

## 1.0 CONTEXT

### 1.1 Location

Annascaul (Abhainn an Scáil or Áth na Scál) is a village located on the National Secondary route N86, approximately 30km West of Tralee, just over 19km East of Daingean Uí Chúis and approximately 5km to the Northwest of Inch Strand. The village nestles between Cnoc Mhaoilionáin to the northwest and Brackloon to the southeast.

### 1.2 Population

There is no specific census returns for Annascaul. The two DEDs are Ballinvoher and Ballynacourty. The 2006 census showed 509 persons in Ballinvoher and 226 in Ballynacourty. These figures increased from 421 and 219 persons respectively in 2002. This represented a 14% increase in population. The population in 2011 for Ballinvoher was 531 and Ballynacourty was 268.

### 1.3 Functions & Facilities

Annascaul is mainly a residential settlement which provides service and community facilities to the local community. Social services include a church, a health centre, a national school, a garda station, and a community centre. Commercial uses comprises of two shops, a post office, several public houses, a hairdressers, a hostel and a pottery shop.

Because of its location the village therefore benefits from passing trade between Tralee and Daingean Uí Chúis. In addition, Annascaul also functions as a tourist destination. It is the birth place of Antarctic explorer Tom Crean and sculptor Jerome O'Connor. The South Pole Inn Public House and the O'Connor Crean Centre both attract visitors. The Connor Crean Centre houses a tourist information point, resource centre and community office. The Randy Leprechaun and the adjoining Paddy's Palace Dingle Peninsula Hostel are a major stop off destination for the Paddy Wagon Tours.

For its size Annascaul village has a broad range of services and facilities both for locals and tourists, however many of these facilities/services are only open during the tourist season. There are also a number of bed and breakfasts and holiday homes developments in the village and surrounding area.

The proximity of Inch beach is an integral part of the village's tourist attraction and walking routes such as "the foot of the hill loop walk" and the "South pole to Brandon bay" walk provide outdoor recreational opportunities for local people and tourists alike.

### 1.4 Infrastructure

The existing sewerage treatment plant consists of Primary Treatment (an Imhoff Tank) which is considered to be at capacity based on current population. There are currently no plans to upgrade this plant within the lifetime of this plan. A new WWTP is recommended to treat current and future loading. A Preliminary Report has been prepared for Annascaul Sewerage Scheme but funding has not been provided in the Water Services Investment Programme to progress the scheme.

Annascaul is served by a public water Supply. While there is ample water for the duration of this Plan, some water management measures may be necessary at times of seasonally peak demand, because of limitations in the sizes of some of the pipe network.

### **1.5 Urban Form**

The village has developed in a largely linear fashion along the N86. The main street is approximately 700m in length, and features strong streetscapes to the north and south of the main road. There are some fine examples of vernacular architecture which are mainly in the form of two-storey structures. As is the case in many small villages which developed slowly over time, the building line is uneven. Stone fronted two-storey dwellings and out buildings, including a number of attractive stone sheds to the rear of several properties on the main street, are also feature of the townscape. Small-scale residential development is occurring to the rear of some properties along the main street. New housing developments have been constructed to the west of the village at Annagap, and to the south east of the village on the Maum road. These developments take the form of modern suburban type housing estates. There are extensive areas of both developed and undeveloped land to the rear of roadside development. The creation of in-depth development would provide for a more compact and sustainable urban form.

The development of the village has been constrained by the topography of adjacent lands and by the Abhainn an Scáil River and its tributary which meets to the north of the village and run in a southerly direction. The building of Main Street and the approach roads into the village have not incorporated access points to lands at the rear. Access off Main Street to substantial backland sites is therefore limited and this must be addressed if a compact and permeable urban structure is to be achieved.

The Local Authority housing scheme has extended the village at the south eastern end of the town while the modern housing development at Annagap is suburban in character. Ribbon development has occurred along the approach roads into town and mainly on the southern side of the road in the direction of Tralee. Some development has occurred on the road that leads to Adrienne but it is envisaged that further development along this road should be limited due to the width and alignment of the roadway and the elevated nature of the lands at this location

### **1.6 Built Heritage**

There are four protected structures in the plan area.

21304403 (44-3)	Sacred Heart Catholic Church,
21304404 (44-4)	Brackloon House (hostel and public house)
21304405 (44-5)	Annascaul Old Bridge
21304406 (44-6)	South Pole Inn (public house)



**Fig 2.1; A view of the Catholic Church**

It is not proposed to include any additional structures on the Record of Protected Structures. It is considered however, that those elements of the built environment which define the character of the village need to be enhanced and preserved. It is an objective of this plan to designate an ACA along a section of the Main Street so that its attractive form and character can be retained in any future development.



**Fig 2.2 : The urban streetscape and part of the ACA**

It is necessary to ensure that the local character and sense of place are enhanced and a coherent urban structure is created. It is important therefore that new development reflects the traditional elements of the existing streetscape.

### **1.7 Archaeology**

There are several archaeological monuments in proximity to the plan area, but not within it. It will be necessary however, for development within the plan area to be subject to archaeological assessment and compliance with the archaeological objectives and development standards of the Kerry County Development Plan 2009-2015 where appropriate.

### **1.8 Natural Environment and Amenity**

Although there are no environmental designations or designated landscape areas, the village is located in an area rich in natural beauty and amenities. The mountains to the north and south provide attractive views from the village and form scenic backdrops against which the village is set. The river in conjunction with the green areas on its banks is an attractive and natural feature. The landscape is generally elevated to the south of the N86 and drops in gradient from the N86 to the tributary to the north and rises again gently towards the mountains.

There are several walking routes identified in the vicinity of the village and hill walking/mountaineering attracts many visitors to the area. Loch an Scáil is located to the North of the village and the Abhainn an Scáil River flows from the Annascaul lake, through the village in a north south direction. There is a designated SPA and SAC to the south of the village, outside the development boundary

There is a small park dedicated to Tom Crean, and an amenity area dedicated to Jerome O'Connor. With these exceptions there are no amenity areas or play facilities in the village. It is proposed therefore that land is reserved for a village park and play facility.

### **1.9 Vehicular and Pedestrian Traffic**

The village is located on a busy national route and, despite speed limits, speeding is evident and traffic calming measures are required at the main entrances into the village on the N86.

The set back distance of many of the buildings on the main street provides sufficient parking to meet current demand. There is one small car park adjacent to the GAA Pitch/School and a dedicated parking area within the Church grounds. The proposed amenity area adjacent to the GAA club and community centre will increase parking requirements in this vicinity. It is proposed therefore, to zone land adjacent to the community centre as a car park.

There are no access points between the main street and the Maum Road. Such access is necessary to service new development and create a permeable integrated settlement. It is an objective of this plan therefore, that the narrow lane/ pedestrian path running from the main street to the Maum road situated adjacent to the church be developed as a road. This will provide connectivity between the village and the residential area fronting Maum road which is necessary for the integration of these two areas

### **1.10 Employment**

The 2006 Small Area Population Statistics for the EDs in which Annascaul are located (Ballynacourty and Ballinvoher) indicate that the main source of employment for males in the area is the construction industry (25%) followed by agriculture (20%) and manufacturing (13%).

The majority of employed females are professionals, followed by those working in the service sector. It is likely that a number of residents commute to Tralee, Killarney and Daingean Uí Chúis for employment. In order to encourage indigenous businesses and more employment in the village, lands designated for tourism and small scale industrial use are zoned within the settlement boundary.

### 1.11 Growth and Residential Development

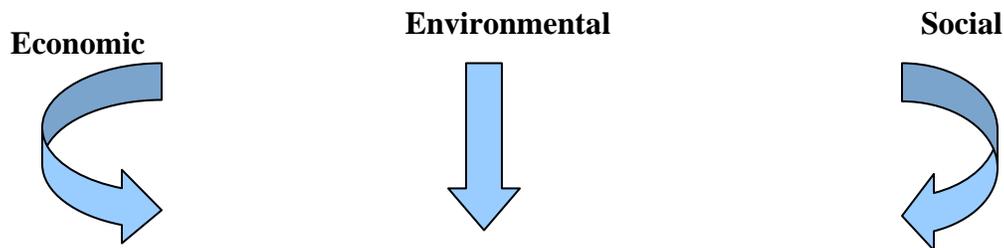
Like other towns and villages in the county, Annascaul experienced a period of growth as evidenced by the 2006 census. However the level of residential planning permissions granted in the period 2005 – 2010 has indicated a limited growth potential over the next number of years.

The development boundary for Annascaul defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion and re-development in the village core. The development boundary for Annascaul is largely determined by topography and infrastructural considerations. It is the an objective of the plan to encourage the development of a compact and sustainable village structure by ensuring that new development is contiguous to existing development and makes effective use of backland and infill sites. Where appropriate, the house should not be built in the centre of the proposed development site but in a position to the side or back so that, when the extra treatment capacity is available, one or more new houses can be added in an appropriate manner. All new development shall occur within the development boundary subject to compliance with the development management standards set out in the County Development Plan 2009-15.

## 2.0 DEVELOPMENT STRATEGY

*The overall vision for Annascaul is to ensure that it develops as an attractive location for residents and tourists alike and that future development preserves the village's character and reinforces it where necessary.*

The development strategy for the village is to:



- Maximise growth in population and services to a level which will create a vibrant village, while maintaining and enhancing its physical assets, unique character and natural attributes.

- Support the existing role and function of the village as a rural service centre and small tourist village having regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
- Ensure that all new development is of traditional design and layout and does not detract from the character of the settlement
- Ensure that all new development is located within the settlements development boundary. A sequential approach shall be taken to all new development.
- Ensure that any future tourism developments be sensitive to the existing character of the village and appropriate in scale. Developments which are open on a year round basis should be encouraged.
- Provide for adequate sporting and playground facilities to cater for the recreational needs of locals and tourists.
- Ensure that future residential development caters for the needs of the local population who wish to live in the area on a permanent basis.
- Encourage the expansion in the range and number of commercial services within the village which in turn will provide local employment and improve the quality of life of the local community.
- Ensure that development proposals be compatible with the conservation objectives for Natura 2000 sites in the vicinity.

Annascaul is reliant in part on tourism to support existing services. Retaining and enhancing the character of the village is essential to the continued success of its tourism industry. It is also important that the village capitalises on its location on N86 which is an important tourist route, especially to Daingean Uí Chúis. It is considered that, through the implementation of high quality urban design, architecture and public facilities, that Annascaul can enhance its appeal to tourists. It is important that the features which attract tourists to the area are protected and appropriate opportunities for employment generating tourist development are encouraged.

### 3.0 OVERALL OBJECTIVES

Objective No.	Overall Objectives It is an objective of the Council to:
OO-1	Ensure that new residential developments on unserviced lands shall be small scale and low density served by individual treatment systems to current EPA standards, pending upgrading construction of a wastewater treatment plant in the village.
OO-2	Promote the development of attractive urban spaces throughout the village.
OO-3	Ensure that development on un-serviced lands comply fully with the “Code of Practice; Waste Water Treatment and Disposal systems serving single houses” and where necessary “Wastewater Treatment Manuals - Treatment Systems for Small Communities, Business, Leisure Centres and Hotels” pending the upgrading of the public Waste Water Treatment System.

#### 4.0 SPECIFIC OBJECTIVES

<b>Objective No.</b>	<b>Architectural &amp; Built Heritage It is an objective of the Council to:</b>
<b>AH-1</b>	Preserve the village's architectural heritage and encourage development to be designed in a manner that is in keeping with the scale and character of the existing village. New developments should respect local design features.
<b>AH-2</b>	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties along the Main Street.
<b>AH-3</b>	Designate the area indicated on the map as an Architectural Conservation Area (ACA)
<b>AH-4</b>	Encourage streetscape improvement works were appropriate.

<b>Objective No.</b>	<b>Employment &amp; Enterprise It is an objective of the Council to:</b>
<b>EE-1</b>	Zone lands for the development of light industry at an appropriate location to provide for the expansion of local employment and service uses.

<b>Objective No.</b>	<b>Vehicular and Pedestrian Traffic It is an objective of the Council to:</b>
<b>T-1</b>	Seek the provision/improvement of continuous footpaths / walkways as indicated on the Land Zoning Map.
<b>T-2</b>	Provide for an additional public carpark as indicated on the Land Zoning Map.
<b>T-3</b>	Facilitate the development of a road connecting Main street and Maum Road on the route of the existing pedestrian lane to the west of the church as indicated on Land Zoning Map
<b>T-4</b>	Provide an indicative access point to serve lands
<b>T-5</b>	Facilitate roadway widening and pavement improvement.
<b>T-6</b>	Facilitate the provision of pedestrian bridges over the river subject to screening for appropriate screening.

<b>Objective No</b>	<b>Natural Environment It is an objective of the Council to:</b>
<b>NE-1</b>	Preserve any existing mature trees and promote additional planting of native trees and shrubs in new developments.

<b>Objective No.</b>	<b>Amenity</b> <b>It is an objective of the Council to:</b>
<b>A-1</b>	Facilitate the development of a village park at the location indicated on the zoning map.
<b>A-2</b>	Facilitate the sustainable development of a playing pitch at an appropriate location

<b>Objective No</b>	<b>Tourism</b> <b>It is an objective of the Council to:</b>
<b>TM-1</b>	Encourage the provision of an all year round tourism and recreational facility.

<b>Objective No.</b>	<b>Flood Risk Management</b> <b>It is an objective of the Council to:</b>
<b>FM-1</b>	Ensure that any development proposals on these lands shall be subject to a flood impact assessment

## Annascaul Architectural Conservation Area (ACA)

### Introduction

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 or Local Area Plan to preserve’. The objective of an ACA is to prevent the erosion of our built heritage and to protect against demolition or inappropriate alterations 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.

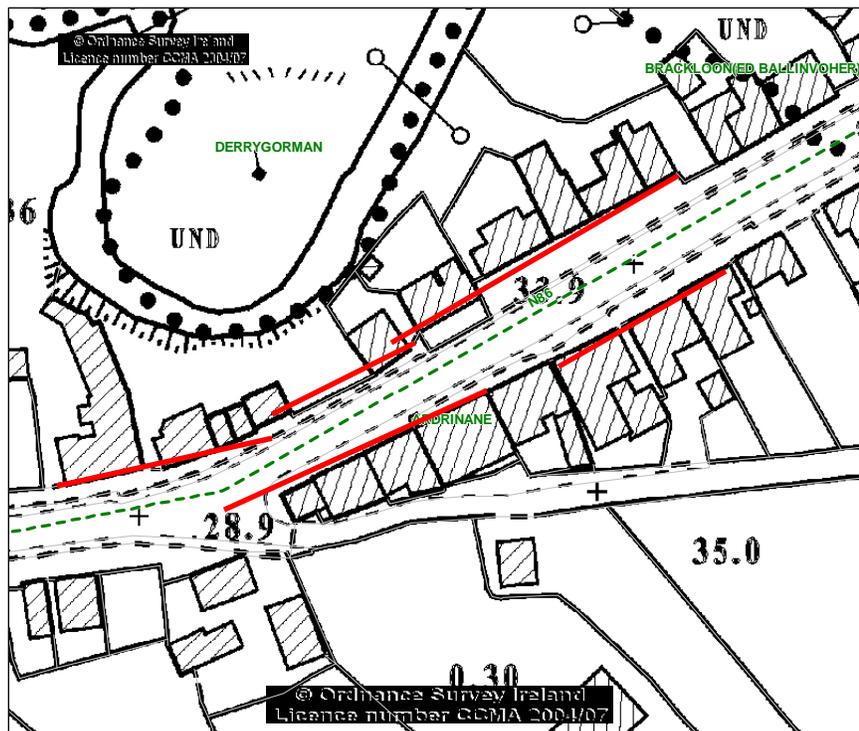


Fig. 1 ACA Boundary

### LOCATION AND BOUNDARY OF THE CONSERVATION AREA

The proposed ACA is located on both sides of the main street at the western end of the village, as shown in fig 1. The ACA is comprised of a continuous block along the north side of Main Street and a number of buildings on the south side of the street.

### HISTORICAL DEVELOPMENT OF THE AREA

According to Lewis' Topographical Dictionary of 1837 there were only eleven houses in the village at that time, in addition, it had a Post office and a Constabulary Barracks. The village had a Protestant and a Roman Catholic Church, both of these structures are shown on the first OS map of 1841, although a new Catholic church had been constructed to the east of the old village in 1838. The old R.C. church was located in the triangular space formed by the junction of the main road and the Maum road. The housing layout has altered significantly since the first OS map. The first edition of the OS map (Fig. 2) and the second edition of 1896 show a concentration of development at the junction of the main Tralee to Dingle road and the Ardrinane and Maum roads. This is also evident in one of the early Lawrence photographs of the area (Fig. 3).



Fig. 2 1841 OS map



Fig. 3 Lawrence image c.1880-1910

## Schedule of Protected Structures and Recorded Monuments

There are no structures included in the Record of Protected Structures within the ACA. The south Pole Inn and the Old Annascaul Bridge, which are both Protected Structures, are nearby to the south west.

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

## Description of Existing Built Environment

**(a) Street pattern and materials:** Main Street is oriented in a north east south west direction. Annascaul is a typical Kerry village with one main street and all the services including church, Garda station, shops and pubs located on this one street. Red sandstone is the dominant material and is the predominant characteristic of the ACA. Some buildings are terraced some semi detached and a few detached.

**(b) Form and Arrangement of Public and Private Open Space:** There is no public open space within the boundaries of the ACA. The main public space in the village is the newly created park to the west of the ACA. The buildings on the south side of the main street within the ACA access directly onto the public footpath and any private open space is to the rear of these properties. Those on the north side of the main street apart from Herlihy's Bar do not front directly on to the public footpath but either have a gravelled area (Fig. 5), a grassed area and in one case cobbles and flagstones. This variety adds to the character of the ACA

**(c) Socio Economic Functions:** The buildings are a mixture of private and commercial buildings. There are a few simple vernacular structures attached to Herlihy's, which are a visual reminder of the area's farming legacy (Fig. 4).

**(d) Built Fabric / General Description:** The buildings in the ACA are all two storey with sloping slated roofs apart from a few outbuilding which are single storey. The building line is irregular. The building types are relatively homogenous, two storey terraced houses with pitched slate roof and smooth plaster or red sandstone facing. Overall the built fabric is in good condition. There are still some original window features, but the majority of the windows are either aluminium or uPVC.



Fig. 4



Fig.5

**(e) Roofs, Ridges, Bargeboards, Chimneys:** Simple robust chimneys, no set ridge pattern

**(f) Walls:** Some of the buildings in the ACA have a painted plaster finish and some have a red sandstone finish. The buildings possess little ornament apart from some window and door surrounds and some quoin stone features (Fig. 6)

**(g) Openings:** Entrances and openings have been altered over the years to suit particular commercial or domestic circumstances. There are a few remaining wooden sash windows within the ACA (Fig.8).



Fig. 5



Fig. 6

**(h) Boundaries:** Stonewall boundary and a picket fence are evident (Fig.5), surviving cobblestones are an attractive feature (Fig.7).



Fig. 7



Fig.8

**(i) Rainwater Goods:** Some original cast-iron rainwater pipes and gutters remain but uPVC gutters and downpipes predominate.

#### SUMMARY OF SPECIAL CHARACTER

**The principle features of the built form are:-**

- pitched roofs covered in slate or artificial slate
- the predominance of old red sandstone is one of the main characteristics of the ACA
- some remaining timber sash windows, mainly UPVC top opening windows.

#### **Guidelines for development, within the Conservation area**

See Daingean Uí Chúis ACA.

#### **Planning Implications**

See Daingean Uí Chúis ACA.