

### 3.4.6 Kilgarvan

#### 3.4.6.1 Context

Kilgarvan (Cill Gharbháin) village is located on the R569 in southeast Kerry and is approximately 10km to the east of Kenmare town. It lies in the scenic valley of the Roughty River with Mangerton Mountain as a backdrop to the North. Kilgarvan has the benefit of having a well-defined visual identity and it is an objective of this Plan that future development respects this established character.

Kilgarvan plays an important economic and service role for its resident population and surrounding rural communities. The village has a limited range of shops, pubs and services including a petrol station, post office, national school, church, garda station, community centre and childcare facility. A new children's playground has been constructed adjoining the national school. The Rock Mount Centre (Heatherview Day Centre) provides services for older people. There is also a GAA pitch located outside the village on the Kenmare Road. In 2021, Kilgarvan GAA Hurling and Football Club, working with Kilgarvan Ag Rith and other local groups received CLÁR funding towards the development of an outdoor recreation area to include the installation of bicycle racks, an outdoor bowling area, picnic area, parking infrastructure, disability parking and biodiversity landscaping.

The Michael J Quill Centre is also located outside the village on the road to Kenmare in what was formerly St. Peter's Church of Ireland and is now a training centre for people with disabilities, with a gift shop and café.

#### 3.4.6.2 Planning Considerations and Proposals

Kilgarvan is a small attractive rural village and local service centre for its hinterland. A small-scale increase in the population, that would be sympathetic to the rural character of the settlement, will be facilitated. The consolidation of the village settlement and improvement of local services and facilities is encouraged. All

development shall be designed and carried out in a manner that contributes towards the village's streetscape character and structure.

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

The population of Kilgarvan increased in the 2002-2006 inter-censal period by 5.1%, from 156 to 164 persons. The population of Kilgarvan increased again by 10% in the ten-year period 2006 -2016. However, the population of the village in 2016 at 172 persons represents a decrease on the 2011 figure of 5% or (9 people). Table 3.16 highlights the population change in the village since 2006, with the population in 2022 being 264.

Geo-directory figures for the period 2012- 2022 indicates that there was only 1 new house added to the village within this timeframe. The Suíomh Alainn housing estate was constructed before 2012 and occupied in the intervening period which is reflected in the recent population increase.

	2006	2011	2016	2022
Kilgarvan	164	181	172	264

**Table 3.16: Population Change 2006-2022**

#### 3.4.6.3.1 Residential Development

The development potential of Kilgarvan is presently constrained by the very limited spare capacity in its public wastewater treatment plant. It is, however, important that Kilgarvan retains its existing population and continues to provide for the service needs of its residents and those in its rural catchment area. To secure this, and to position the village for sustainable growth, the objectives of this Plan seek to maintain existing service levels and preserve opportunities to create a compact and attractive urban form into which future development can integrate in a coherent and sustainable manner.

Capacity for any residential demand in the village can be through zoned land, redevelopment of existing properties in the village or on infill sites in the streetscape. The period of this Plan is for six years only. However, it is preferable that adequate suitably located lands are zoned in the interests of proper planning and longer-term sustainable development of the settlement. The village has adequate lands (including backlands) within its boundary to accommodate additional residential development should it be required in the future.



**Figure 3.91: View of Kilgarvan**

Suitably located lands have been zoned as R4 (*Strategic Residential Reserve*) to ensure that the longer-term residential needs of the village can be met. Infill development that helps to consolidate the village form and provide for a more sustainable living model will be encouraged. The development of these lands is dependent on the availability of adequate wastewater infrastructure and compliance with the KCDP. All development shall by its nature and design contribute to the development of an attractive village streetscape and preserve the innate architectural and social values that

contribute to its identity and sense of place. This will be achieved by ensuring new developments are of an appropriate scale, contribute to improvements in the village's urban form and preserve its character and heritage.

### **3.4.6.4 Heritage**

#### **3.4.6.4.1 Built Environment & Heritage**

There are five protected structures within the village which are listed in Volume 4 of the KCDP. There are two national monuments at the location of the old Church ground on the Main Street and a standing stone just to the north of the old Church ground. The approximate extent of the zone of potential around these monuments is indicated on the zoning map. The extent of these zones may be larger however as the Church and graveyard may be deemed a national monument upon further investigation and consultation with DoHLGH.

### **3.4.6.5 Economic Development**

Kilgarvan provides a very limited amount of employment for the local population in the services sector. Large numbers of the local population are involved in farming while others commute to nearby towns such as Kenmare and Killarney to gain employment. In this Plan, some established developed areas are zoned M4 (*Built Up Area*) or M2 (*Village Centre*). This zoning allows for greater flexibility to facilitate a good mix of developments that may be proposed during the lifetime of the Plan.

The area's surrounding landscape and scenery should be viewed as a key economic asset and as such it is vital that the quality of this asset is protected. The village's attractive setting with abundant hiking/walking routes and potential of its traditional streetscape provides the opportunity to market Kilgarvan and surrounding area more as a place to visit rather than just a place to drive through on route to Kenmare. Development that adds to the services and

facilities available in the village will be encouraged where suitable and at appropriate locations.

Future development will need to respect the traditional village centre streetscape and its setting.

**3.4.6.6 Natural Environment and Recreational Amenity**

The setting for the village is undulating landscape with an impressive mountainous backdrop. There are no designated European sites within the Plan area, however the Roughty River flows through the valley to the south of the R569. This river is a major salmon and trout river with high quality spawning and nursery areas. The high-quality rural landscape setting should be protected from developments that are visually obtrusive by way of inappropriate scale, design or bulk and in particular from development that is visually obtrusive due to its design and location. Attractive views in the Plan area have been identified along the R569 on the Kenmare and Cork Roads.

**3.4.6.7 Water & Wastewater Management**

The town is served by a public water supply which has adequate capacity. Wastewater treatment is currently operating with very limited spare capacity and the upgrading of the current system is required. Future sustainable development in this settlement is dependent on the provision of adequate wastewater infrastructure. This Plan supports the timely provision of wastewater treatment infrastructure to secure the future sustainable growth of this village.

**3.4.6.8 Connectivity**


The Regional Road, R569, runs through the village connecting Kilgarvan with Kenmare. This results in a degree of through traffic, with volumes increasing significantly in the tourist season.




Footpaths throughout the village need to be upgraded and provided in certain areas where they do not already exist. It is an objective of this Plan to seek the improvement and provision of

footpaths, where necessary, to improve pedestrian safety, connectivity and permeability in and around the village settlement. The improvement of same will contribute to an improved public domain and village streetscape. Additional car-parking has been provided outside the national school adjoining the new children’s playground and adult exercise area.



**Figure 3.92: Kilgarvan Playground and National School**

Overall Development Objectives	
Objective No.	It is an objective of the Council to:
<b>KENMD-KV-1</b> 	Ensure that new development reinforces the primacy of the village centre and contributes to the vibrancy and vitality of Kilgarvan through the re-use and regeneration of key village centre sites and vacant properties.

<b>KENMD-KV-2</b> 	<p>Ensure that the high-quality natural setting of the village is maintained and protected from inappropriate development and that the contours of the landscape are respected.</p>
<b>KENMD-KV-3</b> 	<p>Seek the sustainable improvement and provision of footpaths where necessary to improve pedestrian safety, connectivity and permeability in around the village settlement.</p>
<b>KENMD-KV-4</b> 	<p>Facilitate and support the provision of wastewater treatment infrastructure in a timely manner to ensure the sustainable development of the area.</p>
<b>KENMD-KV-5</b>	<p>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 and cyclists.</p>
<b>KENMD-KV-6</b>	<p>Protect views and prospects in a southerly direction along the R569 approach road into the village from Kenmare and from County Cork from inappropriate development, as indicated on the zoning map.</p>