

KNOCKNAGASHEL ADOPTED LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Knocknagashel (Cnoc na gCaiseal) is an attractive hilltop village in North Kerry. It is located approximately 3 km west of the N21, 16 km from Castleisland, 10 km from Abbeyfeale and 21 km from Listowel.



1.2 Population

The village is within the Knocknagashel Electoral Division in which the population declined by 3.4% in the intercensal period from 1996 -2002. The rate of decline decreased in the intercensal period from 2002 -2006 with a recorded reduction in population of 1%. No population statistics are available for the plan area and for the purposes of this plan the population has been calculated using the results of a house count and the estimated household size of 2.94. There are 50 dwelling units within the proposed boundary and this equates to an approximate population of 147.

1.3 Infrastructure

The village's waste water treatment plant comprises a holding tank which is currently operating at capacity. There are no plans to upgrade or expand this facility.

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. A limited number of one-off houses however may be permitted to connect to the existing system if compliance with the Wastewater Discharge Regulations 2007 is demonstrated. It is also an option for a developer or developers to propose the design, construction and financing of Wastewater Collection and/or Treatment Infrastructure following consultation with the Water Services Section. Individual treatment systems and pumping stations serving a particular development are not acceptable.

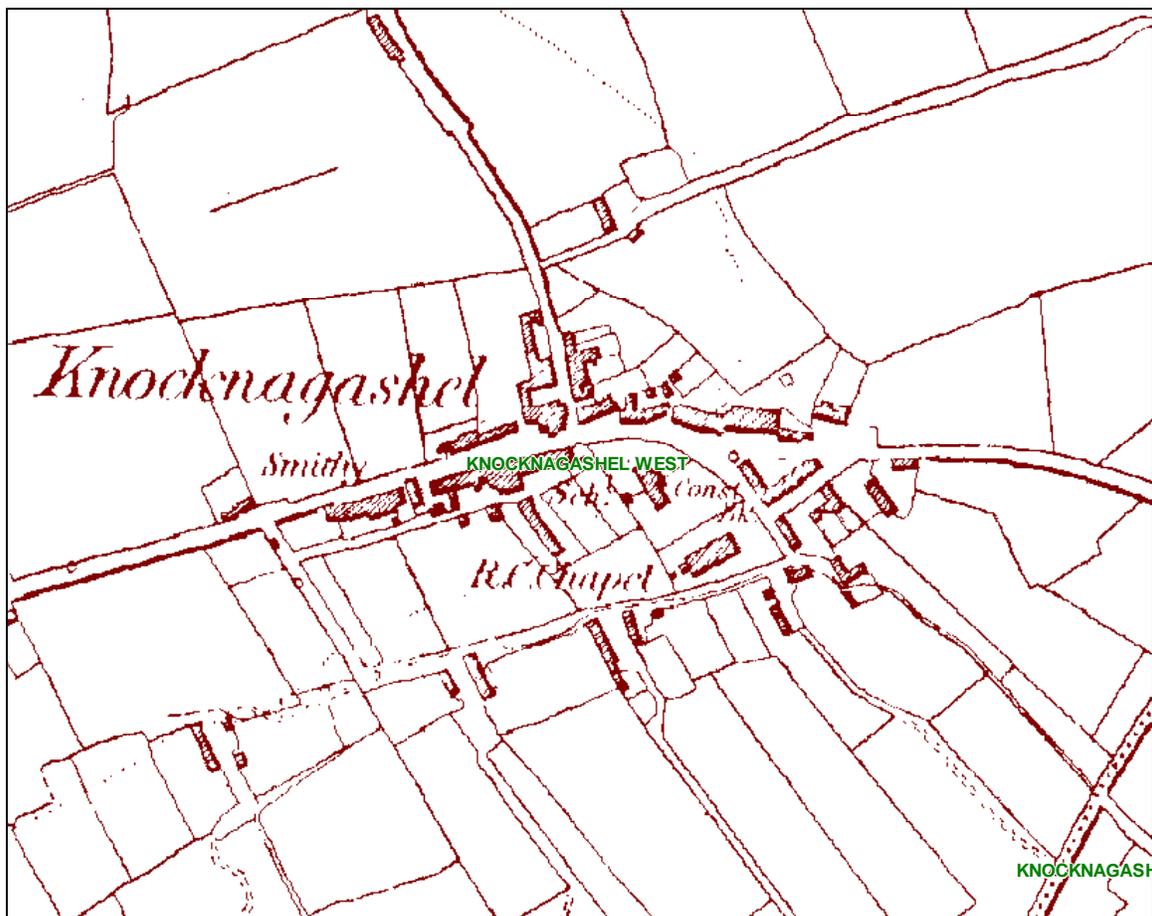
A new regional water supply scheme was completed in 2001 to serve Knocknagashel, Brosna and surrounding areas.

1.4 Function and Facilities

Knocknagashel is a residential village which functions as a service centre for its rural hinterland. The village has a shop, a post office, a hairdressers, a pottery shop, funeral home and four public houses. Social services include a community centre, a Church, a part-time Garda Station, and a primary school, all located within the village. The GAA grounds are located outside the village. It's relatively isolated location and the low level of through traffic has militated against the expansion of services in the village.

1.5 Urban Form

The settlement pattern in Knocknagashel has evolved in response to the topography of its hillside location. Although the development pattern is linear along a main street, the variety of ground levels adds interest. The village's hilltop position, the disposition of the church, school and triangular building block at the centre of the village, give Knocknagashel a unique character and charm. Minor variations to the building line and the positioning of corner buildings throughout the village contribute to its distinctive form. The combination of circulation routes including the Well Road and the Cummer Road provide additional interest. The design concept for new development will be required to give expression to the multiplicity of factors that contribute to the village's character.



OSi Six Inch Map Knocnagashel

The streetscape is mainly comprised of detached and semi-detached structures with a continuous section of streetscape to the west of the school. In recent years a significant level of development, particularly to the south, has detracted from the compact nature of the village and weakened the urban structure.



1.6 Built Heritage

There are six protected structures in the village which are listed below;

- The Roman Catholic Church (RPS KY 023-001)
- Single storey terraced cottage, Cummer Rd (RPS KY 023-002)
- Single storey terraced cottage, Cummer Rd (RPS KY 023-003)
- Single storey terraced cottage, Cummer Rd (RPS KY 023-004)
- Two-storey four-bay vernacular dwelling house, Village centre (RPS KY 023-005)
- Roadside pump, Main St (RPS KY 023-006)

In addition to the architectural and social value found in individual buildings the streetscape in general presents a characteristic traditional aspect which should be preserved. A triangular block known locally as Parnell Square forms a particularly coherent and attractive traditional frontage in the village which should be retained. This area is being proposed as an Architectural Conservation Area (see Appendix A for details).



1.7 Archaeology

There are no archaeological monuments within or near the plan area.

1.8 Natural Environment & Amenity

Knocknagashel is situated at approximately 180metres OD. There are no watercourses within the plan area although there are a number of streams including the Glena, the Tullaleague and the Owveg in the lowland areas surrounding the village. The village is located in an area designated an SPA under the Birds Directive.

A large cluster of mature evergreen trees lies at the southern entrance to the village and should be protected in the event of new development. The planning authority will ensure where possible that mature trees occurring on zoned land are retained in any new development. This will require that the design and layout of proposals will be formulated in part by the need to incorporate existing trees into new development.

There is a small pocket park at the eastern end of the village and a hard landscaped Bible Garden behind the church. It is important that a village park is sufficient in size to accommodate some recreational activity such as a playground or ball area and land has therefore been zoned in the plan for a new town park at the centre of the village in proximity to housing and parking.

The elevated position of the village offers scenic views of the open countryside from a number of locations throughout the village and likewise the village is highly visible from surrounding areas, especially when viewed from the south and the N21.

1.9 Vehicular and Pedestrian Traffic

The village does not experience much through-traffic or congestion due to its relatively isolated location on local roads. The upper end of the main street is only marginally wide enough to accommodate on street parking on both sides of the road. The middle section of the main street has limited capacity to allow any on-street parking in the vicinity of the school or church.

A large car park serving the village funeral home is located on the upper end of Main Street directly opposite the village post office. This car park is laid out in a linear fashion along the main street leaving an extensive and unattractive gap in street frontage. The visual impact of the car park can be significantly reduced if its street frontage is decreased. The overall capacity of the car park can be retained by replacing lost spaces with an extension to the rear thus providing a narrow in-depth layout and a more productive use of street frontage.

Pavement provision throughout the village is limited and where it occurs it is fragmented. In the central area of the village, buildings front directly onto narrow roads which makes the development of pavements along all streets difficult to achieve. It is important therefore that a network of pedestrian routes is provided within and between all new development in order to reduce reliance on pavements in these areas and to provide a safe pedestrian network.



Aerial photograph of Knocknagashel showing extent of the village (2004)

1.10 Employment

There is little local employment in the vicinity of the plan area. It is envisaged that residents will continue to commute to urban centres such as Castleisland, Abbeyfeale, Listowel and Tralee and Limerick.

1.11 Growth and Residential Development

Since the adoption of the previous local area plan in 2007, permission has been granted for one replacement dwelling in the village and one additional dwelling unit.

Knocknagashel has the capacity to attract and absorb future demand for detached dwelling houses on large sites that would otherwise be met through linear roadside development in rural areas. This will contribute to a reduction in one-off development in rural areas, while ensuring the demand for large sites is catered for in a sustainable pattern and in close proximity to schools and other services.

2.0 DEVELOPMENT STRATEGY

- The future development strategy is to provide for the ongoing development of Knocknagashel as a 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.
- Knocknagashel has a unique character and strong innate architectural heritage and has been relatively unspoilt by development to date. Future development should contribute to the village's strong identity and sense of place. This will be achieved by ensuring new developments are in keeping with the scale, character and settlement pattern of the village and reflect local design features.

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	Facilitate development that integrates with the existing village, takes account of the topography and existing building heights and streetscape and is consistent with the character of its traditional village form.
OO-3	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-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
OO-6	Retain old and historic features in the village such as stone walls in new developments and require that any new boundaries are in keeping with the character of the settlement and finished in local stone.

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 development shall not have a significant detrimental impact on the quality of the natural environment.
NEA-2	Ensure that development within the plan area does not lead to deterioration in the quality of surface or groundwater.
NEA-3	Protect existing trees and hedgerows where possible and promote additional planting in new developments.
NEA-4	Provide for the development of a village park and indicative playground as indicated on the Zoning Map.
NEA-5	Ensure that the high quality and unique natural setting of the village and the amenity areas in the village are protected from inappropriate development.
NEA-6	Make a Tree Preservation Order in accordance with the provisions of the Planning and Development Act 2000(as amended) in relation to the trees within the area shown on the Zoning Map. This will ensure that these trees are protected and their contribution to the amenity of the village and the environment is maintained.

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	Reserve land for the redevelopment of the existing car park in order to reduce its road frontage and provide for the development of additional streetscape.
T-3	Extend pedestrian routes and cycleways in new and existing development throughout the plan area.
T-4	Seek the provision and improvement of footpaths as indicated on the zoning map.
T-5	Facilitate the provision of traffic calming measures in the village as required.

3.1.3 Built Environment

Objective No.	Specific Objective It is an objective of the Council to;
BE-1	Require an urban design statement for any development in this site. The urban design statement for this site shall, given its curved frontage, address the need to provide streetscape frontage in a manner that ensure gable walls do not dominate when viewed from the public road The proposed streetscape shall retain the curve of the site boundary to maximise the contribution this site can make to the village streetscape.
BE-2	Promote a high standard of architectural design to enhance the existing streetscape and contribute to the development of an attractive urban environment.

Objective No.	Specific Objective It is an objective of the Council to:
BE-3	Facilitate development that integrates with the existing village and is consistent with the character of its traditional village form.
BE-4	Preserve the village's architectural and archaeological heritage and encourage developers to adopt existing distinctive local design features.
BE-5	Promote attractive streetscapes and approaches into the village.

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	Designate the area as indicated on the Zoning Map and Appendix A as an Architectural Conservation Area (ACA) in accordance with the provisions of the Planning and Development Act 2000 (as amended) and the statutory guidelines for designation issued by the Department of the Environment, Heritage and Local Government.
BH-3	Encourage the appropriate reuse and sensitive restoration of unused/derelict vernacular properties in the village.

Appendix A
Proposed Architectural Conservation Area

PROPOSED ARCHITECTURAL CONSERVATION AREA

1.0 Introduction

Many of the towns and villages of County Kerry contain areas which exhibit a distinct character and intrinsic qualities, based on their historic built form and layout. This character is often derived from the cumulative impact of the area's buildings, their setting, landscape and other locally important feature. The materials used and the manner in which they are used in the buildings all possess historical significance and render a sense of place and identity. These areas are an expression of our culture and our identity and constitute an important part of our heritage. The Planning and Development Act, 2000 provides the legislative basis for the protection of such areas, known as Architectural Conservation Areas, or ACAs

An ACA is 'a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure and whose character it is an objective of the Development Plan to preserve'.

A wide variety of areas can be considered for designation as an ACA. For example, an ACA could be centred on an individual building, or a terrace of houses; they may be rural or urban. ACA designation forms the basis for policies to preserve or enhance an area, and provides a basic control over the external appearance of buildings, which make a positive contribution to the character of the area. Planning controls are more extensive with exempted development limited. Any works that would have a material effect on the character of an ACA require planning permission.

Kerry County Council recognises that by making provision for the protection of these areas, in order to retain the special character of an area, in many cases, this protection is best achieved by controlling and guiding change on a wider scale than the individual structure. The objective of the designation is to guide the processes of change within an area and ensure that all future developments are carried out in a manner sympathetic to the special character of the area.

This document is one of a series of appraisals aimed at identifying the special character of each ACA throughout the county, with specific conservation objectives and policies formulated to protect this character. The aim is to give guidance to owners/occupiers and developers on the type of work that would require planning permission.

The objective of an Architectural Conservation Area is to protect the special character of an area through the careful control and management of change. Owners, occupiers or developers proposing to carry out works within the ACA should be aware that the normal exemption development regulations, will no longer apply. Therefore, in its assessment of whether or not works constitute exempted development, the Planning Authority must have regard to not only the impact on the character of the structure itself and adjacent structures, as required under Section 4(1)(h), but must now also have regard to the impact on the overall character of the area, as required under Section 82(1).

The designation of ACA status therefore results in restrictions on certain works to the exteriors of structures, their settings and plot boundaries. For example, the construction of a small house extension or a boundary wall within an ACA may require planning permission, although such works may be exempted development elsewhere.

Owners, occupiers or developers proposing to carry out works within the ACA should be aware that in general, planning permission will be required for any new build to the front of structures and changes of original materials, such as windows, wall finishes, boundary walls, roof materials etc. While new development and alterations to existing structures can still occur subject to planning, proposals should respect or enhance the area's special character. The key consideration for the Planning Authority will be to ensure that development proposals respect the special character and appearance of the area and contribute to its preservation and enhancement.



Fig. No. 1 ACA viewed from east.

2.0 Location and Boundary of the Architectural Conservation Area

Knocknagashel is located on elevated ground between 160 and 190 metres OD, overlooking the Owveg river and the N21 National Primary route.

The ACA incorporates a triangular area in the centre of the village to the east of the church and primary school, as shown in Fig. No.2.

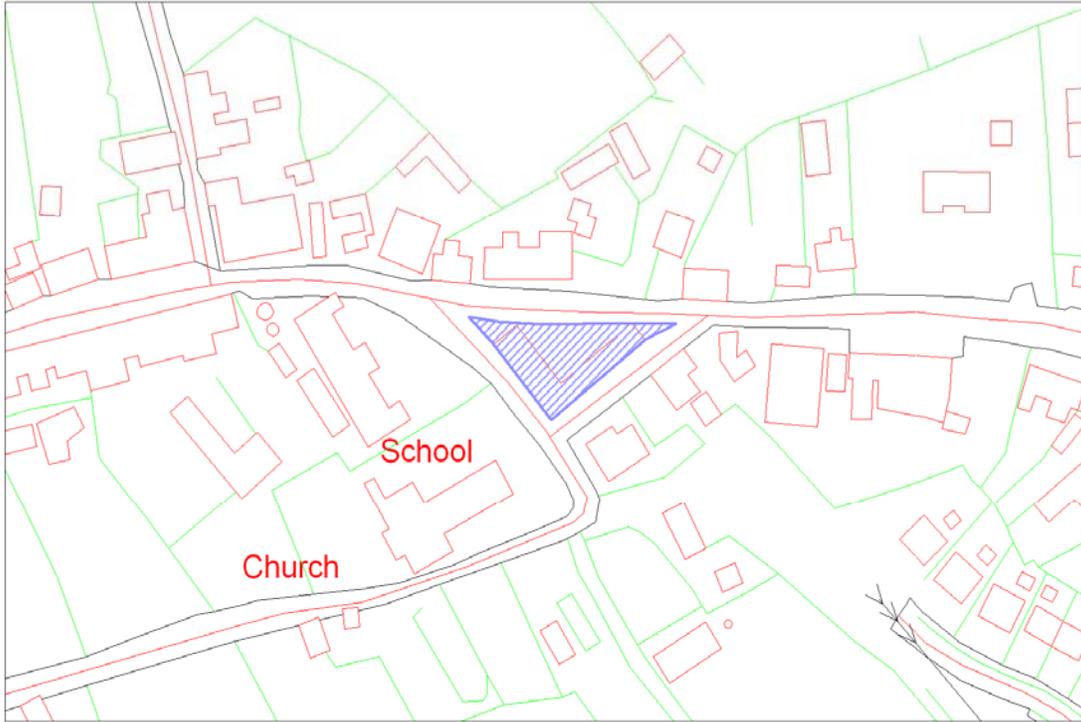


Fig. No. 2 ACA Boundary

3.0 Historical Development of the Area

One of the earliest references to Knocknagashel is a census report for 1659 which states that ‘Cnocknegassel townland’ had twenty five households. It wasn’t until Richard Griffith undertook his road building projects in the early nineteenth century that Knocknagashel figures more prominently. Parnell’s visit to the village in 1891 was widely publicised and a plaque located on a building within the proposed ACA commemorates this occasion.



Fig. No. 3 1842 OS map

The 1842 Ordnance survey map shows a scattering of buildings in the vicinity of the church without any evident street pattern. This church which was built in 1834 was replaced by the current church in 1905. The 1898 OS map shows the configuration of the village more or less as it exists today.

4.0 Schedule of Protected Structures and Recorded Monuments

There are no structures included in the Record of Protected Structures within the ACA. St. Mary's Church which is a Protected Structure is nearby to the west.

There are no known Recorded Monuments within the boundaries of the ACA.



Fig. No. 4 Plaque commemorating Parnell visit

5.0 Description of Existing Built Environment

a) *Street pattern and materials.* The ACA is triangular in shape and is comprised of two blocks intersecting at a right angle. The longer block is oriented northeast southwest in line with the church, the other block is oriented northwest southeast and is facing the primary school. The third side of the triangle is an open space. What makes this group of buildings special is their prominent location and setting in the heart of the village, the triangular layout and their contribution to the overall streetscape.



Fig. No. 5 Rear of main block facing northwest.

- b) *Form and arrangement of public and private open space.* The north side of the triangle is an open space.
- c) *Socio economic functions.* The buildings are now all private dwellings, but up to recent years one of the buildings was in commercial use.
- d) *Built fabric-general description.* The building types are relatively homogenous, two storey terraced houses with pitched slate roof and smooth plaster finish. Overall the built fabric is in good condition. There is still a high percentage of original window features.



Fig. No. 6 Roof detail.

- e) *Roofs, ridges, bargeboards, chimneys.* Simple robust chimneys, little barge or ridge detailing, the treatment of the roof on the corner building is an interesting detail. (Fig. No. 6)
- f) *Walls.* All the buildings in the ACA have a paint plaster finish. There are no significant ornamental details.



Fig. No. 7 Window detail.

- g) *Openings.* Entrances and openings may have been altered over the years to suit particular commercial or domestic circumstances. The haphazard window arrangement to the rear of the main block and fronting the open space is typically vernacular and adds to the architectural interest of the area. (Fig.No.5) The first floor window on the curved corner building with coloured sidelights is another attractive feature. (Fig.No.6)

h) *Rainwater Goods*. Some original cast-iron rainwater pipes and gutters remain but others have been replaced.



Fig. No. 7 View towards St Mary's Church

i) *Views*. The vista looking west towards St Mary's Church, the proposed ACA and the school is worth preserving.

6.0 Summary of Special Character

The principle features of the built form are;

- the triangular layout of the village centre and the vistas created
- pitched roofs covered in slate or artificial slate.
- some remaining timber sash windows,
- the curved building line

7.0 Guidelines for Development within the Architectural Conservation Area

1. New buildings. All new buildings in a Conservation Area should be designed with reference to their surroundings and their impact on the character and appearance of the area. Special attention should be paid to form, height, bulk, materials (style and colour), proportion of openings and detailing of roofs, windows and doors.

2. Alterations and Extensions. These should not dominate an existing building's scale or alter the composition of its main elevation. Any alterations including partial demolition should respect an existing building and its materials. All new work should complement the old in quality, texture and colour as well as method of construction. Artificial wall cladding and coatings or artificial roof slates will not generally be allowed on any elevation.

3. Materials. In certain circumstances planning permission will include conditions to ensure that traditional materials, appropriate to a particular building or site, are used.

4. Colour and Painting. The architectural unity of a Conservation Area, in whole or part, may depend on the use of specific colours for the decoration of external rendered walls, joinery or railings. Therefore original colour schemes should be retained. Walls and stone detailing which have traditionally not been painted should generally remain undecorated.

5. Advertisements. All advertisements within a Conservation Area should be sympathetic to its historic character. New advertisement displays will be strictly controlled and the removal of inappropriate signs pursued. There will be a presumption against internally illuminated projecting fascia signs and advertising above ground floor level. Advertisement hoardings of any description will not be appropriate.

6. Undoing Damage. The Council will use opportunities created through planning applications or other proposals to negotiate improvements which remove unsympathetic alterations or additions from existing buildings and which secure the proper repair or restoration of buildings.

8.0 Planning Implications

8.1 Works not affecting the character of the ACA (do not require planning permission)

a) Maintenance and repairs. Planning permission is not required for regular maintenance works and genuine repairs within the ACA (such as *roof, window repairs or rainwater goods*) as long as original materials are retained where they exist or where replacement is necessary that it is on a like-for-like basis. When repairing a building in a conservation area the original character of masonry and /or brickwork walls should be maintained.

Roof- chimneys, dormer windows, satellite dishes. The roof is one of the most important parts of a property as it makes the building wind and watertight and can bring harmony to a streetscape. Where possible the original roof material (such as natural slate) ridge tiles and hip tiles should be retained and repaired, or replaced on a like-for-like basis. Imitation slates are a poor substitute in quality and appearance for natural slate and detract from the character of a building. The conversion of loft space and the installation of inappropriate dormer windows and or rooflights have a negative impact on the appearance of a building and detract from the character of a roofscape. The shape, height and variety of chimney stacks and other architectural details on buildings in a conservation area contribute greatly to the local character and should be retained and repaired. Aerials, satellite dishes and alarm boxes can have a detrimental impact on the appearance of a building. Where possible they should be situated inside or to the rear of a building or carefully located to minimise the impact on the character of the building.

Window and Door openings. Windows and doors are an important component of a building and any alteration or replacement can significantly alter the character and appearance of a house. Whenever possible the original windows and doors should be retained and repaired in order to keep the integrity of the original design, so preserving the character and proportions of the house. The efficiency (thermal capacity and soundproofing of the windows can be increased through the use of appropriate secondary glazing. Imitation replacement window styles and inappropriate replacement window materials (such as UPVC) are poor alternatives for traditional timber vertical sliding sash windows. UPVC windows have thicker cruder frames than timber windows. These unsuitable styles and materials impact on the proportions and overall appearance of a window and a building. The character of a house is then changed which has a detrimental impact on the overall appearance of a townscape and a conservation area.

Rainwater goods. Original cast iron rainwater goods such as gutters on brackets, downpipes and hoppers contribute to the character and appearance of buildings in a conservation area. UPVC rainwater goods attached to fascia boards have a negative impact on the appearance of a traditional house. Where possible original rainwater goods should be retained and repaired or replaced on a like-for-like basis.

b) Internal alterations. ACA designation does not prevent internal changes or rearrangements as long as these changes do not impact on the exterior of the structure.

c) Restoration of character. Where original materials have been removed and replaced with inappropriate alternatives, the restoration or reinstatement of such features will not require planning permission where the method, materials and details for the works have been agreed with *Kerry County Council*

d) Works to the public domain. It is the aim of the Councils to improve the pedestrian environment in Knocknagashel. To this end the Council will encourage the removal of incongruous items of street furniture, including poles, public signage, or other items which add to the visual clutter and detract from the streetscape and pedestrian safety.

8.2 Works impacting on the character of the area (works requiring planning permission)

a) *External walls*.

Removal of render.

Changes to the original finish, or the addition of an applied layer of masonry, brick, wood or plaster.

b) *Roof- chimneys, dormer windows, satellite dishes*.

The removal of the original roofing materials such as natural slate and its replacement with modern materials such as fibre cement tiles.

The removal of existing chimney stacks and early terracotta, or clay pots or other features of the roofscape.

The installation of rooflights or dormer windows on front elevations, or on slopes visible from the public domain.

c) *Window and Door openings*.

Alterations to structural openings and creation of additional openings. Replacement of doors or windows in a style, material, or method of opening other than the existing.

The replacement of single glass panes with double glazed units, reinforced glass or textured glass.

Removal of features such as fanlights, overlights, sidelights and door ironmongery

d) *Rainwater goods*.

Removal of original cast iron hoppers, gutters and downpipes.

e) *Extensions*.

Extensions and all new build that impacts on the street facing elevations of buildings within the ACA will require planning permission.

Proposals for the alteration or extension of properties within the ACA will normally be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the area and will not compromise the amenities of adjacent properties.

Any proposals for extensions should be subsidiary in size and design to the main building and of appropriate scale, use appropriate materials and should normally be located on the rear elevations of a property.

Very careful consideration will be required for alterations and extensions affecting the roof of a property as these have the potential to significantly impact on the character and appearance of the ACA

f) *Commercial frontages*.

The alteration of frontages of shops or other commercial premises within the ACA, the installation of new signage and the installation of additional external elements to the facades of commercial premises.

- g) *Plot widths/ Building lines.*
Any such alterations could impact negatively on the character of the area.
- h) *Amalgamation of sites /properties.*
Any such alterations could impact negatively on the character of the area.
- i) *New build / Replacement*
Developers will be required to demonstrate that any new build reflects the established character of the buildings in the ACA, developers need to take account of such aspects as roof line, overall proportions and external finish.
- j) *Backland Development.*
The height of any backland development should not exceed that of the existing building stock.
- k) *Demolition.*
The demolition of any house in the ACA would have to be justified on the grounds of structural defects or failure. As part of the justification for demolition details will be required of repairs/or remedial works normally used in such circumstances and an explanation as to why they are not suitable in this case.
The developer will also be required to submit a comprehensive photographic survey of the structure to be demolished
- l) *Views.*
Existing views need to be maintained.
- m) *Colour and Painting.*
Any painting scheme should complement the existing colour regime.