

SCARTAGLIN ADOPTED LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Scartaglin (Scairteach an Ghlinne) is located on the R577 in east Kerry in an area known as Sliabh Luachra and is approximately 7km to the southeast of Castleisland village. The R577 connects the village with Castleisland and Ballydesmond in Co. Cork.



1.2 Population

There are no census population figures for the village of Scartaglin. It is located in the Electoral District of Scartaglin. The population in the ED has been steadily increasing since 1996 with the greatest increase of 4% from 607 to 631 persons occurring in the inter-censal period between 2002 and 2006.

1.3 Functions and Facilities

Scartaglin is a small rural village with a commensurate range of services and a farming hinterland. There is one shop/petrol station/post office in the village along with three public houses and a garage. There is also a primary school, a childcare facility, a Church, a graveyard and a funeral home. The Scartaglin GAA grounds are located a distance to the north of the village.

The Sliabh Luachra area is renowned for its traditional music heritage. The Sliabh Luachra Cultural Centre is located at the upper part of the village which provides a range of cultural facilities. Kerry Community Transport is also located in this building. This company provides an important rural public transport service in the area and operated 118 rural bus routes throughout the county in 2008.

1.4 Infrastructure

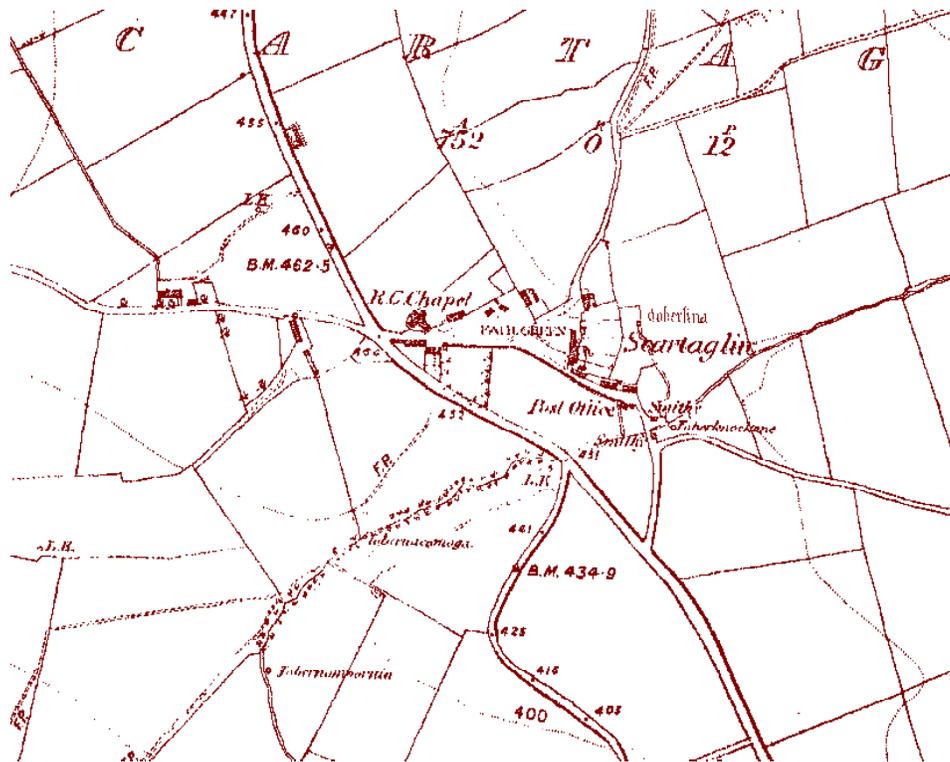
There is no wastewater treatment plant in the village and dwellings are served by individual septic tanks and waste water treatment systems. A preliminary report has been prepared for a sewerage scheme in the village but construction is unlikely to proceed during the lifetime of this plan. Prior to a new treatment plant being built, the following are the alternatives available to applicants/developers in the village:

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

1.5 Urban Form

The village consists of a compact settlement located on an undulating rural landscape. The R577 bisects the village into two parts, upper and lower. The only shop in the village, the petrol station, post office, school, childcare facility and funeral home are located to the south of the regional road while the remainder of the village, which is the original older part of the village, is located on a local road to the north of the regional road. This part of the village is at a considerably higher level in the landscape. At present, there is poor connectivity between the two areas, in particular for pedestrians.

The upper part of the village is focused on an attractive pair of triangular areas or village greens which are framed by two-storey streetscapes at the north eastern fringes of the space. There is a memorial erected to Pádraig O'Keefe, a Sliabh Luachra musician, in the centre of one of the village greens which is adjacent to a sloping agricultural field which fronts onto the R577.



Map :OSI Six Inch map of Scartaglin Village

There is some ribbon development on the northern approach into the village from Castleisland. The largest housing development in the village has also been built off this road which consists of 12 houses. The approach road into the village from the south has a well defined urban/rural edge.

The urban form of the upper part of the village gives the settlement a distinctive character. Along with the terraces of attractive vernacular two-storey dwellings around the fair greens and the scenic rural setting of the village, the village has a charm and character that should be retained and protected from inappropriate development. New developments should be suitably sited and designed so they integrate with the existing urban form and local design features.

The site which fronts the green area and the R577 is an important site in the village and the design and layout of any development on this site will be crucial to the linking of the lower and upper villages and the creation of an attractive village centre.



Aerial Photo of Scartaglin showing extent of village (2004)

1.6 Built Heritage

There is one protected structure in the plan area;

- Our Lady of Lourdes Catholic Church (21304901)

There are attractive buildings at the upper part of the village and in particular around the fair greens. These should be retained in any future developments. Vernacular buildings of local architectural worth should also be retained as a means of preserving the areas built heritage.



1.7 Archaeology

There is one recorded monument within the plan area (KE 049-048).

1.8 Natural Environment

The village is nestled in an attractive undulating agricultural landscape. The Brown Flesk River runs a distance to the south of the village. There are no designated environmental areas in or near the plan area.

The high quality rural setting of the village should be preserved from developments that are visually obtrusive by way of inappropriate scale, design or bulk. The view from the village green in a southerly direction has been identified as worthy of protection from obtrusive development. A Tree Preservation Order will be prepared for the trees on either side of the site between the upper and lower parts of the village as indicated on the zoning map.

The overriding environmental concern for the settlement is that development will not cause a deterioration in surface or groundwater quality in the area.

1.9 Vehicular and Pedestrian Traffic

The village is bisected by the busy R577 road which is the road to Ballydesmond in County Cork. This busy road taken together with the poor connectivity between the upper and lower parts of the village and the lack of footpaths means that pedestrian movement within the village centre can be dangerous for the most part and quite curtailed. A pedestrian/vehicular link should therefore be provided for in the plan to better connect the two areas and footpaths should be provided at suitable locations. Car parking has not been identified as a problem in the village.

1.10 Growth and Residential Development

Only one residential development has been permitted in the village in the recent past consisting of 12 dwellings to the south west of the R577 off the Castleisland Road. No developments have been permitted since the adoption of the previous Local Area Plan in 2008.

2.0 DEVELOPMENT STRATEGY

- The future development strategy is to provide for the development of Scartaglin as a small rural village and local service centre on a scale commensurate with its infrastructural capacity. All development will by its nature and design contribute to creating an identity and sense of place. This will be achieved by ensuring new developments are of an appropriate local scale, and contribute to improvements in its urban form, and which preserve its character, heritage and natural features.
- The village has a unique character and has been relatively unspoilt by development to date. It is considered that the character of the village should be maintained. New development should therefore be in keeping with the scale, character and settlement pattern of the village and should reflect local design features.
- The village has a compact urban form with good definition between the village and the surrounding rural area. Future development of the village should be carried out in a sustainable manner and should ensure that the village retains its compact settlement pattern with attractive approaches into the village.
- The village is located in an undulating landscape with attractive views of the countryside. New development should respect the topography and natural setting of the area and should be designed so as to not be visually obtrusive. Landscaping details will also be required to be of a high standard to help integrate any new development.
- The village green area is the physical focal point of the village. This area should be upgraded to make it more of an active public open space while retaining its essential character. Street furniture and planting could be introduced. It is also considered to be a suitable place for a playground.
- The site which fronts the green area and the R577 is an important site in the village in terms of location and any development on this site should seek to physically, visually and functionally integrate the upper and lower villages. The development and opening up of this site by means of a new road and pedestrian walkway will allow for the connection of upper and lower parts of the village, will provide valuable amenity space and will help maintain views of the countryside from the village green in a southerly direction.

3.0 OVERALL OBJECTIVES

Objective No.	Overall Objective It is an objective of the Council to:
OO-1	Encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites.
OO-2	Ensure that the high quality natural setting of the village is maintained and protected from inappropriate development.
OO-3	Promote attractive streetscapes and approaches into the village and preserve and enhance the elements of the built and natural environment which define the unique character of the village.
OO-4	Ensure that new development is designed to respect the contours of the landscape so as to fully integrate with the landscape and existing settlement.
OO-5	Facilitate the provision of social, community and retail facilities necessary to support the local population and create a viable community.
OO-6	Encourage employment uses at appropriate locations to provide local employment and sustainable growth
OO-7	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.

3.1 SPECIFIC OBJECTIVES

3.1.1 Natural Environment and 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 and the attractive natural setting of the village.
NEA-2	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.
NEA-3	Facilitate the development of the area as indicated on the zoning map as a public amenity area with an attractive pedestrian walkway linking the upper and lower villages.
NEA-4	Facilitate the provision of a public playground to be located at a suitable location. An indicative playground is shown on the existing green area on the zoning map.

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	Facilitate a new road and pedestrian walkway linking the upper and lower parts of the village as indicated on the zoning map.
T-3	Seek the provision/improvement of footpaths as indicated on the Zoning Map.
T-4	Ensure that new developments will include satisfactory provision for pedestrian movement and connectivity throughout the village.
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	Preserve the village's architectural heritage and encourage development to be designed in a manner that is in keeping with the scale character and settlement pattern of the existing village. New developments should respect local design features.
BE-2	Facilitate village improvements to the village greens as indicated on the zoning map. These improvements will consist of better definition of the space, paving, landscaping and street furniture. Provision for parking will also be incorporated into the improvement works. Overhead public utilities will be under grounded. Features such as the water pump and the statue of Pdraig O' Keefe should be retained.
BE-3	Ensure that this central and highly visible site in the village is developed in a sensitive manner, retaining views in a southerly direction from the upper part of the village. The site will provide an important connection between the upper and lower villages and shouldl also include a public amenity area. Existing trees and features will be retained where possible and a new streetscape will be created that integrates with the site in terms of building height and topography.
BE-4	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 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	<p>Encourage the appropriate reuse and sensitive restoration of unused/derelict vernacular properties in the village.</p>

3.1.5 Archaeology

Objective No	Specific Objective It is an objective of the Council to:
A-1	<p>Ensure the preservation of all archaeological monuments in the plan area as included in the Record of Monuments and Places.</p>
A-2	<p>Have regard to the advice and recommendations of the County Archaeologist in respect of monuments and features not currently listed in the Record of Monuments and Places.</p>
A-3	<p>Ensure that any proposed development within the 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 of the Department of Environment, Heritage and Local Government. Such developments will be the subject of archaeological impact assessment and may require further subsequent archaeological mitigation – buffer zones/exclusion zones, monitoring, pre-development archaeological testing, and archaeological excavation prior to a decision being made.</p>