

3.5 Small Village Settlements

There are a number of settlements characterised as small village settlements in this Plan, these are **An Chillín Liath, An Gleann, Bonane, Caherdaniel, Castlecove, Cromane, Glencar, Kells, Kilgobnet, Lauragh, Tahilla, Templenoe** and **Tuosist**. It is the policy of the KCDP to support the sustainable development of these small villages, in a compact manner.

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

It is anticipated that their existing character and function will remain primarily as residential settlements and that these settlements 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 small village settlement target is included in the core strategy. The zoning of lands for R1/R4 (*Proposed/Strategic Residential*) is therefore not proposed in these villages. Existing infill sites and redevelopment of existing sites is likely to be sufficient to cater for any residential demand.

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. This LAP supports the enhancement of local services in the various settlements and the provision of additional services in appropriate locations.

As the settlement of Glencar is located within the boundaries of the 'Killarney National Park, MacGillycuddy Reeks and Caragh River

Catchment SAC', development proposals must be compatible with the conservation objectives of this SAC. Proposals which would adversely impact the integrity of the SAC will not be permitted.



Figure 3.101: View of Caherdaniel Village

3.5.1 Planning Considerations and Proposals

The settlement development boundary (where applicable) for the villages defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for residential development adjacent to the village core. It is an objective of this Plan to consider proposals for residential development within these villages, subject to the provision of adequate public water infrastructure, need and demand in the area. In accordance with Section 5.4 of the KCDP, given the existence of social, educational and residential facilities in many villages it is considered that these settlements are suitable for further small-scale cluster residential development. The Council will facilitate the development of dwellings for permanent use as an alternative location for people to reside and to acquire family

homes at an affordable rate, as an alternative to rural one-off housing. While many residents will continue to commute to other centres for employment, it is important that these small villages retain and further develop their social and economic infrastructure to function as sustainable communities. Increased local retail and commercial and tourism uses within these villages adjacent to existing uses would serve to achieve this. A proposal for a local employment opportunity at a scale appropriate to the particular node, either through the refurbishment of an existing building or the provision of a new building, will be considered.

3.5.2 Residential Development

3.5.2.1 Cluster Developments in Village Settlements

It is the policy of the Council to encourage people who wish to reside in the countryside to live in villages or small village settlements where services are available. As an alternative to one-off housing, it is an objective of the KCDP to permit clusters of housing served by individual wastewater treatment systems in the small villages and small village settlements listed in Table 3.19 below where there is no wastewater infrastructure or no plans for such infrastructure. 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.

An Chillín Liath	Lauragh
An Gleann	Glencar
Beaufort	Kilgobnet
Bonane	Kells
Castlecove	Tahilla
Chapeltown	Templenoë
Cromane	Tuosist

Table.3.19: Village Settlements where clusters served by individual treatment systems may be considered

The Council will facilitate and support stakeholders and allied entities to implement a “New Homes in Small Towns and Villages” initiative in the county as outlined in the NPF and RSES. This scheme involving Uisce Éireann, communities and other stakeholders will seek to provide services and serviced sites to create “build your own home” opportunities within the existing footprint of rural settlements.



Figure 3.102: View of Residential Development in Castlecove

3.5.3 Tourism & Outdoor Recreation


Some of these villages are heavily reliant on tourism and passing visitor trade. In most instances this is very seasonal and only for a few short weeks, therefore it is essential to promote the sustainable development of ecotourism and other niche tourism markets in order to sustain and develop these settlements. It is an objective of this Plan to promote and develop niche tourism markets. Niche tourism refers to how a specific tourism product can be tailored to meet the needs of an audience/market segment. Locations with specific niche products can establish and position themselves, as niche tourism destinations such as Star Wars, rowing regattas,

fishing/angling for example. Inland freshwater fisheries and sea angling provides a valuable natural tourism and amenity resource in the area. Angling is uniquely placed to provide benefit across economically challenged areas because of its comprehensive geography and seasonal coverage.

Small Village Settlements – Tourism Objectives	
Objective No.	It is an objective of the Council to:
KENMD-SV-1	Facilitate the sustainable development of camping/ glamping sites at appropriate locations.
KENMD-SV-2	Promote the sustainable development of ecotourism and other niche markets. Encourage the sustainable extension and diversification of tourist facilities at appropriate locations.

3.5.3.1 Marine Activities

A number of these seaside villages have piers and harbours. These are a vital economical asset providing for economic and leisure activity. It is an objective of this plan to encourage and facilitate the upgrading and development of these piers for leisure, rowing and fishing/marine activities.

Small Village Settlement – Infrastructure Objectives	
Objective No.	It is an objective of the Council to:
KENMD-SV-3 	Facilitate and support the upgrade of existing wastewater treatment infrastructure.
KENMD-SV-4	Facilitate the sustainable upgrading/ development of piers for leisure, rowing and fishing/ marine activities.
KENMD-SV-5	Encourage the sustainable provision of additional parking at appropriate locations.


3.5.3.2 Digital Hubs

It is an objective of the Planning Authority as set out in the KCDP to facilitate and support community innovation hubs, digital hubs, food hubs, start-ups and centres of excellence. The provision of fibreoptic connectivity and the creation of small digital hubs would greatly enhance the economic potential of these villages.

Gteic in An Dromaid was launched in July 2022 and comprises of nine desks for remote workers available in the hub as well as access to the centre's other amenities, including a meeting room, kitchen and shared workspaces.

Like others, this hub is available to the local community and to businesses and provides facilities for remote working in an area in which the local community are striving to combat rural depopulation in creative and innovative ways. These hubs are of great benefit to the local community, as a centre for entrepreneurs

and for remote workers. It is an important facility for the provision of services to the local community.

Small Village Settlements - Overall Objectives	
Objective No.	It is an objective of the Council to:
KENMD-SV-6	Preserve the villages' architectural heritage and promote conservation-led regeneration and re-use of buildings, where possible.
KENMD-SV-7	Facilitate improvements to the village centres, with an enhanced streetscape, appropriate shopfront design and provision for improved street lighting, public footpaths and street furniture.
KENMD-SV-8 	Protect and where appropriate enhance the provision of biodiversity features in the villages. As part of this regard should be had to Inland Fisheries Ireland's guidelines for urban watercourses.
KENMD-SV-9	Preserve and enhance the use of the Irish language in Gaeltacht areas and support the development of educational facilities therein.
KENMD-SV-10	Consider proposals for sustainable small scale cluster type residential development within those settlements in Table 5.1 of the KCDP, subject to the provision of adequate public wastewater infrastructure, traffic and other normal planning criteria.