

CÉ BHRÉANAINN

1.0 CONTEXT

Location

Cé Bhréanainn is a small village located on the northern side of the Dingle Peninsula approximately 11km to the north east of An Daingean and approximately 40km west of Tralee.



Population

The village is located within the DED of Cé Bhréanainn. The population of this DED decreased slightly between 1996 to 2002 from 139 to 133 persons, but there was a large increase of 26 % between 2002 and 2006 to bring the population up to 168 persons.

Irish Language

According to the 2006 census, 72% of the total population were listed as Irish speakers in the ED of Cé Bhréanainn. The percentage of Irish speakers in Kerry Gaeltachts in the same census is given as 75.6%.

Functions

Ce Bhreanainn is mainly a fishing and tourist village, providing a limited range of services to the local hinterland.

Facilities/Services

The village has a basic range of services which includes three public houses and a pier. There are also several one-off and holiday home developments in the plan area. A community centre which serves the general area is located between An Clochain and Ce Bhreannain

Employment

Agriculture, forestry, fishing and the construction industry are listed as the main source of male employment, while professional services was given as the main source of female employment in the 2006 census for the Ce Bhreannain ED.

Infrastructure

There is no public waste water treatment facility in the village and dwellings are served by individual septic tanks. There is currently a preliminary report being prepared for a new treatment plant for the village. The village is served by a public water mains supply.

The constraint on existing effluent treatment facilities will be a limiting factor in the future development of the village in the short-term.

Vehicular and Pedestrian Traffic

The village is located on the L8027-15 which culminates at Brandon Point. Traffic through the settlement peaks during the summer season. There is no public car park in the plan area or immediately outside of the plan area.



2.0 DEVELOPMENT ANALYSIS

Natural Heritage

The area on the seaward side of the road is zoned Secondary Special Amenity in the current Kerry County Development Plan. While the village is located on relatively flat low lying terrain the land rises steeply to the west of the village to reach heights of over 400 metres less than 3 km from the village and around 800 metres a further 2 km to the west. There are no designated SPA's, NHA's or SAC's in the plan area or immediately outside the plan area.

Archaeological Heritage

There is one recorded monument within the plan area located near the pier area:
KE026-011 Midden

Built Heritage

There are no existing protected structures in the plan area. There is a short stretch of streetscape which because of its architectural significance is being proposed as an Architectural Conservation Area.

Settlement Pattern

Cé Bhréanainn has developed to the west of Brandon Bay and has traditionally comprised of small groupings of buildings facing the sea with a nucleus of

development around the pier area. In recent years some ribboning of development has occurred on the approach roads. Despite this the village itself is still quite compact in nature.

The existing settlement pattern comprises of traditional dwellings at the core with more recent dwellings on the outskirts displaying a more dispersed pattern than the older core areas.

A new development comprised of sixteen dwellings to the south of the village core is, due to its layout and relatively uniform design somewhat at odd with the existing village.

3.0 DEVELOPMENT STRATEGY

Cé Bhréanainn is a small attractive settlement retaining its traditional character. It is these qualities and innate charm which contribute to its tourism attraction.

The overall vision for the village of Cé Bhréanainn is to maintain the character of this distinctive fishing village and consolidate development by developing backland sites to create a compact settlement, which is an attractive place to live in and to visit. All development will by its nature and design contribute to creating an identity and sense of place. This will be achieved by ensuring new developments are of an appropriate local scale, and contribute to improvements in its urban form, and which preserve its unique character and heritage.

The development strategy for the village is:

- That lands will be zoned for development in areas that will have the minimum visual impact on the landscape while promoting the overall objectives for the settlement.
- That future development should support the existing role and function of the village as a small local focal point for its surrounding rural community and also as a small tourist village. Future development should have regard to the scale of the existing

settlement and the setting of the village in an attractive rural coastal landscape.

- That new developments should respect the character of the village and should be of the highest quality in terms of design and layout. Any new developments in excess of 4 houses will require the submission of a design statement at planning application stage (see Introduction). Developments of 4 or less houses including commercial developments shall require the provision of a design statement.
- That important views from the village of the surrounding natural features should be maintained, given that the coastal landscape in which the village is set is outstanding in character.
- That the zoning for mixed use development ancillary to residential development will allow for the provision of an expansion in the range and number of commercial services within the village which in turn will provide local employment, improve the quality of life of locals and add to the services available for tourists.
- That any future tourism developments should be sensitive to the existing character of the village, the landscape and the environment and should be small in scale. Developments which are open on a year round basis should be encouraged.
- That the future of the Irish language should not be threatened by inappropriate development and the impacts of any future developments on the language and culture of the area should be fully considered during the planning application process. Future developments should demonstrate the impact that they will have on the language and culture of Ce Bhreannain. Any developments that will impact negatively on the status of the Irish language in the area should be prohibited or appropriate measures should be taken to mitigate negative effects. The Irish language and culture is an important aspect of everyday life in the Gaeltacht and in Ce Bhreannain

- That future residential development within the village should cater for the needs of the local population who wish to live in the area on a permanent basis.
- That provision shall not be made for holiday home developments in order to allow for the development of a village which has 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.
- That developments capitalizing on local indigenous talents and creativity such as crafts etc should be facilitated.





4.0 OVERALL OBJECTIVES

Objective No	Specific Objectives It is an objective of the Council to
OO-1	Preserve and promote the Irish language
OO-2	Retain a compact and sustainable village structure. New development shall contribute towards a compact settlement structure through making effective use of backland and infill sites and zoned lands contiguous with existing development.
OO-3	Facilitate development that integrates with the existing village, takes account of the topography and existing building heights and is consistent with the character of its traditional village form.
OO-4	Consider low-density development to cater for detached housing. Such proposals will be required to demonstrate how the development contributes to the creation of an attractive urban structure while integrating with the existing village structure.
OO-5	Encourage developers to adopt existing distinctive local design features and to preserve and enhance existing archaeological and historical features where these exist.
OO-6	Seek the provision of pavements where required.
OO-7	Ensure that residential development shall be accompanied by an increase in the level of social and retail facilities necessary to support a growing population and create a viable community.
OO-8	Require that new development shall be preceded by works to widen and improve the carrying capacity of local roads serving the development.
OO-9	Encourage tourism and employment uses at appropriate locations to provide local employment and sustainable

	growth.
OO-10	Ensure that development shall not have a detrimental impact on the natural environment or on the visual or physical character of the area.
OO-11	Ensure that residential development shall be for permanent residential occupation.

Residential Development

Objective No	Residential Development It is an objective of the Council:
R-1	That the lands as indicated on the zoning map are reserved for permanent residential use.
R-2	To ensure that 20% of the land zoned in this plan for residential development or for a mix of residential and other uses, is reserved for the provision of social and affordable housing.
R-3	That the development of these lands for residential development shall be accompanied by a design statement addressing in particular the formation of an appropriate sense of enclosure and streetscape, terraced or otherwise.

5.0 SPECIFIC OBJECTIVES

Urban Design

Objective No	Urban Design It is an objective of the Council to
UD-1	Ensure that where land is indicated as “Residential Urban Streetscape” new development must incorporate the traditional village streetscape elements in terms of proposed massing, scale, form, and street frontage. Local architectural elements shall be incorporated in the design of structures. Proposed development shall incorporate pavement building lines and rear parking in its design and layout where site characteristics allow.
UD-2	Any exposed stonework used in construction within the village shall be indigenous and locally sourced.

Vehicular and Pedestrian Traffic

Objective No	Vehicular and Pedestrian Traffic It is an objective of the Council:
T-1	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.
T-2	Widen the road to the pier on the northern side.

Infrastructure and Community Facilities

Objective No	Infrastructure and Community Facilities It is an objective of the Council:
ICF-1	To reserve land at this location for the future provision of the public sewage infrastructure serving the village.

**Amenity**

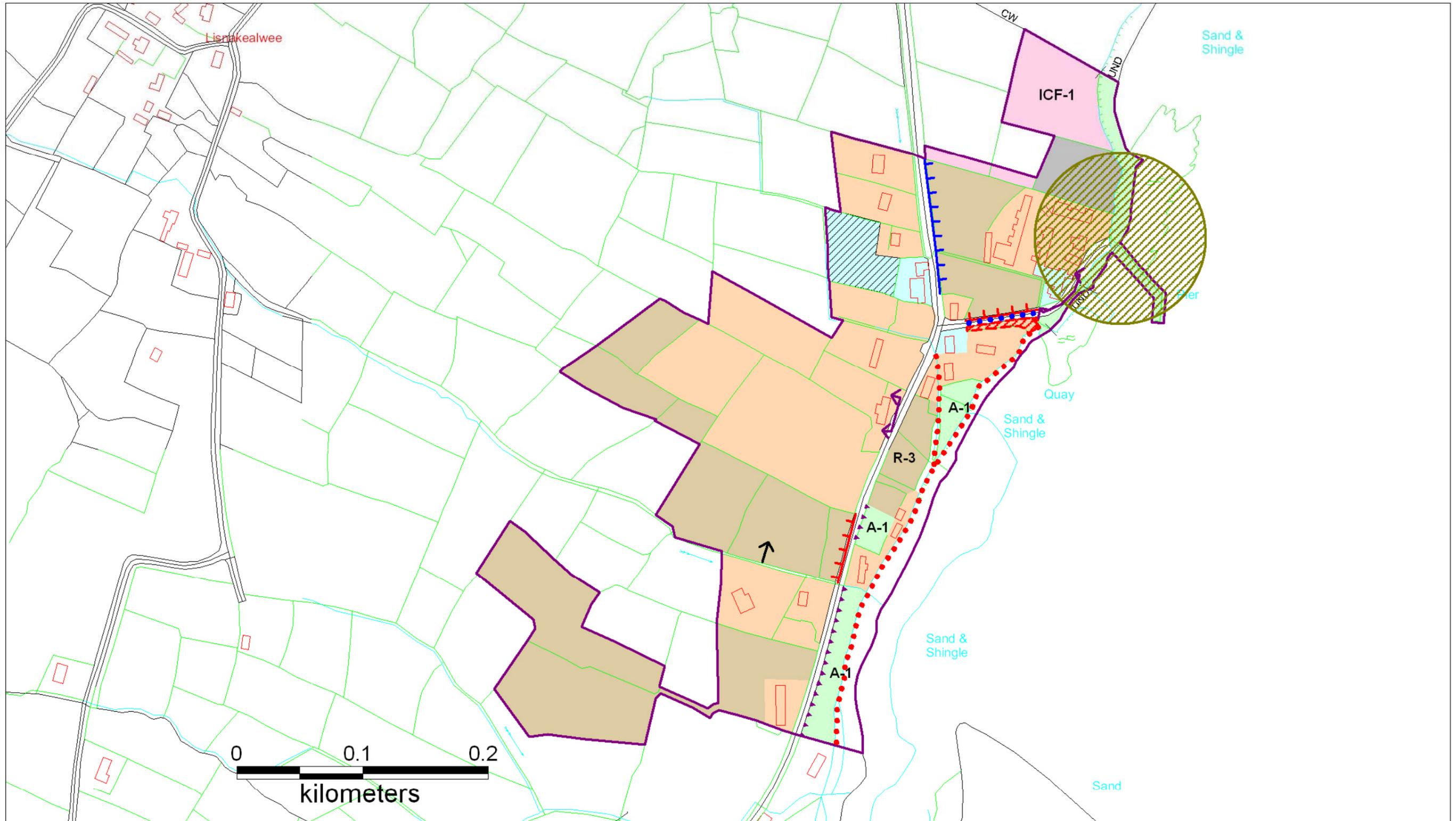
Objective No	Amenity
	It is an objective of the Council:
A-1	To retain this portion of land as an amenity area.
A-2	To protect and promote the beach as an area of amenity for the village.
A-2	To maintain and improve where possible existing pedestrian routes.

Views/Prospects

Objective No	Views / Prospects
	It is an objective of the Council:
VP-1	To preserve views and prospects on the seaward side of the road within the village

Built Heritage

Objective No	Built Heritage:
	It is an objective of the Council:
AH-1	To designate the area as shown on Zoning Map as a proposed Architectural Conservation Area under the provisions of the Planning and Development Act 2000 as amended.



Cé Bhránainn Map
Land Zoning Map
Adopted
June 2008

Kerry County Council
 Planning Policy Unit

- | | | | |
|---------------------------------|------------------------------|-------------------------------|-------------------------|
| Residential (ext.) | Proposed Protected Structure | Recorded Monument | Views and Prospects |
| Residential (prop.) | Carparking | Residential Urban Streetscape | Indicative Access Point |
| Commercial | Amenity | Road Widening(T2) | ACA |
| Commercial / Mixed Use Proposed | Institutional/Community | Mixed Use Urban Streetscape | Pedestrian Walk |
| | | | Development Boundary |