

SECTION 1

DINGLE FUNCTIONAL AREA INTRODUCTION

1.0. INTRODUCTION

The Dingle Functional Area Local Area Plan has been prepared in accordance with the provisions of the Planning and Development Act 2000 and the Planning and Development (Amendment) Act 2010.

A Local Area Plan shall be consistent with the objectives of the County Development Plan and shall consist of a written statement and plan or plans which may include:

- Objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes,
- Such other objectives in such detail as may be determined by the Planning Authority for the proper planning and sustainable development of the area to which it applies including detail on community facilities and amenities and on standards for the design of developments and structures.

This plan shall remain in force for a period of up to 6 years from its date of adoption, unless a review of the plan is deferred by the Local Authority in accordance with Section 12 Planning & Development (Amendment) Act 2010.

Section 1 of this Plan comprises of the introduction to the Dingle Functional Area and contains the overall strategy which provides a coherent, integrated statement of the policies and objectives that need to be implemented in order to provide for sustainable development.

Section 2 comprises policies and zoning maps for the larger settlements of Daingean Uí Chúis, Annascaul, Baile an Fheirtéaraigh and Ceann Trá, with defined boundaries for each settlement. It contains policies for the sustainable development of the smaller dispersed rural settlements of An Mhuiríoch, Baile na nGall, Dún Chaoin and Lios Póil.

Section 3 contains policies for the sustainable development and conservation of An Blascaod Mór (The Great Blasket Island). Development within the boundaries of the settlements shall be carried out and in compliance with the Objectives of the Kerry County Development Plan 2009-2015 as well as any specific objectives contained within the individual settlement plans. Any objectives or policies contained in the individual settlement plans relate to the individual settlements and are not intended to be interpreted or construed as relating to any lands outside the development boundaries as defined.

The policies and zoning for lands outside the settlement boundaries, as defined on the maps in Section 2, are contained in the County Development Plan 2009-2015 with a number of additional specific objectives for rural areas contained in Section 4 of this plan. While the objectives of the Local Area Plan must be consistent with the objectives of the County Development Plan, in any instance where ambiguity may arise, the provisions, policies and objectives of the County Development Plan shall have precedence.

The overall aim for this plan is to provide a comprehensive local planning framework for the Dingle functional area which clearly sets out the policies and objectives for its development in a sustainable manner. Taken in conjunction with the Regional Planning Guidelines and the County Development Plan it will complete the planning framework for the area. The plan will clearly set out the policies and objectives for the sustainable development of each settlement and make clear to landowners, developers and the general public what the vision of the Planning Authority for the area is.

In the formulation of policies and objectives in this plan the planning authority have had regard to the following documents:

- National Development Plan (2007 – 2013)
- National Spatial Strategy (2002 – 2020)
- Sustainable Development – A Strategy for Ireland 1998
- Departmental Planning Guidelines
- Meitheal Chiarrai
- The Barcelona Declaration Implementation Plan
- South West Regional Planning Guidelines 2010-2022
- Kerry County Development Plan 2009-2015
- The Provision of Schools and the Planning System; A Code of Practice for Planning Authorities. The Dept. of Education and Science and DoEHLG. (2008)
- Management Plan for The Great Blasket Island 2004
- Údaras na Gaeltachta Beartas Forbatha 2005-10
- Staidéar Teangeolaíochta na Gaeltachta
- An Daingean, A Design Statement Phase 1 & 2 (2006, 2009)
- Dingle Harbour; A Resource Scoping Study(2002)
- DoEHLG Circular PSSP6/2010
- The Planning System and Flood Risk Management’ 2009 The EU Water Framework Directive
- The South West River Basin Management Plan,
- The Transitional and Coastal Water Action program,
- The National Cycle Policy Framework
- Spatial Planning and National Roads Guidelines,DoECLG 2012

The Council is obliged, in the performance of its functions, to have regard to government policies and guidelines, and it is within the context of these documents that local policies are developed.

In accordance with legislation, local area plans must be consistent with the provisions and policies of the County Development Plan. Similarly County Development Plans must be consistent with the provisions of the Regional Planning Guidelines.

This provides for the consistent, coherent transfer of higher order planning strategies from regional level to the local level and ensures that policy at all levels works to achieve the broader strategic goals for the region.

The Kerry County Development Plan 2009-2015 contains the strategy for the preparation of local area plans which divides the County into functional areas based on their strategic role and service provision for their hinterlands. The Tralee Killarney Hub, designated under the National Spatial Strategy, is the focal point for the County's development in a National context, being one of a number of Gateways and Hubs throughout the Country identified to promote balanced regional development. In accordance with the provisions of the Kerry County Development Plan 2009-2015, Dingle is a Primary Functional Area.

In the **National Spatial Strategy (NSS)**, the Functional Area is located within a Diversifying Area, which is defined in the NSS as follows:-

There are areas, along the west coast particularly, that have been successfully diversifying in recent years. The restructuring of their economies has been based on growing a variety of economic activities. These economies had traditionally been largely dependent on the agricultural sector. On the basis of the 2002 census results, many of these areas have shown increases in population since 1996. However, local authorities should now carefully manage and sustain this diversification process in the future by focusing on conserving the attractiveness of both the landscape and townscape of the areas that supported the diversification process in the first place. Local authorities can perform this role through the planning system through a focus on ensuring that new development is of the highest quality in terms of design and location.

In the **Regional Planning Guidelines (RPGs)** the Dingle Functional Area is located within the Western Strategic Planning Area, fig 1. Section 4.3.5 of the RPGs states that: “A more balanced approach to development in order to maintain vibrant rural communities, with an equal level of urban and rural growth. In other towns of the region outside of the Gateway and hubs, there will be moderate population growth in line with local employment opportunities”.

In the Regional Settlement Strategy (see table 4.7 of the RPG) the main aim for Daingean Uí Chúis and the functional area is to strengthen it and stimulate sustainable growth in indigenous economic development, while appropriate levels of sustainable growth is permissible in the key villages and smaller settlements.

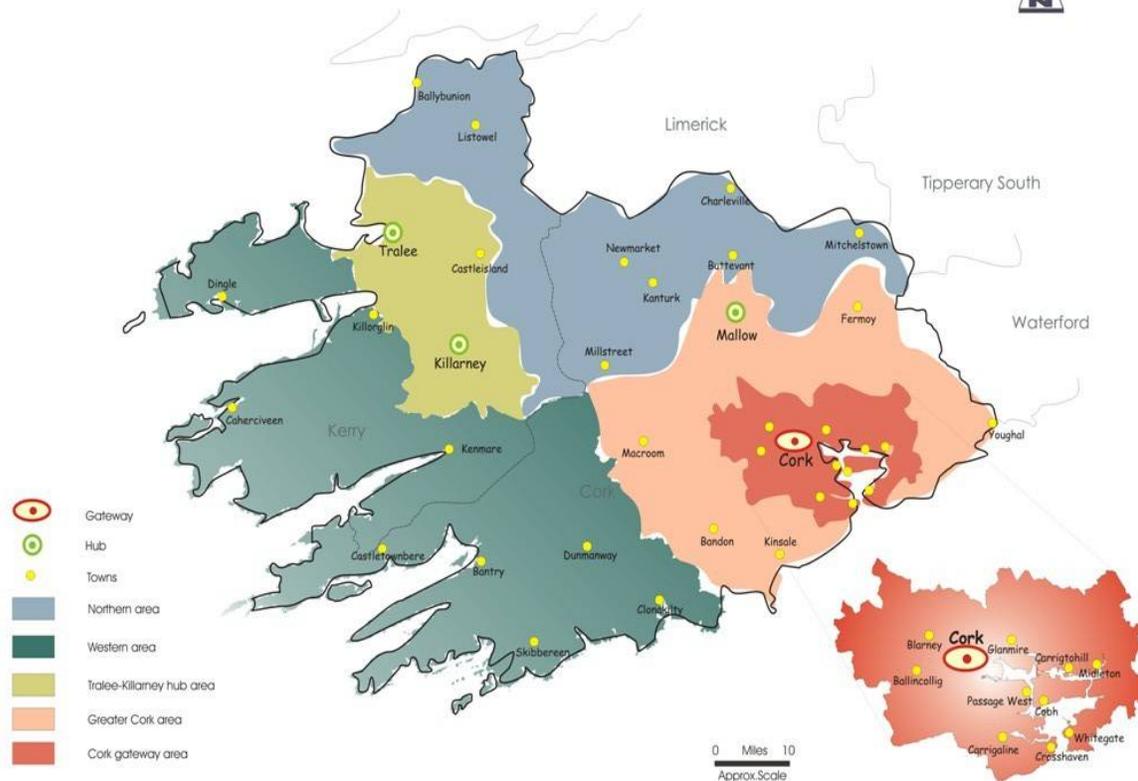


Figure 1.1: Strategic Planning Areas and the main settlements in the South West Region

CORE STRATEGY

Section 7 the Planning and Development (Amendment) Act 2010 stipulates that development plans must contain an *evidence-based* core strategy, the purpose of which is to articulate a medium to longer term quantitatively based Spatial Strategy. A central tenet of a core strategy is adherence to **National and Regional population targets, urban settlement hierarchies and sustainable rural development**. The Core Strategy as set out in the County Development Plan provides a policy framework for land use zoning at local level as well as other policy matters. The strategy is specific in setting population targets and housing requirements. This allows an accurate assessment of the amount of land required to facilitate population targets.

The Functional Area Plan is in accordance with the Core Strategy of the Kerry County Development Plan 2009-15 which in turn is consistent with the National Spatial Strategy and the South West Regional Planning Guidelines 2010-22 in supporting balanced development throughout the County .The implementation of the Core Strategy is made possible by:

- The Settlement Structure which defines the settlement hierarchy and indicates how future population growth should be distributed throughout the County and the functional area.

- The Development Land Requirements which outlines the guiding principles and sets out strategic policies regarding the zoning of land for residential and other uses during the life time of the Plan.
- The Spatial Development Framework (as set out in the County Development Plan) which sets out strategic policies on the location of residential and employment-related development, transport framework and environmental quality.

The Functional Area Plan is supported by strategic economic development policies, rural housing policies and the strategic policies relating to transport and infrastructure as detailed in the County Development Plan.

The preliminary population figures in the 2011 census have been used as it is felt that they are more up to date and realistic than those used in the Core Strategy. The anticipated growth rate included in the RPGs is then used to extrapolate projected population targets to 2017. These are reflected in Table 1.1 and 1.2.

The distribution of targeted population growth throughout the functional area has been determined in accordance with the Core strategy and settlement hierarchy into Daingean Uí Chúis and the smaller settlements and rural areas.

Further details of the growth strategy for the Dingle Functional Area and individual settlements is provided in Section 1.6.3 Growth Strategy of the plan.

FIG. 1.2 HIERARCHY OF PLANS

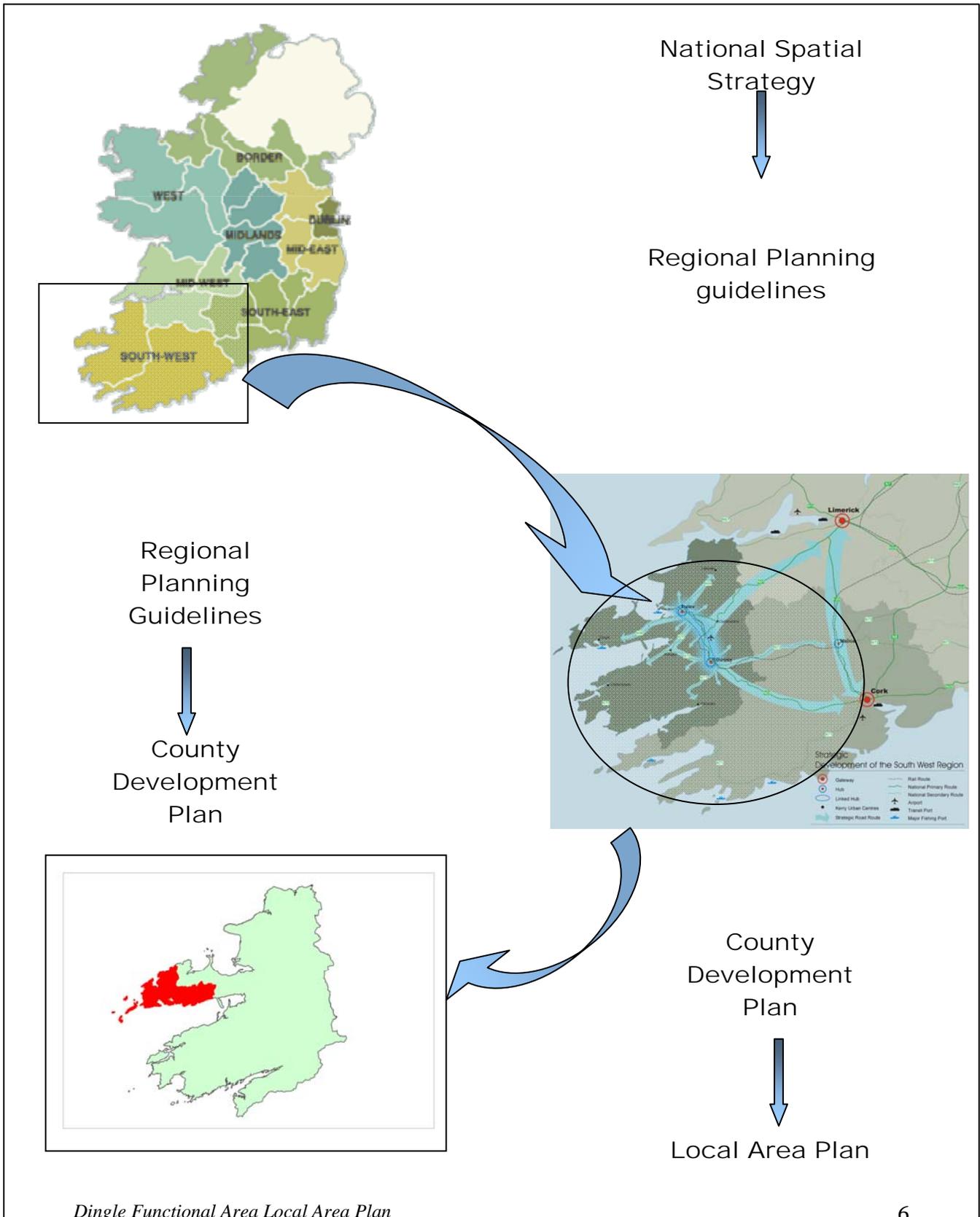


TABLE 1.1 POPULATION AND GROWTH TARGETS 2011 - 2017

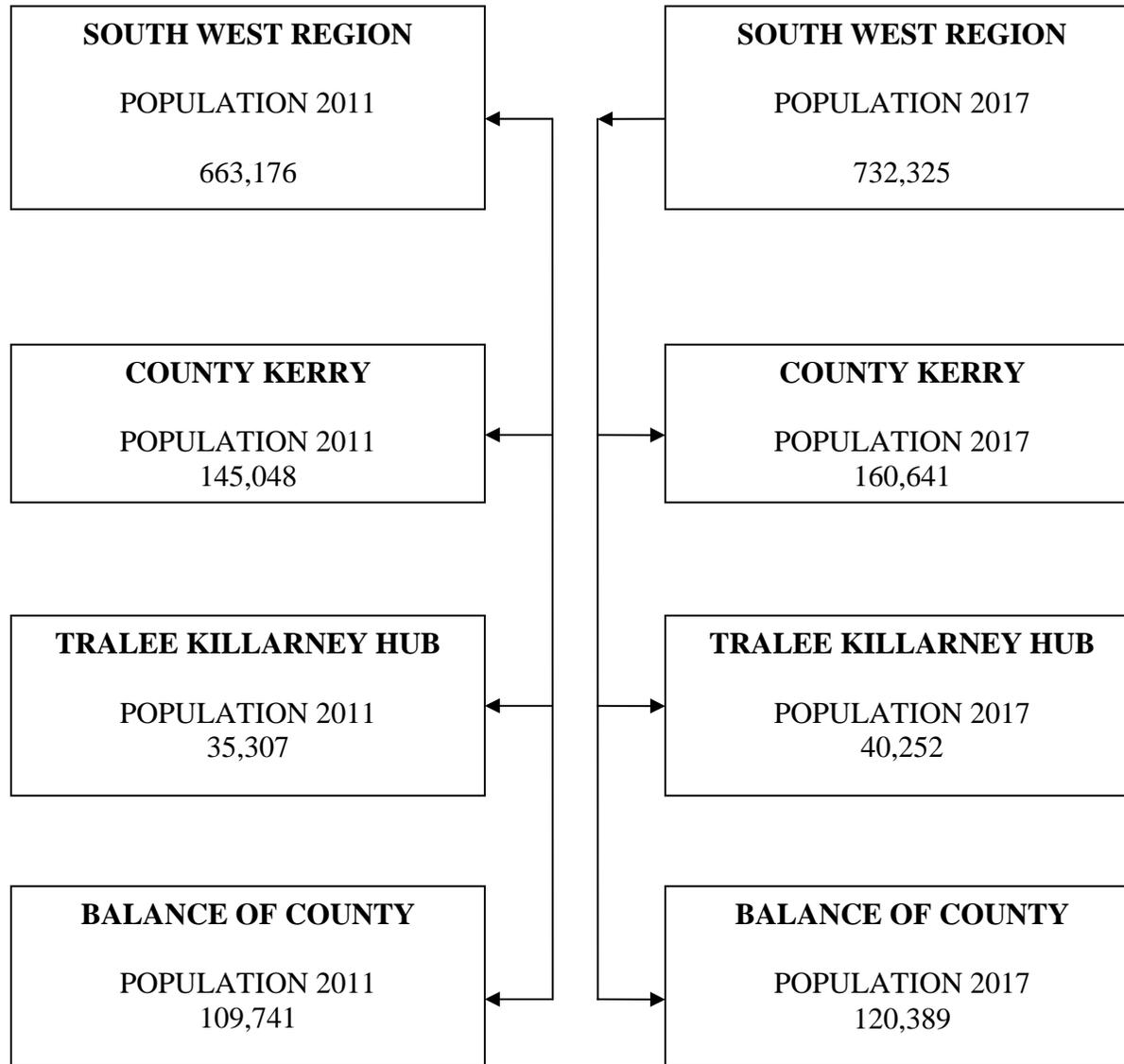


Table 1.2 FUNCTIONAL AREA POPULATION TARGETS

2011

2017

WIDER HUB AREA 79843	WIDER HUB AREA 89067
DINGLE 7026	DINGLE 7733
CAHERCIVEEN 5074	CAHERCIVEEN 5571
CASTLEISLAND 9976	CASTLEISLAND 10913
KENMARE 6325	KENMARE 7084
KILLORGLIN 7866	KILLORGLIN 8573
LISTOWEL 16479	LISTOWEL 18143
BALLYBUNION 2687	BALLYBUNION 3006
CASTLEGREGORY 2069	CASTLEGREGORY 2230
RATHMORE 4407	RATHMORE 4768
SNEEM 1244	SNEEM 1341
WATERVILLE 2052	WATERVILLE 2212

1.1 FUNCTIONAL AREAS AND COMPLIMENTARY ROLES

In the preparation of the County Development Plan, an analysis of the functionality of the County was carried out and areas identified on the basis of service provision of the principle towns, their sphere of influence and their strategic role in the development of the county. Dingle was identified as one of the six primary functional areas.



Fig1.3: Local Area Plan Functional Areas as per the Kerry County Development Plan 2009-2015

1.2 PRIMARY FUNCTIONAL AREAS

These areas are provided with their higher order services from a large principal settlement /district town (Daingean Uí Chúis) whose sphere of influence extends over a wide geographic area. Daingean Uí Chúis plays a strategic role in servicing the rural catchments as well as supporting and driving the rural economy of the County. It is envisaged that the town will act as the focal point for future job creation within sustainable commuting distance for their populations.

The strategy for the principal settlement (Daingean Uí Chúis) in this Primary Functional Areas is;

- To maintain and expand its current level of service provision in order to underpin the viability of the rural hinterlands.
- To act as the main employment centre for its area
- To act as focal point for the investment necessary to strengthen the area.

Daingean Uí Chúis is supported by three smaller settlements of Annascaul, Baile an Fheirtéaraigh and Ceann Trá. These villages provide for the daily needs of their hinterlands. It is important that these settlements continue to maintain their existing population and services and to function as intermediate settlements between the rural dwellers and the larger towns.

In the primary functional area the strategy for the smaller settlements (An Mhuiríoch, Baile na nGall, Dún Chaoin and Lios Póil) is;

- To ensure that they retain their current level of service provision and develop in a sustainable manner as attractive settlements while maintaining their existing character.
- To ensure infrastructural provision in order to consolidate their roles in a sustainable manner



Fig1.4; Dingle Functional Area showing settlements and extent of rural area

1.3 STRATEGIC ISSUES

The concepts of linkages, critical mass and potential have been defined in the County Development Plan. Identifying the **Potential** of an area, the barriers to development and the needs of the area in order to reach its potential, is a difficult task involving a wide spectrum of economic and cultural groups. The coordination of these different sectors is necessary in order to develop an integrated, coordinated approach to achieving the potential of the functional area.

One of the major difficulties that the county experiences is its **peripherality**. Furthermore, the villages of the Dingle Functional Area Local Area Plan are peripheral within the County. It is considered that the level of service provision within the west Kerry Settlements will be commensurate with the size of the settlements and the population serviced.

In effect, the demand for higher order services will be provided in the first instance within Daingean Uí Chúis and then for increasing service provision within the Regional centres of Tralee and Killarney.

The critical mass of population within the area will sustain an increased range of services and facilities which will in turn make further inward investment more likely. It is important, therefore, that **linkages** between the west Kerry Settlements and the Hub are provided in order to facilitate access to these services

‘**Linkage**’ is one of the key concepts outlined in the National Spatial Strategy. In effect the relevant linkages are to the Tralee Killarney Hub in a transportation context, good broadband connection in a telecommunications context and the national grid in an energy context. With journey times of approx 40 and 50 minutes respectively the main roadways linking Daingean Uí Chúis and the Functional Area to the Tralee - Killarney Hub are the N86 (Tralee to Daingean Uí Chúis) and the R561 & R563 . These roadways have been identified as strategic / intra-regional corridors in the current Regional Planning Guidelines for the South West Region (2010-2022). The R561/563 has been identified as a strategic road in Table 5.1 of that document while Figure 5 of that document shows the N86 as an intra-regional corridor of importance. It is noted that advanced plans are in place to upgrade the N86 between Camp and Annascaul. This plan supports the principle of such proposals, which would reduce journey times between the Functional Area and the Tralee Killarney Hub and to Kerry Airport at Farranfore, which is an international airport of regional importance, as recognised in the current Regional Planning Guidelines for the South West (2010-2022).

Of particular strategic importance for the functional plan area is the location of the port / harbour in Daingean Uí Chúis. This facility is recognised in S5.5.12 of the current Regional Planning Guidelines for the South West (2010-2022) as a port / harbour of regional importance. The port /harbour have many functions including fishing, marine leisure and tourism.

In order for the functional area to provide the range of facilities and services desired by the population, it needs to achieve and maintain a certain level of population. What is considered to be a **critical mass** of population will vary on the level of service required, so the critical mass necessary to maintain the traditional services of a small village is different to that of a larger town. In the period 2006-2011, the district centre, village and small villages/development nodes of the Dingle Functional Area experienced a slight population decline.



Fig 1.5 Percentage population change 2006 – 2011(CSO)

Much of the growth expected for the plan area is dependant on inward migration. The settlements of the Dingle Functional area, therefore, need to identify the reasons why it is better to locate there than in other competing areas. The main factor which is readily identifiable is “**Quality of Life**”. A clean environment, good educational facilities, good health services, high quality social and cultural facilities and amenities are readily available. These assets cannot be taken for granted and ongoing efforts to maintain and improve the quality of these and to facilitate only sustainable type developments must be continued.

Within the County, Tralee and Killarney are recognised as the main retail locations within the Retail Hierarchy. This will continue to be so. The location of retail development within settlements shall be determined having regard to the **vitality, vibrancy and viability** of the town centre as well as any infrastructural and floorspace availability restrictions which may arise.

Settlements generally develop in response to their natural attributes, constraints and environment. The towns and villages throughout the County have evolved on this basis. One restriction which is of particular importance is the ability to dispose of treated effluent. Many settlements throughout the functional area have no defined village core and as such and have little or no capacity to dispose of treated effluent. It is considered that such settlements should maintain their existing character and settlement pattern.

Due to the current economic situation, many areas of the County have been affected by **rural depopulation**. Policies need to be developed to promote the strengthening of settlements in these areas to act as a catalyst for reinvigorating them and creating the conditions and environment for population growth. These policies should concentrate on providing the ingredients for growth in the larger settlements initially. These larger settlements should act as the focal point for infrastructural development, population and service provision growth, while the smaller settlements should aim to consolidate their existing settlement pattern and maintain their intrinsic qualities and character.

	Na Gleannta	Ceann Trá	Dún Chaoim	Daingean Uí Chúis	Cill Chúain	Dún Uriann	Cill Maoil chéadair	Ballinvoher	Bally na courtty	Cinn Aird	An Mhin Aird	Mártháin	Total
2002	1471	460	212	1647	453	422	549	421	219	366	383	243	6846
2006	1496	413	159	1775	462	455	508	509	226	381	387	276	7047
2011	1816	415	172	1488	443	432	476	531	268	355	388	242	7026

Table 1.3 Electoral District Populations for the entire Dingle Functional Area (CSO)

The success of the measures outlined in this local area plan, are to a large extent dependent on population growth which is in turn largely reliant on employment creation. In recent years the functional area has successfully developed a number of sustainable cottage / micro type industries based on food and crafts and other niche markets. The Dingle Functional Area, with its mild climate, clean/ green image, creative people and entrepreneurial spirit is an ideal location for the establishment and growth of such industries. The Planning Authority will actively facilitate the sustainable development of these industries at appropriate locations within the plan area.

On a more macro level technological and manufacturing jobs are considered necessary in order to offset recent employment losses in the construction sector, and to provide more stable employment opportunities than perhaps tourism, which is seasonal, competitive and highly sensitive to international events. Attracting industry to Gaeltacht areas can prove challenging, largely due to their perceived peripherality and infrastructural deficits. A wide range of industries, companies and **employment opportunities** have however been established throughout the Kerry Gaeltacht areas. Údarás Na Gaeltachta has assisted many of these enterprises.

Udaras has developed infrastructure and facilities in the form of industrial estates / business parks in certain locations in the area: Baile na Buaile, Baile an Mhuilinn, An Choill, Cúilín, An Ghlaise Beag, Baile an Fheirtéaraigh, Baile an Éanaigh and Baile an Ghóilín in order to attract businesses to the area and help homegrown industries to develop.

The importance of these facilities in enabling employment creation and hence a sustainable peripheral rural community is recognised by Kerry County Council and in the cases where specific zoning does not exist that these specific locations will be looked on favourably for further sustainable development for suitable types of business should the need occur. For long-term growth of the settlements, high quality attractive environments need to be combined with employment opportunities if the quality of life potential is to be capitalized upon. Competitive pressures from world markets are increasing, particularly with regard to labour factors. The provision of **high added-value knowledge based industry/ creative industry** is seen as forming a significant part in the provision of sustainable employment in the region. 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**.

The **Gaeltacht Chorca Dhuibhne** covers an extensive area within the Dingle Functional Area and constitutes an important part of the linguistic, social, and cultural tradition of the county. This area is also rich in traditional ways, folklore, writing, music, and historic and archaeological sites. Every effort must be made to preserve and maintain Gaeltacht traditions.

The absolute number of people speaking the Irish language on a daily basis has fallen between 2002 and 2006. As a percentage of the population in the Gaeltacht area it has fallen to 35.1%. As an indicator of the future strength of the language, the % of population is a more relevant indicator than absolute numbers. As the percentage decreases, the external pressures on the language increase. This trend is an obvious cause for concern

	Na Gleannta	Ceann Trá	Dún Chaoim	Daingean Uí Chúis	Cill Chúain	Dún Urlann	CillMaoil chéadair	Cinn Aird	AnMhin Aird	Mártháin	Total
2002	584	249	132	385	317	317	417	140	163	161	2865
%	39.7%	54.1%	62.3%	23.3%	75.1%	75.11%	75.9%	38.2%	42.5%	66.2%	46.7%
2006*	355	162	89	282	289	273	277	86	151	111	2075
%	32.2%	49%	74%	15.8%	62.6%	71%	63%	24%	39%	62%	35.1%

Table 1.4 % of population speaking Irish daily in the Kerry Gaeltacht Electoral Districts

***Note ; relates to ages 3+, excludes the education system only. See CSO.**

***Note; Ballinvoher & Ballynacourty are located in the Plan Area but are not in the Gaeltacht Area**

The percentage of Kerry Gaeltacht daily speakers for 1996 was 57.4%, for 2002 was 60.4% and for 2006 was 44%.



Map 1.6 An Gaeltacht

The **cultural heritage** of the Corca Dhuibhne peninsula area is very strong. Its landscape, folklore, historic, archaeological, musical, linguistic and literary diversity gives the area a unique character and sense of identity not found elsewhere in the County or throughout the Country. In every sense the area is a unique cultural gem and every effort must be made to maintain and preserve the Gaeltacht tradition. In particular the area is identified with its **linguistic heritage**, being one of the remaining areas throughout the Country where the Irish language is spoken. The preservation of the Irish language is of paramount importance to the area and the Country as a whole

An Blascaod Mór has made a significant impact on Ireland’s cultural heritage. The island has long been associated with the essence of Irish language and culture and has traditionally been a destination for tourists and students interested in studying the Irish language, culture and stories of the area.

The importance of tourism to the area cannot be overstated. Daingean Uí Chúis and the wider Corca Dhuibhne peninsula are world renowned tourist destinations with magnificent scenery, distinctive villages and heritage (natural, built and cultural) of international significance. Consequently, the future of the tourism industry will have important strategic consequences for future development. **Tourism growth** needs to be encouraged and facilitated in a sustainable manner so as to ensure that the quality of the overall product is not eroded and that its long term success is not compromised.

The development of walking, hill and mountain climbing, birdwatching, maritime leisure and cycling as leisure pastimes is continually increasing and the diversity of the rural countryside within the plan area makes it ideal to capitalise on this growth area. Cycling in particular is a huge potential growth market which needs significant investment if it is to fulfill its potential in the area. **Tourism** will continue to play a major role in the development of the area. Adaptability and quality are two factors facing this industry as competing markets become more accessible.

Provision and security of **energy** supplies for the future is becoming increasingly important. In addition the cost of fossil fuels is set to rise in the coming years with a consequent impact on production costs and competitiveness. Reliance on renewable energy will increase and it is important, for the reasons mentioned as well as the employment opportunities in this sector, that residential and commercial developers are encouraged to incorporate energy saving designs / mechanisms.

The magnificent scenery, cultural heritage and unique identity of the area have also led to a high level of demand for **holiday homes**. The County Development Plan 2009-15 does not permit holiday homes in rural areas. This policy has proved very successful in protecting the landscape of the area, retaining the remaining capacity for local people as well as making sites for locals more affordable. There is an estimated 1200 holiday and second homes within the functional area.

The issue of holiday homes in the settlements must be considered from a number of perspectives. The provision of holiday home developments which are unoccupied for most of the year does not contribute to the development of active, vibrant local communities and acts as a deterrent to local people wishing to live in the villages. Until recently the demand for holiday homes far outstripped the indigenous demand and, in the long term, the consequence is that the proportion of holiday homes to permanent residential dwellings is likely to remain high. This is evident in Daingean Uí Chúis where there are a number of holiday home schemes. Such a situation is undesirable from a social and cultural perspective. In addition, as mentioned previously, the character of the settlements which gives them their unique identity needs to be maintained.

Within Daingean Uí Chúis a large number of housing estates have been developed in recent years. However, due to the current economic climate a substantial number of dwellings in these housing estates remain unfinished and unoccupied to date.

Finally, the impact of holiday homes on the Irish language must be considered. There is no doubt that the provision of holiday homes can potentially have a negative impact on the Irish language in an area. Recent census figures as outlined in Table 4.2 indicate the degree to which Irish as a spoken language in the area has declined. While there can be debate as to the multiple causes of this fact, it is necessary to ensure that a precautionary approach is adopted in relation to land use policies which might have an adverse effect on, or contribute to, the decline of the language.

While there may be perceived implications for tourism on any restrictions on holiday homes, the Dingle Functional Area Local Area Plan has made no specific provision for holiday home development.

The disposal of effluent from some smaller settlements is dependent on local receiving waters. In many instances these receiving waters are at, or close to, capacity in terms of accepting treated effluent. Where there is little capacity remaining, the long-term future expansion of such a village must be examined in terms of the impact of the expansion on the character and nature of the village. The provision of adequate **water and wastewater treatment facilities** is a priority for the sustainable development of the settlements throughout the area.

1.4 OVERALL DEVELOPMENT STRATEGY

The strategy for the Dingle Functional Area is dependent on the consolidation and sustainable economic growth of the settlements. This can only be achieved through creating employment and attracting people to live in the settlements, thereby strengthening their urban structure and creating a demand to support local services.

The RPG promotes a more balanced approach to development in order to maintain vibrant rural communities, ‘with an equal level of urban and rural growth’.

4.3.33. Future population growth must be balanced between the towns and rural area with a focus on strengthening the established functions of the towns while exploring ways of diversifying the local economies.

‘In other towns of the region outside of the Gateway and hubs, there will be moderate population growth in line with local employment opportunities’. The proximity of the settlements in the functional area to the major hub towns of Tralee and Killarney makes them a viable alternative for persons seeking a more rural lifestyle. The importance of developing attractive settlements is therefore critical to attracting inward migration to the area.

Development Objective RSS-07 of RPG

It is an objective to strengthen the economic and tourism roles of the towns and villages and forge greater links to their surrounding hinterlands and to peripheral areas and improve accessibility to peripheral areas in a sustainable manner. In rural areas which are suffering from population decline, specific strategies need to be developed to facilitate sustainable diversification of the rural economy. Such rural diversification should be located in areas which will avoid significant environmental effects. Any population growth will be distributed in a manner so that there is a balance between the town and villages/rural areas. Controls should be introduced for rural areas under pressure from urban generated housing.

The Dingle Functional Area will be a place where:

- Its intrinsic qualities will provide a unique location and quality of life for its residents and visitors.
- The Irish language will be preserved and promoted as a living daily-use language and Gaeltacht communities will be supported in order to strengthen and expand the social networks that nourish Irish as the community language.
- The negative effects of peripherality will be minimised through the sustainable provision of adequate infrastructure and communications.
- Facilities will be put in place to promote continued sustainable diversification of the rural economy.
- The character of the built environment will be maintained through high quality design in the settlements throughout the area.
- The settlements of the area will act as the focal point for services serving their surrounding rural hinterland. The level of service provision will be commensurate with the size of settlement and demand from the rural hinterland served.
- The settlements of the area will be vibrant and distinctive communities that have individual roles and provide for the social, economic and employment needs of their residents and rural catchment in a sustainable manner. They will develop as attractive locations in which to live and work and will provide a broad range of residential options.
- The provision of adequate water and wastewater infrastructure will facilitate the sustainable development of the villages without adverse impact on the environment.
- People enjoy living, working and visiting. In order to facilitate this, a broad range of sustainable residential / accommodation types will be available so as to support sustainable growth.
- Provision shall not be made for additional holiday home developments in order to allow for the development of settlements which have a permanent year round population. This in turn will require year round services and facilities which will result in an attractive place for locals and visitors alike, while protecting the Irish language.

Objective No	Overall Objectives It is an objective of the Council to:
	Development and Economic Strategy
OO-1	Provide an improved quality of life for all the citizens of the area by promoting the area's economic potential, protecting its natural and built environment and safeguarding its cultural heritage.
OO-2	Provide for the development of the area in a manner which is sustainable and protects its social, cultural, environmental and economic assets for future generations.
OO-3	Provide for balanced growth throughout the area by promoting the strengthening of rural communities and providing the infrastructure to facilitate job creation and diversification in these areas in a sustainable manner. Promote and foster local entrepreneurial activity and encouraging innovative and sustainable economic activity.

Objective No	Overall Objectives It is an objective of the Council to:
	Development and Economic Strategy
OO-4	Strengthen the town and villages throughout the area, improve the infrastructure provided, sustainably develop the critical mass necessary to maintain and expand the service provision within them, and make them more attractive places in which to live.
OO-5	Promote the sustainable development of indigenous knowledge based, cultural and creative industries as a means of strengthening the economic base of the area and acting as a focus for inward investment.
OO-6	Facilitate farmers markets and similar initiatives at appropriate locations and encourage local food production and promote a local food culture within the functional area.
OO-7	Promote renewable energy generation at appropriate locations and energy conservation measures as well as sustainable settlement patterns in order to promote local energy generation / energy conservation and sustainable communities and travel patterns.
OO-8	Ensure compliance with “The Planning System and Flood Risk Management Guidelines for Planning Authorities” (DEHLG 2009).
	Residential Zoning
OO-9	Ensure that 20% of the land zoned in the plan for residential, or for a mix of residential and other uses, shall be made available for the provision of social and affordable housing.
OO-10	Ensure that the zoning of residential land shall comply with the provisions of the Zoning Criteria contained in Section 2.10.7.1 of the County Development Plan.
	Infrastructure
OO-11	Ensure that development of zoned land within the settlements is dependent on the provision of adequate water and wastewater infrastructure and on the provision of other critical infrastructure.
OO-12	Improve water supplies in the plan area, in a sustainable manner, paying particular regard to the EPA’s Remedial Action List. Protect drinking water quality and public water supply sources, having particular regard to their zones of influences.
OO-13	Ensure that new developments shall incorporate on site measures in accordance with Sustainable Urban Drainage Systems where appropriate so as to minimise culverting, encourage native waterside vegetation and promote the use of reed beds and permeable paving to absorb pollutants and regularise storm water run-off.
OO-14	Ensure that new storm and foul drainage proposals are drained by gravity, except where otherwise deemed necessary by the Council and comply with ‘The Urban Waste Water Treatment Regulations’ 2001 and 2004.

	Infrastructure
OO-15	Address the recommendations of the Urban Waste Water Discharges in Ireland for Population Equivalents Greater than 500 Persons – A Report for the Years 2006 and 2007 (Office of Environment Enforcement- EPA, 2009).
OO-16	Facilitate the licensing of wastewater discharges, including storm water discharges which come within the scope of ‘The Waste Water Discharge (Authorisation) Regulations’ 2007.
OO-17	Ensure that all infrastructure and amenity projects identified undertake a Habitats Directive Assessment in accordance with best practice and guidance of their impact on Natura 2000 sites as part of the planning and decision making process and in considering the most suitable locations or scale for provision of the project ensure avoidance of negative impact
OO-18	Encourage sustainable commuting practices (where possible) in the Dingle Functional Area.
OO-19	Ensure compliance with the Spatial Planning and National Roads Guidelines, DoECLG 2012
	Archaeology & Heritage
OO-20	<p>Protect and enhance structures included in the Record of Protected Structures or proposed for inclusion by requiring that:</p> <ul style="list-style-type: none"> • No such building is demolished. • The maintenance, alteration, extension, replacement or insertion of any significant feature(s) or part(s) to a protected structure shall not be detrimental to the character of the structure. • Development shall be carried out and designed sympathetically having regard to the architectural character of the structure and the setting. • The erection of any structure within the curtilage, adjacent to, or within the vicinity of the structure shall not be detrimental to the character of the structure and the setting, and shall be sited and designed sympathetically with the character of the structure and the setting. • Any works that will materially affect the character of a protected structure or proposed protected structure shall require planning permission.
OO-21	Ensure that road project proposals take cognisance of the NRA’s guidelines on archaeological assessments.
OO-22	Ensure the preservation of all archaeological monuments included in the Record of Monuments and Places (RMP) as established under section 12 of the National Monuments (Amendments) Act 1994. In ensuring such preservation, the Council will have regard to the advice and recommendations of The National Monuments Service, The National Museum of Ireland and other statutory agencies. For sites which have been identified, but not yet added to the RMP the planning department will have regard to the advice and recommendations of the National Monuments Service and the County Archaeologist.

Archaeology & Heritage	
OO-23	Have regard to the advice and recommendations of The National Monuments Service, The National Museum of Ireland and other statutory agencies in the identification and protection of all previously unknown archaeological sites.
OO-24	Ensure that erection of any structure adjacent to, or within the vicinity of an archaeological monument or feature - Shall not be detrimental to character of the monument/feature or its landscape setting, and - Shall be sited and designed sympathetically with the character of the monument/feature or the setting.
OO-25	Promote public awareness and facilitate appropriate advisory guidance in relation to the protection of the archaeological heritage of the Plan area.
OO-26	<u>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</u>
Built Environment	
OO-27	Encourage the development of a compact and sustainable settlement structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites. Provide a high quality of design in private and public development, increasing the quality of the public domain while maintaining the character, form and settlement pattern of the settlements.
OO-28	Promote the preparation and implementation of “An Energy Conservation Strategy” and associated awareness campaign within the Plan area.
OO-29	Promote the development of energy efficient (passive / low energy) buildings and encourage developers to design and build houses/buildings towards an ‘A’ rating standard as set out by the National Building Energy Rating (BER) methodology.
Natural Environment	
OO-30	Support the implementation of the Kerry Heritage and Biodiversity Plan 2008-2012 and the NRA (2008) document “Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads and any subsequent updates, including measures outlined to control / manage alien species, in consultation with the National Parks and Wildlife Service.
OO-31	Ensure full compliance with the requirements of Directives 79/409EEC (Birds Directive) and 92/43/EEC (Habitats Directive) with respect to ‘Appropriate Assessment / Habitats Directive Assessment’ of any relevant plans or development proposals. As part of this any proposed amendments / variations to the plan or development proposals should be screened with respect to the potential impact on Natura 2000 sites and the requirement for “appropriate assessment / Habitats Directive Assessment” in accordance with Article 6 of the Habitats Directive.

Natural Environment	
OO-32	Promote the protection and enhancement of surface water, groundwater water resources and their associated habitats and species, including fisheries.
OO-33	Ensure that any development that would have an unacceptable impact on the water resource of the area, including surface water and groundwater quality and quantity, any fish bearing watercourse, riparian zone,, river corridors and associated wetlands of significance will not be permitted.
OO-34	Provide for the protection, management, and as appropriate, enhancement of existing wetland habitats where flood protection/management measures are considered to be necessary.
OO-35	Prohibit illegal burning, deposit and disposal of waste materials by the use of the statutory and non statutory powers of the local authority.
OO-36	Ensure that proposed Tourism and Recreation Strategies, Projects and Activities; take account of the need to incorporate biodiversity considerations, particularly in the case of internationally designated sites of nature conservation importance and in non designated sites that contain important habitats and species. .
OO-37	Ensure that no projects which will be reasonably likely to give rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites having regard to their conservation objectives, shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects) unless imperative reasons of over riding public interest can be established and there are no feasible alternative solutions.
Gaeltacht Chorca Dhuibhne	
OO-38	Promote and develop the Gaeltacht as a centre of linguistic and cultural heritage in tandem with policies which will encourage sustainable economic development in order to ensure vibrant communities.
OO-39	Seek to enhance the unique cultural identity and secure the sustainability of the Gaeltacht communities into the future.
OO-40	Ensure that all signage erected in the Gaeltacht is in Irish only or complies with Objective SG 9-44 of the County Development Plan and Section 3.10 Scéim Gaeilge 2010-2013.
OO-41	Seek to ensure that all new Council Tenants of Social Housing supports in Category A Gaeltacht areas show a fluency in spoken Irish and a positive impact on the use of Irish in the area.
Tourism	
OO-42	Facilitate the provision of an Integrated Tourism Management Strategy.
OO-43	Facilitate the development of ecotourism and other niche markets. Facilitate the sustainable extension and diversification of tourist facilities.
Coastal Zone Management	
OO-44	Support the development of an integrated approach to coastal zone management and in particular to foster the application of this concept in appropriate coastal zones throughout the Plan Area.
OO-45	Facilitate the preparation of an integrated coastal zone management plan for the plan area.

Housing Development	
OO-46	Ensure that all residential units are permanent places of residency.
OO-47	Ensure that the Rural housing policies as set out in the County Development Plan 2009-15 shall apply to all residential development in rural areas. The Planning Authority will look favourably on applications from family members on family landholdings, in accordance with the proper planning and sustainable development of the area,
Rural Settlements & Villages	
OO-48	Ensure that all new development takes place within the development boundary.
OO-49	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.
OO-50	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.

1.5 SETTLEMENT STRATEGY

1.5.1 Settlement Hierarchy

The settlements within the Dingle Functional Area are designated on the basis of the following classification;

- **District Centres** constitute the principal settlements within the primary functional areas. They are large settlements that provide a range of services to the towns, villages and rural areas in their catchments. They have populations in excess of 1,000. Their functions are complementary to the regional centres and each other. They also have an important regional employment function within their surrounding catchment. Daingean Ui Chúis is defined in this plan as a district centre.
- **Villages** provide for convenience and daily needs and small scale employment opportunities for their residents and surrounding rural population. They also provide local level community services, such as primary schools, churches, local sporting facilities and a community hall. Annascaul, Baile an Fheirtéaraigh and Ceann Trá are villages in the Dingle Functional Area.
- **Small Villages/Development Nodes** are localities with a scattered development pattern providing a range of local community facilities, such as a primary school, sporting club or a general shop or post office. The settlement pattern is not cohesive, but they are often characterised by strong geographic communities. An Mhuiríoch, Baile na nGall, Dún Chaoin and Lios Póil are small villages/development nodes. For ease of reference these settlements are indicated on Figure 1.4.

1.5.2 Development Strategy

It is an objective of the RPG that targeted population growth in the plan area will be distributed in a manner so that there is a balance between the town and villages/rural areas. The development strategy of this plan follows and is consistent with that approach.

The development strategy promotes Daingean Uí Chuís as the main focus for development within the Plan area offering the greatest potential for economic, social and cultural development.

Annascaul, Baile an Fheirtéaraigh and Ceann Trá are considered important local service centres and act as stabilizing service centres for their rural hinterland. An Mhuiríoch, Baile na nGall, Dún Chaoin and Lios Póil will remain as dispersed rural settlements retaining their existing rural character and serving local population needs.

In the villages and settlements, the approach in this Local Area Plan is to define a 'development boundary' on the zoning map for the particular village/settlement. It is not intended to specifically designate land for proposed residential use as the small amount of zoned land would be meaningless. The development boundary contains suitable land for the development of residential units. The development management and control system will safeguard land from inappropriate development which would limit the planned and sustainable growth of the village into the future. All proposed development and changes of uses will be assessed with regard to residential amenity and all planning and sustainable development considerations relevant to the proposal and/or its surroundings

This plan will encourage the development of compact and sustainable village structures. New houses will be located where they are contiguous to existing development and make effective use of infrastructure and of backland and infill sites.

Other objectives may also be relevant to particular villages addressing issues such as flood risk or the provision of critical infrastructure or community facilities. In this plan, therefore, the development boundary represents the focus for new development in each particular village. It is the preferred area where new development should be located, subject to the other objectives of the plan.

1.5.3 Growth Strategy

Population projections are necessary in order to accurately assess the future demand for housing, amenity, infrastructure and employment. The period of this plan is until 2017 and population projections for the period of the plan have been prepared on that basis.

The distribution of targeted population growth throughout the County and each functional area has been determined in accordance with the Core Strategy and settlement hierarchy to the functional areas and the settlements and rural areas.

The population of the entire Functional Area as contained in the 2006 Census was 7,047 persons and in 2011 it was 7,026.

The population growth targets for 2017 comply with the RPGs and the Core Strategy indicating a population of 7,733. There is a population growth of 707 people in the entire Functional area in the period 2011-2017.

	2002 census	2006 census	2011 census	2017 projection
Dingle Functional Area	6,846	7,047	7,026	7,733
Daingean Uí Chúis*	1,828	1,920	1,692	2,069

* includes overflow into Na Gleannta

Table 1.1 Population Figures and projection in Dingle Functional Area 2002-2017

In accordance with the Core Strategy it is intended that Daingean Uí Chúis has an increase of 377 persons in the period 2011-2017. A population figure of 2,069 is targeted for Daingean Uí Chúis by 2017.

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.

Daingean Uí Chúis is the only settlement in the Functional area that contains land specifically zoned for residential development.

The remaining population growth of 330 will be distributed between the rural area and throughout the settlements of Annascaul, Baile an Fheirtéaraigh and Ceann Trá and to the smaller villages/settlements of An Mhuiríoch, Baile na nGall, Dún Chaoin and Lios Póil. This population growth is allocated to each of the above settlements and to the remaining rural area. Additional headroom of 50% is included in the settlements to allow for the provision of competition, the avoidance of market monopoly and the non availability of zoned lands. The breakdown of the population allocation between the rural area and the settlements is based on a ratio of the ED population and the overall functional area population.

<i>Settlement</i>	<i>Projected Housing Provision (no.)</i>	<i>Projected Population Increase</i>
Daingean Uí Chúis	145	377
Settlements & Villages Annascaul, Baile an Fheirtéaraigh Ceann Trá ,An Mhuiríoch, Baile na nGall, Dun Chaoin, Lios Póil	40	104
Rural	86	226
TOTAL	271	707

Table 1.2 Projected housing Provision & population increase in the Dingle Functional Area 2011-2017

Table 1.2 indicates a population growth allocation to Daingean Uí Chúis and the remaining settlements of 481 persons. The remaining population growth of 226 is allocated to the rural area.

Growth prediction for smaller towns and villages is difficult due to their lower population base. Prescriptive growth figures and specific land use zonings can act as a barrier to development.

It is considered therefore, rather than allocating prescriptive areas of zoned lands for the villages and smaller settlements, that managing the growth in a manner which will retain their character and create functional, attractive and well designed communities is a preferable approach.

Generally, the ‘established’ zoning categories used in previous plans to define the uses appropriate in existing areas of development are not to be found in the new plans. The plans are now “vision statements” rather than a land use survey approach.

All proposed development and changes of use within established and developed areas will be assessed in relation to, any general objectives in the local area plan that apply to the particular location, the character of the surrounding area, residential amenity, availability of infrastructure and any other planning and sustainable development considerations considered relevant to the proposal or its surroundings.

Only the proposed lands use zonings, designations, objectives are indicated on the Land Zoning Map for each village and settlement node.

1.5.4 Zoning Criteria

It is important that the proposed zoning within the settlements is carried out in a logical and informed manner which will provide for the long-term sustainable development of the settlements. The criteria used in deciding the extent and location of proposed residential zoning in Daingean Uí Chúis are set out in the Core Strategy and section 2.10.7.1 of the County Development Plan.

1.5.5 Development Management

It is intended that development in the Dingle Functional Area will comply with the development management standards set out in Chapter 13 of the Kerry County Development Plan 2009-2015.

Objective No	Development Management It is an objective of the Council to:
DM-1	Ensure that development proposals comply with the development management standards contained in Chapter 13 of the Kerry County Development Plan 2009-2015.

1.5.6 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 should have particular regard to the Guidelines issued by the DoEHLG “The Planning System and Flood Risk Management 2009”.

In addition, it is an objective of the Regional Planning Guidelines for the South West, to ensure that significant developments in upland areas, such as wind farm developments, roadway construction, peatland drainage and forestry proposals, provide sufficient storm water attenuation so as to avoid the occurrence of river erosion or flooding downstream. This plan supports that objective.

The OPW have published draft preliminary flood Zone Maps for the County, these are noted by Kerry County Council. Any proposed development on those lands shall be subject to a flood impact assessment.

1.6 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*’.

The protection of the Irish language is of National importance and crucial to our national identity. The issue of preserving the Irish language is difficult and complex and needs a much broader range of measures than can be included in a land use plan such as this. It is important, however, that the policies contained within the plan are broad and wide-ranging enough to facilitate any future strategies and initiatives that might emerge.

The main factors that need to be considered in the preservation of the Irish language are; Demographics, Economic Factors, Facilities and Infrastructure.

In recent years the Council has been particularly proactive in the promotion of the Gaeltacht areas in Kerry. The Kerry County Council Scéim Gaeilge 2008-2011 aims to promote the provision of services through the Irish language for the people of the Gaeltacht. Such proactive measures are important in ensuring the survival of the Irish language and its associated Gaeltacht culture.

Heritage Centers and facilities such as the Ionad an Bhlascaoid Mhóir and the Heritage Centre at Baile an Fheirtéaraigh are important assets to the area and are necessary for the interpretation of the area’s rich heritage as well as being popular amenities for visitors.

The plan area is of exceptional visual / amenity quality, and significant development pressures, both in relation to holiday homes and permanent homes exist. Given the pressures of such development it is inevitable that the inward migration of non-Irish speakers will affect the viability of the Irish language. It is important that facilities be provided which facilitate the teaching of the Irish language to those who desire it.

The following objectives have been formulated in order to promote and protect the Irish language.

Objective No	It is an objective of the Council to:
G-1	Facilitate the provision of facilities for the teaching / learning of the Irish language and for the production of traditional entertainment and the presentation of culture through the medium of Irish.
G-2	Require that all commercial and directional signage in Gaeltacht areas be in Irish or bilingual Where bilingual language is used, the Irish version shall be the dominant wording on the sign. Use only the Irish version of Gaeltacht place names in accordance with the Ordú Loganimneacha (Ceantair Ghaeltachta) 2004.
G-3	Assess multiple housing planning applications (2 or more residential units) in Gaeltacht areas in terms of the likely effect that such development would have on the Irish language and the Gaeltacht.

1.7 ZONING MATRIX DEFINITIONS

1.7.1 Residential

The purpose of this zoning is to provide for new residential areas, to protect and improve existing residential areas and to provide facilities and amenities incidental to those residential areas. It is intended to provide for the full range of housing types required to meet demand and changing demographics. It is intended that higher densities, subject to good design, will be accommodated closer to the settlement centre.

There is a limited range of additional uses open to consideration within the residential zoning where it can be demonstrated that there is a need for such facilities and that it will not affect the predominantly residential nature of the area or the vitality and viability of the centre of the settlement.

Residential development shall only take place in conjunction with the provision of the necessary physical, social, community, educational and recreational services/facilities being provided. Lands used as green / amenity areas within residential developments have not been specifically identified as part of this plan but there is a presumption against the development of such land.

1.7.2 Town Centre

To primarily provide for mixed uses including retailing, residential, commercial, office, civic buildings, financial institutions, professional services and any other uses appropriate to the town centre. Proposed developments should improve the vitality and viability of the town centre and shall meet the needs of the town and the hinterland.

Individual applications will be assessed on the basis of the proposed development as well as existing uses, and other proposals in the vicinity. Developments which the Planning Authority considers would unduly affect the character, quality and amenity of the town will not be permitted. A diversity of uses for both day and evening will be encouraged and the degree of accessibility for all users shall be high.

In order to protect the amenities of the town and in the interests of the proper planning and sustainable development of the town, opening hours of proposed take-away and fast food outlets will be restricted as deemed appropriate by the Planning Authority. In order to protect the retail function, amenity and vibrancy of the town centre, betting offices and take away/fast food outlets will be assessed in the context of the existing level of provision.

1.7.3 Mixed Use

Mixed use zoning is intended to cater for a mix of uses outside of the town centre including local shops, petrol stations, offices, visitor accommodation and other commercial uses that are acceptable outside the town centre. These sites shall be developed with a complementary mix of uses where possible. Development on such sites shall not detract from the vitality and viability of the town centre.

Small scale retail uses are acceptable on these sites in the form of local neighbourhood shops with a gross floor area of not more than 500sqm.

Any residential development on these sites shall be secondary to the primary commercial/retail use. The site and any residential development shall be compatible with the primary use.

1.7.4 Retail Warehouse

Retail warehouses are generally large scale, single retail stores catering for the car borne customer and specialising in bulk goods products such as furniture, carpets, tiles, DIY and electrical goods etc. Retail warehouses require extensive areas of showroom space, where storage occurs on the shop floor. Minimal additional storage would normally be required. In general, retail warehouses are not easily accommodated in town centre locations given their size and extensive car parking requirements. Other retail developments will not be permitted on such sites.

1.7.5 Public/Community/Institutional/Educational

Public/Community/Institutional and educational facilities including schools, churches, day-care centres, childcare facilities, community buildings and health facilities will normally be permitted. Limited residential or business uses will only be permitted where they are functionally related and ancillary to community facilities at the site.

1.7.6 Industry

Land zoned for industry is to facilitate industry/manufacturing.

1.7.7 Light Industry

In order to preserve this land for light industrial use, uses that do not directly relate to industrial activities, such as housing, retail or community uses will not be permitted. Uses shall not be injurious to the residential amenity of the area. Ancillary showrooms associated with the main use on site will be permitted up to a floor area of 100sqm but retail units will not be permitted.

1.7.8 Passive Open Space/Amenity

Passive open space generally relates to use as town parks and children's playground areas and areas intended as natural amenity areas adjacent to natural features such as rivers. Unrelated uses, such as shops and houses, will not be permitted. The development of ancillary car parks and ancillary related facilities will be open to consideration. These uses, however, shall not detract from the primary use as passive open space. Adjacent developments should be designed to overlook and provide passive surveillance of these spaces.

1.7.9 Active Open Space/Amenity

This zoning is intended solely for the provision of recreational uses. Active uses include the provision of playing pitches, tennis courts etc. Unrelated uses, such as shops and houses, will not be permitted. The development of recreational buildings and car parks necessary for the use of the amenity will be considered. These uses, however, shall not detract from the primary use as active open space.

1.7.10 Retail

Sites zoned for retail use are earmarked solely for retail development. Supermarkets and/or shopping centres will be permitted on these sites. Retail warehousing developments will not be permitted on such sites.

1.7.11 Business / Science / Technology

Business uses comprise of a range of activities from telesales and computer programming companies to company headquarters etc. They are characterized by clean non-polluting activities, which produce a product but do not serve the public directly. Business / Science / Technology zoning are often used for such uses as offices, research and development or communication companies. Developments not directly related to business / science/ technology uses, such as heavy industry, retail or residential will generally not be permitted.

1.7.12 Commercial

Development of land zoned commercial in the Dingle Functional Area (see map Ru-1) shall be regulated in accordance with the provision of the Zoning Matrix and the County Development plan.

1.7.13 Harbour/marine related activities

Lands zoned specifically for harbour /marine related activities. Boat maintenance, storage and fishing equipment will generally be permitted. Marinas, sailing and other compatible maritime, tourist and leisure related uses will also normally be accommodated.

Fish processing, and associated services will be encouraged to locate at a sustainable location(s) outside of the town (centre) boundary in order to protect the physical and visual amenity of the waterfront area.

The Council will also seek to augment and improve existing town centre car parking facilities on the waterfront within the harbour/ marine related activities zone.

1.7.14 Tourism/Leisure

Lands zoned specifically for tourist and leisure related uses, such as hotels, indoor sports and recreation facilities, activity centres. Uses may also include eco tourism and other specific niche markets.

1.8 LAND USE & IMPROVEMENTS DEFINITIONS

1.8.1 Mixed Use Streetscape

Where land is indicated as ‘Mixed Use Urban Streetscape’ a range of mixed uses will be considered. New development must incorporate the traditional architectural values of the existing streetscapes in the town in terms of massing, scale, form, and street frontage. Local architectural elements shall be incorporated in the design of structures where appropriate.

1.8.2 Residential Streetscape

Same as mixed use streetscape except use is solely residential.

1.8.3 Village Improvements

Village improvement is an objective for smaller settlements that is intended to generally improve the appearance and built environment of the village. It includes the improvement of streetscape and the improvement/provision of footpaths and the requirement for lighting and hard and soft landscaping where deemed appropriate.

1.8.4 Opportunity Sites

Opportunity sites are sites of prime importance in the development of the settlement. Please refer to development briefs contained in the local area plan for further information.

1.8.5 Caravan Park

Mobile homes, caravans and camping facilities for similar static type units will be permitted within this zoning. These units will be for temporary residential use only.

1.8.5 Village Core

To primarily provide for mixed uses and any other uses appropriate to the village centre. Proposed developments should improve the vitality and viability of the village centre and shall meet the needs of the village and the hinterland. Individual applications will be assessed on the basis of the proposed development as well as existing uses, and other proposals in the vicinity. Developments which the Planning Authority considers would unduly affect the character, quality and amenity of the village will not normally be permitted.

1.8.6. Car Park

Land zoned for the provision of a public car park which may include provision for coach parking.

1.8.8 Non Conforming Uses

Many uses exist in locations where they do not conform to designated use zoning objectives set out for that area and are normally long term established uses that have developed over time. When there is an extension to, or improvements of premises accommodating these uses proposed, each shall be considered on its merits and permission may be granted where it can be shown that the proposal does not adversely affect amenities in the vicinity and is compatible with the proper planning and sustainable development of the area.

	Res	TC	MU	RW	PCIE	I	LI	POS	AOS	Ret	BST	COM	HM	TL
Advertisement Boards	N	O	O	O	N	O	O	N	N	P	O	O	N	O
Amusement Arcade	N	O ¹	O	N	N	N	N	N	N	O	N	N	N	O
Bank/Credit Union/Building Society	N	P	O	N	O	N	N	N	N	N	N	N	N	N
Bed and Breakfast/Guesthouse	O	O	O	N	O	N	N	N	N	N	N	N	N	N
Betting office	N	O ²	O	N	N	N	N	N	N	N	N	N	N	N
Café/restaurant	O	P	O	O	O	O	O	O ³	O ³	P	O	O	O	O
Call centre/Telesales	N	O	O	N	N	N	N	N	N	N	P	O	N	N
Car park/multi-storey (commercial) ⁴	N	P	P	P	N	O	O	N	N	P	P	N	O	N
Casual trading	N	O	O	N	N	N	N	O	O	O	N	N	O	N
Cash and Carry	N	N	O	P	N	N	O	N	N	N	N	O	N	N
Cemetery	N	N	N	N	P	N	N	N	N	N	N	N	N	N
Childcare facility	O	O	O	O	P	N	O	N	N	O	O	O	N	N
Cinema/Theatre	N	P	O	O	O	N	N	N	N	O	N	N	O	P
Civic-amenity site	N	N	N	N	N	O	O	N	N	O	N	O	O	N
Community Hall/Facility	O	P	P	O	P	N	N	N	N	N	N	N	O	O
Conference centre	N	P	P	N	O	N	N	N	N	N	P	N	N	O
Cultural/heritage building	O	P	P	O	P	N	N	O	O	O	N	N	O	O
Data-centre/Web-hosting centres	N	P	P	O	O	N	O	N	N	N	P	O	N	N
Drive-through restaurant	N	N	O	O	N	N	N	N	N	P	N	N	N	N
Dry cleaners	N	P	O	N	N	N	N	N	N	P	N	N	N	N
Education (day and/or night)	O	P	P	N	P	N	N	N	N	O	O	N	N	N
Fast food/Take-away	N	O ²	O	O	N	N	O	N	N	O	O	N	N	N
Funeral home	N	O	O	N	O	N	N	N	N	N	N	O	N	N
Garden centre	N	N	N	O	N	N	N	N	N	O	N	O	N	N
Healthcare Professionals	O	P	O	O	P	N	N	N	N	O	N	N	N	N
Hair dressing salon/Beauty salon	O	P	O	O	O	N	N	N	N	O	N	N	N	N
Heavy commercial vehicle park	N	N	N	N	N	P	P	N	N	N	N	O	N	N
Hospital	O	O	O	N	P	N	N	N	N	N	N	N	N	N
Hostel	O	O	O	N	O	N	N	N	N	N	N	N	N	N
Hotel	O	P	P	N	O	N	N	N	N	O ⁵	N	N		O

	Res	TC	MU	RW	PCEI	I	LI	POS	AOS	Ret	BST	COM	HM	TL
Household fuel depot	N	N	N	N	N	O	O	N	N	N	N	O	N	N
Industry/Light industry with showroom ⁶	N	N	N	O	N	O	O	N	N	N	N	O	N	N
Media recording and media associated uses	N	O	O	O	O	N	N	N	N	O	P	O	N	N
Motor sales showroom	N	N	O	O	N	N	O	N	N	O	N	O	N	N
Night-club/Dancehall	N	O	O	N	N	N	O	N	N	O	N	N	N	O
Office	O	P	P	O	O	N	N	N	N	N	P	O	N	N
Off-licence	N	P	O	N	N	N	N	N	N	P	N	N	N	N
Place of public worship	O	P	P	N	P	N	N	N	N	N	N	N	N	N
Petrol filling station	N	N	O	O	N	N	N	N	N	O	N	N	N	N
Public house	O	P	O	N	O	N	N	N	N	O	N	N	N	O ⁷
Repairs garage	N	N	O	N	N	N	P	N	N	N	N	O	N	N
Residential institution	O	O	O	N	O	N	N	N	N	N	N	N	N	N
Sports club/Recreational building	O	O	O	O	O	N	N	N	O	O	O	O	N	P
Supermarket (>500sqm)	N	P	O	N	N	N	N	N	N	P	N	N	N	N
Warehouse/storage depots/distribution centres	N	N	N	N	N	O	N	N	N	N	N	O	N	N
Playing Pitches	P	N	O	N	O	N	N	N	P	N	N	N	N	P
General Retail Shopping	N ⁹	P	P	N	N	N	N	N	N	P	N	N	N	N

KEY

Res- residential **TC** – Town Centre **MU**- Mixed Use **RW**- Retail Warehouse **TL** – tourism and Leisure **HM**-Harbour/ Marine
PCIE- Public/community/institutional/educational **I**- Industry **LI** – Light Industry **POS** – Passive Open Space
AOS – Active Open Space **Ret**- Retail **BST** – Business/Science/Technology **COM** - Commercial

N = Not normally permitted **O⁸** = Open to consideration **P** = Permitted in principle

NOTES

- 1 There are locations in the town centre where amusement arcades are inappropriate and applicants are advised to liaise with the Planning Authority.
- 2 In general, these developments will not be permitted on the main street of town centres in order to protect the retail function and amenities of the town centre.
- 3 Small kiosk-type buildings will be considered
- 4 All applications will have to comply with the car parking standards contained in the County Development Plan
- 5 Hotel to be ancillary to the main retail use at the site
- 6 Net retail space to be a maximum of 100sqm and shall be solely related to the associated industrial/light industrial use at the site
- 7 As an integral part of overall complex.
- 8 Land uses in the 'open to consideration' category may or may not be acceptable and proposals in this category will be considered by the Planning Authority on their individual merits and within the context of the proper planning and sustainable development of the area.
- 9 Local convenience shopping may be permitted.