

## CASTLEISLAND FUNCTIONAL AREA

### 1.0. Introduction

The Draft Castleisland Functional Area Local Area Plan has been prepared in accordance with the provisions of the Planning and Development Act 2000 and the Planning and Development (Amendment) Act 2002.

A Local Area Plan shall be consistent with the objectives of the County Development Plan and shall consist of a written statement and plan or plans which may include:

- Objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or
- Such other objectives in such detail as may be determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies including detail on community facilities and amenities and on standards for the design of developments and structures.

This plan shall remain in force for a period of 6 years from its date of adoption.

Section 2 of this Local Area Plan comprises policies and zoning maps for the settlements within the plan area, with defined boundaries for each settlement. Development within the boundaries of the settlements shall be carried out and in compliance with the Objectives of the Kerry County Development Plan 2009-2015 as well as any specific objectives contained within the individual settlement plans. Any objectives or policies contained in the individual settlement plans relate to the individual settlements and are not intended to be interpreted or construed as relating to any lands outside the development boundaries as defined. The policies and zoning for lands outside the settlement boundaries, as defined on the maps in Section 2, are contained in the County Development Plan 2009-2015 and in Section 3 of this plan. While the objectives of the Local Area Plan must be consistent with the objectives of the County Development Plan, in any instance where ambiguity may arise, the provisions, policies and objectives of the County Development Plan shall have precedence.

The overall aim for this plan is to provide a comprehensive local planning framework for the functional area of Castleisland which clearly sets out the policies and objectives for its development. Taken in conjunction with the Regional Planning Guidelines and the County Development Plan it will complete the planning framework for the area. The plan will clearly set out the policies and objectives for the development of each settlement and make clear to landowners, developers and agents the vision of the Planning Authority for the area.

In the formulation of policies and objectives in this plan the planning authority have had regard to the following documents:

- National Development Plan (2007 – 2013)
- National Spatial Strategy (2002 – 2020 )
- South West Regional Planning Guidelines 2004-2020
- Sustainable Development – A Strategy for Ireland 1998
- Departmental Planning Guidelines
- Meitheal Chiarrai

- The Barcelona Declaration Implementation Plan
- Kerry County Development Plan 2009-2015
- The Provision of Schools and the Planning System, A Code of Practice for Planning Authorities, the Dept. of Education and Science and DEHLG”. (2008)

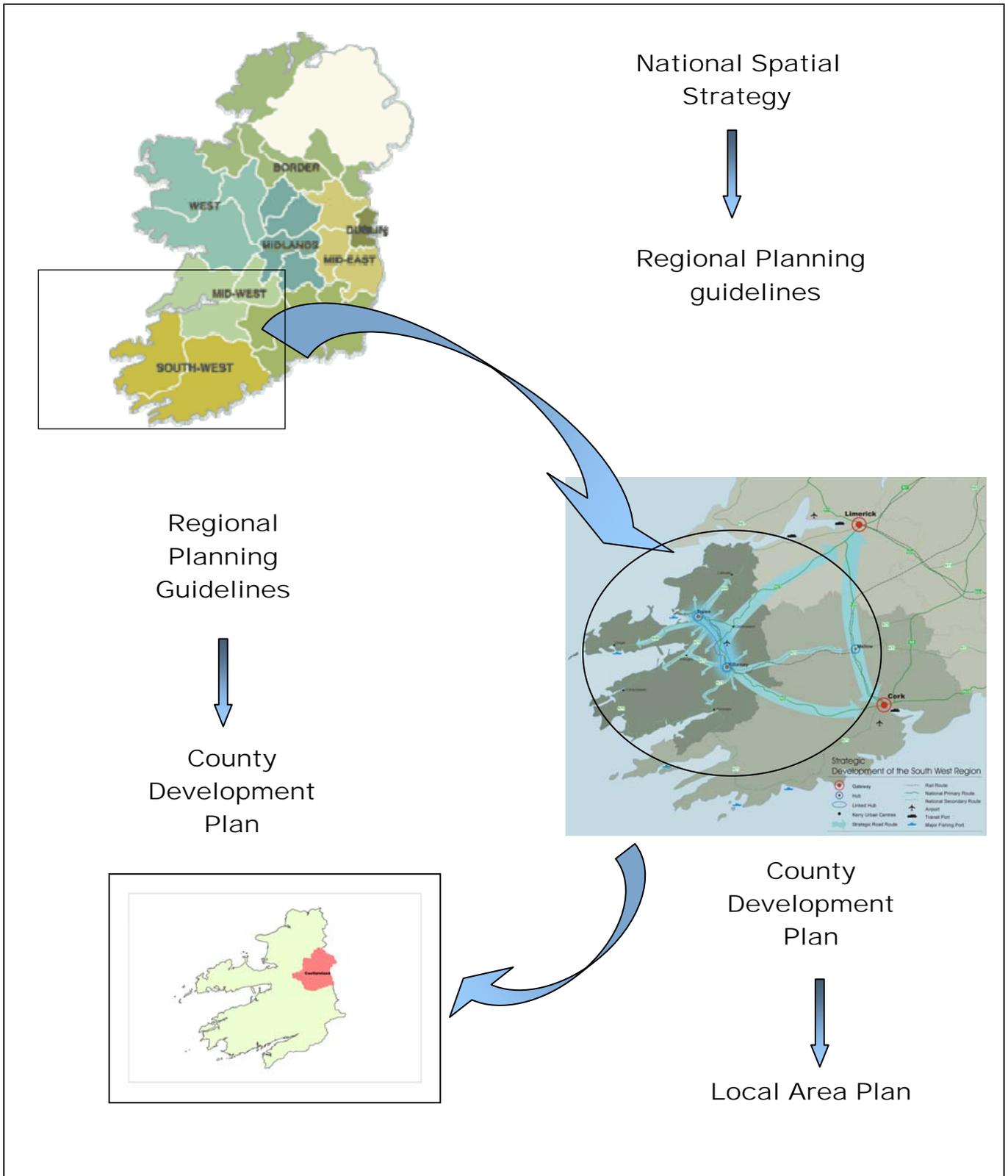
The Council is obliged, in the performance of its functions, to have regard to government policies and guidelines, and it is within the context of these documents that local policies are developed.

In accordance with legislation, local area plans must be consistent with the provisions and policies of the County Development Plan. Similarly County Development Plans must be consistent with the provisions of the Regional Planning Guidelines. This hierarchy of plans is indicated in Figure 2. This provides for the consistent, coherent transfer of higher order planning strategies from regional level to the local level and ensures that policy at all levels works to achieve the broader strategic goals for the region. The LAP areas are indicated in Figure 1 with the population and growth targets for each area outlined in Table 1.



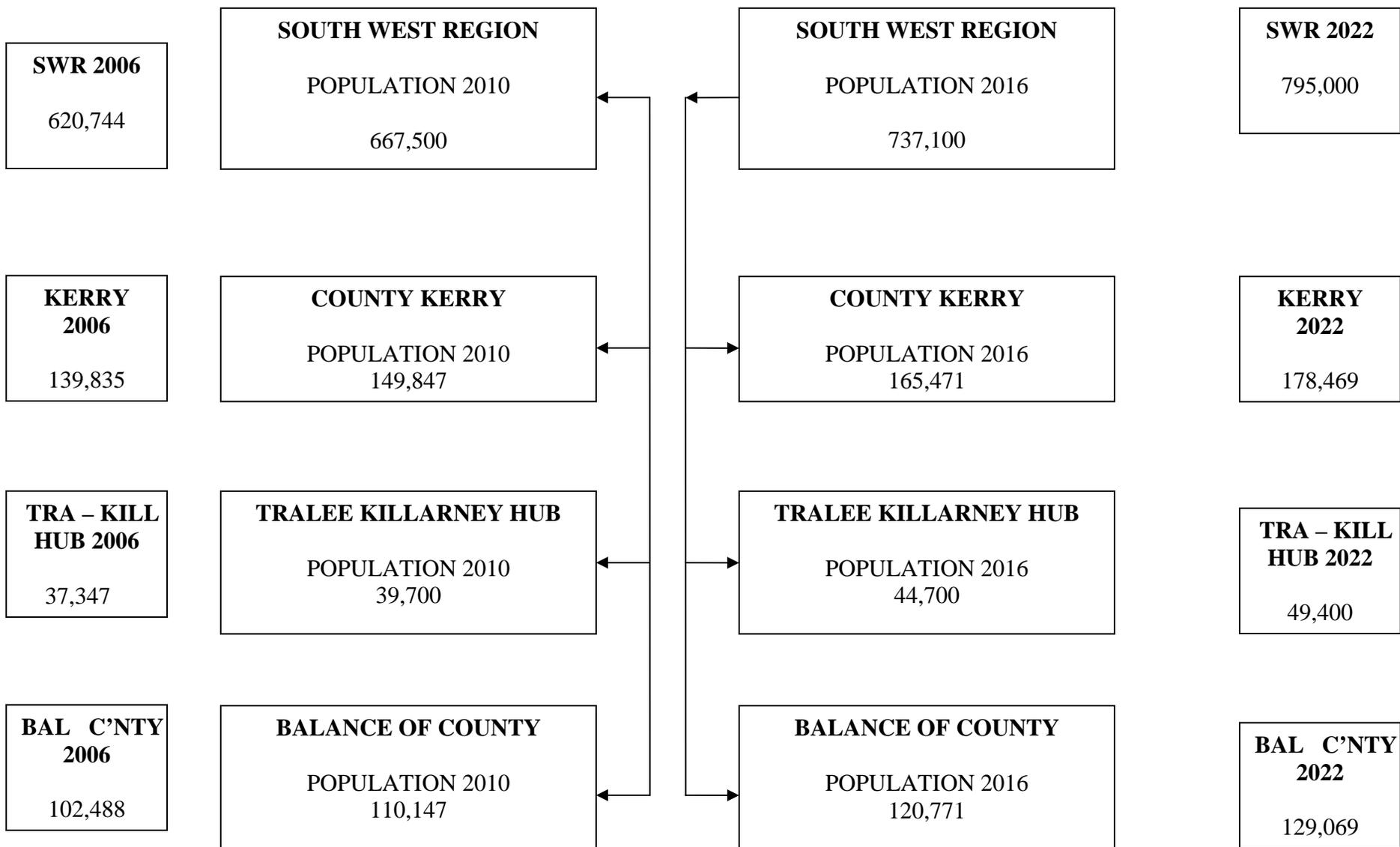
Figure 1  
LAP Functional Areas

**FIG. 2 HIERARCHY OF PLANS**



**TABLE 1**

**POPULATION AND GROWTH TARGETS 2010 - 2016**



<b>FUNCTIONAL AREA POPULATION TARGETS</b>	
<b>2010</b>	<b>2016</b>

<b>WIDER HUB AREA</b> 80,332	<b>WIDER HUB AREA</b> 89,032
<b>AN DAINGEAN</b> 7,486	<b>AN DAINGEAN</b> 8,240
<b>CAHERCIVEEN</b> 5,530	<b>CAHERCIVEEN</b> 6,077
<b>CASTLEISLAND</b> 10,516 2009 10,173	<b>CASTLEISLAND</b> 11,505 2015 11,340
<b>KENMARE</b> 6,119	<b>KENMARE</b> 6,889
<b>KILLORGLIN</b> 10,312	<b>KILLORGLIN</b> 11,299
<b>LISTOWEL</b> 16,676	<b>LISTOWEL</b> 18,375
<b>BALLYBUNION</b> 2,879	<b>BALLYBUNION</b> 3,222
<b>CASTLEGREGORY</b> 2,090	<b>CASTLEGREGORY</b> 2,255
<b>RATHMORE</b> 4,357	<b>RATHMORE</b> 4,715
<b>SNEEM</b> 1,293	<b>SNEEM</b> 1,395
<b>WATERVILLE</b> 2,279	<b>WATERVILLE</b> 2,458

*Further details of the growth strategy for the Castleisland Functional Area and individual settlements is provided in Section 1.6.3 Growth Strategy of the plan.*

The Kerry County Development Plan 2009-2015 contains the strategy for the preparation of local area plans which divides the County into functional areas based on their strategic role and service provision for their hinterlands. The Tralee Killarney Hub, designated under the National Spatial Strategy, is the focal point for the County's development in a National context, being one of a number of Gateways and Hubs throughout the Country identified to promote balanced regional development. In accordance with the provisions of the Kerry County Development Plan 2009-2015, Castleisland is a Primary Functional Area.

This plan is presented in three sections.

Section 1 outlines the strategic context, overall strategy, the growth strategy for the functional area as a whole.

Section 2 comprises the policies, objectives and zoning maps for each of the settlements within the plan area.

Section 3 contains policies for rural areas which due to their specific nature were not included in the County Development Plan.

### **1.1 Functional Areas and Complimentary Roles**

Access to services, or social infrastructure, has a significant effect on where people live and the quality of life that they experience. The size of a settlement and demand from the local population determine to a large extent the level of service provision which can be supported. Higher order services such as third level education facilities and hospitals need a much higher level of population to support them and are therefore generally located in the larger settlements. Smaller settlements such as rural villages need more essential daily access to services such as a primary school, a post office and a shop. These communities use the adjacent larger towns for less essential, or less frequently used, higher order services. In effect these settlements provide a complementary service role and contribute to the critical mass necessary to ensure the viability of a service.

In the preparation of the County Development Plan an analysis of the functionality of the County was carried out and areas identified on the basis of service provision of the principle towns, their sphere of influence and their strategic role in the development of the county. One hub functional area, six primary functional areas and five local functional areas were identified. Castleisland was identified as one of the six primary functional areas.

### **1.2 Primary Functional Areas**

These constitute the larger functional areas throughout the County. They are provided with their higher order services from a large principal settlement (district town) whose sphere of influence extends over a wide geographic area. These towns play a strategic role in servicing their rural catchments as well as supporting and driving the rural economy of the County. They possess a high level of infrastructural capacity and function as significant employment centres. Their catchment populations contribute to the critical mass necessary to support the higher order services provided in the main Hub centres. The development of communities is dependent on the provision of employment opportunities. It is envisaged that these centres will act as the focal point for future job creation within sustainable commuting distance for their populations. It is intended they will form a network of strong centres acting as strategic service anchors for their respective areas.

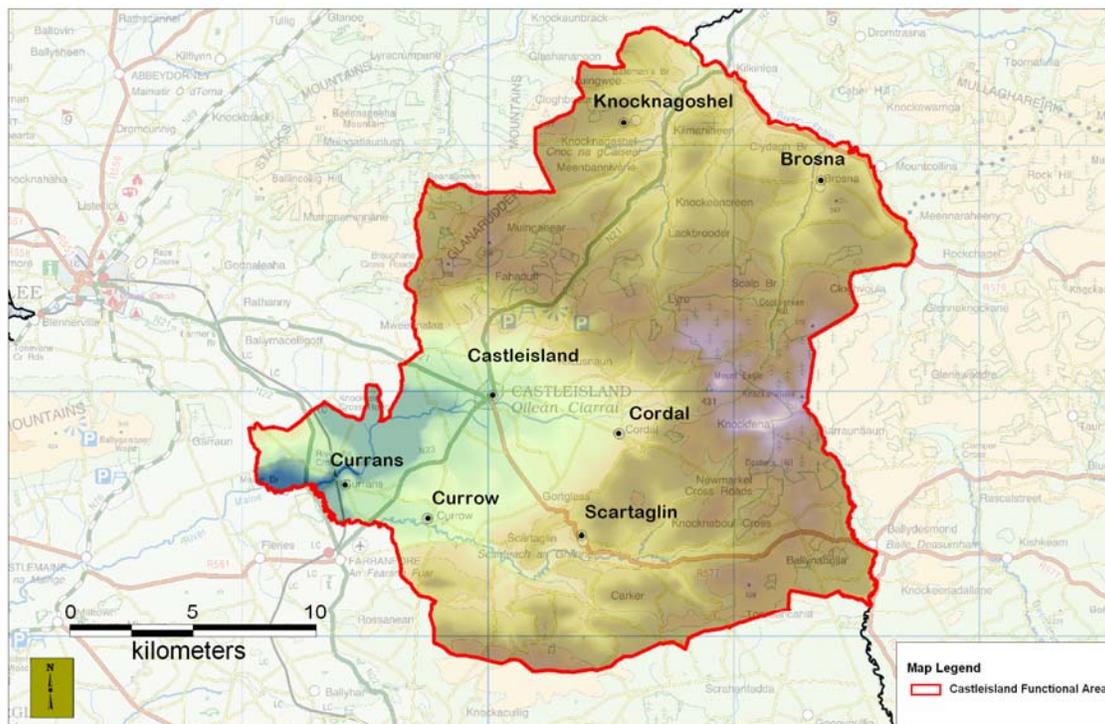
The strategy for the principal settlements in these Primary Functional Areas is

- To maintain and expand their current level of service provision in order to underpin the viability of their rural hinterlands.
- To act as the main employment centres for their areas
- To act as focal points for the investment necessary to strengthen the areas.

The larger towns are supported by a network of smaller villages. These villages provide for the daily needs of their hinterlands. It is important that these settlements continue to maintain their existing population and services and to function as intermediate settlements between the rural dwellers and the larger towns.

In the primary functional area the strategy for the smaller settlements is

- To ensure that they retain their current level of service provision and develop as attractive settlements maintaining their existing character.
- To identify strategic settlements for improved infrastructural provision in order to consolidate their role



**Figure 1.1 Castleisland Functional Area showing settlements and extent of rural area**

### 1.3 Strategic Issues

The concepts of linkages, critical mass and potential have been defined in the County Development Plan. Identifying the **Potential** of an area, the barriers to development and the needs of the area in order to reach its potential, is a difficult task involving a wide spectrum of economic and cultural groups. However, work has commenced in coordinating these different

sectors in order to develop an integrated, coordinated approach to achieving the potential of the county.

‘Linkage’ is one of the key concepts outlined in the National Spatial Strategy. In effect the relevant linkages are to the Tralee Killarney Hub in a transportation context, and good broadband connection in a telecommunications context. The infrastructural Linkages from the Castleisland functional area to the hub are excellent with a journey time of 10 – 15 minutes being the norm. The quality of these linkages and the proximity of Castleisland to Tralee effectively include the area as part of the Hub catchment. Improvements on the N21 route from Castleisland to Abbeyfeale have further improved accessibility from rural areas to Castleisland. Kerry Airport is a short distance outside the functional area and plays an important role in the future development of the area.

In order for the area to provide the range of facilities and services desired by the population it needs to achieve and maintain a certain level of population. What is considered to be a **critical mass** of population will vary on the level of service required, so the critical mass necessary to maintain the traditional services of a small village is different to that of a larger town. It is important, however, that policies are in place to promote the critical mass necessary for each level of settlement within the settlement hierarchy. Promoting the growth of smaller towns and villages does not detract from the demand for higher order services in larger towns as the population of the smaller towns will still use these higher order services such as swimming pools, hospitals etc. Recognition of the ‘**Complementary Roles**’ of settlements and acceptance that not every settlement can have everything is critical to the development of a coherent settlement strategy.

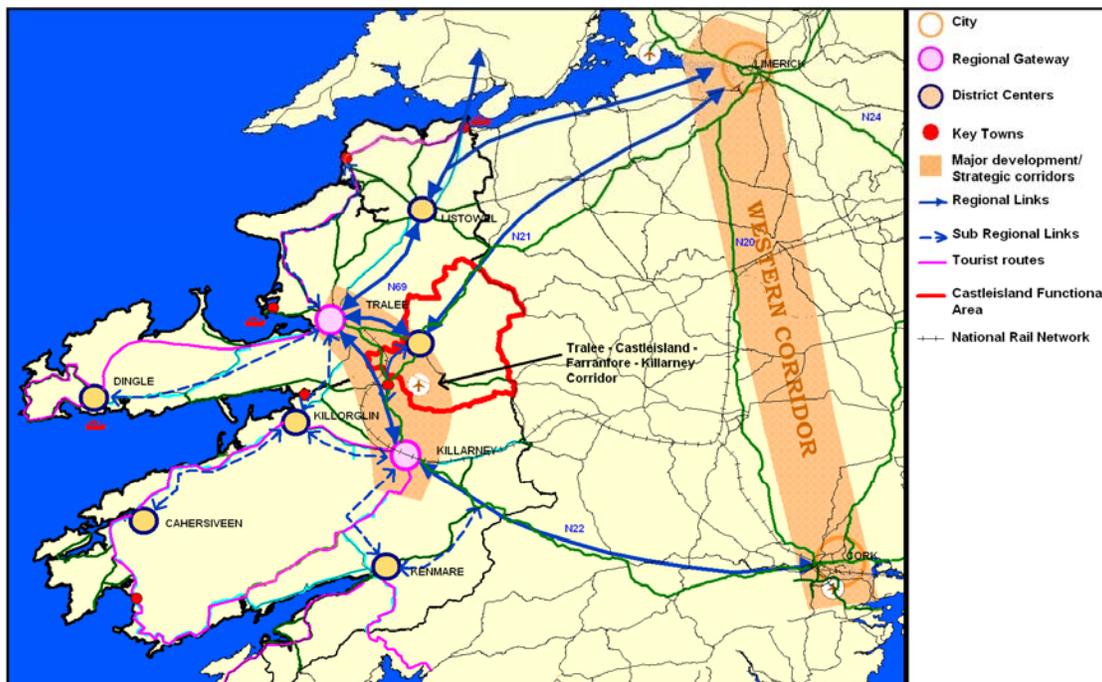


Figure 1.2 Regional Context of Castleisland Functional Area

The publication of the **Sustainable Rural Housing Guidelines** has required Planning Authorities to identify areas under urban pressure and develop policies to regulate development in these areas by reserving their development potential for persons from the area or having traditional links with the area. This policy is intended to limit ribbon development and urban sprawl as well as provide a more integrated, serviceable town structure. Much of the demand for one-off rural housing actually originates from deficiencies in the supply of sites and properties in the urban areas, in terms of both availability and cost. The long term costs of living further away from shops, services, schools and leisure activities in terms of travel is often not considered. As more people choose to live outside settlements, the situation self perpetuates as population declines and this has a knock on effect on the overall quality and attractiveness of the built environment, as well as the viability of shops and services. This is particularly true of the towns and villages of the Castleisland Functional Area which have in general experienced population loss, contrary to the national trend of growth in villages. The obvious solution lies in addressing supply-side issues within towns and improving the components of urban living, which make urban areas more attractive places in which to live. This means making homes available at affordable prices and directing investment into key urban infrastructure, such as roads, public transport, schools, shops, services and amenities.

It is the intention of this plan to identify sufficient zoned lands within the settlements of the plan area to provide a **viable attractive alternative to one-off rural housing**. It is intended that these zoned lands will provide a range of residential options at a range of housing densities from larger detached residences on low density sites at the edge of settlements to higher densities at town centre locations while at all times respecting the innate character of each settlement.

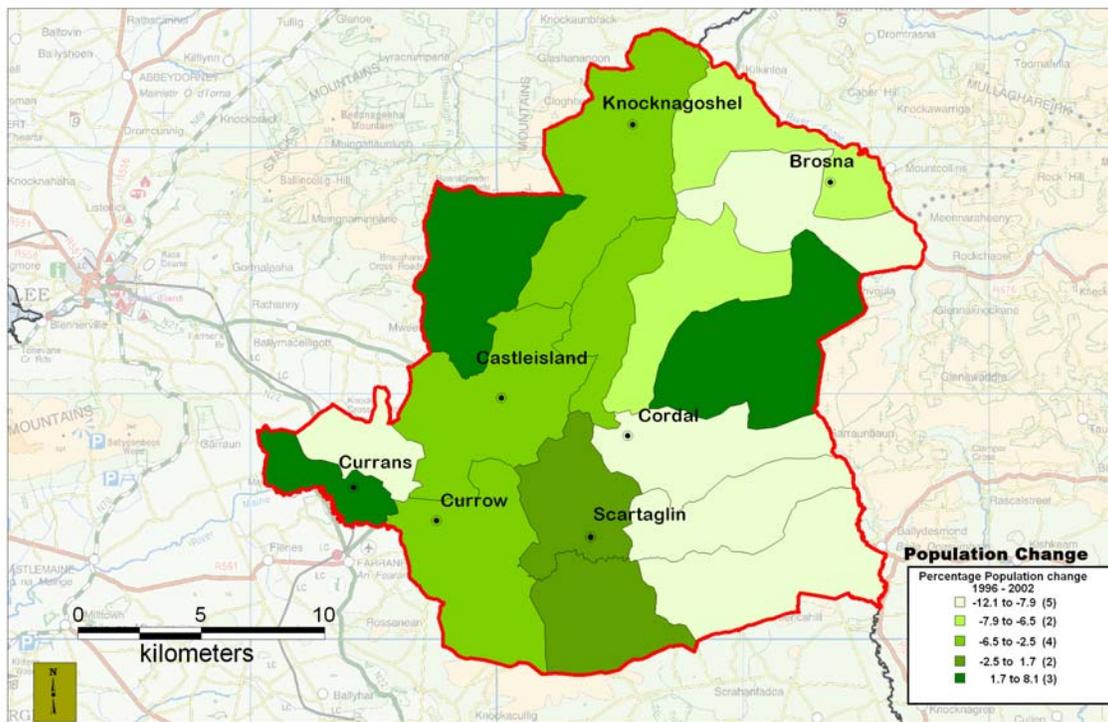
Much of the growth expected for the plan area is dependant on inward migration. The settlements of the Castleisland area, therefore, need to identify the reasons why it is better to locate there than in other competing areas. The main factor which is readily identifiable is “**Quality of Life**”. A clean environment, good educational facilities, good health services, high quality social and cultural facilities and amenities are readily available. These assets, however, cannot be taken for granted and ongoing efforts to maintain and expand the range and quality of these facilities must be continued. Combined with improved linkages and infrastructure these qualities will constitute the strength of the area. If these strengths are to be capitalised upon they must be matched by efficient, **attractive urban environments** in each of the settlements. Nondescript housing estates, poor urban streetscapes and poor **Urban Design** standards do nothing to attract people to live in towns and villages. Design of housing within urban areas is a key consideration, and standards need to encourage well designed housing areas, which fully integrate with the existing settlement pattern, develop neighbourhoods and provide a definite sense of place. Proactive measures, designed to develop neighbourhoods instead of housing estates, a sense of place and identity, instead of anonymous characterless streetscapes, are needed. A high level of design of the **Public Domain** will increase the quality of the urban environment. These qualities of identity, neighbourhood, high quality public domain and increased social capital will compliment the existing qualities of the area and maximise its attractiveness as a location in which to settle.

Within the County, Tralee is recognised as the main retail location within the Retail Hierarchy. This will continue to be so. The location of retail development within settlements shall be determined having regard to the **vitality, vibrancy and viability** of the town centre as well as any infrastructural and floorspace availability restrictions which may arise.

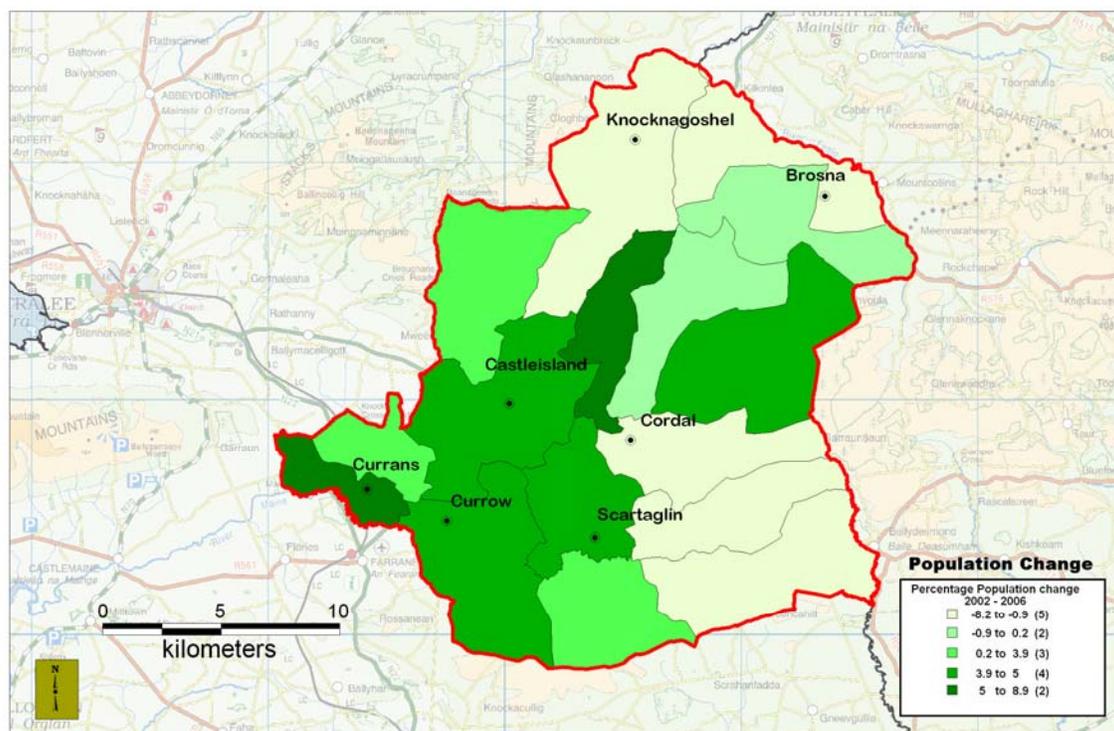
Settlements generally develop in response to their natural attributes, constraints and environment. The better the attributes, the more successful the settlement and its growth. The towns and villages throughout the County have evolved on this basis. One restriction which is of particular

importance is the ability to dispose of treated effluent. Many settlements throughout the County have no defined village core as such and have little or no capacity to dispose of treated effluent. It is considered that such settlements should maintain their existing character and settlement pattern rather than be developed with an individual housing estate which uses up all the existing capacity, with no long-term prospect of future development. Such development would alter the character of the area to an unacceptable extent and prove detrimental to the community in the long run.

Many areas of the County have been affected by **rural depopulation**. Policies need to be developed to promote the strengthening of settlements in these areas to act as a catalyst for reinvigorating them and creating the conditions and environment for population growth. These policies should concentrate on providing the ingredients for growth in the larger settlements initially. These larger settlements should act as the focal point for infrastructural development, population and service provision growth. Pending completion of this infrastructural provision, the smaller settlements should aim to consolidate their existing settlement pattern and maintain their intrinsic qualities and character.



**Figure 1.3 Percentage population change at ED level 1996-2002**



**Figure 1.4 Percentage population change at ED level 2002 – 2006**

The success of the measures outlined in this local area plan are to a large extent dependent on population growth. In particular, technological and manufacturing jobs are needed to offset loss in employment within the agricultural sectors and provide more stable employment opportunities than perhaps tourism, which is seasonal, competitive and highly sensitive to international events.

For long-term growth of the settlements high quality attractive environments need to be combined with employment opportunities if the quality of life potential is to be capitalized upon. Competitive pressures from world markets are increasing, particularly with regard to labour factors. The provision of **high added-value knowledge based industry** is seen as forming a significant part in the provision of sustainable employment in the region. This concept needs to be combined with nurturing existing indigenous talent to provide products which are unique to the area and capitalise on creative local talents. **Tourism growth** needs to be encouraged and facilitated in the future development of the area. The development of walking as a leisure pastime is continually increasing and the diversity of the rural countryside within the plan area makes it ideal to capitalise on this growth area.

The Sliabh Luachra area (The Rushy Mountain), part of which is located within the functional area, is renowned for its rich **cultural heritage** and in particular for its own traditional music style and is the birthplace of many famous traditional musicians. The Sliabh Luachra area is said to be roughly the triangular area between the counties of Cork, Kerry and Limerick around where the river Blackwater rises and flows and includes the towns/villages of Castleisland, Scartaglin, Brosna and Cordal and the surrounding rural hinterland.

Provision and security of **energy** supplies for the future is becoming increasingly uncertain. In addition the cost of fossil fuels is set to rise in the coming years with a consequent impact on production costs and competitiveness. Reliance on renewable energy will increase and it is

important, for the reasons mentioned as well as the employment opportunities in this sector, that residential and commercial developments are encouraged to utilise renewable sources of energy in their developments.

It is considered that through the provision of local area plans and the implementation of the **urban design** principles contained in section 13 of the County Development Plan that the physical layout and character of the identifiable settlements can be maintained, albeit at a larger scale.

The disposal of effluent from some smaller settlements is dependent on local receiving waters. In many instances these receiving waters are at, or close to, capacity in terms of attenuating treated effluent. Where there is little capacity remaining the long-term future expansion of the village must be examined in terms of the impact of the expansion on the character and nature of the village. In general, the development of one higher density development with no prospect of future village expansion is considered inappropriate as it will not integrate with the existing settlement pattern and will alter the image of the village. Great care must be taken in these instances that proposed designs are sensitive to the existing settlement pattern.

The provision of adequate **wastewater treatment facilities** is a priority for the development of the settlements throughout the area. For many of the settlements, however, the capacity of effluent treatment plants are reaching capacity. The provision of individual effluent treatment systems is not conducive to proper urban planning due to the area needed for treatment systems. In addition the proliferation of effluent treatment system can lead to problems with groundwater and odours. In general, therefore there is a presumption against non-public effluent treatment facilities. Application will be assessed having regard to the following issues:

- **The capacity of the existing treatment facilities**

Where there is inadequate treatment capacity in the public sewer, applications for connection will be assessed in the context of the cost of upgrading the facility, the demand for additional capacity and the water services programme for infrastructural development.

- **The receiving waters**

Where the proposal involves discharge from the treatment plant directly or indirectly into sensitive receiving waters (cSAC) there is a presumption against developments which are not connected to the public sewer.

- **The objectives of the County Development Plan**

Where the provision of an on-site treatment plant will compromise the proper planning of the settlement with regard to density, layout or settlement pattern, the provisions of the plan and the proper layout of the settlement will take precedence.

It is necessary, in order to maintain the services provided within the area and preserve rural communities, to provide strong focal points throughout the plan area which can act as service centres for their rural hinterland. The focal points for development in the Castleisland Functional Area are the settlements of Castleisland, Brosna, Currow, Knocknagashel, Scartaglin, Cordal and Currans.

#### 1.4 Summary of Strategic Issues

In summary the key issues for the Strategy for the Castleisland Functional Area are:

- Maintain the **distinctive character** of the settlements through promoting high quality **Urban Design**.
- To reinforce the social and economic strength of the area by building **critical mass** of population and jobs.
- To support the **development of tourism**, throughout the area.
- To promote indigenous **creative industries**.
- To capitalise on local indigenous assets of the area and promote **diversification** of job creation.
- To recognise the **complementary roles** of the different settlements.
- To develop settlements in accordance with their long term **development potential** having regard to their natural constraints.
- To promote the development of settlements as a strategic focal point for the provision of services and employment for their rural catchments and **halt rural depopulation**.
- To zone sufficient lands in the settlements to cater for all sectoral demands in the **housing market** including housing at a density required to provide a viable alternative to one-off rural housing.
- To promote and facilitate alternative **energy** uses within the area for domestic and commercial developments.
- To complement the rural landscape with **attractive settlements**.
- To protect and promote the **cultural heritage** of the Sliabh Luachra area, an area renowned for traditional music.
- To Promote the provision of adequate and appropriate wastewater treatment, water supply, surface and storm water drainage, transport, waste management, community services and amenities etc. on a planned and phased basis in order to address current problems and/or deficits and to reflect predicted increases in population during the lifetime of plan.
- Through a combination of the above, to increase the **pull factor** of the area in order to attract the inward migration, investment and employment necessary to enable the area to grow and maintain healthy communities within the area.
- Through addressing the issues above, to provide a high **quality of life** throughout the functional area.

#### 1.5 Overall Development Strategy

The strategy for the Castleisland Functional Area is dependent on the growth of the settlements. This can only be achieved through creating employment and attracting people to live in the settlements, thereby strengthening their urban structure and creating a demand to support local services. The proximity of the settlements in the area to the major hub towns makes them a viable alternative for persons seeking a more rural lifestyle. The importance of developing attractive settlements is therefore critical to attracting inward migration to the area.

The Castleisland functional area will be an area where:

- Emphasis will be on the growth of the settlements of Castleisland, Brosna, Cordal, Currans, Currow, Knocknagashel and Scartaglin.
- The level of growth in the smaller settlements will be commensurate with infrastructural provision.

- Its intrinsic qualities, including social, recreational, cultural and environmental assets, combined with high quality employment opportunities will provide a unique location and quality of life for their residents and visitors.
- The settlements will be vibrant and distinctive communities that have individual roles and provide for the social, economic and employment needs of their residents and rural catchment.
- They will develop as attractive locations in which to live and work and will provide a broad range of residential options in order to attract inward migration from persons seeking a more rural lifestyle.
- New development will contribute to the goals of sustainable development, including: respecting the existing natural, built and cultural character, including the open countryside, making best use of existing social and physical infrastructure, contributing to the provision of high quality social and sporting infrastructure within settlements, and reducing the need to travel.
- The high quality of urban design, and the multi-disciplinary input required, shall be such as to create a high quality working, amenity and residential environment for the occupants of each settlement. In addition, development shall serve to enhance the urban environment and make the settlement more attractive for its residents and visitors.
- The character of the built environment will be maintained through high quality design in the settlements throughout the area.
- Rural depopulation will be countered through the provision of a network of viable vibrant settlements providing the services necessary to sustain the rural population.
- Easy access to high quality broadband will be available.
- The provision of adequate water and wastewater infrastructure will facilitate the sustainable development of villages without adverse impact on the environment.
- Retail provision will be commensurate with the size of the settlement and the demand arising.
- The infrastructure, environment and the coordinated support of all actors for the creation of employment opportunities, particularly in indigenous creative and knowledge based industries, will be a priority underpinning the future development of the area.
- The settlements of the area will act as the focal point for services serving their surrounding rural hinterland. The level of service provision will be commensurate with the size of settlement and demand from the rural hinterland served.
- New development will contribute to the goals of sustainable development, including:
  - respecting the existing natural, built and cultural character, including the open countryside,
  - making best use of existing social and physical infrastructure,
  - contributing to the provision of high quality social infrastructure within settlements.
- The rural policies of the County Development Plan will strengthen rural communities and preserve local cultural and social identity and heritage.

The following are the overall objectives for the entire functional area, broken down into topic areas for ease of reference;

<b>Overall Objective No</b>	<b>General Objectives It is an objective of the Council to;</b>
OO-1	Provide an improved quality of life for all the citizens of the area by promoting the area's economic potential, protecting its natural and built environment and safeguarding its cultural heritage.

<b>Overall Objective No</b>	<b>General Objectives It is an objective of the Council to;</b>
<b>OO-2</b>	Provide for the development of the area in a manner which is sustainable and protects its social, cultural, environmental and economic assets for future generations.
<b>OO-3</b>	Strengthen towns and villages throughout the area, improve the infrastructure provided, develop the critical mass necessary to maintain and expand the service provision within them, and make them more attractive places in which to live.
<b>OO-4</b>	Provide for balanced growth throughout the area by promoting the strengthening of rural communities and provide the infrastructure to facilitate job creation in these areas.
<b>OO-5</b>	Promote renewable energy measures and sustainable settlement patterns in order to promote energy conservation and sustainable communities and travel patterns in the future.
<b>OO-6</b>	Facilitate the provision of amenity, community and sporting facilities where possible. These facilities should be designed for a range of activities and shared between organisations.
<b>OO-7</b>	Ensure that in addition to the objectives of this plan, the policies and objectives of the Kerry County Development Plan 2009-2015, shall apply to all settlements and the rural area where relevant.

<b>Overall Objective No</b>	<b>Economic Development It is an objective of the Council to;</b>
<b>OO-8</b>	Promote the development of the settlements as a means of strengthening the economic base of the area and acting as a focus for inward investment.
<b>OO-9</b>	Provide the infrastructure and support for the development and expansion of employment opportunities, including indigenous knowledge based industries.
<b>OO-10</b>	Facilitate local food production and promote a local food culture within the functional area.
<b>OO-11</b>	Facilitate farmers markets and similar initiatives at appropriate locations throughout the functional area.

<b>Overall Objective No</b>	<b>Infrastructure It is an objective of the Council to;</b>
<b>OO-12</b>	Ensure that development of zoned land within the settlements is dependent on the provision of adequate water and wastewater infrastructure.
<b>OO-13</b>	Ensure that new storm and foul drainage proposals are drained by gravity, except where otherwise deemed necessary by the Council.
<b>OO-14</b>	Increase the number of Civic Amenity Sites and Bring Bank Facilities within the Plan area as demand arises.
<b>OO-15</b>	Ensure that new developments shall incorporate on site measures in accordance with Sustainable Urban Design Systems where appropriate so as to minimise culverting, encourage native waterside vegetation and promote the use of reed beds and permeable paving to absorb pollutants and regularise storm water run-off.
<b>OO-15 a</b>	Comply with 'The Urban Waste Water Treatment Regulations' 2001 and 2004.
<b>OO-15 b</b>	Promote the preparation and implementation of "An Energy Conservation Strategy" and associated awareness campaign within the Plan area.

<b>Overall Objective No</b>	<b>Infrastructure It is an objective of the Council to;</b>
<b>OO-15 c</b>	Improve water supplies in the plan area, paying particular regard to the EPA's Remedial Action List.
<b>OO-15 d</b>	Connect all houses located within settlement boundaries and which are serviced by wastewater treatment plants to the public wastewater treatment plants in a sustainable manner

<b>Overall Objective No</b>	<b>Residential Development It is an objective of the Council to;</b>
<b>OO-16</b>	Ensure that 20% of the land zoned in the plan for residential, or for a mix of residential and other uses, shall be made available for the provision of social and affordable housing.
<b>OO-17</b>	Ensure that the zoning of residential land shall comply with the provisions of the Zoning Criteria contained in Section 1.6.4 of this plan.
<b>OO-18</b>	Zone sufficient land throughout the settlements to cater for demand from all sectors of the housing market.
<b>OO-19</b>	Ensure that significant applications for residential development shall include an analysis of educational facilities to cater for the increased demand arising from such developments.

<b>Overall Objective No</b>	<b>Environment It is an objective of the Council to;</b>
<b>OO-20</b>	Ensure that any development that would have an unacceptable impact on the water resource of the area, including surface water and groundwater quality and quantity, river corridors and associated wetlands of significance will not be permitted.
<b>OO-21</b>	Encourage and promote compliance with the recommendations contained in the River Basin Management Plans
<b>OO-22</b>	Promote water conservation measures throughout the plan area.
<b>OO-23</b>	Ensure that riverside walkways are provided in an ecologically sensitive manner.
<b>OO-24</b>	Protect and improve the biodiversity of the plan area.
<b>OO-25</b>	Support the implementation of the Kerry Heritage and Biodiversity Plan 2008-2012 and subsequent updates, including measures outlined to control / manage alien /noxious species, in consultation with the National Parks and Wildlife Service.
<b>OO-26</b>	Ensure full compliance with the requirements of Directives 79/409EEC (Birds Directive) and 92/43/EEC (Habitats Directive) with respect to 'Appropriate Assessment / Habitats Directive Assessment' of any relevant plans or development proposals. As part of this any proposed amendments / variations to the plan or development proposals should be screened with respect to the potential impact on Natura 2000 sites and the requirement for "appropriate assessment / Habitats Directive Assessment" in accordance with Article 6 of the Habitats Directive.
<b>OO-27</b>	Facilitate the provision of fruit and vegetable allotments on land of suitable quality where demand arises. Such facilities will be open to consideration on all land use zonings within the functional area.

<b>Overall Objective No</b>	<b>Environment It is an objective of the Council to;</b>
<b>OO-27a</b>	It is the policy of the Council to minimise the threat of air, land, water or other environmental pollution, by use of the statutory powers of the local authority. The attention of developers is drawn to the requirements of the Environmental Impact Assessment Regulations. Under the EIA and Planning and Development Regulations certain projects that may arise during the implementation of the Plan may require an Environmental Impact Assessment.
<b>OO-27b</b>	Implement the guidelines contained within the “Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads” with regard to the implementation of road programs and projects located within the plan area.
<b>OO-27c</b>	Facilitate the mapping of habitats, including wetlands within the plan area, in consultation with the National Parks and Wildlife Service – Department of the Environment, Heritage and Local Government, the Heritage Council, the Southwest Regional Fisheries Board and other relevant statutory and non statutory nature conservation interest groups.
<b>OO-27d</b>	Prohibit discharge of untreated wastewater into any receiving waters classified as being “at risk” under the Water Framework Directive.
<b>OO-27e</b>	Promote the protection of fisheries and shellfisheries located within the catchment of the plan area, including the Maine and Brown Flesk Rivers which are identified as “Salmonid” and “Habitat” rivers under the WFD Register of Protected Areas.
<b>OO-27f</b>	Promote the protection and enhancement of surface water, groundwater water resources and their associated habitats and species, including fisheries.
<b>OO-27g</b>	Protect all designated habitats (Natura 2000 sites and Natural Heritage Areas) and species (including those listed in Annex II of the Habitats Directive) within the plan area and to promote the establishment, management and protection of buffer zones surrounding designated sites, where appropriate.
<b>OO-27h</b>	Facilitate the National Parks and Wildlife Service in the implementation of the “Main Objectives Over The Coming Five Years and Beyond” as set out in the Conclusions of the National Parks and Wildlife Service Report “The Status of EU Protected Habitats and Species in Ireland”,(NPWS, Department of the Environment, Heritage and Local Government”,(2008) and in the implementation of conservation management plans for Natura 2000 sites.
<b>OO-27i</b>	Promote the protection and improvement, where appropriate of air quality within the plan area

<b>Overall Objective No</b>	<b>Built Environment It is an objective of the Council to;</b>
<b>OO-28</b>	Provide a high quality of design in private and public development, increasing the quality of the public domain while maintaining the character, form and settlement pattern of the settlements.
<b>OO-29</b>	Promote the development of passive low energy buildings and encourage developers to design and build houses/buildings towards an ‘A’ rating standard as set out by the National Building Energy Rating (BER) methodology.
<b>OO-30</b>	Address the issue of safety in the public domain through good urban design and architecture.
<b>OO-31</b>	Require Urban Design Statements for large or significant developments, including residential developments in excess of four dwellings.

<b>Overall Objective No</b>	<b>Built Environment It is an objective of the Council to;</b>
<b>OO-32</b>	Require that all applications for new developments for four and less dwellings, and including commercial developments, should be accompanied by a Design Statement.
<b>OO-33</b>	Ensure that developments comply with the <i>Sustainable Residential Development in Urban Areas</i> and the <i>Urban Design Manual - A Best Practice Guide</i> , as issued by the Department of the Environment, Heritage and Local Government in 2008, where appropriate.
<b>OO-34</b>	Ensure that new roadways, road widening schemes, vehicle parking areas and junction improvement works are carried out in a visually sensitive manner.
<b>OO-35</b>	Promote the role of urban design and architecture in the creation of place, space and terminal vistas and ensure development proposals address this challenge.
<b>OO-36</b>	Protect important views to and from landmark buildings, historic buildings and associated prospects to ensure the character of these places is adequately protected.
<b>OO-37</b>	Ensure that new developments front onto public spaces or walkways and that they provide an active frontage of attractive design and scale.

<b>Overall Objective No</b>	<b>Archaeology It is an objective of the Council to;</b>
<b>OO-38</b>	Ensure that proposed development located within lands highlighted as representing the zone of archaeological potential around a monument listed in the Record of Monuments and Places (RMP) will be referred to the National Monuments Section, DoEHLG. Such developments will be the subject of an archaeological impact assessment and may require, further subsequent archaeological mitigation such as buffer/exclusion zones, monitoring, pre-development archaeological and/or archaeological excavation.
<b>OO-39</b>	Ensure that the road project proposals take cognisance of the NRA's guidelines on archaeological assessments.

<b>Overall Objective No</b>	<b>Flood Risk Management It is an objective of the Council to</b>
<b>OO-40</b>	Ensure that zoning of land for development purposes will not be permitted in areas where a flood risk assessment indicates a risk of flooding exists to that land or other land or property as a result of development. A sequential approach and justification approach as indicated in the Flood Risk Management Guidelines will be utilised in the assessment of zoning and development proposals.
<b>OO-41</b>	Ensure that development proposals which would be sensitive to the effects of flooding, or which would be located in flood prone or marginal areas are accompanied with Flood Impact Assessments, detailed justification tests and detailed mitigation measures within the context of the DEHLG guidelines on Flood Risk Management. Developments which in the opinion of the Council would have an unacceptable risk of flooding or which would result in an unacceptable risk of flooding elsewhere will not be permitted.
<b>OO-41 a</b>	Provide for the protection, management, and as appropriate, enhancement of existing wetland habitats where flood protection/management measures are considered to be necessary.

## 1.6 Settlement Strategy

### 1.6.1 Settlement Hierarchy

The settlements within the Castleisland Functional Area are designated on the basis of the following classification;

- **Regional Centres** are settlements with a strategic location relative to the surrounding area. They have populations in excess of 3,500. They possess good social and economic infrastructure and support services. They have the ability to energise their surrounding areas of influence through strong linkages, enhanced by transport, which will enable other centres to play a complementary role in their development. There is no regional centre in the Castleisland Functional Area.

- **District Centres** constitute the principal settlements within the primary functional areas. They have populations in excess of 1,000. Their functions are complementary to the regional centres and each other. They also have an important regional employment function within their surrounding catchment. Castleisland town is defined in this plan as a district centre.

- **Towns** constitute the principal settlements within the Secondary functional areas and within the hub areas also include Ballyheigue and Milltown. Towns also provide a range of community services, sporting facilities and medical centres that meet the needs of the surrounding catchment area.

- **Villages** provide for convenience and daily needs and small scale employment opportunities for their residents and surrounding rural population. They also provide local level community services, such as primary schools, churches, local sporting facilities and a community hall. Brosna, Currow, Knocknagashel, and Scartaglin are all villages in the Castleisland Functional Area.

- **Small Villages/Development Nodes** are localities with a scattered development pattern providing a range of local community facilities, such as a primary school, sporting club or a general shop or post office. The settlement pattern is not cohesive, but they are often characterised by strong geographic communities. Currans and Cordal are small villages/development nodes. For ease of reference these settlements are indicated on Figure 1.4.



The population of the entire functional area as contained in the 2006 Census was 9728 persons (see Table 1.1). It is projected that the population of the entire plan area will grow by 1167 persons over the 6 year period of the plan (using the revised figures).

	<b>2002</b>	<b>2006</b>	<b>2009</b>	<b>2015</b>
<b>Castleisland Functional Area</b>	9508	9728	10,173	11,340

**Population change and projected population in Castleisland Functional Area 2002-2015**  
**Table 1.1**

At present, approximately 33% of the population live in urban areas in the Castleisland Functional Area. It is considered that in order to promote a more sustainable urban/rural settlement pattern, that over the period of the plan, provision should be made to accommodate 55% of the projected growth in the urban settlements. Of the total growth within the functional Area this equates to 641 persons giving a requirement of 118 acres of residentially zoned land for the settlements. It is anticipated that the current breakdown

between the individual settlement will not change significantly and therefore 70% of the proposed growth in urban settlements is allocated to Castleisland, equating to 448 persons. At an occupancy rate of 2.7, an average density of 5 dwellings per acre and an inertia factor of 2.5, this equates to 83 acres of residentially zoned land needed for the town of Castleisland.

The remaining growth of 193 persons is allocated to the smaller settlements. The current settlement pattern in these settlements and the level of infrastructural provision, particularly wastewater infrastructure, necessitates a lower density of development. On this basis, at a density of 2.5 dwellings per acre, the smaller settlements require 36 acres of zoned residential land.

<b>Settlement</b>	<b>Area of Land Zoned (acres)</b>	<b>Projected Housing Provision (no.)</b>
Castleisland	82.52	412.5
Brosna	5.28	13
Cordal	5.37	13
Currans	8.02	20
Currow	8.81	22
Knocknagashel	6.01	15
Scartaglin	5.40	13
<b>TOTAL</b>	<b>121.41</b>	<b>508</b>

Growth prediction for individual smaller towns and villages is difficult due to their lower population base. Prescriptive growth figures can act as a barrier to development. Assigning growth figures based on a traditional demographic analysis of the existing population size (births over deaths etc.) or the existing population as a proportion of the overall area population can lead to very small growth figures and do not take account of historic barriers to growth such as market inertia and lack of infrastructure. These factors are likely to decrease in the future.

Furthermore, the period of this plan is for a period of 6 years and the quantities of land zoned using traditional techniques would not facilitate the longer term development of the villages considering the need for amenities, public space and attractive streetscapes.

The figures above for the smaller villages were therefore derived from zoning contiguous land to the existing settlement in a manner which would retain their character and create functional, attractive and well designed communities while retaining their compact settlement pattern.

#### **1.6.4 Zoning Criteria**

It is important that zoning within the settlements is carried out in a logical and informed manner which will provide for the long-term sustainable development of the settlements. The following criteria are used in deciding the extent and location of proposed residential zoning;

- Zoning within settlements shall not exceed the calculated requirements of the plan.
- The provisions of Section 11.4 of the County Development Plan 2009-2015 shall apply in relation to flood risk management and zoning of land.
- All zoned land shall be contiguous to the existing settlements boundary.
- Zoning of land is dependent on adequate wastewater infrastructure provision.
- Preference shall be given to the development of the town centre and infill developments prior to the zoning additional lands on the outskirts of the settlement.
- All proposed zoning provisions shall be in accordance with the overall objectives of this plan.
- Groundwater Vulnerability Maps shall be taken into consideration for any proposed rezoning, zoning or development, which may occur within the Plan area.
- The Water Framework Directive and impacts on Natura 2000 sites shall be taken into consideration for any proposed rezoning, zoning or development, which may occur within the Plan area. The provision of appropriate buffer zones between designated ecological sites and areas zoned for development will be considered in consultation with the National Parks and Wildlife Service (NPWS) of the Department of Environment, Heritage & Local Government (DoEHLG).

#### **1.7 Community, Institutional and Educational Facilities**

Good community, institutional and educational facilities are a strong attraction for any settlement, contribute to the amenity of an area and are a necessity for a vibrant community to develop and function effectively. In planning for growth it is important to make sufficient land available for either the provision of new or the expansion of existing facilities. Schools, community/youth centres, sports facilities and formal open spaces within the settlements need to be planned for in advance of development proposals being submitted. Therefore, in order to ensure that the vision of creating vibrant and distinctive communities that provide for the social needs of their residents and rural catchment will be achieved, land will need to be reserved for community uses. These lands will be identified within the Zoning maps for each settlement.

It is considered reasonable that as the increased demand for such services is provided by new development and the absence of such facilities can lead to social problems and a degradation of the quality of life, that new residential and commercial developments should include proposals for the provision of social, cultural and sporting facilities within the settlements, reinforcing their roles and meeting the needs of residents. This may involve the adoption of a supplementary development contribution scheme or the provision of public facilities by the developer.

Sports and recreation facilities should be located in strategic locations, close to housing and safely accessible by foot, where they are easily accessible to everybody and form an integral part of the urban structure. In addition the dual use of facilities should be promoted in order to maximize the efficient use of the facility. This might include the siting of facilities adjacent to schools or other existing facilities.

With regard to educational facilities it is clear, in view of the level of development proposed in certain settlements, that existing capacity does not exist to cater for future demand arising from the increase in population generated by new development. It will be the policy of the planning department that all new applications for development will be required to demonstrate how the demand for educational facilities arising as a result of their development will be satisfied.

### 1.8 Development Management

It is intended that development in the Castleisland Functional Area will comply with the development management standards set out in Chapter 13 of the Kerry County Development Plan 2009-2015. There are additional requirements however that must be considered in the Castleisland Functional Area set out below;

<b>Objective No</b>	<b>Development Management It is an objective of the Council to:</b>
<b>DM-1</b>	Ensure that development proposals comply with the development management standards contained in Chapter 13 of the Kerry County Development Plan 2009-2015.
<b>DM-2</b>	Ensure all new developments provide silt traps, grease traps and/or petrol oil interceptors, where deemed necessary by the Council.
<b>DM-3</b>	Ensure all new developments are provided with water display meters to inform people of their public water usage and to promote public awareness.
<b>DM-4</b>	Ensure that all new developments incorporate best practice water conservation measures, such as the provision of dual-flush toilets, rain water collector and harvesting systems, as deemed necessary by the Council so as to conserve treated water.
<b>DM-5</b>	Ensure that development proposals for individual wastewater treatment systems will be referred to the Site Assessment Unit of the Environment Section of the Council. Proposed development will only be granted if the design, construction, operation and maintenance comply with the appropriate guidelines and regulations. Proposals which would result in or contribute to surface or groundwater pollution will not be permitted.
<b>DM-6</b>	Ensure that a minimum of 50cm topsoil is provided within the back gardens of proposed dwellings.
<b>DM-7</b>	Ensure that developers provide individual composters for residential units and other developments where considered to be practical.
<b>DM-8</b>	Ensure that developers incorporate suitable native and/or productive (fruit or not) shrubs/trees, suited to the environmental conditions of the development site as part of development proposals.
<b>DM-9</b>	Encourage the integration of biodiversity features into Greenfield developments such as bird boxes, bat boxes, sustainable urban drainage systems and appropriate landscaping.
<b>DM-10</b>	Ensure that adequate buffer zones are provided and maintained between new developments and watercourses, where appropriate.

<b>Objective No</b>	<b>Development Management It is an objective of the Council to:</b>
<b>DM-10a</b>	Promote the protection and enhancement of linkages between local biodiversity features and ecological networks e.g. hedgerows, watercourses etc.
<b>DM-10b</b>	Ensure that development proposals with significant potential for the generation of Construction and Demolition waste are supported by Sustainable Waste Management Plans.
<b>DM-11</b>	Prohibit retail/retail warehouse and industrial/light industrial development adjacent to National routes.
<b>DM-12</b>	Ensure that proposals for bridge type developments are supported at planning application stage with “Appropriate Risk Assessments” as outlined in DoEHLG Guidance on “The Planning System and Flood Risk Management.

### **1.8.1 Land Use Zoning Definitions & Matrix for all Settlements**

#### **Existing & Proposed Residential**

The purpose of this zoning objective is to provide for new residential areas, to protect and improve existing residential areas and to provide facilities and amenities incidental to those residential areas.

The residential zonings are intended to provide for the full range of housing types required to meet demand and changing demographics. It is intended that higher densities, subject to good design, will be accommodated closer to the town centre, while lower density development shall be provided at the periphery of the town.

The range of additional uses open to consideration within the residential zoning include community, social and medical facilities as well as neighborhood shops, restaurants and public houses where it can be demonstrated that there is a need for such facilities and that it will not affect the predominantly residential nature of the area.

Residential development shall only take place in conjunction with the provision of the necessary physical, social, community, educational and recreational services/facilities being provided.

Lands used as green areas within residential developments have not been specifically identified as part of this plan but there is a presumption against the development of such land.

Applications for significant residential developments shall include an assessment of existing educational facilities serving the area.

#### **Town Centre**

To primarily provide for mixed uses including retailing, residential, commercial, office, civic buildings, financial institutions, professional services and any other uses appropriate to the town centre. Proposed developments should improve the vitality and viability of the town centre and shall meet the needs of the town and the hinterland. Individual applications will be assessed on the basis of the proposed development as well as existing uses, and other proposals in the vicinity.

Developments which the Planning Authority considers would unduly affect the character, quality and amenity of the town will not be permitted. A diversity of uses for both day and evening will be encouraged and the degree of accessibility for all users shall be high.

Any residential development on these sites shall be secondary to the primary commercial/retail use at the site and any residential development shall be compatible with the primary use at the site.

In order to protect the amenities of the town and in the interests of the proper planning and sustainable development of the town, opening hours of proposed take-aways and fast food outlets will be restricted as deemed appropriate by the Planning Authority.

In order to protect the retail function and amenities of the town centre, betting offices and take away/fast food outlets will not normally be permitted within the core retail areas of the town.

### **Village Centre**

To primarily provide for a mix of uses on the main street of smaller settlements.

### **Mixed Use**

Mixed use zoning is intended to cater for a mix of uses outside of the town centre including local shops, petrol stations, offices, visitor accommodation and other commercial uses that are acceptable outside the town centre. These sites shall be developed with a complimentary mix of uses where possible. Development on such sites shall not detract from the vitality and viability of the town centre. Small scale retail uses are acceptable on these sites in the form of local neighbourhood shops with a gross floor area of not more than 500sqm. Any residential development on these sites shall be secondary to the primary commercial/retail use at the site and any residential development shall be compatible with the primary use at the site.

This zoning also applies to sites outside the village centre in smaller settlements.

### **Public/Community/Institutional/Educational**

Public, community, institutional and educational facilities including schools, churches, day-care centres, childcare facilities, community buildings, health facilities and public utilities will normally be permitted. Limited residential or business uses will only be permitted where they are functionally related and ancillary to community facilities at the site. It is the objective of this zoning to protect community facilities and amenities and to allow for the expansion of those community facilities.

### **Retail**

Sites zoned for retail use are earmarked solely for retail development. Supermarkets and/or shopping centres will be permitted on these sites.

### **Retail Warehouse**

Retail warehouses are generally large scale, single retail stores catering for the car borne customer and specialising in bulk goods products such as furniture, carpets, tiles, DIY and electrical goods etc. Retail warehouses require extensive areas of showroom space, where storage occurs on the shop floor. Minimal additional storage would normally be required. In general, retail warehouses are not easily accommodated in town centre locations given their size and extensive car parking requirements. Retail developments will not be permitted on such sites.

**Industry**

Land zoned for industry is for the use of land for industry/manufacturing. Ancillary showrooms associated with the main use on site will be permitted up to a floor area of 100sqm.

**Light Industry**

Certain Industries that are not compatible with urban areas by virtue of noxious or dangerous processes, such as noise, or pollution will not be permitted. In order to preserve this land for light industrial use, uses that do not directly relate to industrial activities, such as housing, retail or community uses will not be permitted. Uses shall not be injurious to the residential amenity of the area. Ancillary showrooms associated with the main use on site will be permitted up to a floor area of 100sqm.

**Mixed Use Streetscape**

Where land is indicated as 'Mixed Use Urban Streetscape' a range of mixed uses will be considered. New development must incorporate the traditional architectural values of the existing streetscapes in the town in terms of massing, scale, form, and street frontage. Local architectural elements shall be incorporated in the design of structures where appropriate. Proposed development shall incorporate pavement building lines and rear parking in its design and layout where site characteristics allow. To accommodate future growth, the emphasis must be on adaptability and the potential for the future growth of the commercial and retail sectors as demand arises. In considering mixed use streetscape, designers should consider plot width, floor to ceiling heights etc. and the capacity of the structure to be converted to different uses in the future. As well as normal design criteria, in these areas emphasis must be placed on diversity and adaptability. Diversity should be considered on a horizontal as well as vertical scale. Longer single use developments provide less character and less opportunity for diversity and mixed uses which contribute to the vibrancy of a street. Vertical diversity incorporating a mix of retail, residential and commercial uses also increases the mixed use potential and the extent to which the area is used by different sectors.

**Residential Streetscape**

Same as mixed use streetscape except use is solely residential.

**Village Improvements**

Village improvements is a zoning objective for smaller settlements that is intended to generally improve the appearance and built environment of the village. It includes the improvement of streetscape and the improvement/provision of footpaths and the requirement for lighting and hard and soft landscaping where deemed appropriate.

**Passive Open Space**

Passive open space generally relates to use as town parks and children's playground areas and areas intended as natural amenity areas adjacent to natural features such as rivers. Unrelated uses, such as shops and houses, will not be permitted. The development of ancillary car parks and ancillary related facilities will be considered. These uses, however, shall not detract from the primary use as passive open space.

**Active Open Space**

This zoning is intended solely for the provision of recreational uses. Active uses include the provision of playing pitches, tennis courts etc. Unrelated uses, such as shops and houses, will not be permitted.

The development of recreational buildings and car parks necessary for the use of the amenity will be considered. These uses, however, shall not detract from the primary use as active open space.

**Educational**

Land zoned specifically to cater for the educational needs of a town.

**Car Park**

Land zoned for the provision of a public car park which may include provision for coach parking.

**Opportunity Sites**

Opportunity sites are sites of prime importance in the development of the town. Please refer to development briefs contained in the local area plan for further information.

	Res	TC(5)	MU	RW	PCIE	I	LI	POS	AOS	Ret	BST
Advertisement Boards	N	O	O	O	N	O	O	N	N	P	O
Amusement Arcade	N	O (2)	O	N	N	N	N	N	N	O	N
Bank/Credit Union/Building Society	N	P	P	N	O	N	N	N	N	N	N
Bed and Breakfast/Guesthouse	O	O	O	N	O	N	N	N	N	N	N
Betting office	N	O (3)	O	N	N	N	N	N	N	N	N
Café/restaurant	O	P	P	O	O	O	O	O (4)	O (4)	P	O
Call centre/Telesales	N	O	O	N	N	N	N	N	N	N	P
Car park/multi-storey (commercial)4	N	P	P	P	N	O	O	N	N	P	P
Casual trading	N	O	O	N	N	N	N	O	O	O	N
Cash and Carry	N	N	O	P	N	N	O	N	N	N	N
Cemetery	N	N	N	N	P	N	N	N	N	N	N
Childcare facility	O	O	O	O	P	N	O	N	N	O	O
Cinema/Theatre	N	P	P	O	O	N	N	N	N	O	N
Civic-amenity site	N	N	N	N	N	O	O	N	N	O	N
Community Hall/Facility	O	P	P	O	P	N	N	N	N	N	N
Conference centre	N	P	P	N	O	N	N	N	N	N	P
Cultural/heritage building	O	P	P	O	P	N	N	O	O	O	N
Data-centre/Web-hosting centres	N	P	P	O	O	N	O	N	N	N	P
Drive-through restaurant	N	N	O	O	N	N	N	N	N	P	N
Dry cleaners	N	P	P	N	N	N	N	N	N	P	N
Education (day and/or night)	O	P	P	N	P	N	N	N	N	O	O
Fast food/Take-away	N	O (3)	P	O	N	N	O	N	N	O	O
Funeral home	N	O	O	N	O	N	N	N	N	N	N
Garden centre	N	N	N	O	N	N	N	N	N	O	N
Healthcare Professionals	O	P	P	O	P	N	N	N	N	O	N
Hair dressing salon/Beauty salon	O	P	P	O	O	N	N	N	N	O	N
Heavy commercial vehicle parks	N	N	N	N	N	P	P	N	N	N	N
Hospital	O	O	O	N	P	N	N	N	N	N	N
Hostel	O	O	O	N	O	N	N	N	N	N	N
Hotel	O	P	P	N	O	N	N	N	N	O (6)	N

	Res	TC	MU	RW	PCEI	I	LI	POS	AOS	Ret	BST
Household fuel depot	N	N	N	N	N	O	O	N	N	N	N
Industry/Light industry with showroom (7)	N	N	N	O	N	O	O	N	N	N	N
Media recording and media associated uses	N	O	O	O	O	N	N	N	N	O	P
Motor sales showroom	N	N	O	O	N	N	O	N	N	O	N
Night-club/Dancehall	N	O	O	N	N	N	O	N	N	O	N
Office	O	P	P	O	O	N	N	N	N	N	P
Off-licence	N	P	P	N	N	N	N	N	N	P	N
Place of public worship	O	P	P	N	P	N	N	N	N	N	N
Petrol filling station	N	N	O	O	N	N	N	N	N	O	N
Public house	O	P	P	N	O	N	N	N	N	O	N
Repairs garage	N	N	O	N	N	N	P	N	N	N	N
Residential institution	O	O	O	N	O	N	N	N	N	N	N
Sports club/Recreational building	O	O	O	O	O	N	N	N	O	O	O
Supermarket (>2500sqm)	N	P	O	N	N	N	N	N	N	P	N
Warehouse/storage depots/distribution centres	N	N	N	N	N	O	N	N	N	N	N

#### KEY

**Res**- residential    **TC** – Town Centre    **MU**- Mixed Use    **RW**- Retail Warehouse  
**PCIE**- Public/community/institutional/educational    **I**- Industry    **LI** – Light Industry    **POS** – Passive Open Space  
**AOS** – Active Open Space    **Ret**- Retail    **BST** – Business/Science/Technology

**N** = Not normally permitted    **O** = Open to consideration (1)    **P** = Permitted in principle

#### NOTES

- 1 Land uses in the ‘open to consideration’ category may or may not be acceptable and proposals in this category will be considered by the Planning Authority on their individual merits and within the context of the proper planning and sustainable development of the area.
- 2 There are locations in the town centre where amusement arcades are inappropriate and applicants are advised to liaise with the Planning Authority.
- 3 In general, these developments will not be permitted on the main street of town centres in order to protect the retail function and amenities of the town centre.
- 4 Small kiosk-type buildings will be considered
- 5 All applications will have to comply with the car parking standards contained in the County Development Plan
- 6 Hotel to be ancillary to the main retail use at the site
- 7 Net retail space to be a maximum of 100sqm and shall be solely related to the associated industrial/light industrial use at the site