

CEANN TRÁ LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Ceann Trá is a village set on the northern edge of Ventry Harbour in a high value landscape setting, between the sea and An Chathair Aird Mountain. The village is situated some 7 km southwest of Daingean Uí Chúis on the R559 Sleá Head Drive – an important tourist route.



1.2 Population

There are no population statistics for the plan area of Ceann Trá. The smallest available statistics relate to the DEDs of namely Ceann Trá and Na Gleannta in which Ceann Trá is divided and located. The total population of both DEDs was 1909 in 2006, down 1.5% from 1930 in 2002. This figure has risen to 2231 in the 2011 census.

The census figures for those able to speak Irish in Ceann Trá and Na Gleannta was 76% in 2006 up from 73% in 2002 (down from 78% in 1996) with those stating that they spoke Irish daily at 38% in 2006 down from 43% in 2002 (down from 50% in 1996).

1.3 Functions and Facilities

The village functions as a small local focal point for its surrounding rural community, with a pub, shop, post office, national school and a small pier for local fishermen. In addition, the village benefits from tourism (e.g. pottery and café) on the Sleá Head Drive and from its fine blue flag beach with a large adjacent caravan park. There is, however, potential for Ceann Trá to benefit further from tourism.

A church, pub and small shop are located at Ard a' Bhóthair (Fionn Trá) some 2km from Ceann Trá. The Community Hall is situated outside the village boundary of the plan area, approximately 500m west of the main settlement.

Students of the Irish language attend classes in the local community hall during the summer. Similar to the other settlements in the area, provision of accommodation for these students is an important source of income for many householders.

Ceann Tra's proximity to Daingean Uí Chúis will also be a factor in its future growth and development.

Agriculture is another traditional function of the settlement; however its decline in recent years has led the way to significant development of single one off housing in this rural area.

1.4 Infrastructure

The existing sewerage treatment consists of Primary Treatment (a septic tank discharging to tidal waters) which is considered to be at capacity. A new WWTP is recommended to treat current and future loading. There are no plans and no funding at present to construct such a facility. The village is served by a public water supply with sufficient capacity.

1.5 Urban Form

There is a small core to the village that fronts onto the R559 and L-8039 roads, providing for local services. There is ribbon development on the Daingean Uí Chúis side of the village extending to Baile Mór and on the L-8039 high road which is highly visible. The village is dominated by a large central green area.

There is a suburban type holiday home development to the north of the village core, which detracts from the setting and character of the area. In effect the village is linear in pattern due to restriction on development on the seaward side of the R559, which is designated as an area of Prime Special Amenity in the County Development Plan. The traditional settlement pattern in the village core is two storey terraced dwellings with a larger three-storey structure at its western end.

The outlying rural area is characterised by a large amount of one off housing and extensive ribbon development, in particular on the Eastern approach road from Daingean Uí Chúis and on the road to the north (An Chathair árd). The extent and density of development in certain locations has undermined the rural character of the area as a whole.

1.6 Archaeology and Built Heritage

There are no recorded monuments or protected structures within the plan area.

1.7 Natural Environment

Ventry Dunes and Marshes pNHA which contain a small sand dune system, a small lake, wet grasslands and an extensive Common Reed swamp are all within or in close proximity to the plan area.

The area between the R559 Sleah Head Drive and the sea within the development boundary is designated Prime Special Amenity. This landscape is very sensitive and has little or no capacity for development. In this area, development will be generally prohibited.

1.8 Pedestrian and Vehicular Traffic

The village is on the R559 Sleah Head Drive which is an important tourist route. There is currently a private car park in the village and limited on-street parking.

1.9 Growth and Residential Development

In recent years a number of residential units have been built in and around the village. Taken in conjunction with the level of one-off houses in the vicinity there has clearly been a demand for residential development in the area. It is considered that a significant number of dwellings are holiday homes.

The level of residential planning permissions granted in the period 2008 – 2011 has indicated a limited growth potential over the next number of years. It is necessary to increase the proportion of permanent homes required to develop a critical mass of permanent residents and services necessary for the village to flourish all year round.

The development boundary for Ceann Trá defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion and development adjacent to the village core. During the lifetime of this Plan, development will focus mainly on these lands, located close to the village core.

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. All new residential, mixed use etc development shall occur within the development boundary subject to compliance with the development management standards set out in the County Development Plan 2009-15

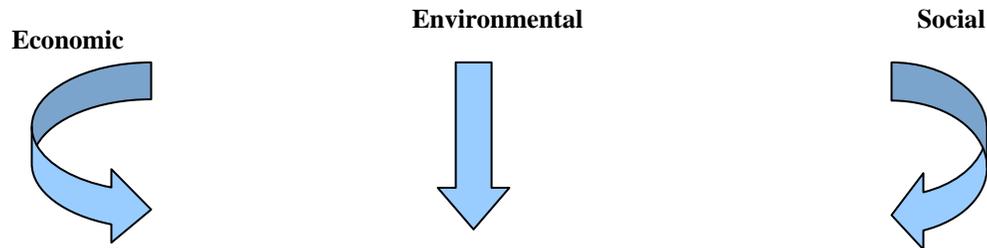
It is important however, that the village caters for detached dwellings that would otherwise be located in the surrounding rural area which is an area under urban pressure. This settlement pattern is unsustainable and it is necessary that future development is contiguous to the village core and contributes to a more compact village form.

It is also necessary to make provision for the development of an attractive and identifiable village centre, which would increase the attractiveness of Ceann Trá as a residential and tourist location. Further ribbon/linear residential development should be avoided on the approach roads into the village unless to facilitate the creation of an attractive streetscape.

2.0 DEVELOPMENT STRATEGY

The overall vision for Ceann Trá is to maintain its compact urban form and develop a vibrant sustainable village which is an attractive place to live in and to visit. Future development should be in-depth in order to create a strong and identifiable village core and to avoid developing the linear nature of the village to the east and west along the R559 regional road.

The development strategy for the village is:-



- 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.
- Provide for an attractive waterfront.
- Preserve and enhance the use the Irish language.
- Encourage the development of ecotourism and other niche markets along with the sustainable diversification of tourist facilities
- Ensure that any future tourism developments are sensitive to the existing character of the village and is appropriate in scale. Developments which are open on a year round basis should be encouraged.
- Ensure that all 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 creation of commercial services & craftwork enterprises within the village which in turn will provide local employment and improve the quality of life of the local community.

The future development strategy will provide for the modest development of Ceann Trá as a small rural village on a scale commensurate with its infrastructural capacity.

The strategy will therefore allow for permanent residential development and will enhance the urban form of village core. The development of a village centre with appropriate streetscape on the approach roads is envisaged. It is also anticipated that infill sites within the village centre will be development initially and the zoned lands on the periphery will be developed hereafter in a sequential manner, if demand arises.

The development of ecotourism and other niche markets along with the sustainable extension and diversification of tourist facilities are a possible source of employment. The provision of local based industry/ craft Industry is seen as forming a significant part in the provision of sustainable employment in the area. This concept needs to be combined with nurturing existing indigenous talent to provide products which are unique to the area and capitalise on creative local talents.

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 the character of the rural village.

3.0 OVERALL OBJECTIVES

Objective No.	Overall Objectives It is an objective of the Council to:
OO-1	Ensure that the high quality natural setting of the village is maintained and protected from inappropriate development.
OO-2	Protect the linguistic and cultural heritage of the Gaeltacht in Ceannt Trá including the promotion of Irish as the community language.
OO-3	Promote the sustainable development of ecotourism and other niche markets. Encourage the sustainable extension and diversification of tourist facilities at appropriate locations.
OO-4	Ensure that new residential developments on unserved lands 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.
OO-5	Ensure that development on un-served 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”.

4.0 SPECIFIC OBJECTIVES

Objective No.	Vehicular and Pedestrian Traffic It is an objective of the Council to:
T-1	Reserve new access points to facilitate orderly in-depth development.
T-2	Consolidate the village green by reducing the number of access points onto the R559.
T-3	Facilitate the provision of a pedestrian crossing to the R559 as indicated on the Land Zoning Map.
T-4	Improve the junction of the R559 and the road down to the pier.
T-5	Seek the provision/improvement of continuous footpaths as indicated on the Land Zoning Map.
T-6	Provide for additional car parking areas.

Objective No	Institutional & Community facilities It is an objective of the Council to:
ICF-1	Ensure that the lands as indicated on the zoning map are reserved as a school expansion site.
ICF-2	Ensure that the lands as indicated on the zoning map are reserved for future expansion of the waste water treatment facility.

Objective No.	Amenity It is an objective of the Council to:
A-1	Provide for the development of a playground area
A-2	Facilitate the upgrading of the green area in the village core to act as a central focus and identifiable civic space
A-3	Ensure that the provisions of the Kerry County Development Plan 2009-15 shall apply in these areas designated as Prime Special Amenity.

Objective No.	Views and Prospects It is an objective of the Council to:
VP-1	Ensure that the views and prospects from the Sleah Head Drive (R559) shall be protected as indicated on the zoning map