

Section 3



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3.1 Introduction to the Settlements

3.1.1 Settlements

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

The strategy for the MD is dependent on the growth of Cahersiveen, Kenmare & Killorglin as the leading settlements and to a lesser extent Sneem & Waterville as identified in the settlement hierarchy of the KCDP. This can only be achieved through creating employment opportunities and attracting people to live in these settlements, thereby strengthening their urban structure and creating a demand to support local services. The proximity of many of the settlements to the regional towns make them viable alternatives for persons seeking a more rural lifestyle.

This Plan establishes a strategic framework to focus renewal and regeneration of the MD's towns and villages in order to support vibrant and strengthened communities and drivers of economic growth.

It is the priority of the Local Authority to encourage the sustainable expansion in the range and number of retail and commercial services within the designated towns and villages which in turn will provide local employment and improve the quality of life of the local community.

Future mixed use and other non-residential development will be encouraged in the town/village cores on brownfield and infill sites firstly where appropriate and on sites identified as suitable for such uses or open to consideration, as per the zoning matrix.

A collaborative, multi-agency and cross sectoral approach is required to manage this strategic aim. While it is an objective of the Council to recognise the potential of all smaller towns and villages

and co-operate with any prospective public and or private sector partners in delivering any such sustainable and policy compliant projects, this Plan identifies a number of areas/sites for particular regeneration, renewal and revitalisation focus.

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

- Harness and maximise the economic potential of the MD's towns and villages so that they contribute to the sustainable economic growth of the county.
- Support the initiatives for renewal and regeneration of Kenmare MD's towns and villages placing a particular focus on identified 'retail core areas' and designated regeneration and opportunity sites.

It is the policy of the Council to support initiatives to strengthen and improve the physical and natural environment of towns and villages and encourage positive place-making. Development proposals should:

- Provide for distinctive buildings of a high architectural quality which contribute to a distinct sense of place and a quality public realm.
- Create strong street frontage by either, adhering to the established building line in the immediate area or establish a new building line immediately adjoining the public road where a reasonable opportunity exists to do so. A greater setback will be considered where the development would provide for the creation of a high-quality urban space with sufficient landscaping, street furniture etc.
- Respect, where appropriate, the context of the adjoining buildings, adjacent streetscape or buildings in the immediate area, in terms of design, height, scale and mass etc.

- Utilise, where appropriate, adaptable and accessible design on the ground floor to ensure their future re-use for alternative functions (e.g., retail/ commercial).
- Promote, where appropriate, visual interest through modulation and detailing of architectural elements (e.g., detailing/treatment of eaves, windows, frontages, slight variations in roof lines, setback etc).
- Protect and enhance, where appropriate, the natural environment making space for nature and supporting climate action policy.

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

3.1.1.1 Regional Towns

The development of **Cahersiveen, Kenmare and Killorglin**, the three regional towns in the Plan area, is critical for realising balanced regional development, acting as a focus for strengthening their own area. It is a strategic aim of the settlement strategy of this Plan to support the sustainable development and growth of Kenmare and Killorglin to meet their population target at a scale, layout and design that reflects the character of the towns, so they can function as adequate service and employment centres for the surrounding hinterland. The *NPF, Ireland 2040* policy document targets a significant proportion of future urban development on infill and brownfield development sites and in compliance with this, it is envisaged that at least 30% of all new housing development in Cahersiveen, Kenmare and Killorglin shall take place on infill and brownfield sites.

It is the policy of KCC to:


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

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

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

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

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

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

3.1.1.2 District Towns

Sneem and Waterville are designated District Towns in the Kenmare MD. It is a strategic aim of the settlement strategy as set out in Section 3.10.2 of the KCDP to support the sustainable development and growth of district towns to meet population targets, at a scale, layout and design that reflects the character of each town, so they can function as adequate service and employment centres for the surrounding hinterland. While it is anticipated that District Towns will continue to play vital roles in providing accommodation for a proportion of the MD's existing population and in supporting rural communities, it is very important that these towns harness and maximise their economic potential through broadening their commercial base.

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

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

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

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


Tourism also plays an important function particularly for a number of these settlements. It is anticipated that these settlements' existing character and function will remain primarily as residential use, and they will continue to play a vital role in providing accommodation in a rural village setting for a proportion of the county's existing population and in supporting rural communities. No provision for a targeted population increase has been made under the Core Strategy of the KCDP for these individual villages, instead an overall village target is included in the core strategy.

The zoning of lands for R1 (*Proposed Residential*) is therefore not proposed in these villages. Existing infill sites and redevelopment of existing sites are likely to be sufficient to cater for any residential demand. In addition, small scale residential cluster developments served by individual wastewater treatment systems will be considered in villages/small village settlements as set out under Section 5.4 of the KCDP.

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

In all of the above villages some land has been zoned under the category of *R4 (Strategic Residential Reserve)*. This is to cater for those cases where land is centrally located and suitable for future residential use, however a residential allocation has not been included under the KCDP's Core Strategy and adequate water infrastructure is not in place to facilitate development at this time.

Development shall occur within the settlement boundary only. All development in these settlements should contribute to improvements in the villages' urban form and shall preserve their character, heritage and natural features.

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

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

3.1.1.4 Small Village Settlements

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

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

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

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

3.1.2 Development in the Main Settlements

3.1.2.1 Zoning

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

3.1.2.2 Residential Developments

Within settlements, future residential development will only be permitted on appropriately zoned lands, infill sites and on sites contiguous with the town/village centre, or where otherwise compatible with the KCDP Core Strategy. This policy seeks to prevent leapfrogging of sites, to ensure a sustainable and compact urban form, restrict the demand for out-of-town retailing and ensure that residents are within easy walking distance of town centre facilities.

It is considered, however, that a longer-term view is also required to be taken with regards to zoning of land for residential use. This approach is taken in line with investments made or proposed to be made in infrastructure, such as wastewater treatment plants. Lands therefore have been identified as Strategic Residential Reserve (R4) where appropriate for some of the settlements.


- Residential development on R4 (Strategic Residential Reserve) lands will be permitted only on completion of 50% of the R1 (New/Proposed Residential) zoned lands subject to the provision of adequate infrastructure.
- Where no lands have been identified as R1 or R4 in a particular settlement, residential development will only be considered subject to consideration of the KCDP Core Strategy and the provision of adequate water infrastructure.



3.1.2.2.1 Climate Action & Flood Risk

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

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

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

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

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

3.1.2.3 Design Briefs

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

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

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

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

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

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

3.1.2.4 Renewal and Regeneration

It is the priority of the Local Authority to encourage the sustainable expansion in the range and number of retail and commercial services within the designated towns and villages which in turn will provide local employment and improve the quality of life of the local community. Future mixed use and other non-residential development will be encouraged in the town/village core on brownfield and infill sites firstly, where appropriate, and on sites

identified as suitable for such uses or open to consideration, as per the zoning matrix. A collaborative, multi-agency and cross sectoral approach is required to manage this strategic aim. While it is an objective of the Council to recognise the potential of all smaller towns and villages and co-operate with any prospective public and or private sector partners in delivering any such sustainable and policy compliant projects, this Plan identifies a number of areas/sites for particular regeneration, renewal and revitalisation focus.

3.1.2.5 Town & Village Centres

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

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