

## BAILE AN FHEIRTÉARAIGH LOCAL AREA PLAN

### 1.0 CONTEXT

#### 1.1 Location

Baile an Fheirtéarigh, also known by its older Irish name as An Buailtín, is located on the R559 Sleá Head Drive and is the largest settlement west of Daingean Uí Chúis which is approximately 10km away. The village is set at the southern base of Croaghmarhin Hill and the landscape becomes open and low-lying on the seaward side of the road to the north. Along the approach roads into the village, there are dramatic views of Smerwick (Ard na Caithne) Harbour and An Triúr Deirféar (The Three Sisters) to the east and Ceann Sibéal to the west.

#### 1.2 Population

There are no specific population statistics for the plan area of Baile an Fheirtéaraigh. The village of Baile an Fheirtéaraigh is located within the DED's of Dún Urlann and Márthain. The population in these DED's has been marginally increasing since 1996 when the population was recorded as 599, rising to 665 in 2002 and 727 in 2006. The population for the area was 674 for 2011; this is a 9% decrease. Given the level of holiday homes in the area it is likely that the population in the area is significantly higher during the summer months.

The Irish language is an important aspect of everyday life in the village with 70% of the local population speaking Irish on a daily basis in 2006. This is a drop from 72 % and 76% of the local population speaking Irish on a daily basis in 2002 and 1996 respectively.

#### 1.3 Functions & Facilities

Baile an Fheirtéaraigh is a local service centre for its agricultural hinterland but is also has a significant tourism function. The village is situated in a very scenic area and is an important tourist stop on the Ceann Sléibhe(Sleá Head) Drive.

It also has an educational function particularly in the summer months when the village comes alive with students of the Irish language who are mainly based at the UCC Building, Dun Chiomhain

Baile an Fheirtéaraigh 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 four public houses, a hotel (Ostán Ceann Sibéal), a café and a craft shop and a museum (Museum Chorca Dhuibhne) in the village. The village also has a number of important community facilities such as a National School (Scoil an Fheirtéaraigh), Church (St Vincents) and community based local development offices (Comharchumann Forbartha Chorca Dhuibhne Teo and Meitheal Forbartha na Gaeltachta Teoranta).

There are also a number of bed and breakfasts and holiday homes developments in the village and surrounding area. The village has one small shop/newsagents situated in the centre of the village.

The proximity of the Ceann Sibéal Golf course and beach is an integral part of the village's tourist attraction. The adjacent beaches and walking routes provide outdoor recreational opportunities for local people and tourists alike.

#### **1.4 Infrastructure**

Baile an Fheirtéaraigh is served by an Imhoff Sewerage tank which is currently at capacity. There are no immediate plans to upgrade or expand this facility. A new WWTP is recommended to treat current and future loading but there are no plans and no funding at present to provide this facility. The village is serviced by adequate public water supply. The constraints of the existing sewerage facilities will be a limiting factor in the future development of the village in the short-term.

#### **1.5 Urban Form**

The village has evolved in a linear fashion along the R559 in an east-west direction. The core of the village on the western side consists of a strong and attractive streetscape while the eastern approach into the village is more dispersed in character. The recently built Local Authority housing has extended the streetscape towards the eastern end of the town while the recent housing development at the Cloonties is more 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 Dún Chaoin. Some development has occurred on the road that leads to Ballineanig past the Church 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

The village has a small but strongly defined urban core centred along both sides of the R559 Village architecture is largely comprised of traditional 19th century two storey structures.

The number of vacant/ derelict sites within the village is small, but new development which will break the building line at these locations would undermine the village's potential to develop a stronger village form and should not be considered. Extending the streetscape to include vacant sites on the perimeter of the existing street would serve to reinforce the character of the village centre while allowing for the expansion of its retail and service core. New development will need to reflect the traditional character of the existing built form in order to maintain and enhance the tourist approach appeal of the village.

Houses outside the streetscape area are largely set back and well landscaped giving the approach to the village a rural aspect. Outside the designated streetscape area new development should be similar in nature in order to retain attractive approaches to the village. Extensive development of one off housing has occurred on local roads in the vicinity of the village creating a haphazard development pattern which is unsustainable, erodes the rural environment and undermines the development of a compact village form.

## **1.6 Built Heritage**

St Vincent's Catholic Church at Cathair Choinn which dates from the 19th Century is the only Protected Structure in the village. Duchas ref: 21306301. The village contains several attractive structures which form part of the streetscape of the core of the village.

In addition to the architectural and social value found in individual buildings, existing streetscapes present an attractive traditional aspect which is important to the community and in its contribution to tourism. Glebe House (Gortmore) is an imposing two storey structure with a significant ecclesiastical history to the west of the village.

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. The vernacular architecture defines the character of the village and needs to be enhanced and preserved. It is important that new development reflects the traditional elements of the existing streetscape.

## **1.7 Archaeology**

Baile an Fheirtéaraigh is located in an area rich in archaeology and it has been said that the village is located in what is known as the richest square mile of Christian heritage in Ireland. The study area however contains one recorded monument Ke042 088 which is a Souterrain at An Gort Mór.

## **1.8 Natural environment and Amenity**

There is a proposed NHA to the north and west of the village, outside the development boundary. The pNHA to the north and west of the village consists of Smerwick (Ard na Caithe) Harbour Sandhills and Marshes. Development proposals in close proximity to the pNHA shall demonstrate compatibility with the biodiversity interests of the pNHA

## **1.9 Vehicular and Pedestrian Traffic**

The village is on the R559 which is a busy tourist route on the Sleah Head Drive. There is car parking available in front of the primary school and there is on-street parking available on both sides of the street.

Parking is provided for on-street, or roadside parking areas, and is adequate to meet existing demand. Kerry County Council plans to provide a new car park adjacent to the proposed playground.

## **1.10 Employment**

Agriculture and fishing was the largest single source of employment in the DEDs of Dún Urlann and Márthain in 2006, this is followed closely by professional workers and subsequently by manufacturing industry and construction. Employment opportunities are largely within the local service sector, agriculture and tourist related services. It is likely that a number of residents commute to Daingean Uí Chúis for employment.

### 1.11 Growth and Residential Development

The development boundary for Baile an Fheirtéaraigh defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for some re-development in the village core. The development boundary for Baile an Fheirtéaraigh is largely determined by topography and infrastructural considerations. It is an objective of the plan to 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

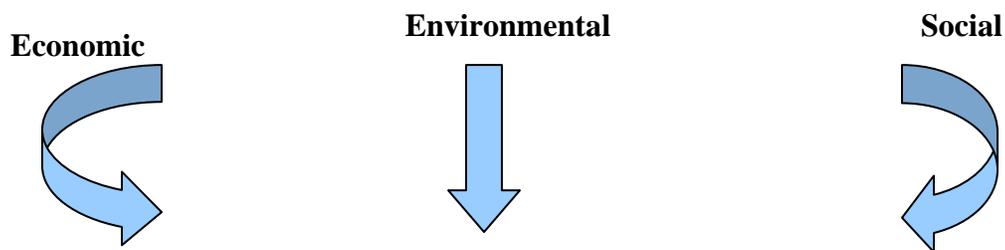
Planning permission has been granted for Community and Educational Services indicating that the village may develop as a stronger local and national service centre. The development of lands to the north and west of the main street for educational purposes will give greater vitality to the settlement. There is a potential pool of new residents that could be attracted to the village if the community and educational services required are provided. 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 Baile an Fheirtéaraigh is to create a compact and sustainable village which is an attractive place to live in and to visit. Future development should be in-depth to create a strong and identifiable village core and to avoid ribbon development along the approaches to the village.*

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.
- Provide for greater commercial opportunities to meet the needs of the local community and bring vacant and unused buildings within this area into productive use.
- 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.
- Improve and expand the further educational facilities within the village of Baile an Fheirtéaraigh in order to preserve and enhance the use the Irish language.
- Ensure that any future tourism developments should be sensitive to the existing character of the village and should be 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 within the village should cater 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.

Baile an Fheirtéaraigh 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 the Sleah Head Drive tourist route. It is considered that, through the implementation of high quality urban design, architecture and public facilities, Baile an Fheirtéaraigh 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.

It is considered that the proportion of holiday home developments in the area is at the point where the capacity of the village to attract permanent residents is diminishing and that provision should be made within the plan area for permanent residential development only in order to counter the negative effects of excessive holiday home developments. This will allow for the development of a cohesive community and support growth in commercial and social services.

### 3.0 OVERALL OBJECTIVES

<b>Objective No.</b>	<b>Overall Objectives It is an objective of the Council to:</b>
<b>OO-1</b>	Ensure that new residential developments on lands within the development boundary shall be small scale and low density served by individual treatment systems in accordance with the EPA standards pending upgrading /construction of the waste water treatment plant in the village.
<b>OO-2</b>	Protect the linguistic and cultural heritage of the Gaeltacht in Baile an Fheirtéaraigh including the promotion of Irish as the community language.
<b>OO-3</b>	Promote attractive streetscape 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.
<b>OO-4</b>	Ensure that development within the development boundary complies 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 / construction of the WWTS.

### 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>	Preserve the architectural heritage of the ACA.

<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 & enterprise at an appropriate location(s) to provide for the expansion of local employment and service uses.
<b>EE-2</b>	<u>Promote the sustainable development of tourism related activities.</u>

<b>Objective No.</b>	<b>Vehicular and Pedestrian Traffic</b> <b>It is an objective of the Council to:</b>
<b>T-1</b>	Provide for an additional public carpark as indicated on the Land Zoning Map.
<b>T-2</b>	Provide for a vehicular access and pedestrian footpath to serve these lands as indicated on the land zoning map.
<b>T-3</b>	Provide a pedestrian crossing at an appropriate location.

<b>Objective No</b>	<b>Natural Environment</b> <b>It is an objective of the Council to:</b>
<b>NE-1</b>	Preserve any existing mature trees where possible 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 playground at the location indicated on the zoning map.
<b>A-2</b>	Facilitate the development of a playing pitch

<b>Objective No.</b>	<b>Infrastructure and Community Facilities</b> <b>It is an objective of the Council to:</b>
<b>ICF-1</b>	Facilitate the provision of a public toilet in Baile an Fheirtearaigh
<b>ICF-2</b>	Improve and expand the further educational facilities within the village in order to preserve and promote the Irish language.
<b>ICF-3</b>	Facilitate the provision of a sewerage treatment Plant