

### 3.4.3 Chapelstown

#### 3.4.3.1 Context

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

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

#### 3.4.3.2 Planning Considerations and Proposals

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

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

#### 3.4.3.3 Population and Sustainable Land-Use Development

There are no population figures for the village of Chapelstown. The ED of Valentia covers the village and the entire island. The 2006 census showed 713 persons. This figure increased from 690 in 2002. This represented a 3% increase in population. The population decreased in the 2011 census to 665 people. The 2016 Census shows that the population of the area declined again, by 1.2%, to 657 people. In the 2022 Census the population of this ED is 658 which represents a minimal change since 2016.

	2006	2011	2016	2022
Valentia ED	713	665	657	658

**Table 3.13: Population Change 2006-2022**

#### 3.4.3.3.1 Residential Development

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

#### 3.4.3.4 Heritage

##### 3.4.3.4.1 Built Environment & Heritage

Chapelstown is a traditional rural village, linear in form comprised of mainly detached structures without a set building line. The village has developed in a linear fashion along the R565 with limited development along the local roads, which intersect with the R565 at the village centre. There are a variety of building types within the village. Building heights vary throughout the village. Some cluster

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

#### **3.4.3.5 Economic Development**

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

#### **3.4.3.6 Tourism & Outdoor Recreation**

##### **3.4.3.6.1 Natural Environment & Recreational Amenity**

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

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

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

##### **3.4.3.7 Water & Wastewater Management**




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



**Figure 3.84: Green Open Space within the Village**

##### **3.4.3.8 Connectivity**

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

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