

CURROW DRAFT ADOPTED AREA PLAN

1.0 CONTEXT

1.1 Location

Currow (Corra) is a mid-Kerry village located on a network of local roads off the N22 and N23 approximately 22 km from both Tralee and Killarney. Situated approximately 4 km to the east of Farranfore and 6 km to the south of Castleisland, Currow is bisected by the Brown Flesk River which flows through the village in a east to west direction.



1.2 Population

Currow is situated in the ED of Killeentierna although the plan area is considerably smaller in size. The population of Killeentierna ED fell by 22 persons from 878 persons in 1996 to 856 persons in 2002. This represents an inter-censal decrease of 2.5%. The population increased to 892 persons in 2006, which was an increase of 4% on 2002.

1.3 Function & Facilities

Currow is primarily a residential settlement. The village has a basic range of facilities to serve the population within its catchment and has a strong functional relationship with Castleisland town.

The village has one public house, a Roman Catholic Church and graveyard, community centre, primary school, post office, 2 no. convenience shops, a farm supply shop, hair salon and an electronic services workshop. There is a park outside the speed limits, which contains a pond and seating area. The GAA grounds are located to the southwest outside of the village bounds.

1.4 Natural Environment & Amenity

The village is located within an area of good agricultural land. There are some attractive mature trees outside the plan area at the eastern end of the village. There are no environmentally designated areas in or near the village.

The Brown Flesk River flows through the village in a east to west direction. This river is designated a salmonid river under the EU Freshwater Fish Directive and is a productive angling river with high quality spawning and nursery grounds. This designation aims to protect and improve the quality of fresh waters that support certain species of fish. Specific water quality standards must be maintained and pollution controlled in these rivers. Ireland is legally required to maintain and improve the water quality of rivers for salmonid fisheries.

A pond and wildlife sanctuary has been created to the east of the village. Much work was carried out here by local development groups and work included the raising of water levels and landscaping. The area is now home to several species such as the moorhen, mute swan and mallard. A walk and seating area is also provided. This is a valuable amenity in the village and it adds to biodiversity in the area.

1.5 Infrastructure

Currow does not have a sewerage scheme and all properties are served by individual septic tanks or individual effluent treatment systems. While a preliminary report for the provision of a sewerage scheme for the village is complete, a new sewerage treatment plant will not be constructed during the period of this plan. The following are the alternatives available to applicants/developers in the village:

- Low density housing with each house having its own treatment system individually designed in accordance with current EPA standards.
- Developers can propose the construction and financing of a Wastewater Collection and/or Treatment Infrastructure following consultation with Water Services.
- Package treatment systems and pumping stations serving a particular development are not acceptable.

Care must be taken that any development proposals do not affect the water quality of the Brown Flesk River.

The village is served by the largest of the county's water supply schemes, the Central Regional Water Supply Scheme fed from Kilsarcan Reservoir, which also serves Tralee, Killarney and Castleisland.

1.6 Kerry Airport

The village of Currow is in close proximity to Kerry Airport, with the end of the runway located approximately 880m to the west of the village. A substantial portion of the village lies within the flight-path approach zone to the airport (see Noise Contours on Zoning Map).



Aerial photograph of Currow showing Kerry Airport runway to the west

1.7 Vehicular and Pedestrian Traffic

Currow is located on a network of narrow local roads and access to the village is therefore quite poor. There is an extensive footpath network within the village. It is however, piecemeal in parts. There is therefore a need to further extend pedestrian footpaths within the village core to improve pedestrian connectivity. The village does not experience high levels of through traffic due to its location and parking provision in the village is adequate.

1.8 Urban form

The village developed to the north of Flesk Bridge, between two old estates, Dicks Grove and Parkmore. The core of the village is mainly clustered around the area between the Flesk Bridge and the junction with the Roman Catholic Church. Growth has continued in a linear / radial pattern along local primary roads to the north, south and east. Development is primarily single depth development consisting of detached dwellings with the exception of two established housing estates on the eastern approach to the village. Development to the west of the village has been constrained by proximity to Kerry Airport.



1.12 Future Development

Although Currow is currently not under development pressure, the village may, in the future, due to its central location become an appealing residential choice for commuters to the towns of Tralee, Killarney and Castleisland. Any growth in population will lead to a demand for services and facilities which will benefit those living in the settlement and surrounding area.

It is envisaged that a limited amount of land will be zoned for residential development in the current plan as there are a number of development constraints in the village. A large portion of land to the west of the village and north of the river is unsuitable for development as it is in the flight path of Kerry Airport. The village has also experienced flooding at certain locations which excludes this land from being zoned. In addition, the fact that the village does not have a wastewater treatment unit is a constraint. The village's proximity to a number of larger urban centres also means that it is competition for development.

2.0 DEVELOPMENT STRATEGY

- The future development strategy is to provide for the development of Currow as a small rural village and local service centre 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 its character, heritage and natural features’.
- The village has a unique character and has been relatively unspoilt by development to date. It is considered that the character of the village should be maintained. New development should therefore be in keeping with the scale, character and settlement pattern of the village and should reflect local design features.
- To limit residential development within the approach zone and noise significant area of Kerry Airport.

3.0 OVERALL OBJECTIVES

Objective No	Overall Objective It is an objective of the Council to;
OO-1	Retain a compact and sustainable village structure. New development shall contribute towards a compact settlement structure through making effective use of backland and infill sites and zoned lands contiguous with existing development.
OO-2	Consider low density development to cater for detached housing. Such proposals will be required to demonstrate how the development contributes to the creation of an attractive urban structure while integrating with the existing village structure.
OO-3	Encourage developers to adopt existing distinctive local design features and to preserve and enhance existing archaeological and historical features.
OO-4	Facilitate the provision of social, community and retail facilities necessary to support the local population and create a viable community.
OO-5	Encourage employment uses at appropriate locations to provide local employment and sustainable growth

3.1 SPECIFIC OBJECTIVES

3.1.1 Natural Environment & Amenity

Objective No.	Specific Objective It is an objective of the Council to;
NEA-1	Ensure that the Brown Flesk River (a salmonid river) and its riparian zone including the flood plain, are protected from structural development and from the effects of wastewater discharges.
NEA-2	Ensure that infill and riverbank alteration will be prohibited where there is a risk of interference with the aquatic habitat and flood discharge. Any such development will be subject to the approval of the South Western Regional Fisheries Board and the OPW.

Objective No.	Specific Objective It is an objective of the Council to;
NEA-3	Ensure the use of SUDS for new development with attenuation of waters on site rather than discharge to the Brown Flesk.
NEA-4	Ensure that development shall not have a significant detrimental impact on the quality of the natural environment.
NEA-5	Protect existing trees and hedgerows where possible and promote additional planting in new developments.
NEA-6	Reserve lands for the development of a riverside walk as indicated on the Zoning Map.
NEA-7	Zone for the provision of an indicative playground on residentially zoned lands as indicated on the zoning map.
NEA-8	Require that proposals for the development of the lands zoned residential to the north of the River Brown Flesk shall be accompanied by a hydrological assessment to identify flooding risk and the potential impact on the aquatic habitat of the river.

3.1.2 Vehicular and Pedestrian Traffic

Objective No.	Specific Objective It is an objective of the Council to:
T-1	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.
T-2	Extend pedestrian routes in new and existing development throughout the plan area.
T-3	Seek the provision and improvement of footpaths as indicated on the zoning map.
T-4	Facilitate the provision of a pedestrian footbridge at the Bridge as indicated on the zoning map
T-5	Facilitate the provision of a pedestrian footbridge at the Bridge as indicated on the zoning map.

3.1.3 Built Environment

Objective No.	Specific Objective It is an objective of the Council to:
BE-1	Promote a high standard of architectural design to enhance the existing streetscape and contribute to the development of an attractive urban environment.
BE-2	Facilitate development that integrates with the existing village and is consistent with the character of its traditional village form.
BE-3	Preserve the village's architectural heritage and encourage developers to adopt existing distinctive local design features.
BE-4	Promote attractive streetscapes and approaches into the village.
BE-5	Facilitate village and streetscape improvements as indicated on the zoning map in the form of footpaths, lighting and landscaping.

3.1.4 Built Heritage

Objective No.	Specific Objective It is an objective of the Council to:
BH-1	<p>Protect and enhance structures included in the Record of Protected Structures for inclusion by requiring that:</p> <ul style="list-style-type: none"> • No such building is demolished • The maintenance, alteration, extension, replacement or insertion of any significant feature(s) or part(s) to a protected structure shall not be detrimental to the character of the structure. • Development shall be carried out and designed sympathetically having regard to the architectural character of the structure and the setting. • The erection of any structure within the curtilage, adjacent to, or within the vicinity of the structure shall not be detrimental to the character of the structure and the setting, and shall be sited and designed sympathetically with the character of the structure and the setting. • Any works that will materially affect the character of a protected structure or proposed protected structure shall require planning permission. Consultation with the Planning Department is recommended prior to any works being carried out. • The Planning Authority shall secure retention and preservation of particular features of special interest. • The Planning Authority shall use its statutory powers to ensure protected structures are maintained in good order. • The Planning Authority will encourage the appropriate and sensitive reuse of protected structures.
BH-2	Encourage the appropriate reuse and sensitive restoration of unused/derelict vernacular properties in the village.

3.1.5 Kerry Airport

Objective No.	Specific Objective It is an objective of the Council to:
KA-1	Safeguard the operation and expansion of Kerry Airport. Nothing should occur which would prejudice the future development potential of Kerry Airport. The onus shall be on developers (in consultation with Kerry Airport) to ensure that any proposed development within the development boundary of Currow does not penetrate the Obstacle Limitation Surfaces as defined in Annex 14 to the Convention on International Civil Aviation.
KA-2	Ensure that any development between the 57 La.eq and 60 La.eq noise contours, as shown on zoning map, shall make specific provision for sound attenuation to ensure ambient internal noise levels shall be to the satisfaction of the Planning Authority.
KA-3	Have regard to the recommendations of the Irish Aviation Authority and control inappropriate development in the vicinity of the Airport which may have technical or other implications for safety or the normal operation of the airport.