

SECTION 2

DAINGEAN UÍ CHÚIS LOCAL AREA PLAN

2.0. CONTEXT

2.1. TOWN PROFILE

2.1.1. Location

Daingean Uí Chúis is located at the western end of the N86 on the southern coast of the Corca Dhuibhne peninsula. It is positioned approximately 49 Kilometres (30 miles) west of Tralee, approximately 71 Kilometres (44 miles) northwest of Killarney and approximately 57 kilometres (35 miles) to the west of Kerry Airport.

Its dramatic mountain backdrop and harbour setting has ensured Daingean Uí Chúis has gained a world wide reputation for tourism and cultural heritage.

2.1.2 Brief History

A rich historical heritage is one of the towns' most important attractions for visitors and a source of local pride and identity for the community. Though it is hard to determine the exact time of the settlement creation, the surrounding archaeological remnants show signs of occupation from pre historic times.

It is believed that in the early Christian Period (400-1200AD) the Dingle Peninsula became the centre of a longstanding maritime pilgrimage which extended along the whole of the Atlantic Coast of Ireland and beyond. The Pilgrims Route (Cósan an Naomh) was an important route to Cill Maolchádair near An Mhuiríoch which is by far the most important ecclesiastical site on the Corca Dhuibhne Peninsula.

The records of documentation of Daingean Uí Chúis start after the Anglo/Norman invasion in the 13th Century when a Flemish family named Hussey settled in the area and supposedly gave name to the town, known today as Daingean Uí Chúis or O'Cush's fort. Norman settlers arriving in the 13th century started the towns' history as a trading port and soon more goods were being exported through Daingean Uí Chúis than Limerick. By the end of the 14th century the importation of wine was a major business, with important links to France and Spain. The Spanish influence can still be seen in the preserved architectural details in Green Street. In the 16th century the town was one of Ireland's main trading port exporting fish and hides and importing wine. This led in 1569 to an increase in commerce when the town was listed as one of the towns which were to have a monopoly on the import of wine.

The residents of the town applied for a "murage grant" to construct walls around the town. Traces of the walls can still be seen while the street layout preserves the pattern of the burgage plots. The feudal order established by the Anglo Normans came into conflict with the English administration in the 16th century. The Corca Dhuibhne area saw much military action during the Second Desmond Rebellion. The town suffered badly in the Nine Years war (c.1600) and the War of the Three Kingdoms (c.1640) being burned and sacked on a number of occasions.

The town started to recover in the 18th century due to the efforts of the Fitzgeralds (Knights of Kerry) who established themselves at “the Grove”. By 1755 a flourishing linen industry had been established but the trade collapsed with the industrial revolution in Britain. The fishing industry in the town dates from the start of the 19th century. The 1870s saw major development when “nobby” fleets from the Isle of Man came in search of mackerel and herring therefore extending the fishing season. The pier and maritime facilities were developed by the Congested Districted Board and the arrival of the railway in 1891 allowed for the transport of fish through the country, while a canning and curing industry developed.

Tourism has boomed since the 1970’s after the filming of “Ryan’s Daughter” while Fungi a bottlenose dolphin has interacted with boat loads of people and swimmers since 1984.

2.1.3 Function & Facilities

The town is defined as a District Centre in the county settlement hierarchy as set out in the Kerry County Development Plan 2009-2015. Such centres have important service and employment functions within their catchment areas. The town is of major cultural importance and is the main settlement and focus for the Corca Dhuibhne Gaeltacht. It is the gateway to the Sleah Head tourist drive on the R559. It is an important centre for trade and commerce and is also one of the most important fishing ports on the south west coast of Ireland. Tourism, fish processing, fishing, manufacturing and service industries provide local employment.

The town of Daingean Uí Chúis is a tourist attraction in its own right. It is a major tourist destination for domestic and international visitors. Cognisance must be taken of the town’s unique character and ambience in considering the future development of the town.

There are sufficient education facilities in the town, including two primary schools and one post primary school. There are many community facilities serving the existing population such as the family resource centre/primary care centre, An Ghairdin Mhuire Day Care Centre, public library and childcare facilities.

The West Kerry community hospital, Ospidéal Pobail Chorca Dhuibhne opened in October 2010 and is part of a health “campus” which includes some primary care facilities, and an ambulance base.

2.1.4 Population Growth & Targets

The 2006 census figures indicate that Daingean Uí Chúis (Daingean Uí Chúis DED & some overlap in Na Gleannta DED) had a population of 1,920 compared to the 2002 figure of 1,828. This represents a 5% increase over the four year intercensal period and compares very favourably with the county as a whole which shows a 4.8% increase over the same period. The population of Na Gleannta DED, which surrounds Daingean Uí Chúis increased by a factor of 4.7%.

The preliminary 2011 census indicates a 16.2% reduction in the population of Daingean Uí Chúis DED but also a 21.4% increase in the figure for Na Gleannta.

The increase in the Na Gleannta indicates an outwards expansion of the town and the number of newly built dwellings on the outskirts of the town. This DED is considered to be an area under urban pressure.

	2002	2006	2011
Daingean Uí Chúis	1,647	1,775	1,488.
Na Gleannta	1,471	1,496	1,816

Table 2.1. Population Change per DED 2002-2006-2011

In terms of age profile there are significant variations between the figures for Daingean Uí Chúis and the county and national figures as can be seen from the table below. The population under 14 years of age is significantly less than the county and national average, while the 25-44 age group is much higher.

	Population	0-14	15-24	25-44	45-64	65+
Daingean Uí Chúis	1,775	10.3%	13..2%	35.2%	26.2%	15.1%
Kerry	139,835	19.5%	13.1%	28.6%	25%	13.8%
National	4,239,848	20.4%	14.9%	31.7%	21.9%	11%

Table 2.2; Age profile in Daingean Uí Chúis (2006)

Population targets for the town of Daingean Uí Chúis until the end of the local area plan period in 2017 are contained in table 2.3. A population figure of 2,069 is targeted for the town by 2017. This represents an increase of 377 persons in the period 2011-2017.

	2002 census	2006census	2011 census	2017 target
Daingean Uí Chúis*	1,828	1,920	1,692	2,069

**includes overflow into Na Gleannta*

Table 2.3 Population figures and targets for Daingean Uí Chúis 2002-2017

2.1.5 Growth and Residential Development

The development boundary for Daingean Uí Chúis 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 town core. The development boundary for Daingean Uí Chúis is largely determined by topography and infrastructural considerations.

It is envisaged that Daingean Uí Chúis will have a projected population increase of 377 people. At an occupancy rate of 2.6 persons this equates to 145 dwellings at an average density of 5 dwellings /acre (12/ha), indicating a demand for 29.7 acres (12.1Ha) of zoned land. This figure in conjunction with an allowance of headroom to ensure choice in the market for development land equating to a 50% increase on actual housing land requirement, in line with the Development Plans Guidelines for Planning Authorities (DoEHLG, 2007) results in a overall figure of 44.7 acres(18.1ha). This equates to a total yield of 217 dwelling units. The additional headroom is included to allow for the provision of competition, the avoidance of market monopoly and the non availability of zoned lands. Therefore 44.7 acres (18.1 ha) are required to be zoned to fulfil the urban residential housing demand over the period of the plan.

<i>Settlement</i>	<i>Area of Land Zoned Residential (acres)*</i>	<i>Target Housing Provision* (no.)</i>	<i>Target Population Increase</i>
Daingean Uí Chúis	44.7 (18.1ha)	217	377

* includes 50% headroom

Table 2.4 Land Requirement and Population Target

A survey of the town has concluded that there are a number of unfinished/derelict estates. These estates contain dwelling units at various levels of completion. These estates still have active permissions and amount to c 2.5ha of land.

There is planning permission for an additional estimated 90 dwelling units on which work has not commenced. This includes dwellings of various densities including a number of apartments and terraced units. There is an estimated 20 dwelling which are incomplete. These dwellings are in various states of completion.

<i>Land requirement</i>	<i>Vacant/Incomplete dwellings</i>	<i>Land with permission</i>	<i>Total additional zoned land & residential units</i>
44.7 a(18.1ha)	2.7 (1.1ha)	8.6 (3.5ha)	33.4a (13.5ha)
217	20	90	107

2.2. FUTURE VISION AND DEVELOPMENT STRATEGY

The vision for Daingean Uí Chúis is to maintain and expand its employment base, while developing an attractive and vibrant town in which to live. This can be achieved while maintaining its natural and built environment, preserving its local heritage and culture and capitalising on its unique indigenous strengths and talents.

2.2.1 Development Strategy

Daingean Uí Chúis is seen as the main focal point for the ongoing and future development of the Corca Dhuibhne peninsula. The development strategy is to enhance the town's physical assets and promote sustainable economic growth, while seeking to maintain and enhance its unique character, ambience and cultural attributes. Development should be of a high visual and architectural standard so as to enhance the attractiveness of the town to both residents and tourists alike.

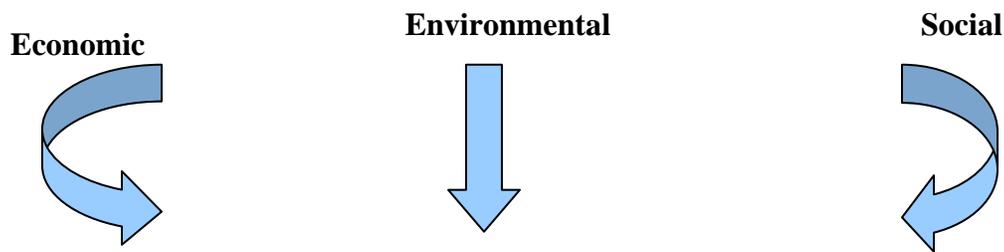
Daingean Uí Chúis's agricultural, fishing and tourism industries and its access by sea have mitigated the effects of its peripherally and remoteness from the counties major economic centres. The town has innate strengths including its harbour, scenery, leisure activities, culture & Irish language; all of which can be capitalised on to develop local markets and opportunities.

The vibrancy of the town and the future growth of population and services are largely dependent on the provision of secure year round employment opportunities. The decline in the number of people employed in agriculture in the catchment area of the town is an on-going trend, leading to less demand for traditional services from this sector. This loss in agricultural jobs has been exacerbated in recent years by the demise of the construction sectors.

Kerry County Council recognises the need to conserve and enhance the environmental qualities of Daingean Uí Chúis while accommodating and integrating substantial development. The Council is mindful of the need for a balanced economic base for the town and region. In particular the Council wish to upgrade land uses to realise the potential of the waterfront to contribute to the amenity and economy of the town. The development of this area in an ordered, sustainable and attractive way is necessary to provide a new precinct and focus which will enhance the town as a whole.

In addition to its traditional role as a service centre, providing goods and services to its catchment area, the town has developed as a major national and international tourist destination. This is due largely to its location and setting amid some of the finest scenery in the country, as well as the innate attractions of the town itself. These include the distinctive traditional streetscapes, the accessible working fishing port at the seafront, and it's linguistic, natural and cultural heritage. It is an objective of this plan to protect these assets and promote the future development of the town in a manner which will complement the existing settlement characteristics

Figure 2.1 Development Strategies for Daingean Uí Chúis



- Maximise growth in population and services to a level which will create a vibrant town, while maintaining and enhancing its physical assets, unique character and natural attributes
- Develop Daingean Uí Chúis as an integrated employment centre for Corca Dhuibhne , building on the existing light industrial and commercial facilities and its strategic location
- Provide an improved quality of life for the residence of Daingean Uí Chúis by creating attractive public realms and amenities

- Increase the attractiveness of the town as a place to live, stabilise population and thus counteract the current trend of people moving to the countryside and outskirts
- Improve the experience for visitors/tourist and locals without losing the essential character of the town
- Focus public expenditure on increasing capacity of infrastructure
- Promote the development of a high quality marina and waterfront area
- Develop a high visual and architectural standard of development so as to enhance the attractiveness of the town to both residents and visitors alike.
- Promote and encourage the linguistic and musical heritage of the town
- Conserve and enhance the distinctive local architectural heritage and the unique surrounding landscape and to ensure that future developments are sympathetic to both the existing built heritage and to the local terrain
- Create greater permeability, connectivity and access between the town centre and amenities, thus enhancing the overall image of the town
- Ensure a high quality of design in all developments
- Ensure a high quality natural environment for residents and tourists.
- Promote the sustainable development of a multimedia art space.

2.3. SECTORAL STRATEGIES AND OBJECTIVES

2.3.1 Town Centre

Daingean Uí Chúis has the benefit of a compact town centre. The town centre has many attractive physical characteristics on which to build a high quality-shopping environment. Its most distinctive physical attribute is its historic streetscape. The heritage policies of this plan will serve to protect this historic asset. The development of the mixed use sites zoned in this plan provide the opportunity to create attractive open spaces and new architectural compositions, which together will significantly enhance the physical fabric of the town centre. In order to maintain the vitality of the town it is imperative that the centre not only retains its role as the commercial heart of the town but it is also vital that it maintains a residential and strong social element. In this regard the site comprised of the former Boatyard/Ice Plant site is proposed as an Opportunity Site, which offers the potential to develop a mixed use and theatre development

The Tracks & Waterfront areas are prime town centre locations which currently serve as the town's main car park. The junction of the Tracks and Strand Street is a focal point.

A more efficient parking regime allied with environmental improvements and a more orderly distribution of trading stalls would give this area more visual appeal and improve the overall appearance of the town centre.

Objective No.	Town Centre It is an objective of the Council to:
TC-1	Promote the sustainable development of the town centre as an attractive location for shopping, business, tourism, residential and community life. Promote the town centre as the primary location for retail and other commercial development.
TC-2	Promote the re-use and regeneration of key town centre sites and facilitate a range of appropriate uses as outlined in the Zoning Matrix table.
TC-3	Ensure that future development in the town centre is sympathetic to the existing built heritage of the town. Promote in-fill development while maintaining the building line throughout the central core area.
TC-4	Facilitate the alleviation of traffic congestion and the restructuring of parking spaces in the town centre. Provide for easy and safe pedestrian movement throughout the town centre.
TC-5	Encourage the use of upper floors in the town centre for commercial or residential use.
TC-6	Develop a streetscape along the new Relief Road. The design, scope and bulk of development will be of traditional form incorporating retail uses on the ground floor

2.3.2 Employment and Economic Activity

One of the overall aims of this plan is to facilitate the ongoing development of the existing employment sector and services in Daingean Uí Chúis and secure the development of further diverse employment in order to create a self sustaining attractive town. The town plays a key role within the economy of the wider area and functions as the main employment centre for those areas separated by distance from the development corridor of Tralee and Killarney.

Daingean Uí Chúis supports diverse sectors such as tourism, retail, services, and agriculture. It is the main settlement in the Corca Dhuibhne peninsula has the potential to further develop as town catering for certain aspects of tourist needs such as interpretive centre, theatre etc. Additionally the town is an attractive, historical town which is home to and renowned for its linguistic and cultural heritage and has quite a number of pubs, restaurants and cafes.

2.3.2.1 Employment

The town developed traditionally as a port and fishing (market) town serving the needs of a historically successful farming hinterland where the quality of farm land is higher than many other parts of the county.

The vitality of many of the town's small businesses is still dependant on the spending power of customers from the rural areas. However, the historical decline in agricultural activities is reducing the contribution that the farming community makes to the towns economy. While its contribution is still significant, in itself it is insufficient to support economic activity at traditional levels.

In order for the town to provide for future employment and economic growth it is imperative that this plan supports and endorses facilities to retain the diverse range of employment sources within the town. This will prevent an over reliance on any particular sector and sustain the long term viability of the town.

2.3.2.2 Industry

It is proposed that all new industries (especially those associated with fish processing and associated services) should be encouraged to locate at an appropriate and sustainable location so as to protect the physical and visual amenity of the town. Small craft based industries will continue to be encouraged within the town as they are not injurious to residential or general amenities.

Údaras na Gaeltachta has an industrial estate at Baile na Buaille, approximately 1.6 kilometres west of Daingean Uí Chúis, an enterprise park at Cooleen and a Ceardlann (Craft Village) in the town. There are warehouses in Flemingstown to the east of Daingean Uí Chúis which serve the town. Mairgleann An Daingean Teo is currently developing a new mart premises adjacent to these. There is also a large hardware/builders supply outlet (MacGearailt) situated in Baile na Buaille.

2.3.2.3 Business/ Enterprise Use

The business park at Milltown provided by Udaras na Gaeltachta has attracted employers utilising broadband infrastructure. It is proposed through the promotion of a high quality environment and the provision of suitable land with broadband access, to provide for the development of the office and technology sectors.

A good broadband network, good office facilities and an accessible transport network serve to attract these industries to the town. The high standard of environment in the town has and will continue to support the establishment of such enterprises. Additional lands are zoned in this plan between the existing residential areas and the proposed industrial lands at The Grove & Gortonora for a retail warehousing/business park (RD-2).

Daingean Uí Chúis has successfully attracted a small number of high tech office employers. This suggests that firms, who do not need to locate close to markets and transport infrastructure, such as telesales, IT companies, financial services, company and public sector headquarters, etc., could locate successfully in Daingean Uí Chúis.

The range of uses in this category are characterised by being clean non-polluting activities, which produce a product but do not serve the public directly.

The two office/business/enterprise parks in Milltown, immediately west of Daingean Uí Chúis, and An Cooleen have capacity for further growth in this sector.

Sites adjacent to the route of the proposed broadband fibre could also be utilized (for example the existing hospital, CBS and convent secondary schools which may come available due to relocation).

As the locational decisions of firms in this sector are influenced by environmental quality, the layout and architectural quality of development will be required to be of a high standard. Development must comply with the urban design and architectural standards detailed in this plan. The success of these parks will also be dependent on improving the social and environmental fabric of the town.

2.3.2.4 Harbour & Marine Activity

The Department of Agriculture, Food & Marine has identified Daingean Uí Chúis as a major port and harbour and has an important role in the continuing success of the marine – leisure, recreation and tourism sectors in the County. Support for the fishing industry remains the central focus of the harbour. Fishing is a significant source of income and direct employment for the area and also contributes indirectly, through fish exports, processing and restaurants. The deep-water fleet, the mainstay of the local industry, has expanded in recent years along with an increase in fishing landings from foreign vessels.

The marina acts as a base for sailing, rowing, angling and diving. The marina centre houses on-shore facilities for these activities, and also contains a café and chandlery. Boat trips for The Blasket eco-tours and Fungi are on offer from the pontoon in the eastern harbour, and powerboat trips operate from the slipway adjacent to the marina. A fast ferry to Na Blascaodaí runs from the marina.

Shore-based activities are an integral part of Dingle Harbour's focus as a tourism destination and as a working and amenity harbour. Activities such as swimming, walking, angling, bait digging and shellfish picking along the shoreline have been enjoyed locally since well before tourism became established as a source of income for the town. With the recent increase in numbers visiting the town, such activities, while still unstructured and unmanaged to a great extent, are still popular.

2.3.2.5 Home Working

The Council considers it vital to maximise the opportunities afforded for home-based working by developing infrastructure and technology. Broadband internet access can contribute significantly to the local economy, by allowing access to new markets that provide new economic opportunities and encourage the spread of entrepreneurial activity and ideas. Of particular relevance to west Kerry, it offers opportunities for maintaining population in the area. Home working can also be beneficial in reducing the need to travel. Home working is encouraged by Kerry County Council subject to it not affecting the residential amenities of adjacent properties and being in accordance with the proper planning and development of the area.

Objective No.	Employment and Economic Activity It is an objective of the Council to :
EEA-1	Ensure the town maximises its potential to develop as the principal employment centre for the area providing a fully functional service centre for its residents and those in the rural catchment area.
Objective No.	Employment and Economic Activity It is an objective of the Council to :
EEA-2	Protect lands zoned for employment/industrial uses in the town from inappropriate development that would prejudice the long-term development of such uses.
EEA- 3	Actively promote Daingean Uí Chúis as an area for the location of business / enterprise uses and sustainable small and medium scale industry.
EEA-4	Facilitate the sustainable diversification of the economy. Support home working where proposals comply with the objectives and standards of this Local Area Plan and of the County Development Plan.
EEA-5	Support the sustainable development of the port and harbour as potential economic generators

2.3.3 An Cultúr agus An Gaeilge

Section 10(2)(m) of the Planning and Development Act 2000 requires the council to include objectives for the ‘*protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language*’.

Daingean Uí Chúis is the main settlement in the Corca Dhuibhne Gaeltacht. The 2006 Census records that the number of Irish speakers in the town as a percentage of the total population was 56.6%. This indicates a decline from 62.4% for the 2002 census. Economic and social developments need to protect the distinctive linguistic, cultural, physical and environmental heritage of the town. Planning applications must be assessed in terms of protecting and strengthening the linguistic, social and cultural heritage of the Gaeltacht.

Objective No	An Cultúr agus An Gaeilge It is an objective of the Council to:
AG-1	Ensure that the linguistic and cultural heritage of the Gaeltacht in Daingean Uí Chúis is protected including the promotion of Irish as the community language.
AG-2	Ensure that an Irish language condition is placed on permissions for housing developments so as to mitigate the impact on this Gaeltacht area by non-Irish speakers. A minimum of 31% of housing developments zoned ‘permanent residential’ shall be reserved for Irish speakers. The standard of Irish required shall be determined and assessed by Kerry County Council.

Objective No	An Cultúr agus An Gaeilge It is an objective of the Council to:
AG-3	Ensure that all housing developments shall have Irish names only.
AG-4	Require a Linguistic Impact Statement for all housing schemes in excess of 4 or more units.
AG-5	To ensure that as many Council services are provided as far as possible through Irish.

2.3.4 Tourism

Tourism has generated a level of prosperity in Daingean Uí Chúis that is not in other remote towns on the west coast of Ireland. It is in the area of tourism where the town displays its greatest potential for employment growth.

Daingean Uí Chúis has the range, quality and size of accommodation and high quality hotel and restaurant facilities which attract many tourists. These facilities make the town an attractive place to visit and act as a base for visiting the Corca Dhuibhne peninsula. The town has some of the finest restaurants and pubs in the county. The town has developed as a ‘destination’ tourist location but needs to develop its own niche tourism market, based on activity, traditional craftwork, sustainable marine and adventure holidays and develop its own ecotourism brand in a sustainable manner.

The provision of the marina within the town is a major amenity and tourism asset and capitalises on the maritime tourism, which it is hoped will act as a catalyst for further development. Fishing trips, boat tours, sailing, rowing, angling and diving provide further recreational activities. The town centre is visually attractive and has a number of outstanding buildings. In this regard it is important to ensure that new development enhances the existing streetscapes and that existing landmark buildings are maintained to the highest standards. Notwithstanding this the town centre has a number of vacant buildings and derelict sites, which detract from the appearance of the town. The council will use its legislative powers to ensure that the problem of dereliction is addressed.

It is important that the town is not just viewed as the venue for “the craic and the ceoil”, this is not to diminish the importance of this to the town, but it is important to highlight other aspects of the town such as the wonderful fishing, the marine and bird life, and the spectacular coastal and mountain scenery (Mt Brandon) on its doorstep and its proximity to the 18 hole golf course at Ceann Sibéal and a 9 hole course at Castlegregory.

The town is very reliant on tourism for its economic development. It is important that the town and the surrounding area should further develop and enhance its tourist potential in a sustainable as a year round tourist destination.

Objective No.	Tourism It is an objective of the Council to:
T-1	Promote Daingean Uí Chúis as an all year round tourist destination.
T-2	Facilitate the sustainable extension and diversification of tourist facilities throughout the town including improved signage and to promote the town as a destination for outdoor pursuits and as a service centre for visitors and tourists to the Corca Dhuibhne peninsula.

Objective No.	Tourism It is an objective of the Council to:
T-3	Promote the sustainable development of water based tourism facilities at appropriate locations within the marina
T-4	Provide for the transitory service needs of recreational vehicle users/ camper vans at appropriate locations

2.3.5 Natural Environment

There are no specific environmental designations within the town boundary itself. However Daingean Uí Chúis is nestled between spectacular natural landscapes that are world renowned. The town has developed along the northern bank of Dingle Harbour and Reenbeg point, which are both well-known for their variety of fishing stock. Looking north and acting as a spectacular backdrop to the town, is the mountain range Cnoc an Chairn (part of the Cnoc Breanainn mountain range) which is currently designated as a candidate Special Area Of Conservation (cSAC) under the EU Natural Habitats Directive (SI 94 of 1997).

Both the mountain ranges and dramatic coastal landscapes act as magnificent natural backdrops to the town from all vantage points.

Objective No.	Natural Environment It is an objective of the Council to:
NE-1	Ensure that the water quality of the Milltown River and its tributaries are maintained and protected from pollution arising from development and are enhanced where possible.
NE-2	Ensure that development in the town does not lead to the deterioration in the quality of surface or groundwater or any receiving waters.
NE-3	Comply with the provisions of Section 11-4 of the County Development Plan in relation to Flood Risk Management.

2.3.6 TRANSPORT AND MOVEMENT

2.3.6.1 Roads

Daingean Uí Chúis is located at the western end of the National Secondary route N86. The R559 Regional Road serves the area to the west of the town. Transport and infrastructure are important quality of life factors. Good transport links, free flowing traffic and adequate parking are an important determinant in achieving growth in population, employment and tourism as well as developing an attractive town.

The town experiences considerable through traffic and congestion during peak times in the tourist season. In addition the development of lands along Spa Road and Conor Pass Road are constrained by the inadequate road width at the Droichead.

2.3.6.2 Public Transport

Daingean Uí Chúis is connected by public transport with both Tralee (route 275) and Killarney (via Inch route 281) and there are up to five buses daily on weekdays with a more limited service at the weekend.

2.3.6.3 Parking

Existing and proposed car parks are shown on Map 2a. There are a number situated around the town at locations that attempt to prevent tourist traffic from entering the town centre. An extensive carpark (used by buses, camper vans etc) severs the waterfront from the town. Visually and functionally it operates as part of the main road rather than a public space. Part of the existing Mart site is currently used as a carpark. This area is not surfaced or delineated. It is proposed to improve the surface and to delineate the area. An additional carpark is proposed just south of the proposed relief road and will be used to accommodate tour buses.

A portion of the car park shown in the area north of Strand Street and east of the relief road will be used to accommodate tour buses where they will not be as visually intrusive as when parked on the waterfront park. This car park will be adjacent to the town centre retail area with a pedestrian and vehicular access to Green Street. This will reduce the negative visual effect on the waterfront, while facilitating the development of Daingean Uí Chúis as a stopping point for tourist traffic

2.3.6.4 Relief Road

Most of the traffic from Killarney and Tralee enter Daingean Uí Chúis by the N86 National Secondary Road which continues as the R559 Sleah Head Drive from the pier. Therefore the waterfront road is subject to a significant volume of through-traffic including commercial vehicles and tour buses on what is a relatively narrow road.

It is proposed to reduce congestion on the waterfront road and town centre by the provision of a new relief road. This relief road will provide access to the waterfront, to Milltown roundabout and to service new developments. The corridor for this Relief Road is shown on Map 2a. Indicative access routes are identified to provide access to back-land areas to facilitate in-depth development and a more compact urban form. Additional pedestrian routes are also identified to improve the accessibility of the existing town park. To date the road has been completed between the Hospital and Upper John Street and is ongoing up to Spa Road.

Traffic management and transport infrastructure have been identified as major constraints to the development potential of Daingean Uí Chúis. Provision of car parking and relief roads are identified as critical infrastructure requirements in this Local Area Plan. The development of much of the lands zoned (Map 2a) is contingent on the provision of the above infrastructure. The provision of the necessary roads and traffic management infrastructure to facilitate the development of the town is, in turn, dependant on the Supplementary Development Contribution Scheme adopted in accordance with S.49 of the Planning and Development Act 2000, by the elected members of Kerry County Council in March 2007.

2.3.6.5 Pedestrian and Cyclist Movement

The urban structure of the town core area provides a permeable network of streets and lanes. This permeability however does not extend to the newer estates to the south and north west of the central core area. Daingean Uí Chúis has a poor pedestrian network outside the town centre area. Of particular concern, is the absence of a footpath passed the Hillgrove where a number of new residential estates have been constructed in recent years. This needs to be addressed during the lifetime of the plan.

2.3.6.6 Universal Access

The Barcelona Declaration Plan 2003-2006 provided a strategic framework to make all services accessible to everyone. Following on from this the National Disabilities Act 2005 came into force after which the ‘Access for All, Implementation Plan 2008-2015’ was adopted by the Kerry Local Authorities. This outlines the proposed work of Kerry Local Authorities in implementing an access for all policy.

Priority is given in the Implementation Plan to Local Authority buildings and other facilities to which access is most frequently required, including accessibility throughout the external environment of public footpaths, streets and crossings and the physical interface with public transport facilities.

The Council will also ensure that, as far as practicable, new services or built facilities are accessible to persons with disabilities. The Implementation Plan details remedial actions needed to make identified areas and buildings accessible for all its customers.

Objective No.	Transport and Movement It is an objective of the Council to:
TM-1	Facilitate the completion of the new Relief Road (indicative corridor shown on Map 2a) to relieve traffic in the town centre and waterfront road and to open up lands for development. The section of road from Goat Street to Strand Street will form a new urban street. This street will reflect the existing character of the town in terms of urban grain, character, usage and architectural qualities
TM-2	Provide for sustainable port related activity vehicular access along the North Quay and to the rear of the Opportunity Site
TM-3	Provide a site in Fearann Na Cille north of Strand Street and east of the proposed relief road as a town centre car park with the capacity to also accommodate dedicated tour bus parking.
TM-4	Facilitate the development of a pedestrian and vehicular east-west link between the new relief road, proposed car park (TM-3) and Green Street adjacent to the R.C. Church carpark
TM-5	Facilitate the widening of, and the provision of footpaths on both sides of the Local Primary (L-4100-0) road from Milltown roundabout north-eastwards to the proposed relief road junction with Goat Street.
TM-6	Preserve the pedestrian walk along the waterfront from the boathouse at Cooleen to the Rocket House, the lighthouse and Beenbawn. Seek the sustainable continuation of the pedestrian walkway from the East Quay to the walkway from Cooleen to the Rocket House, while safeguarding biodiversity interests.

Objective No.	Transport and Movement It is an objective of the Council to:
TM-7	Implement the provisions of the “An Daingean , Traffic Management Plan 2008” (Kerry County Council).
TM-8	Ensure provision for the disabled and mobility impaired, in terms of access and parking, in all future developments.
TM-9	Encourage the sustainable provision of safe cycle ways and parking facilities for bicycles at appropriate locations.
TM-10	Designate a dedicated tour bus drop off point at a suitable location at the Tracks.
TM-12	Implement the provisions of the “ <i>Access for All Implementation Plan 2008-2015.</i> ” (Kerry County Council).
TM-13	Reserve new access points to facilitate orderly in depth development.

2.3.7 WATER WASTEWATER INFRASTRUCTURE AND WASTE MANAGEMENT

Public water and wastewater and surface water drainage infrastructure in Daingean Uí Chúis is the responsibility of Kerry County Council.

2.3.7.1 Public Water Supply

The town is served by the Daingean Uí Chúis Water Supply Scheme. This Scheme has adequate capacity to cater for the targeted growth of the town in the plan period (There are no plans to increase this supply). It is the aim of the Council to continue their programme for the replacement of defective water distribution network and, where necessary, to refurbish sections of the water supply infrastructure that are considered insufficient to enable sustainable future growth in the town.

The existing water supply for the Daingean Uí Chúis is derived from the Garfinny River which has a limited capacity to serve the demands of the town and surround area into the future. This shortage was evident in 2010 when during an extended dry weather period the river channel dropped below the upper abstraction point

2.3.7.2 Wastewater

The town is served by a combined sewer network which has adequate capacity at present. New connections to the network will be considered by Kerry County Council and these connections should be by gravity wherever that is possible. The sewerage treatment plant at Emlagh was installed in 1993 and has a design capacity of c 8,000 PE. The existing treatment consists of a Secondary Waste Water Treatment Plant which discharges to the bay.

2.3.7.3 Surface Water

The town has a separate stormwater network. No surface water runoff is permitted to discharge into the foul sewers. Surface water discharge from new developments will be designed in accordance with the principles of attenuation and controlled discharge, Sustainable Urban Drainage Systems (SUDS), any storm water policy document that may be produced by the Council and in accordance with the County Development Plan 2009-2015. Interceptors shall be situated in locations where there is a possibility of surface run-off contamination.

2.3.7.4 Waste Management

The Waste Management Plan for Limerick/Clare/Kerry Region covers all non-hazardous wastes generated within the region. This plan encourages an approach to waste management based on the core principles of prevention, minimisation, reuse and recycling of waste, and the application of the ‘polluter pays’ principle. It is acknowledged that an increase in the town’s population will increase the pressures on waste recycling facilities in the town. At present there is a large civic amenity site & recycling facility at the Flemingstown just outside the town, there is also a bottle bank collection area at the Tracks.

Objective No.	Water, Waste infrastructure and Waste Management It is an objective of the Council to :
W-1	Facilitate the provision of the necessary water and waste water infrastructure required to ensure the sustainable development and future growth of the town.
W-2	Ensure that all new developments be provided with water display meters to inform people of their water usage and to promote public awareness.
W-3	Ensure that all new developments incorporate best practice water conservation measures, such as the provision of dual-flush toilets, rain water collector and harvesting systems, as deemed appropriate by the council so as to conserve treated water.
W-4	Ensure that new large retail / mixed use type developments provide an area for the provision of a ‘bring bank’ facility, to the satisfaction of the Environment section of Kerry County Council.
W- 5	Encourage the recycling of materials from all waste sources and promote the principles of waste prevention and minimisation with local business, schools and communities.
W-6	Ensure that all new residential development permitted provide /designate an area to accommodate waste storage.

2.3.8 RESIDENTIAL DEVELOPMENT

2.3.8.1 Existing Residential Development

Daingean Uí Chúis, like all other towns in the county has undergone a significant building boom over the last decade. CSO 2006 figures show that over 18% of all private households in the town were built post 2001. The figure for Kerry as a whole is 15.3% and the national figure is 17%. Over 37% of private houses were built post 1991 compared to less than a third or 32.4% for the county as a whole.

Residential development has occurred in an uncoordinated manner with a number of estates to the east of the town over a kilometre from the town centre off the Spa Road and Conor Pass Road. To the north of the town centre just off Chapel Lane a considerable development has taken place. There are large tracts of undeveloped land between these new developments and the town centre.

This has resulted in the creation of a scattered disjointed development pattern and has created a car dependant population. The layout and the monotonous design of many of these developments are also at variance with the variety of design found in the older buildings of the town centre. Rather than forming an extension to the town core most of the new residential developments are not only physically removed from the town centre but are also divorced from the centre in terms of overall design and layout.

2.3.8.2 Future Residential Developments

It is considered appropriate in the interest of sustainable development, that future zoning of residential development will only be considered on infill/brownfield sites or on lands contiguous to existing residential areas in order to avoid further leapfrogging of development and to ensure the development of a compact urban form.

A mix of housing types should be provided in any new development to allow for varied housing needs and in recognition of the fact that household composition has altered considerably in recent years and there is no longer an atypical household type. Housing design and layout needs to reflect this change and should result in a more varied style of development.

It is not intended to prescribe density standards for lands zoned for residential purposes in this plan. Rather the appropriate densities for any future housing developments will be considered by the Planning Authority on a case by case basis and will be based on high quality design integrating with the overall image of the town and surrounding developments. In general, housing densities will be higher closer to the town centre and lower towards out of centre locations. Applicants are requested to refer to the Guidelines for Planning Authorities on “Sustainable Residential Development in Urban Areas” issued by the DoEHLG in May 2009 for further guidance in relation to housing densities and design.

Developers intending to apply for housing developments in the town are advised to hold pre-planning meetings with the Planning Authority and liaise with other relevant sections of Kerry County Council. Development management guidelines for residential development in urban areas are contained in Section 13.4 of the Kerry County Development Plan 2009-2015.

Any future applications for housing developments should also be accompanied by an urban design statement, details of which are contained in Section 13.3 of the Kerry County Development Plan 2009-2015.

Objective No.	Residential Development It is an objective of the Council to:
H-1	Promote the development of high quality, attractive residential developments in the town. All developments shall comply with “Sustainable Residential Development in Urban Areas” Guidelines issued by the DoEHLG 2009.

Objective No.	Residential Development It is an objective of the Council to:
H-2	Ensure that all new residential units are located within the development boundary on suitably zoned land and for permanent occupancy use only.
H-3	Ensure that the provision of recreational, social and cultural facilities keep pace with the development of housing to support a growing population and create a viable community.
H-4	Promote the development of suitable derelict and backland sites for infill housing schemes and other sustainable development proposals.
H-5	Require that planning applications for housing developments shall comply with the development management standards and urban design guidance as contained in Chapter 13 of the Kerry County Development Plan 2009-2015 and shall also comply with all relevant guidelines issued by the Department of the Environment, Community and Local Government.
H-6	Encourage the completion and occupation of unfinished estates.
H-7	Ensure that significant applications for residential development shall include an analysis of educational/childminding facilities to cater for the increased demand arising from such development and a linguistic impact assessment.
H-8	Ensure that any proposed development on these lands shall have regard to the recommended mitigations outlined in the SEA Addendum for the Draft Dingle Functional Area Local Area Plan 2012-2018”.

2.3.8.3 Non Permanent Residential Developments

Daingean Uí Chúis has experienced significant demand for holiday home developments within the town in recent years. It is estimated that more than one third of all dwelling units in the town are either holiday homes or second homes. Some estates are entirely for holiday homes which are idle for a large proportion of the year which militates against the creation of viable communities.

2.3.8.4 Unfinished Residential Developments

Daingean Uí Chúis has developed as a strong tourism base and this is reflected in the high proportion of new residential units in the town both holiday use and rental. There is a surplus of housing units in the town. The present economic climate has resulted in a number of estates being abandoned, unoccupied or uncompleted. There is planning permission for an additional 90 dwelling units on which work has not yet commenced. There are 20 dwelling which are incomplete. These dwellings are in various states of completion. The Planning Authority will encourage the completion of unfinished estates and individual dwelling units rather than the provision of new units on green field sites.

2.3.9 RETAIL DEVELOPMENT

2.3.9.1 Retail Strategy

Daingean Uí Chúis is a fourth tier retail centre as defined by the Retail Planning Guidelines 2005. Fourth tier towns comprise of towns with a population of between 1,500 and 5,000 and they provide basic convenience shopping, either in small supermarkets or convenience shops and in some cases, lower order comparison shopping such as hardware and some clothes. Demand for comparison (clothes, electrical equipment, house furniture, carpets and DIY equipment) shopping is met largely in the regional towns of Tralee and Killarney. The proximity to both Killarney and Tralee, which have a wider range of retail outlets results in a certain amount of revenue leakage to these larger urban centres.

The town has a good variety of small shops mainly catering for the local market and tourism. The main shopping area is located on Upper and Lower Bridge Street and Main Street with a limited amount of shopping on Green Street, Strand Street and to a lesser extent John Street. The relocation of Fitzgeralds Hardware to the outskirts of the town has somewhat altered the focal point of shopping in the town. There are a number of supermarkets in the town centre along with a discount retailer located at Spa Road adjacent to the Mart Site. The town has a thriving farmers market and other casual trading areas. It is proposed to facilitate the upgrading of the Holyground to encourage an all year round market.

The extent and population of the catchment area is insufficient to support the development of the town as higher order retail and service centre. There is however, the potential to consolidate and further develop its district functions to allow for a much greater degree of self-sufficiency in goods and services. This will require the development of a more attractive town centre environment, centrally located parking, measures to reduce traffic congestion, and the zoning of suitable land for the provision of a broader retail function.

2.3.9.2 New Retail Development

The challenge for the town in terms of retail development is to ensure that the vitality and viability of the retail core area in the town centre is maintained and is not undermined by out of town centre developments or by substantial retail leakage to Tralee and Killarney. The creation of an attractive shopping environment with a wide variety of shops to cater not only for the needs of local shoppers but also for the tourist market is important for the future viability of the town centre. The location of new retail developments in the town centre of high architectural design and layout which integrates fully with the existing built environment will be encouraged. The Planning Authority will apply a sequential approach to the location of new retail developments in the town. Future retail developments should therefore be located in the town centre on land zoned town centre/mixed use or the town centre opportunity sites.

Potential retail development sites within the town are provided for in the town centre, mixed use, and retail warehousing sites shown on Map 2a and in some Opportunity Sites shown on Map 2b & c.

The completion of the relief road will provide the opportunity to develop new retail opportunities adjacent to the existing town centre from Strand Street north towards Goat Street.

This street will function as a new town centre street providing an attractive new town centre extension, thereby contributing to the retail provision, the quality of the environment and development of the town. Pedestrian and vehicular access is to be provided from this new retail street to the proposed carpark and onto Green Street.

Objective No.	Retail Development It is an objective of the Council to:
RD-1	Ensure that the town centre is the focal point and core retail area of the town.
RD-2	Facilitate the provision of a retail warehousing area in a suitable sustainable location within the town boundary, where possible.
RD-3	Apply the sequential approach when assessing planning applications for new retail developments within the town. All major applications shall be accompanied by a retail impact assessment.
RD-4	Facilitate improvement in the range, scale and accessibility of retail outlets within the town.
RD-5	Ensure that new retail developments other than small scale convenience shopping and retail warehousing is located in the town centre, and where this is not viable on edge of centre sites.
RD-6	Ensure that new retail developments in the town centre shall be of high architectural design and layout and integrate easily with the existing built heritage.

2.3.10 SOCIAL INFRASTRUCTURE AND AMENITY

One of the overall aims of this plan is to preserve and improve the quality of life for all citizens in the town. Social infrastructure and recreational facilities are important components in achieving this and span a wide range of uses from educational, recreational facilities and health services. The quantity and quality of community, cultural, educational and recreational facilities in the town is of huge importance not only for the local residents but also to prospective citizens and employers/employees considering relocating to the town. Daingean Uí Chúis has a wide range of social infrastructure and amenities such as community facilities, recreational amenities, education and childcare. Nevertheless it must be acknowledged that despite the wide range of social infrastructure there is scope to improve certain facilities within the urban fabric of the town.

2.3.10.1 Community Facilities

The Garda station is positioned at the junction of The Mall and Bridge Street. The town has many facilities such as a cinema, St James church theatre, bowling alley, youth café, tourist information centre, public toilets and many other diverse community services.

2.3.10.2 Recreation and Amenity

Daingean Uí Chúis has a good range of recreation amenities. These include such facilities as a GAA Pitch, bowling alley, and gymnasium. The Dingle Skellig Hotel provides facilities such as an indoor swimming pool, spa & fitness suite.

The Dingle World of Leisure provides a health club, bowling alley and children’s amusements. There is a golf driving range and pitch & putt course on the outskirts of the town. Daingean Uí Chúis GAA pitch is situated on the N86 approach road into the town. Dingle Oceanworld aquarium (Marabeo) host Ireland largest collection of sharks. Irelands Largest Rock Climbing Wall at Baile Na Buaille, is situated within easy access of the town.

In order to sustain and attract permanent residents and create a sustainable community in the town, a high quality of recreational amenity within walking distance of residential developments is essential. The brownfield site at the waterfront is an ideal location for the provisions of more public facilities.

Objective No.	Recreation & Amenity It is an objective of the Council to:
RA-1	Promote and facilitate the development of a playground at an appropriate location.

2.3.10.3 Town Park

The town park (O’Donnell Park) is centrally located to the rear of Green Street, Grey Lane and Dykegate Lane. The Park consists of a playground area and tennis courts. Unfortunately the only access to the park is via a narrow laneway from Grey Lane. This lack of permeability has resulted in the park been totally underutilised.

Over the lifetime of this plan the potential exists to further utilise its central location so as to provide an attractive amenity and recreation area and to improve connectivity between the surrounding streets and laneways and the built up areas of the town. Accordingly, it is an objective of this plan to facilitate the provision of pedestrian links from Orchard Lane and Green Street to the existing town park.

Objective No.	Town Park It is an objective of the Council to:
TP-1	Facilitate the provision of pedestrian links from Orchard Lane and Green Street to the town park.

2.3.10.4 Walkways / Cycle Routes

Slí Corca Dhuibhne (the Dingle Way) is one of Ireland's premier walking routes and a major tourist attraction to the area.

It is envisaged that additional walkways will join up via a number of existing and new (and natural) walkways along the harbour waterfront. It is foreseen that these walkways would connect with the town centre and Town Park, thus creating greater permeability between the urban and natural environment.

The opportunity may exist to create cycle paths in conjunction with the existing and new walkways along the new town park and further afield to establish a sustainable connection between the harbour and the boat slip/pier (Rocket House) at Emlagh West. Any provisions made along these routes must be constructed so as to safeguard the biodiversity of the area.

2.3.10.5 Educational and Childcare Facilities

Education is a key component in the ongoing growth of Daingean Uí Chúis and is regarded as the engine in the attainment of social and economic changes. The Council will aim to provide the highest possible quality of educational, childcare and community facilities to meet the needs of all groups of society. It is vital that the future expansion in educational facilities keep pace with population growth and economic development.

The town has two primary school; Clochar Daingean on Upper Main Street and Búnscoil na mBráthaire off John Street. Overall the number of pupils enrolling in the two primary schools decreased slightly from 2007 to 2010.

School	2009/2010	2008/2009	2007/2008
Clochar Daingean	122	125	133
Scoil na mBraithre	67	69	72

Figure 2.6 Primary School enrolment figures within Daingean Uí Chúis.

A modern state of the art Post Primary School is situated at the Grove and accessed off Spa Road. Enrolment figures here follow similar trends to those of the primary schools. The number of pupils attending Pobail Scoil Chorca Dhuibhne has generally decreased since 2006/2007. The decline in pupil numbers in Pobail Scoil Chorca Dhuibhne co-insides with the increase in enrolment figure in Colaiste Íde, (less than two miles outside the town boundary). However numbers in Pobail Scoil Chorca Dhuibhne rose by 3.4% during the most recent academic year 2009/2010 when compared to 2008/2009. This increase could in general be attributed to inward migration and the increase in residential developments in the town over the last few years but, also the growing confidence amongst the community towards the new mixed gender secondary school.

School	2009/2010	2008/2009	2007/2008	2006/2007
Pobail Scoil Chorca Dhuibhne	472	456	469	484
Colaiste Íde*	139	122	111	109

*School not within the town boundary but useful reference.

Figure 2.7 Post Primary School enrolment figures within and in the vicinity of Daingean Uí Chúis

Díseart Institute of Education and Celtic Culture founded in 1996 in the heart of Corca Dhuibhne - strives to promote research, courses and cultural activities in all areas of native and Celtic Culture including theology, language, literature, art, laws, folklore, values, spirituality, history, music, archaeology and customs. Located in a neo-gothic building on Green Street, the centre offers a wide range of night courses and weekend classes. It is the first community initiative for third-level accredited courses in the Gaeltacht and it is currently the only institution in Ireland offering such a selection of courses to students while at the same time focusing on developing and strengthening the Irish language, the culture and the traditions of the Gaeltacht region. Childcare facilities include full day-care, sessional facilities and services for pre-school children and school-going children (outside of school hours). They include services involving care, education and socialising opportunities for children. A number of small scale childcare facilities are currently operating in the town. A state of the art community childcare facility is situated within the existing residential development at ‘Cappa’ off Spa Road.

Objective No.	Social Infrastructure and Amenity It is an objective of the Council to :
SIA-1	Safeguard existing social infrastructure and amenities and make provisions for new social, cultural and recreational facilities to meet the needs of the town in a proper and sustainable manner.
SIA-2	Facilitate the development of community /sporting facilities which would contribute to the sustainable development of the town.
SIA-3	Make provision for new educational facilities, or extensions to existing facilities, sufficient in their overall extent, quality and distribution to meet educational needs.
SIA-4	To facilitate the development of a permanent arts space at appropriate locations where all forms of media are involved.
SIA-5	Work with the community in the area in order to promote the visual arts and to use blank spaces for artistic creation
SIA-6	Ensure that any proposed development on these lands shall have regard to the recommended mitigations outlined in the SEA Addendum for the Draft Dingle Functional Area Local Area Plan 2012-2018”

2.3.10.6 Cultural and Linguistic Heritage.

The Dingle Peninsula has a considerable reputation for artistic, cultural and linguistic richness. Over the years public awareness has increased through the various activities organized and tourist attractions as well as those of local communities such as the May Festival, the Dingle Film Festival, Festival of Lights.

The Abbey Lab (The Lab) is located in the former Christian Brothers School building on John Street. During the last three years, a series of Arts and cultural events have been staged in this venue.

2.3.11 BUILT ENVIRONMENT

2.3.11.1 Urban Form

The basic form of the town has remained essentially unaltered since the original OS map of 1842. The location of the principal streets and roads remains the same. What has altered is the extent of the built up area. The Tracks roadway was the only major addition to the road network until 2009 with the completion of the first section of the Inner relief road. The street pattern at first glance appears quite haphazard but on closer inspection is quite ordered and the overall layout allows for good circulation through and around the central core area.

Main Street is considered the central focus of the town although the triangular area formed by the Strand Street, The Tracks and Bridge Street is significant from a cultural viewpoint. Main Street has a good mix of uses including a bank, supermarket, pubs, and offices etc. The vista down Main Street towards John Street is one of the most interesting and attractive views in the town. The town has an eclectic mix of architectural structures with varying ridge heights which results in very attractive streetscapes. The vibrant use of colour and gentle curve in the some streets all give the sense that the visitor is entering a relatively dense urban area and creates a sense of expectation

Future development in the town shall take place on infill, brownfield and appropriately zoned greenfield sites. This consolidates the compact urban form of the town making it an attractive and sustainable settlement. Future development shall maintain and reflect the traditional architectural of adjoining streetscapes.

Objective No	Urban Form It is an objective of the Council to:
UF-1	Ensure that future development in the town takes place on infill, brownfield and appropriately zoned greenfield sites and consolidates the compact urban form of the town making it an attractive and sustainable settlement.
UF-2	Promote new streetscape development at appropriate locations in the town as indicated on the Zoning Map.
UF-3	Ensure that a high quality urban environment is provided throughout the town. All applications for new development should be accompanied by a design statement

2.3.11.2 Derelict Sites

The Derelict Sites Act 1990 requires owners or occupiers of any land to take all reasonable steps to ensure that the land and any structure within, does not become, or continue to be, a derelict site. A derelict site is any land, which detracts, or is likely to detract, to a material degree, from the amenity, character or appearance of land in the neighbourhood of the land. To avoid dereliction and maximise use of resources the Planning Authority is committed to the development of historic buildings and streetscapes which allows them to be adapted to meet modern requirements. The Planning Authority will facilitate the development of protected structures and streetscapes in ways that optimise their use while conserving their innate architectural and historic value.

Objective No.	Derelict Sites It is an objective of the Council to:
DS-1	Ensure that all derelict sites within the town are identified and are dealt with in accordance with the Derelict Sites Act 1990.

2.3.11.3 Urban Environment Opportunity Areas – MAP 2(a)

There are a number of areas in the town centre that are in need of physical and environmental improvement works and offer the potential to greatly improve the appearance of the town. Opportunity Sites are defined here as sites which are visually or functionally important, and where the application of good urban design would have the maximum impact on the social and economic growth of the town. A more detailed analysis is contained in Appendix 3.

Site A North Quay Site/ Former Boatyard Site

Development of this unique waterfront site will require the preparation of a detailed urban design statement which 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. In addition, development proposals should be of high quality architectural design and contribute to the public domain.

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

A number of laneways along Strand Street have the potential to be extended to integrate new mixed use and housing development into the urban fabric in a sensitive way by extending the established pattern of stepped buildings or by developing courtyards off the new street network.

Site C *Old Hospital Building, Goat Street*

The redevelopment of this landmark historical building presents an opportunity to revitalise the area while maximising the development potential of this building and associated site for tourist related activities.

Site D *Northern road frontage of the Tracks*

A streetscape shall be developed here which fronts onto The Tracks. The design, scope and bulk of development will be of traditional form incorporating retail uses on the ground floor.

2.3.11.4 Shop Fronts & Signage

Daingean Uí Chúis is famous for its traditional shopfronts and signage and the use of bright and vibrant colours. Names are an important element in the traditional shop-front. They identify a family which may have been trading in the town for generations and will take pride in the name over the shop. Many of the signs are hand painted and in Irish.

While many of the original shop-fronts have either been removed in their entirety or substantially altered what remains is still of significant architectural value.

The preservation of the remaining examples is vital for the retention of the identity and character of the town. Original shop-fronts that display good design features and add to the streetscape should be retained and renovated. The Council will encourage the preservation and refurbishment of existing traditional shop-fronts and name plates. Modern shop-fronts must be designed to the highest standards and can interpret traditional design principles in innovative ways so as not to detract from the character of the area. While some retailers may wish to use a retailer's corporate identity, this should be balanced against the need to enhance the quality of an individual property or streetscape.

The key to a successful shop-front is clarity and simplicity. The design should relate to the architectural characteristics of the building of which it forms a part. It should relate sympathetically to the upper floors in proportion, scale and vertical alignment.

Traditional shop-front frameworks should be vertical in emphasis and generate a balanced composition of elements. Existing features of the building such as string courses, arches or plaster detailing, window surrounds etc are elements which could be incorporated into the shop-front design. The design of the fascia is an important element of the design and particular attention should be given to its composition. The proportion and detailing of name fascia's, pilasters and stall-risers should not dominate the elevation.

The materials used should complement the architectural character of the street and should integrate with the overall visual unity of the street. Timber is the most appropriate material for a traditional building. The design and location of advertisements and signs deserve careful consideration, to ensure the quality of buildings and shop-fronts is not obscured by a plethora of unnecessary, inappropriate and unsympathetic advertising.

Objective No	Shopfronts and signage It is an objective of the Council to:
SS-1	Ensure that all shopfronts are off traditional design, materials and are externally illuminated.
SS-2	Ensure the use of Irish signage as the dominant feature

2.3.11.5 Urban Design and Development Management

Good urban design contributes to an improvement in quality of life, and can create the physical conditions for economic regeneration. The streets provide Daingean Uí Chúis with its particular character. The character of the town is particularly demonstrated by the tight cluster of buildings which step up from the waterfront.

All new development should contribute to the visual, social, functional and environmental context of the site and the overall town. Design should reinforce the characteristics that give an area its local identity. In areas of poor architectural quality, proposals should contribute to the upgrading of the character of the streetscape.

Urban design is the process of shaping the physical environment for life in cities, towns and villages. It is the art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, and establishing the processes that make successful development possible. Urban design is essential in creating community identity and making places that are successful both socially and economically, good to live in, and attractive to visit. It is effective planning in the widest sense, and it can help to deliver better public services. The challenge is to create a place that will be used and enjoyed by a wide range of different people for different purposes, not only now but in years to come.

The key to good urban design is the adoption of a multi-disciplinary approach from the initial stage of a project. This will involve the use of landscape architects, planners, architects and engineers working in a planned coordinated fashion to produce a safe attractive and functional development which capitalises on the assets of a site, integrates with the surrounding character of an area and produces a development with a sense of place, identity and character.

The Landscape Architect should be involved in analysing and understanding sites from the start of the planning and design process, rather than being brought in at a late stage to disguise ugly buildings with some planting. Similarly roads engineers should use their skills to make places that are pleasant to be in and to walk through, rather than focusing narrowly on keeping the traffic moving. The design of the open space, its functionality and its quality is critical. Once this space has been properly designed and detailed the structures enclosing it can be seen in a more contextual setting and be designed appropriately.

It is the intention of the planning authority in promoting good design for the town of Daingean Uí Chúis; to rely less on prescriptive standards and to assess development proposals on their individual design merits. In order to promote this aim it is the intention of the planning authority that applications for development within the town will be accompanied by Urban Design Statements. Every development either detracts from or contributes to the Urban Environment and, while the detail of the Urban Design Statements will vary according to the size of the proposed developments, applications should be accompanied by a design statement including a site analysis and design assessment.

Objective No.	Urban Design It is an objective of the Council to:
UD-1	Require that all applications for new development in the town centre shall be accompanied by an Architectural Impact Statement.
UD-2	Ensure the design of premises or the refurbishment of existing premises in the town is sympathetic to existing development in the vicinity, complies with the objectives of the Architectural Conservation Area, and is of a design composition that enhances the streetscape.
UD-3	Require Urban Design Statements for large or significant developments including residential developments in excess of two dwellings within the town.
UD-4	Encourage the preservation and refurbishment of existing traditional shop-fronts and nameplates in appropriate materials
UD-5	Ensure that developments comply with the <i>Sustainable Residential Development in Urban Area and the Urban Design Manual- A Best Practice Guide</i> as issued by the DoEHLG in 2008, where appropriate.
UD-6	Ensure that new developments front onto public spaces or walkways and that they provide an active frontage of attractive design and scale.

2.3.12 BUILT HERITAGE

2.3.12.1 Protected Structures

The town centre contains a number of buildings of historical and architectural interest which make a positive contribution to the streetscape and constitute an important element of the areas built heritage. A number of these buildings are included in the Record of Protected Structures in the Kerry County Development Plan 2009-2015.

2.3.12.2 Architectural Conservation Areas

Parts of the town have been designated an Architectural Conservation Area (ACA) as indicated on Map 4 and Appendix 1. This area has been revised since the previous Local Area Plan. An ACA is defined as 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.

Objective No.	Built Heritage It is an objective of the Council to:
BH-1	Designate and preserve those areas indicated on the Map 3b as an Architectural Conservation Area (ACA) in accordance with the provisions of the Planning and Development Act 2000 (as amended) and outlined in Appendix 1.
BH-2	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties in the town.
BH-3	Preserve the town's architectural heritage and encourage development that is designed in a manner that is in keeping with the scale, character and pattern of the existing built fabric and urban form. New developments must be designed to a high architectural standard and must take cognisance of local design features and materials.

2.3.12.3 Archaeological Heritage

There are numerous recorded monuments within the town boundary and a number of monuments contiguous to or in the vicinity of the proposed boundary, which will be protected from inappropriate development. These are indicated on Map 4.

Objective No.	Archaeological Heritage It is an objective of the Council to:
AH-1	Ensure the preservation of all archaeological monuments in the plan area as included in the Record of Monuments and Places.
AH-2	Have regard to the recommendations of The Heritage Service, the National Museum of Ireland and other statutory agencies in the carrying out of local authority development control functions.
AH-3	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.
AH-4	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) is 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.

2.3.13.4 Flood Management

It is the policy of the Council, that development should not be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. In this regard, applicants for development shall ensure that the Plan fully integrates the requirements of the Flood Risk Management Guidelines where relevant and appropriate.

Objective No.	Flood Risk Management It is an objective of the Council to:
FM-1	Ensure that any development proposals on these lands shall be subject to a flood impact assessment
FM-2	Ensure that large scale or flood sensitive developments will not normally be permitted within the flood plain or any area previously prone to flooding. Any planning applications for developments in proximity to the river or areas previously prone to flooding shall be accompanied by a flood impact assessment indicating any flood mitigation measures proposed