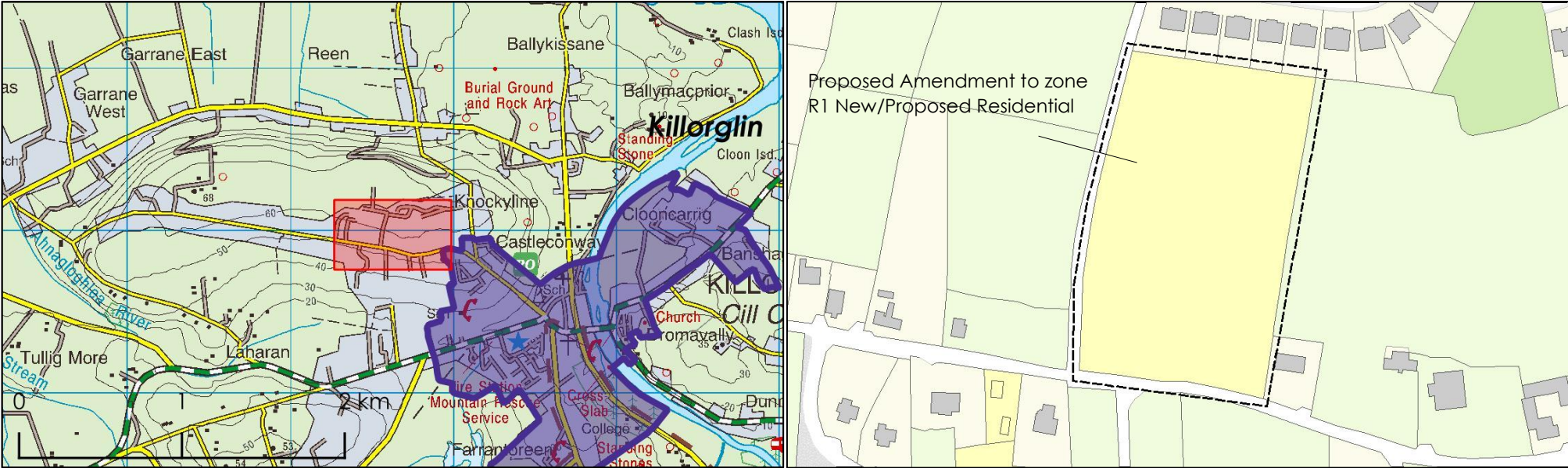


ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KG-10a	R1	✓	✓	✓	✓	✓	1	1.55	20-35	31-54
KG-10b	M1	✓	✓	✓	✓	✓	1	2.14 2.59	30-40	124-166 78-104

Settlement Capacity Audit – Highlighted Site

Amendment 35

It is proposed to zone lands outside of the settlement boundary of Killorglin as R1 New/Proposed Residential as follows;



Site Location

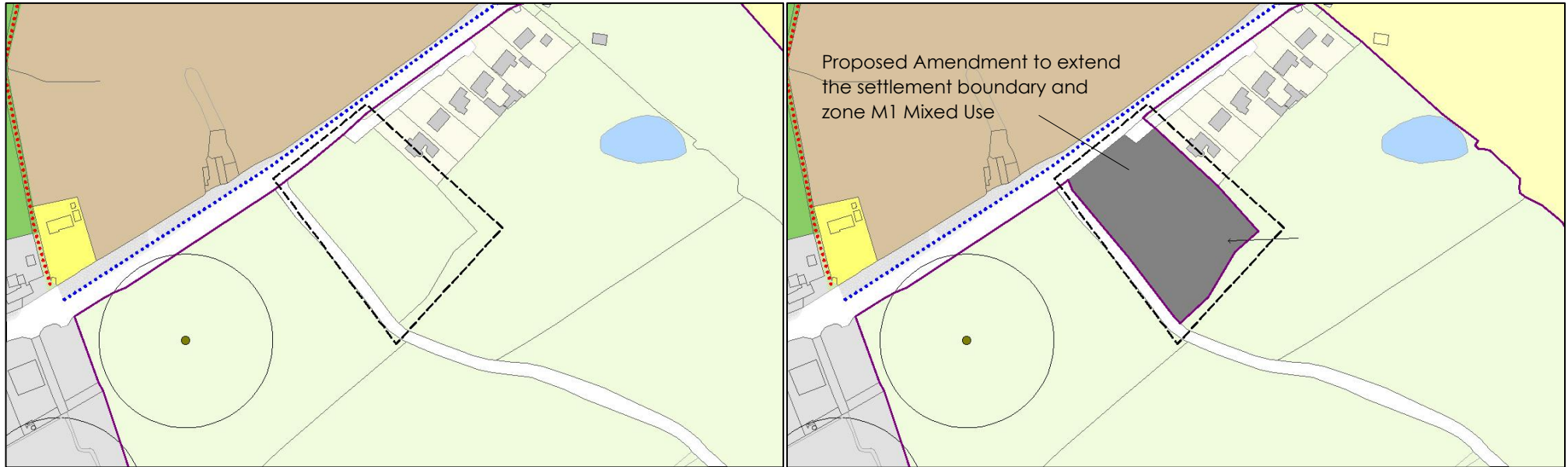
Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KG-102	R1	✓	x	x	x	✓	2	1.69	15-20	25-34

Settlement Capacity Audit - Highlighted Site

Amendment 36

It is proposed to amend the Killorglin zoning map to extend the settlement boundary and to zone M1 Mixed as follows;



Draft LAP

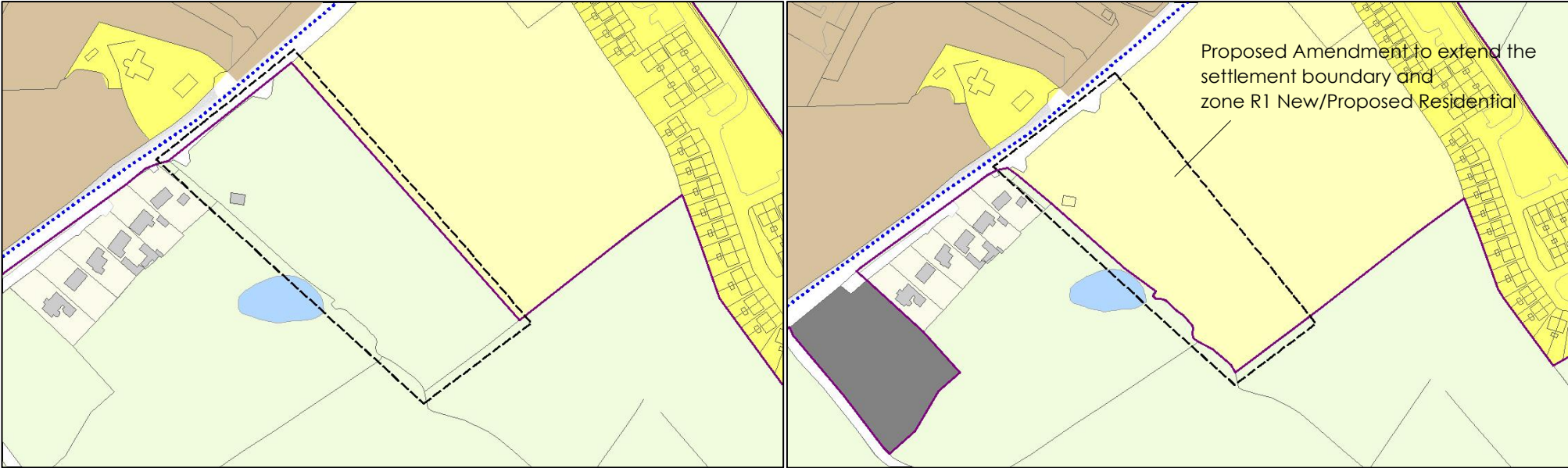
Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KG-104	M1	✓	✓	✓	✓	✓	1	0.89	30-40	27-35

Settlement Capacity Audit - Highlighted Site

Amendment 37

It is proposed to amend the Killorglin zoning map to extend the settlement boundary and to zone R1 New/Proposed Residential as follows;



Draft LAP

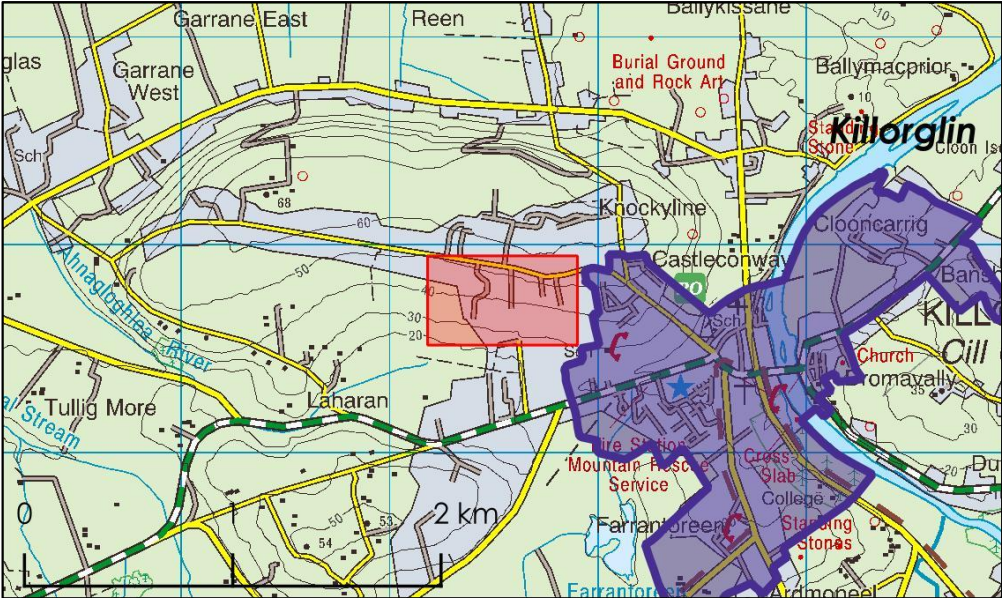
Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KG-8b	R1	✓	✓	✓	✓	✓	1	2.13	15-20	32-43

Settlement Capacity Audit - Highlighted Site

Amendment 38

It is proposed to zone lands outside of the settlement boundary of Killorglin as R1 New/Proposed Residential as follows;



Site Location



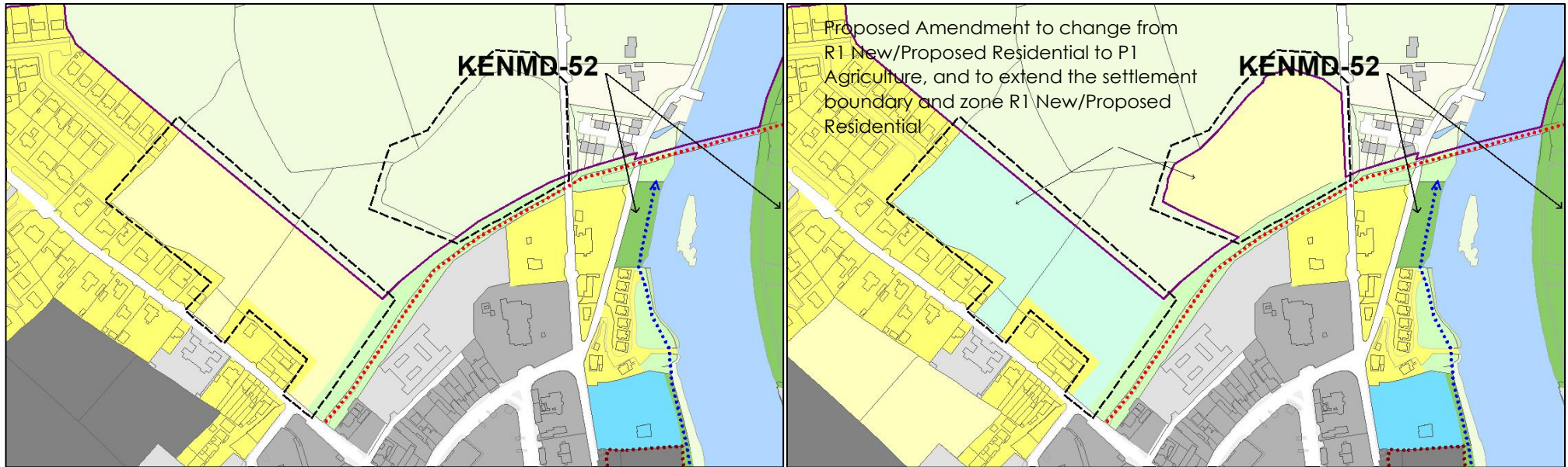
Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KG-103	R1	✓	x	x	x	✓	2	1.21	15-20	18-25

Settlement Capacity Audit - Highlighted Site

Amendment 39

It is proposed to amend the Killorglin zoning map from R1 New/Proposed Residential to P1 Agriculture, and to extend the settlement boundary and to zone R1 New/Proposed Residential as follows;



Draft LAP

Proposed Amendment

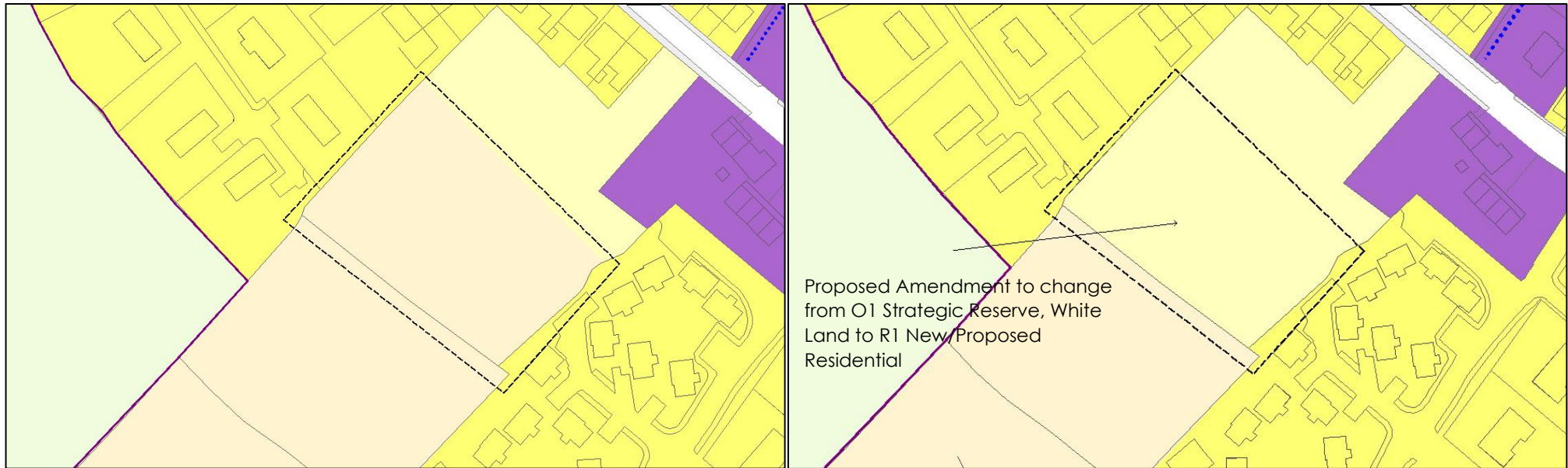
ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KG-1	R1	✓	✓	✓	✓	✓	1	2.48	20-35	50-87
KG-101	R1	✓	✓	✓	✓	✓	1	1.71	20-35	34-60

Settlement Capacity Audit - Highlighted Site

2.7 Sneem Amendments

Amendment 40

It is proposed to amend the Sneem zoning map from O1 Strategic Reserve, White Land to R1 New/Proposed Residential as follows;



Draft LAP

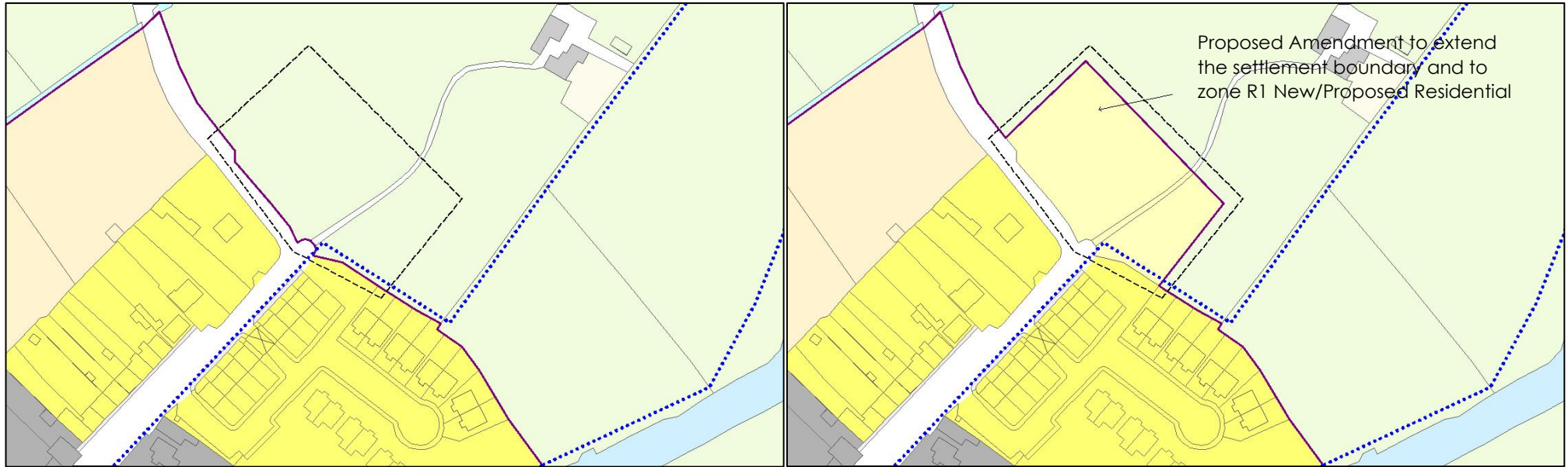
Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
SM-1b	R1	✓	✓	✓	✓	✓	1	0.38	15-20	6-8

Settlement Capacity Audit – Highlighted Site

Amendment 41

It is proposed to amend the Sneem zoning map to extend the settlement boundary and to zone R1 New/Proposed Residential as follows;



Draft LAP

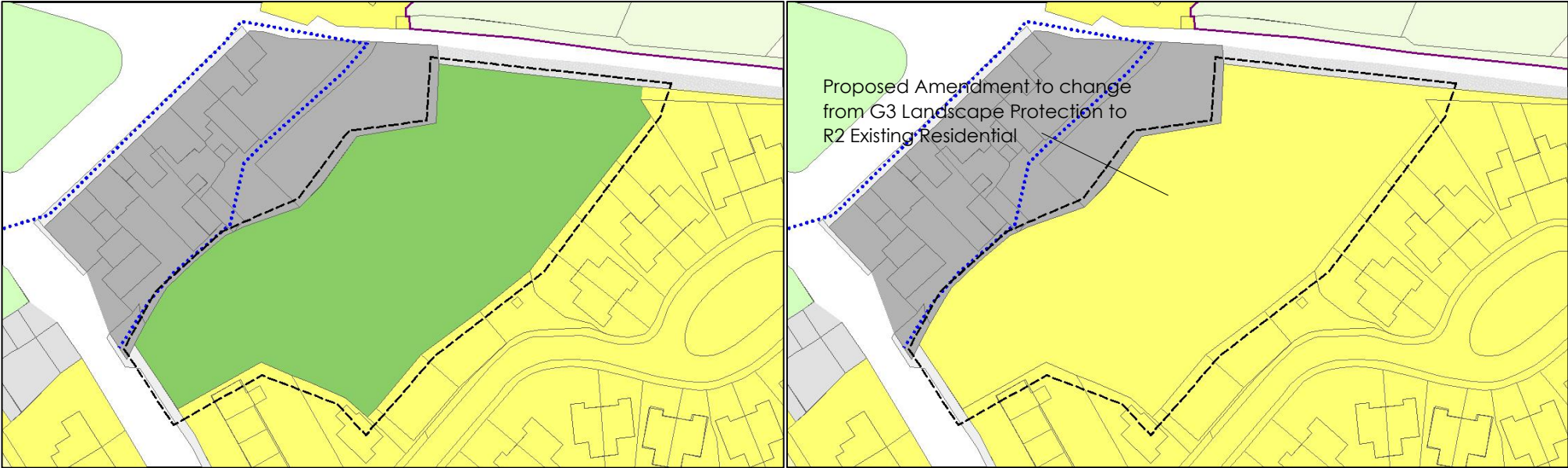
Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
SM-101	R1	✓	✓	✓	✓	✓	1	0.49	15-20	7-10

Settlement Capacity Audit – Highlighted Site

Amendment 42

It is proposed to amend the Sneem zoning map from G3 Landscape Protection to R2 Existing Residential as follows;



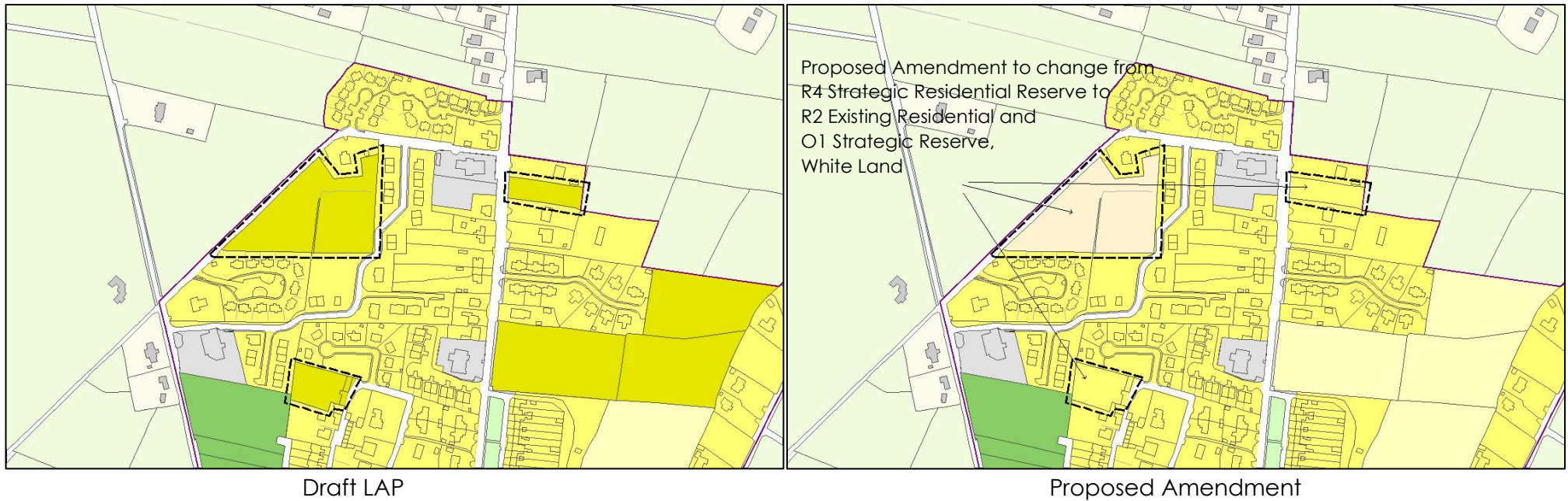
Draft LAP

Proposed Amendment

2.8 Waterville Amendments

Amendment 43

It is proposed to amend the Waterville zoning map from R4 Strategic Residential Reserve to R2 Existing Residential and O1 Strategic Reserve, White Land as follows;

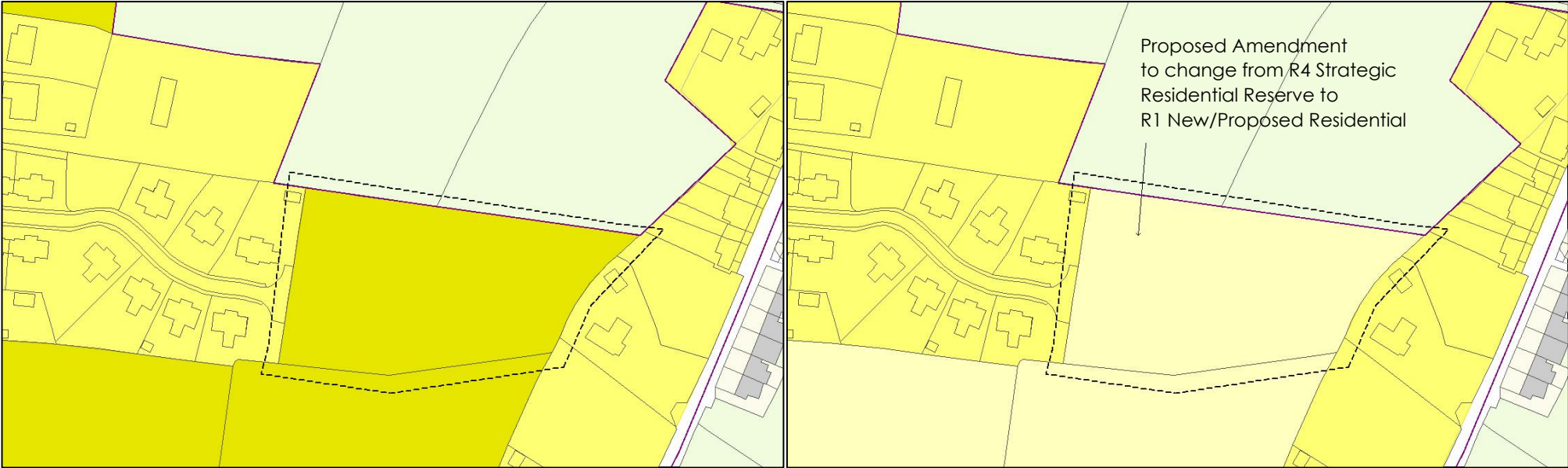


ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
WE-6	R4	✓	✗	✗	✓	✓	2	1.1	15-20	*
WE-7	R4	✓	✓	✓	✓	✓	1	0.19	15-20	*
WE-8	R4	✓	✓	✓	✓	✓	1	0.24	15-20	*

Settlement Capacity Audit – Highlighted Sites

Amendment 44

It is proposed to amend the Waterville zoning map from R4 Strategic Residential Reserve to R1 New/Proposed Residential as follows;



Draft LAP

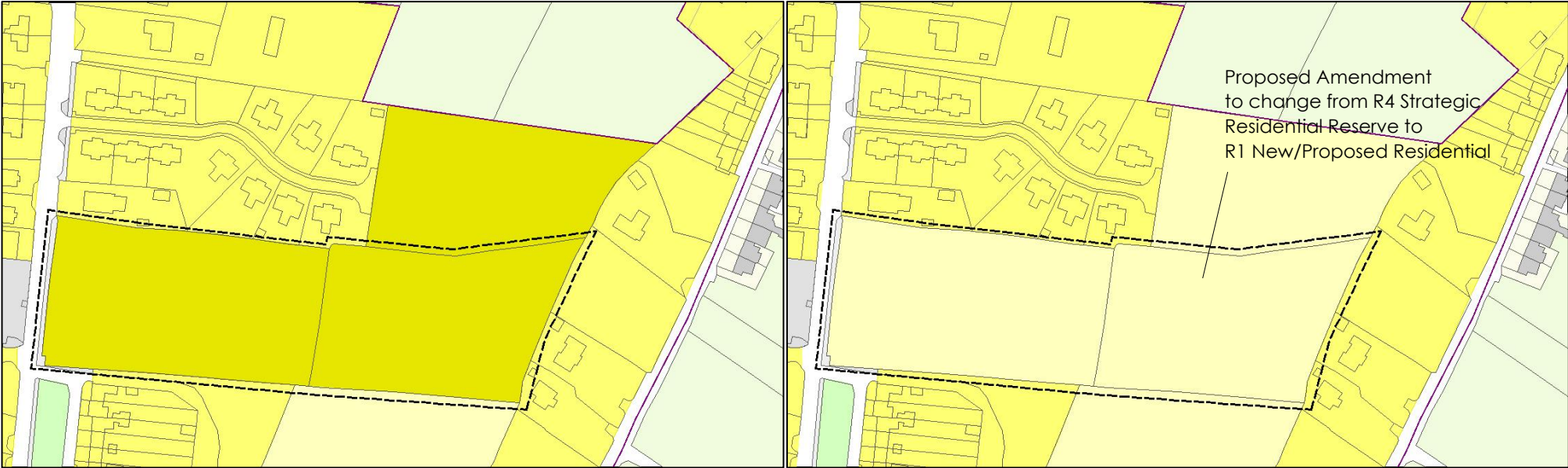
Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
WE-9a	R4 R1	✓	✓	✓	✓	✓	1	0.78	15-20	* 12-16

Settlement Capacity Audit – Highlighted Sites

Amendment 45

It is proposed to amend the Waterville zoning map from R4 Strategic Residential Reserve to R1 New/Proposed Residential as follows;



Draft LAP

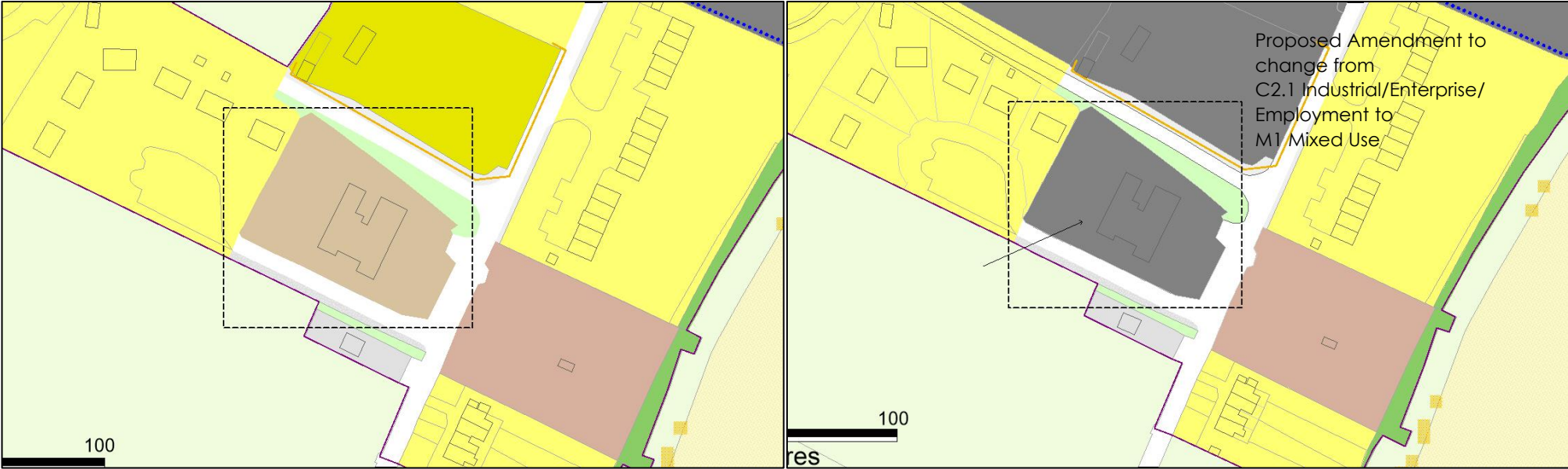
Proposed Amendment

ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
WE-9b	R4 R1	✓	✓	✓	✓	✓	1	1.89	15-20	* 28-38

Settlement Capacity Audit – Highlighted Sites

**2.9 Baile an Sceilg Amendments
Amendment 46**

It is proposed to amend the Baile an Sceilg zoning map from C2.1 Industrial/Enterprise/Employment to M1 Mixed Use as follows;

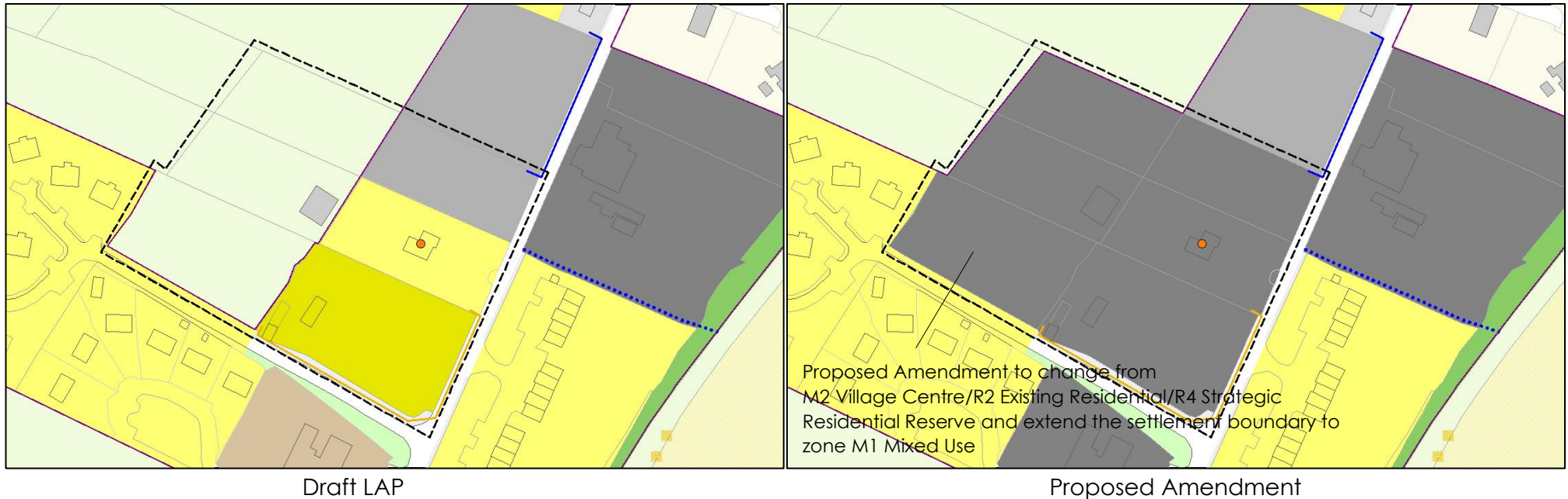


Draft LAP

Proposed Amendment

Amendment 47

It is proposed to amend the Baile an Sceilg zoning map from M2 Village Centre/R2 Existing Residential/R4 Strategic Residential Reserve and to extend the settlement boundary and zone as M1 Mixed Use as follows;

**Amendment 48**

It is proposed to amend the text of Section 3.4.1.6 as follows;

~~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.~~

The gteic hub at Baile an Sceilg, developed by Údarás na Gaeltachta, provides remote working facilities. The facilities currently centre on six coworking spaces divided across two rooms, along with kitchenette facilities and with 1GB fibre broadband available. A purpose-built hub, to encompass co-working facilities, training and meeting rooms and other office space is currently being constructed in the Údarás na Gaeltachta. When completed, this facility will provide workspace for c.50 individuals. This project has received financial support through rural development funding, co-funded by Údarás na Gaeltachta.

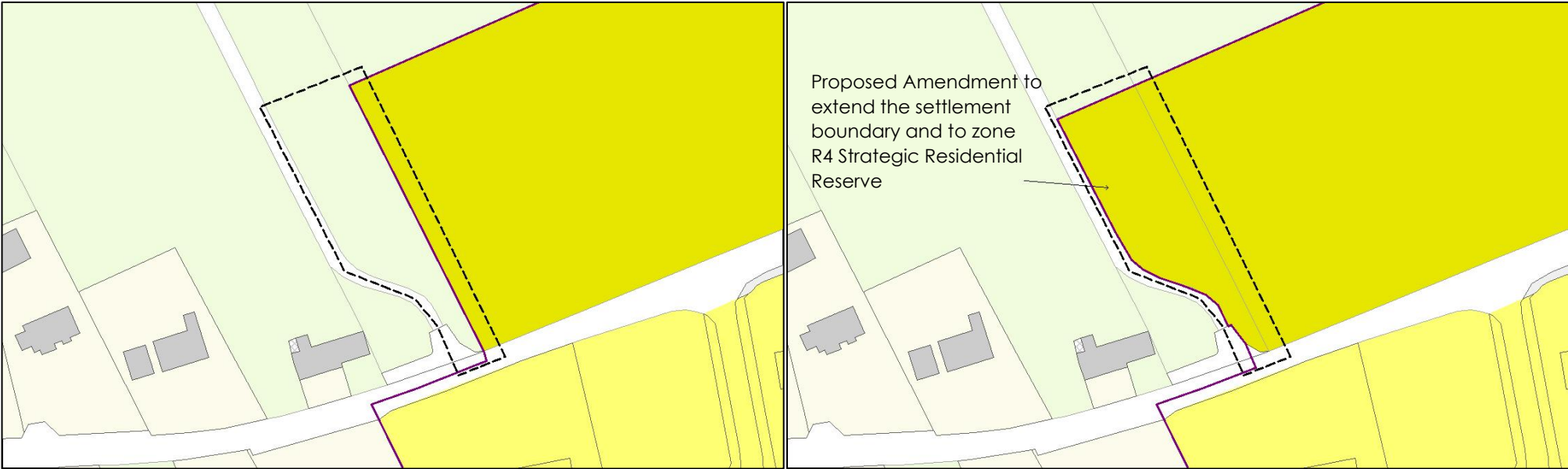
2.10 Beaufort Amendments

Amendment 49

It is proposed to amend Objective KENMD-BT-4 as follows;
Facilitate and support the provision of pedestrian footpaths within the village *and to implement traffic calming measures as appropriate.*

Amendment 50

It is proposed to amend the Beaufort zoning map to extend the settlement boundary and zone as R4 Strategic Residential Reserve as follows;

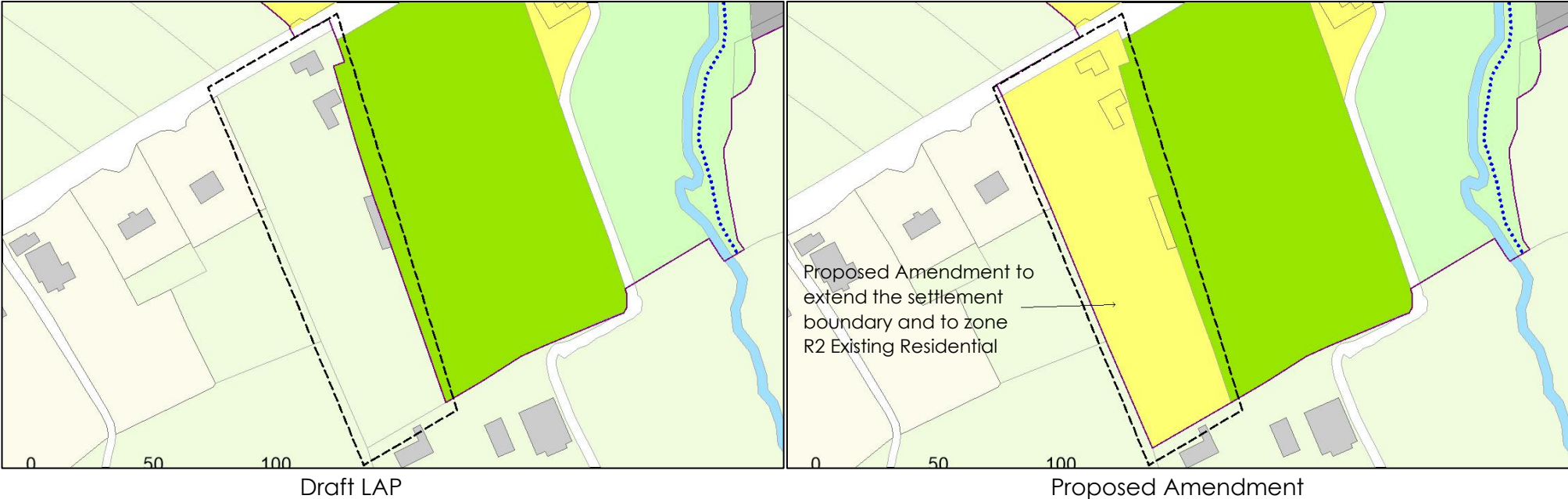


Draft LAP

Proposed Amendment

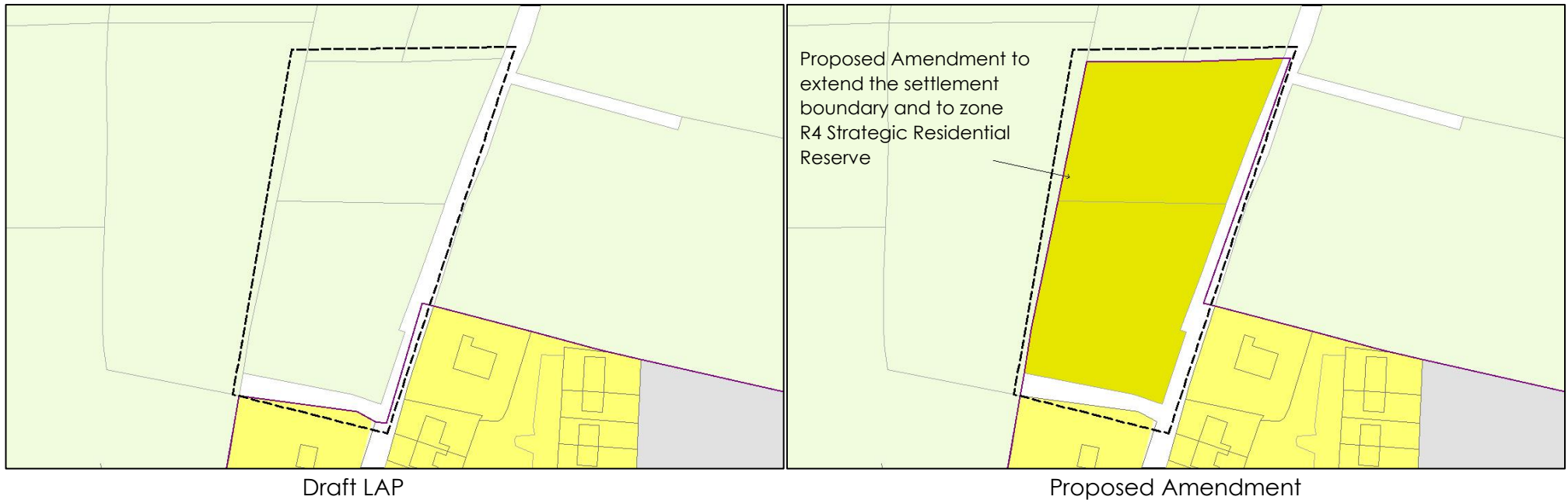
2.11 Chapeltown Amendments
Amendment 51

It is proposed to amend the Chapeltown zoning map to extend the settlement boundary and zone as R2 Existing Residential as follows;



Amendment 52

It is proposed to amend the Chapeltown zoning map to extend the settlement boundary and zone as R4 Strategic Residential Reserve as follows;



2.12 Dún Géagáin Amendments Amendment 53

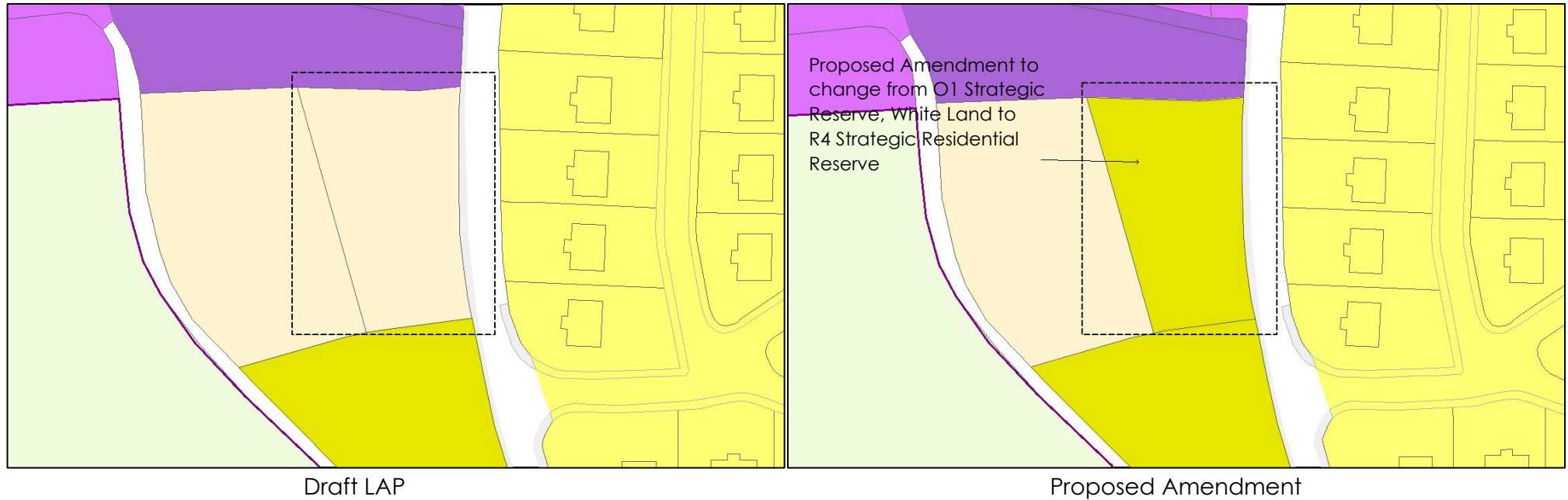
It is proposed to include an additional objective for Dún Géagáin (General Objectives) as follows;

Seek the improvement of pedestrian connectivity between the village & beach, subject to environmental assessments.

2.13 Kilgarvan Amendments

Amendment 54

It is proposed to amend the Kilgarvan zoning map from O1 Strategic Reserve, White Land to R4 Strategic Residential Reserve as follows;



2.14 Knightstown Amendments

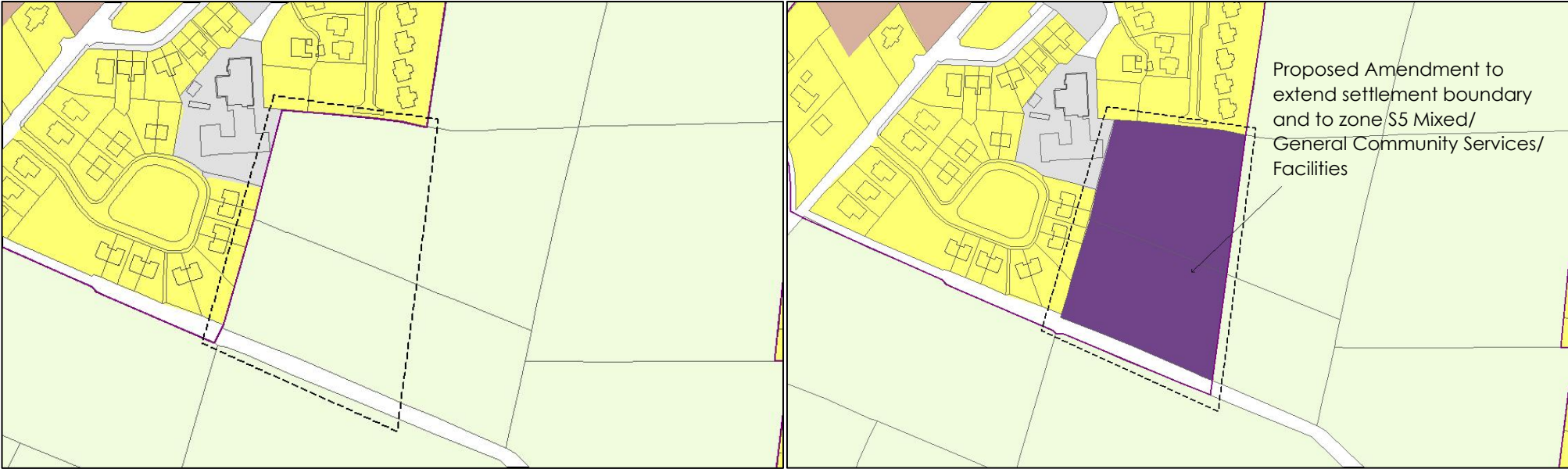
Amendment 55

It is proposed to include the following additional text in Section 3.4.7.1 as follows;

Within Knightstown is the Altazimuth Stone, which played a significant role in the development of sea navigation techniques with the determination of longitude.

Amendment 56

It is proposed to amend the Knightstown zoning map to extend the settlement boundary and zone S5 Mixed/General Community Services/Facilities as follows;

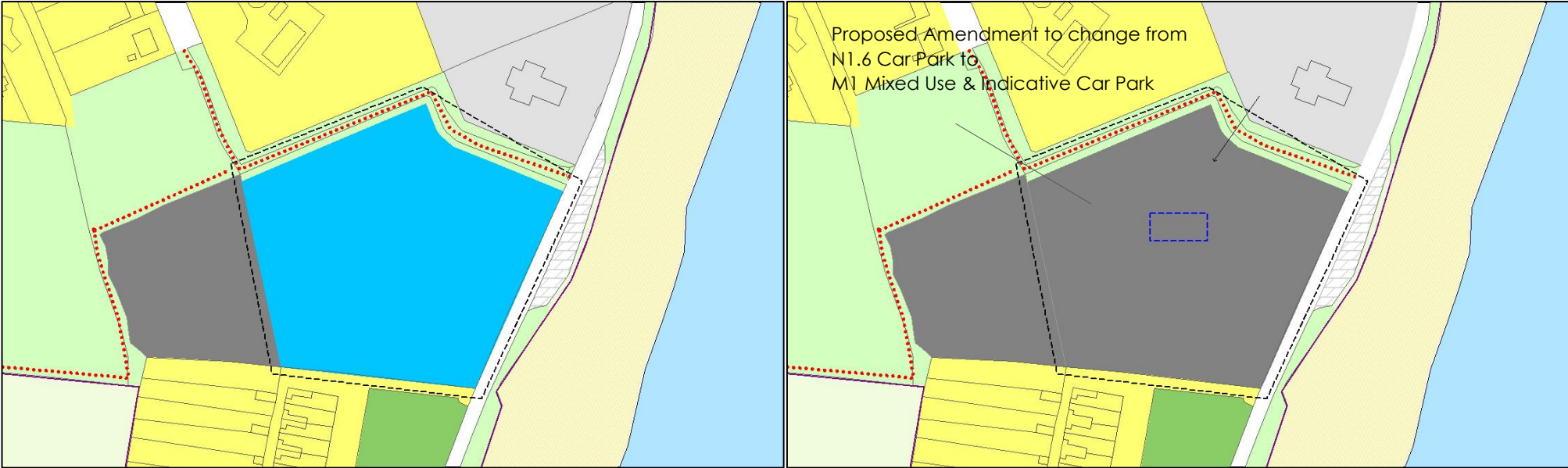


Draft LAP

Proposed Amendment

Amendment 57

It is proposed to amend the Knightstown zoning map from N1.6 Car Park to M1 Mixed Use & Indicative Car Park as follows;

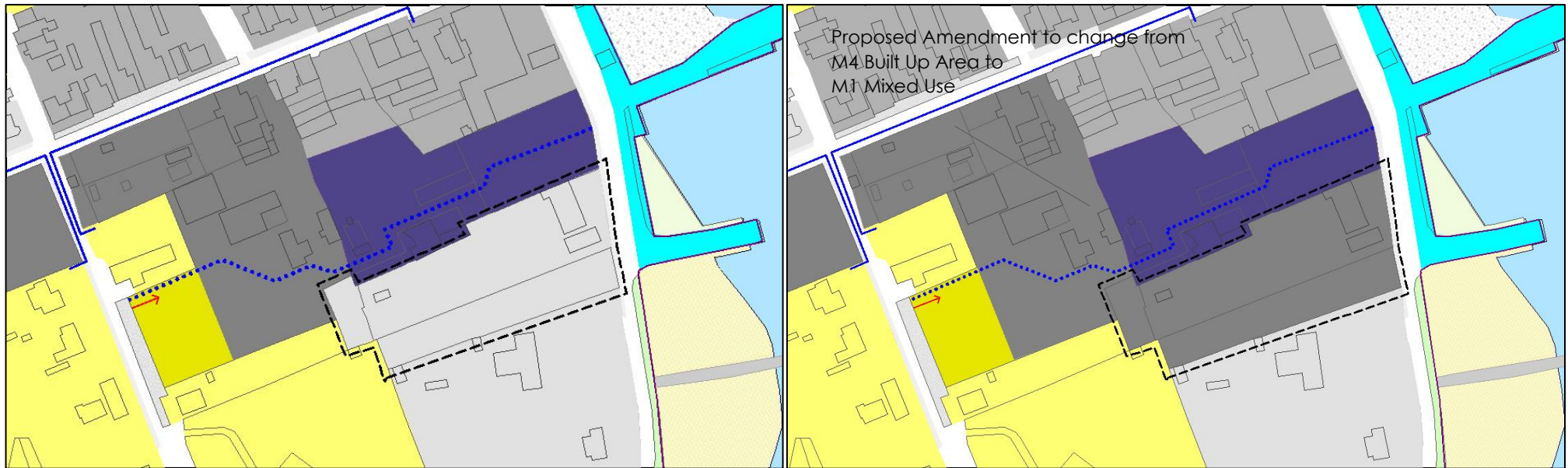


Draft LAP

Proposed Amendment

Amendment 58

It is proposed to amend the Knightstown zoning map from M4 Built Up Area to M1 Mixed Use as follows;



Draft LAP

Proposed Amendment

2.15 Portmagee Amendment

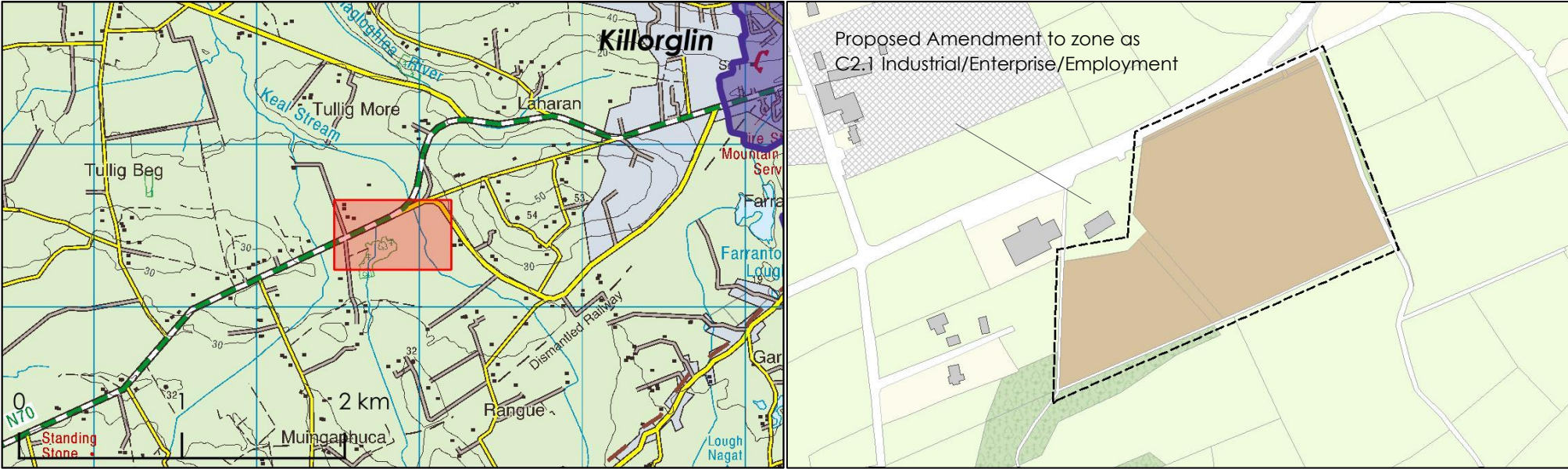
Amendment 59

It is proposed to include a new objective for Portmagee (Overall Objectives) as follows;

Support the sustainable development of water recreation facilities at an appropriate location in the village of Portmagee subject to environmental assessment.

**2.16 Rural Amendment
Amendment 60**

It is proposed to zone lands to the west of Killorglin as C2.1 Industrial/Enterprise/Employment as follows;



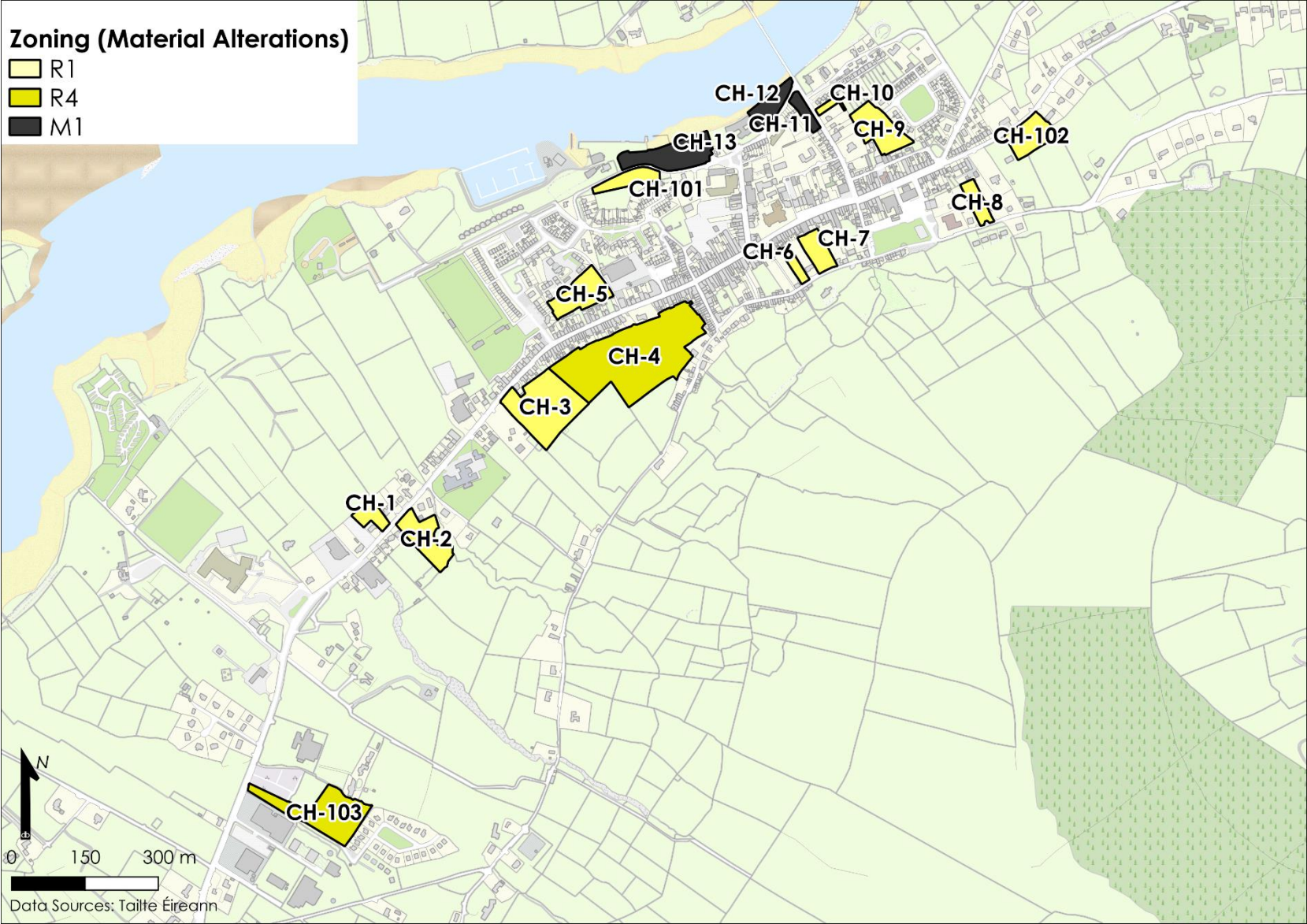
Site Location

Proposed Amendment

Appendix: Settlement Capacity Audit

The Settlement Capacity Audits included in this report have been updated from those contained in Appendix A: Settlement Capacity Audit of the Draft Kenmare Municipal District Local Area Plan 2023-2029 to reflect the amendments proposed as part of the Material Alterations.

Cahersiveen

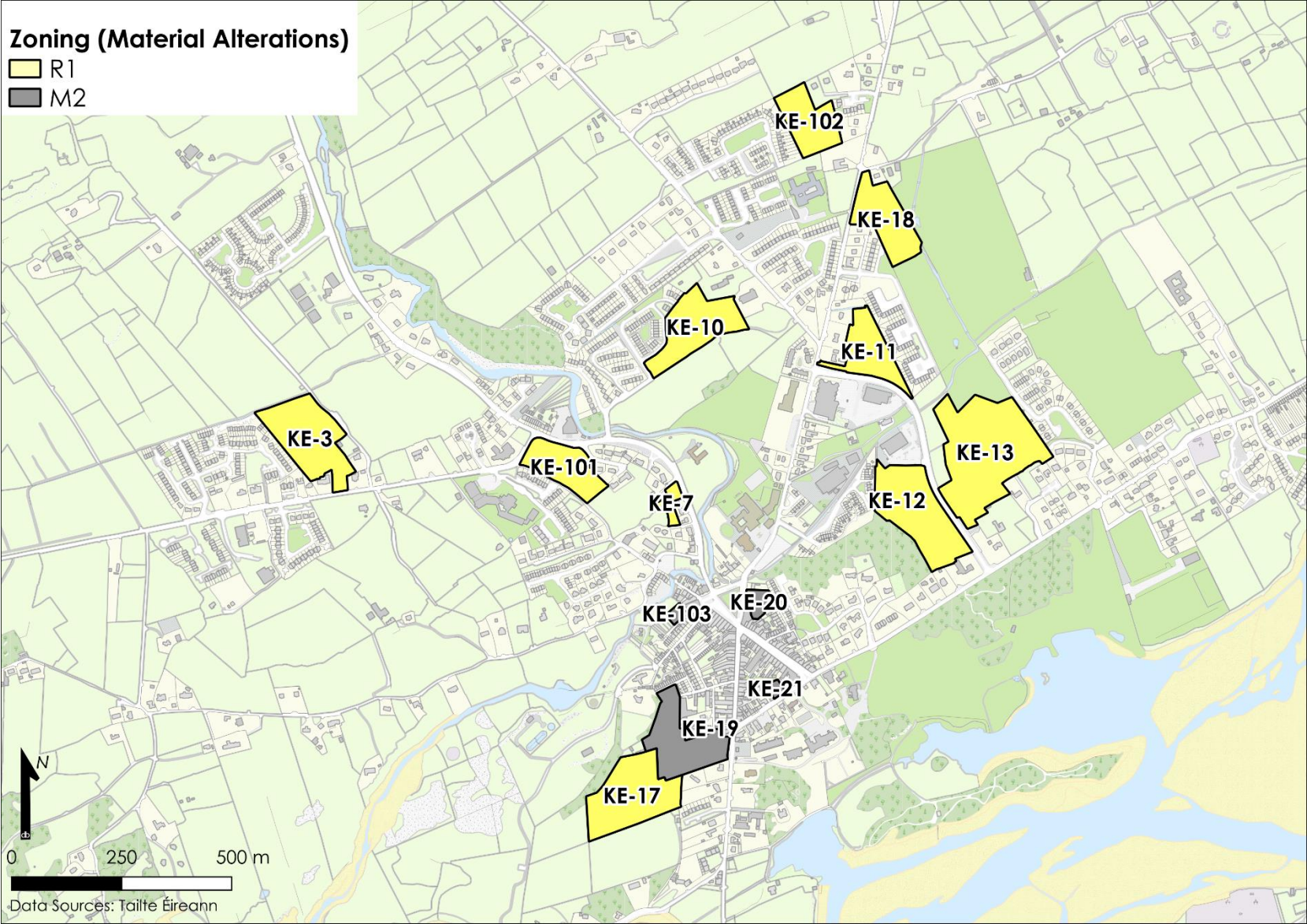


Cahersiveen – Settlement Capacity Audit of Zoned Land (Material Alterations)										
ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
CH-1	R1	✓	✓	✓	✓	✓	1	0.26	15-20	4-5
CH-2	R1	✓	✓	✓	✓	✓	1	0.66	15-20	10-13
CH-3	R1	✓	✓	✓	✓	✓	1	1.51	15-20	23-30
CH-4 ²	R4	x	✓	✓	✓	✓	2	3.44	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-101 ¹	R1	✓	✓	✓	✓	✓	1	0.36	20-35	7-13
CH-102 ²	R1	✓	✓	✓	✓	✓	1	0.56	15-20	8-11
CH-103 ³	R4	✓	✓	✓	✓	✓	2	1.21	15-20	*
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.

- 1 See Amendment 17
2 See Amendment 19
3 See Amendment 18

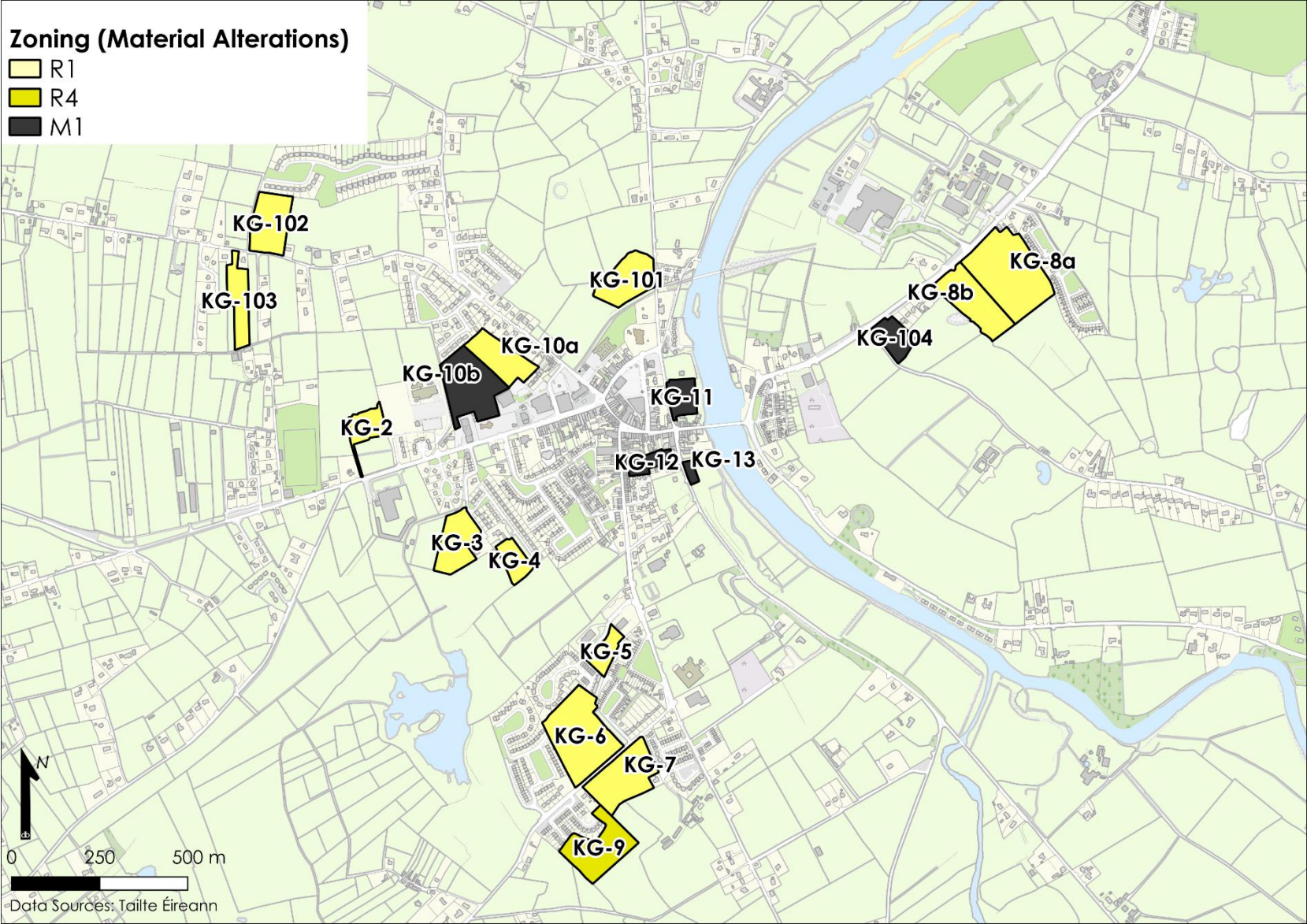
Kenmare



Kenmare – Settlement Capacity Audit of Zoned Land (Material Alterations)										
ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KE-3⁶	R1	✓	✓	✓	✓	✓	1	2.36	15-20	35-47
KE-7	R1	✓	✓	✓	✓	✓	1	0.28	20-35	6-10
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-17³	R1	✓	✓	✓	✓	✓	1	2.67	20-35	53-93
KE-18¹	R1	✓	x	✓	✓	✓	2	1.72	15-20	26-34
KE-101⁴	R1	✓	✓	✓	✓	✓	1	1.35	20-35	27-47
KE-102⁵	R1	✓	x	x	✓	✓	2	1.47	15-20	22-29
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
KE-103²	M2	✓	✓	✓	✓	✓	1	0.11	30-40	3-4

- 1 See Amendment 21
2 See Amendment 27
3 See Amendment 28
4 See Amendment 29
5 See Amendment 31
6 See Amendment 33

Killorglin

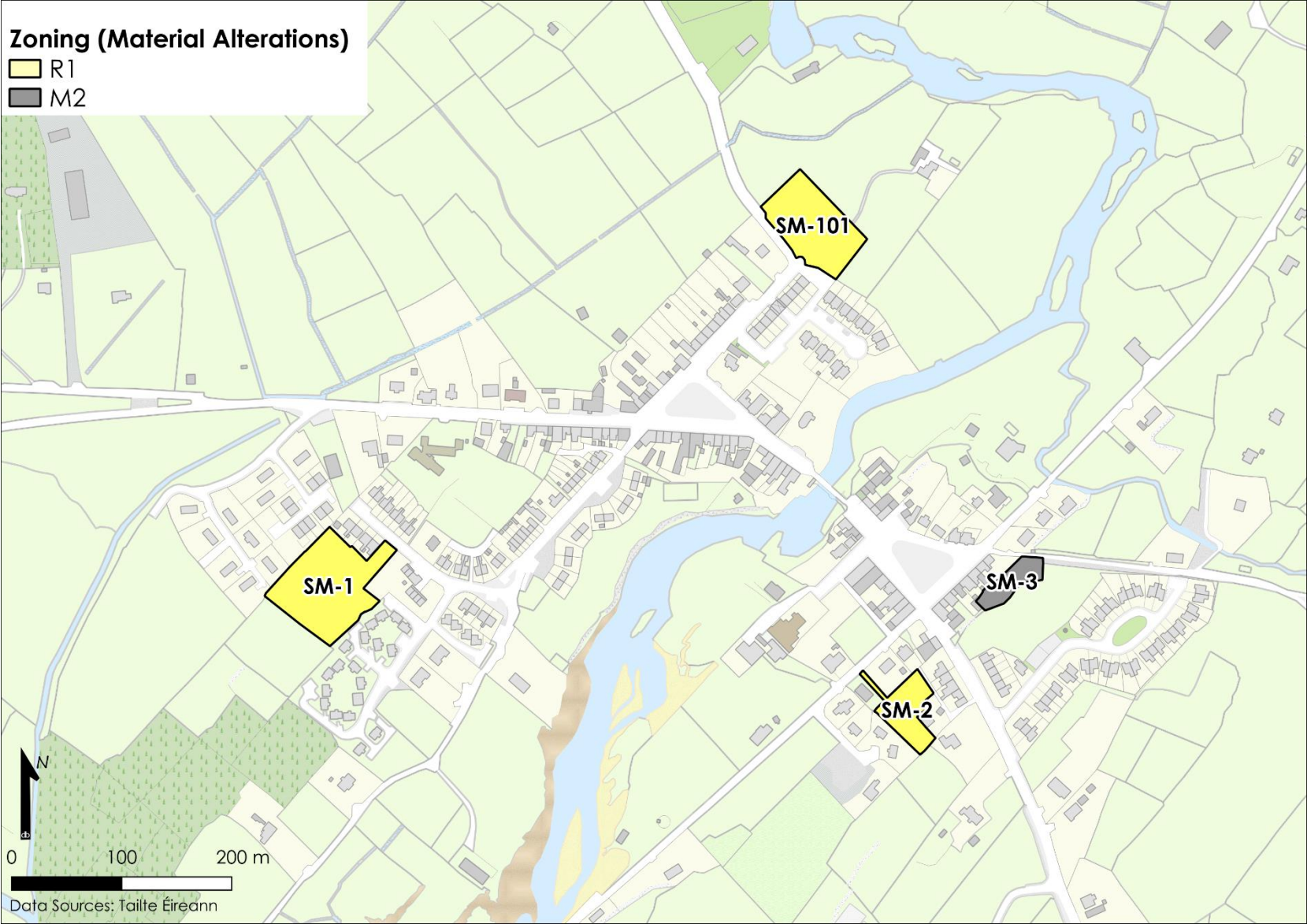


Killorglin – Settlement Capacity Audit of Zoned Land (Material Alterations)										
ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
KG-101⁶	R1	✓	✓	✓	✓	✓	1	1.71	20-35	34-60
KG-2	R1	✓	✓	✓	✓	✓	1	0.88	15-20	13-18
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-8a	R1	✓	✓	✓	✓	✓	1	3.97	15-20	80
KG-8b⁴	R1	✓	✓	✓	✓	✓	1	2.13	15-20	32-43
KG-9	R4	✓	✓	✓	✓	✓	2	2.17	15-20	*
KG-102²	R1	✓	x	x	x	✓	2	1.69	15-20	25-34
KG-103⁵	R1	✓	x	x	x	✓	2	1.21	15-20	18-25
KG-10a¹	R1	✓	✓	✓	✓	✓	1	1.55	20-35	31-54
KG-10b¹	M1	✓	✓	✓	✓	✓	1	2.59	30-40	78-104
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
KG-104³	M1	✓	✓	✓	✓	✓	1	0.89	30-40	27-35
* 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.										

1 See Amendment 34
2 See Amendment 35
3 See Amendment 36
4 See Amendment 37

5 See Amendment 38
6 See Amendment 39

Sneem

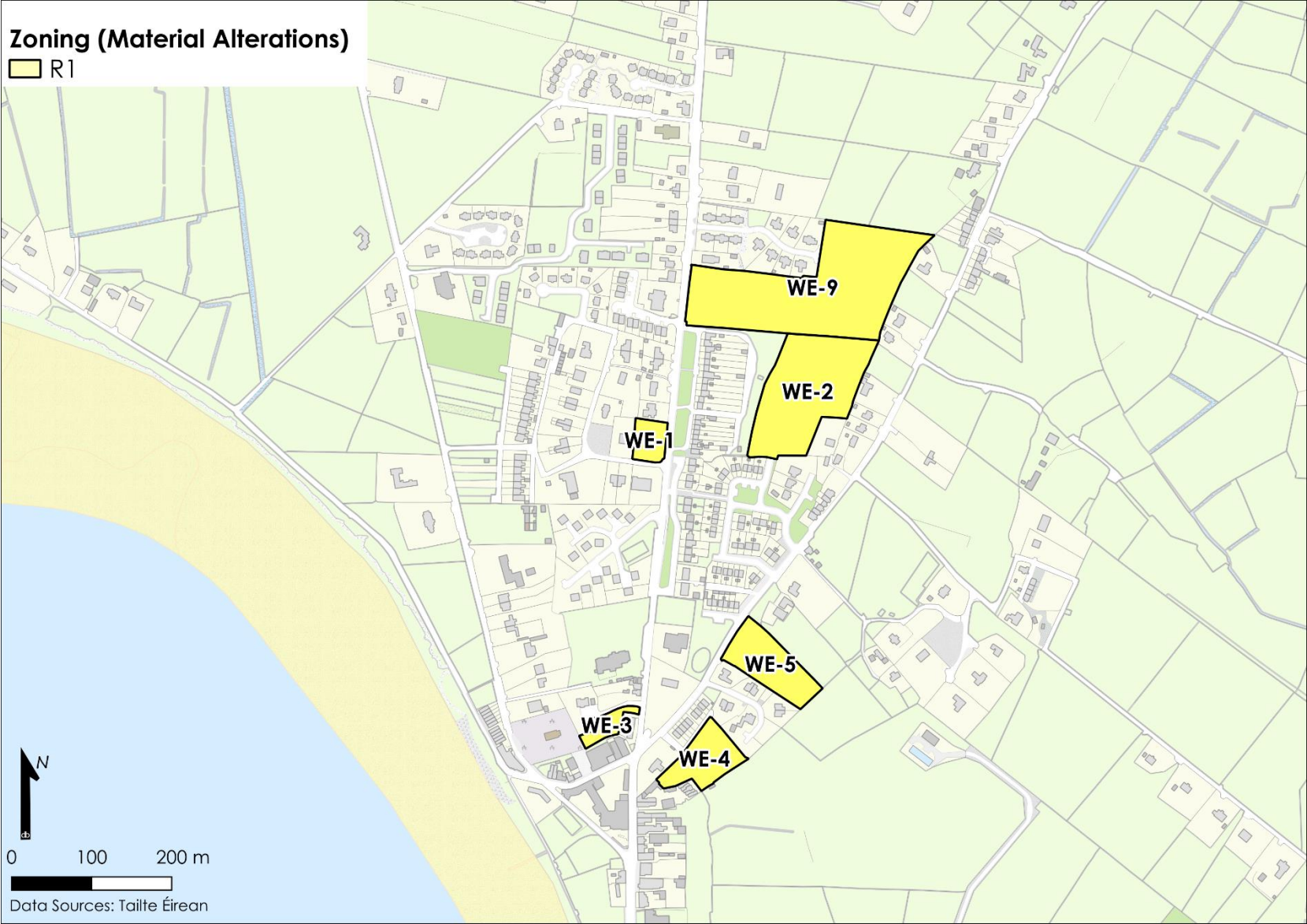


Sneem – Settlement Capacity Audit of Zoned Land (Material Alterations)										
ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)	Estimated Density Units p/ha	Potential Yield
SM-1¹	R1	✓	✓	✓	✓	✓	1	0.64	15-20	10-13
SM-2	R1	x	x	✓	✓	✓	2	0.23	20-35	5-8
SM-101²	R1	✓	✓	✓	✓	✓	1	0.49	15-20	7-10
SM-3	M2	✓	✓	✓	✓	✓	1	0.13	30-40	4-5

¹ See Amendment 40

² See Amendment 41

Waterville



Waterville – Settlement Capacity Audit of Zoned Land (Material Alterations)										
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-9¹	R1	✓	✓	✓	✓	✓	1	2.67	15-20	40-53

¹ See Amendment 44 & Amendment 45