

## CURRANS ADOPTED LOCAL AREA PLAN

### 1.0 CONTEXT

#### 1.1 Location

Currans (Na Coirríní) is a small rural mid-Kerry village located on local roads approximately 4 km north of Farranfore, 4.7 km west of Currow and 8.5 km southwest of Castleisland. The village is just over a kilometre from the main Tralee to Killarney road (N22).

#### 1.2 Population

The village is situated in Currans ED although the plan area is considerably smaller in size. The population of Currans ED rose from 221 in 1996 to 237 in 2002 (+7%) and increased to 258 persons in 2006 (+9%), which is a steady increase in the population of the ED during these ten years. It is not thought that the population has increased significantly since 2006 mainly due to the lack of multiple housing developments granted in the area.



#### 1.3 Infrastructure

There is a public water supply in the village but there is no wastewater infrastructure and none proposed. Foul effluent is currently disposed of using septic tanks and individual effluent treatment systems. Low density housing with each house having its own treatment system individually designed in accordance with the relevant EPA standards will be considered on zoned lands. It is an option for developers to propose the design, construction and financing of wastewater collection and treatment infrastructure following consultation with Water Services. This would entail the preparation of preliminary reports, contract documents, obtaining planning permission, licenses etc. Package treatment plants serving individual developments are not acceptable.

#### **1.4 Function & Facilities**

The village has one public house, a community centre and a Roman Catholic Church. Adjacent to the pub is a green area which comprises of a seating and picnic area. There is no shop or primary school within the plan boundary and locals travel to Currow or Farranfore for schools and daily shopping. It's relatively isolated location and the low level of through traffic has militated against the expansion of services in the village.

A large sports grounds has recently been permitted to the east of the village to facilitate the training of Kerry hurling and football teams.

The village is therefore primarily residential with limited existing facilities to serve the population within its catchment. Even though it is in close proximity to the main towns of Tralee and Killarney it has seen scarcely any development in the recent past. Locals mainly commute to nearby urban centres for work and schools.

#### **1.5 Natural Environment**

The village is located in a flat agricultural landscape with mature trees and hedgerows. The River Maine flows along the north-west of the plan boundary. There are no NHAs, SACs or SPAs in the plan area or adjacent to the plan area. There are attractive mature trees and hedgerows on the northern side of the main road running through the village. These should be retained in future developments where possible.

#### **1.6 Urban Form**

The village has an attractive urban form and is focused on the Catholic Church which is at the junction of two local roads and has developed largely in a linear form along the southern side of the road. There is a small terrace of two storey buildings to the west of the Church and otherwise most of the other buildings in the village are single storey detached dwellings with mature landscaping in most cases. There is no development along the northern side of the public road and the boundary here is formed by attractive mature trees and hedging which give the village a rural feel.

The village has attractive approaches and remains largely undeveloped in the last few years. The only pub in the village is located to the north west of the village close to the stone railway bridge which is separated from the main part of the village by a stretch of road which is nicely landscaped on both sides. The Tralee-Killarney railway line runs in a north south direction to the west of the village.

#### **1.7 Vehicular and Pedestrian Traffic**

Currans is located at a junction of narrow local roads and vehicular access to the village is therefore quite poor due to a deficient road network. Pedestrian access is also poor with no footpaths within the village bounds.

#### **1.8 Built Heritage**

There are no protected structures within the plan area and none are proposed. The village has a number of older buildings that are attractive in style and should be retained where possible. New development should respect the character and scale of existing structures.

There are a number of structures in the vicinity which are outside the plan area such as the old national school and the two storey house to the east of the village that are of special interest. The primary school in particular has potential for sensitive restoration and reuse.



### **1.9 Archeological Heritage**

There are no archaeological monuments within the plan area.

### **1.10 Future Development**

It is envisaged that future development in the village will be limited due to the lack of a wastewater treatment system, the villages close proximity to a number of other competing urban centres such as Farranfore and Currow, and the lack of demand for development other than small-scale local-led development in the village. The village does not have the existing services or the demand for services to generate a substantial amount of development. A limited amount of land has therefore been zoned for development in the plan and any applications for development will be considered in the context of the existing rural character of the village.

It is considered that future development should aim to create a compact urban form with new development occurring on the northern side of the road to form a core village area and to accommodate a mix of uses with the introduction of a limited amount of streetscape. Existing features such as hedges, trees and stone walls should be retained where possible throughout the village.

## **2.0 DEVELOPMENT STRATEGY**

- The future development strategy is to provide for the modest development of Currans as a small rural village with low density development on a scale commensurate with its infrastructural capacity. All development will by its nature and design contribute to creating an identity and sense of place. This will be achieved by ensuring new developments are of an appropriate local scale, and contribute to improvements in its urban form, and which preserve the villages character, heritage and natural features.

### 3.0 OVERALL OBJECTIVES

Objective No	Overall Objectives It is an objective of the Council to;
OO-1	Encourage the development of a compact and sustainable village by ensuring that new development is contiguous with existing development.
OO-2	New development will be particularly encouraged on the northern side of the public road to facilitate the creation of a core village area with the introduction of new streetscape and mixed uses.
OO-3	Preserve the village's architectural heritage and encourage development to be designed in a manner that is in keeping with the rural scale and character of the existing village and its natural setting. New developments should respect local design features.
OO-4	Promote attractive streetscapes and approaches into the village.
OO-5	Protect existing trees, hedgerows and stone walls within the village where possible and promote additional planting and the appropriate use of local stone walls in new developments.
OO-6	Ensure that development shall not have a significant detrimental impact on the quality of the natural environment.
OO-7	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.
OO-8	Encourage the appropriate reuse and sensitive restoration of unused/derelict vernacular properties in the village.
OO-9	Facilitate village improvements as indicated on the zoning map in the form of footpaths, lighting and landscaping.