

APPENDIX 3 Opportunity Sites

Site A *North Quay Site/ Former Boatyard Site*

Aim: To sustainably develop this large landmark waterfront brownfield site as a new mixed use urban streetscape providing new tourist facilities in close proximity to the waterfront and town centre.

Site Location and Description

This waterfront brownfield site is roughly rectangular in shape and is located between Strand St., The Tracks and the harbour. It occupies almost 0.2 ha(0.5acres). The Tourist Office/Harbour Office building is located on the western end of the site, while the old Ice Plant is along the northern perimeter of the site. The old buildings associated with its former use as a Boatyard were demolished a number of years ago. The site is currently enclosed with a wooden palisade fence.

Access

Access to the site is via Strand St and the Tracks. Most commercial/marine access currently is associated with the harbour and is assessed via the quayside.

Development Potential

The redevelopment of this site presents an opportunity to regenerate a large waterfront site close to the heart of the town. The size, location and configuration of the site will allow for the development of a new streetscape along Strand St. The proposed streetscape would be contemporary in design but would reflect a traditional Irish streetscape in scale and massing.

It is intended that the development at this landmark site should be for uses benefiting the community of Daingean Uí Chúis. . Any proposal shall be of high quality design integrating with the waterfront location and contributing to the public domain. Provision is to be made for vehicular access on the south (water frontage) of this site from the pier to the North Quay so as to enable port related activity traffic travel from one to the other without the need to go onto Strand Street, thereby alleviating traffic congestion.

The harbour front side would facilitate tourist/commercial uses such as café/restaurants and yet recognizing that the area is still is a working harbour. A theatre and an open air performance area/plaza would contribute to the public domain.

The use of contemporary architecture along the southern facades overlooking the harbour will address the character and strategic location of this site, its sensitive location, the need to maintain public access as well as visual and pedestrian permeability.

It is of significant importance that the relevant landowners work together to ensure the entire land is developed in a uniformed and coherent approach. Piecemeal development of these lands will not be favorably considered.

General Requirements

To ensure that the proposed development is a success and will integrate easily into the surrounding townscape, the design and layout of the development will be required to be of a high design standard and must contribute to a visual identity that can be marketed outside the area. Permeability for both pedestrians and vehicle users is of utmost importance throughout the development as this site is adjacent to a working harbour. It is envisaged that there will be pedestrian access only directly from Strand Street with a road along the quay side serving the site and the harbour.

Given the size of the site an urban design statement must be prepared and submitted to the council with any planning application for the lands. The urban design statement must comply with the requirements of section 13.3 of the County Development Plan 2009-2015. A high standard of finished materials, landscaping (both hard and soft) and street furniture including lighting, will be expected. The use of public art which has been such a huge success in the Civic Office/Library complex in Killorglin will also be encouraged as will the creation of a public art space.

It is envisaged that all new buildings will be energy efficient and should incorporate renewable energy technologies in a sensitive manner, where possible. The use of sustainable urban drainage system (SUDS's) in addition to a high level of water conservation will also be required.

Site B *Fearann Na Cille site north of Strand Street*

Aim: To sustainably develop this large greenfield site as a new mixed use urban streetscape providing new residential, commercial outlets and office use in close proximity to the town centre and providing direct access onto Strand Street.

Site Location and Description

This greenfield site is roughly rectangular in shape and is located to the rear of Strand Street occupies almost 1.23 ha(3acres). There are a number of small cul de sacs and laneways to the north of Strand St in the area known as The Woods. There are a number of dwellings, sheds and outbuildings along the perimeter of the site. There are also a small number of two storey buildings along the street.

Access

Access is via Strand Street and a number of small laneways.

Development Potential

The development of this site presents an opportunity to regenerate a large site close to the heart of the town. The development would be mixed use including a mixture of residential type, small scale commercial and office units typical of any town centre site.

The new Civic Offices/Library in Killorglin demonstrates how a contemporary development can add new life to a small country town. A similar style development is planned for this site.

A number of laneways along Strand Street have the potential to be extended to integrate new development into the urban fabric in a sensitive way by extending the established pattern of stepped terraced housing or by building around courtyards off the new street network. An urban design statement should be submitted as part of any proposal in order to maximise the development potential of this site for the economic, physical and social benefit of Daingean Uí Chúis. This would regenerate this central part of town and serve as a possible focus for further regeneration in the vicinity; it would also serve to anchor new development within the site.

It is of significant importance that the relevant landowners work together to ensure the entire land is developed in a uniformed and coherent approach. Piecemeal development of these lands will not be favorably considered.

General Requirements

To ensure that the proposed development is a success and will integrate easily into the surrounding townscape, the design and layout of the development will be required to be of a high design standard and must contribute to a visual identity that can be marketed outside the area. Permeability for both pedestrians and car users is of utmost importance throughout the development. It is envisaged that there will be a single vehicular entrance adjacent to the hostel and pedestrian access only to the smaller laneways off Strand St.

Given the size of the site an urban design statement must be prepared and submitted to the council with any planning application for the lands. The urban design statement must comply with the requirements of section 13.3 of the County Development Plan 2009-2015.

A high standard of finished materials, landscaping (both hard and soft) and street furniture including lighting, will be expected. The use of landscaping and public art which has been such a huge success in the Civic Office/Library complex in Killorglin, this will also be encouraged as will the creation of a public art space.

It is envisaged that all new buildings will be energy efficient and should incorporate renewable energy technologies in a sensitive manner, where possible. The use of sustainable urban drainage system (SUDS's) in addition to a high level of water conservation will also be required.

Site C *The Old Hospital Building*

Aim: To redevelop this large prominent building in a sustainable manner for tourist related uses, while protecting its architectural and cultural heritage

Site Location and Description

The old hospital building is located at the top of Goat Street and is the most dominant structure in the town. The three storey building was used as the hospital until the opening of the new West Kerry community hospital in 2010. This building is a protected structure (KY 043-031) by virtue of its architectural, historical and cultural heritage. The building is currently vacant and boarded up.

Development Potential

The redevelopment of this building presents an opportunity to regenerate Upper Goat Street and the northern edge of the town. The closure of the old hospital has shifted the emphasis onto the eastern approach into the town. Given the protected nature of the structure the development potential and redevelopment of the building is very limited however it is important that we maximise the development potential of this building and associated site for the economic and social benefit of Daingean Uí Chúis.

It is envisaged that the structure could be used for tourist related activities such as a hostel and museum. The interior layout of the building is suitable for hostel use therefore requiring minimal structural alterations to this protected structure. Given the historical and cultural heritage of the building a small museum reflecting social and cultural history of the town and wider area. The importance of the building especially during the Great Famine can also be shown.

General Requirements

Given that the building is a protected structure, an architectural impact assessment and a design statement must be prepared and submitted to the council with any planning application for the building. All renovation and all other development /works shall be carried out in a sensitive manner having regard to best conservation practice.

A high standard of finished materials, landscaping (both hard and soft) and will be expected. The use of traditional materials, wooden sash windows should be incorporated into the structure.

Site D Northern Road Frontage of The Tracks

<p><i>Aim: To sustainably develop this brownfield site and provide for a streetscape along the public road</i></p>
--

Site Location and Description

This site is located along the northern road edge of The Tracks. The site is to the rear of Garveys Supermarket and O'Flahertys. The site is currently used as two car parks and delivery area.

Development Potential

The redevelopment of this site presents an opportunity to regenerate a large site close to the heart of the town while overlooking the harbour. The development would be mixed use including a mixture of residential types and small scale commercial units typical of any town centre site. The proposed streetscape could be contemporary in design but would reflect a traditional streetscape in scale and massing. Permission has been granted for such a development on part of the site.

It is of significant importance that the relevant landowners work together to ensure the entire land is developed in a uniformed and coherent approach. Piecemeal development of these lands will not be favorably considered.

General Requirements

To ensure that the proposed development is a success and will integrate easily into the surrounding townscape, the design and layout of the development will be required to be of a high design standard and must contribute to a visual identity that can be marketed outside the area. Permeability for pedestrians is of utmost importance throughout the development.