

1.0 INTRODUCTION

The East Dingle Peninsula 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 2002.

A local area Plan shall be consistent with the objectives of the 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, or 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 not exceeding 6 years from its date of adoption.

Development within the boundaries of the settlements contained in section 2 of this Local Area Plan shall be carried out and in compliance with the Objectives of the County Development Plan as well as any specific objectives contained within the individual settlement plans. 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.

This local area plan comprises policies and zoning maps, with defined boundaries for settlements where appropriate. The policies and objectives of the Kerry County Development Plan 2003-2009 apply to all the settlements. 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 2003-2009.

The overall aim for this plan is to provide a comprehensive local planning framework for the settlements listed, which clearly sets out the policies and objectives for their development. Taken in conjunction with the Regional Planning Guidelines and the County Development Plan it will complete the planning framework for this area. These plans will clearly set out the policies and objectives for the development of each settlement and make clear to landowners, developers and agents the vision of the Planning Authority for the development of the area.

This plan is presented in two sections. Section 1 outlines the strategic context, overall strategy, the growth strategy, and the policy issues for each sector.

Section 2 comprises the policies, objectives and maps for the settlements, where appropriate.

	It is an objective of the Council that:
HI-1	In addition to the objective of this plan, the policies and objectives of the Kerry County Development Plan 2003-2009, shall apply to all settlements.

SECTION 1



2.0 PLAN CONTEXT

2.1. 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 2002 - 2011
- The Barcelona Declaration Implementation Plan
- South West Regional Planning Guidelines 2004-2020
- Kerry County Development Plan 2003-2009
- Udarás na Gaeltachta – Beartas Forbatha 2005 – 2010

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.

2.2. National Development Plan / National Spatial Strategy

The National Development Plan 2007 – 2013 is a blueprint for the economic and social development of the Country up until 2013. One of the principal objectives of the plan is to promote balanced regional development. This plan builds on the previous NDP which identified the need for a National Spatial Strategy, in order to promote regional development throughout the country by the identification of a number of development corridors as Gateways and Hubs in individual regions. These development corridors have been designated to act as development growth areas that will be promoted in terms of infrastructure and investment to act as economic drivers for their region. The peripherality of County Kerry is one of the major obstacles limiting its economic development. The National Spatial Strategy has identified the Tralee-Killarney corridor as a development corridor by giving it Hub status.

The identification of development corridors is only the initial step in the process of balanced regional development. The success of the development corridor in its role of achieving strong and sustainable economic growth is dependent on a number of factors including the development of an area’s **Potential, Critical Mass** and **Linkages**.

Potential is defined as *the capacity which an area possesses for development arising from its endowment of natural resources, population, labour, economic and social capital and location relative to markets*

Critical Mass is defined as *the size, concentration and characteristics of population that enable a range of facilities to be supported and which, in turn, can attract and support higher levels of economic activity.*

Linkages are *the means of moving people, goods, energy and information.*

The policies and objectives contained in the County Development Plan promote these concepts through facilitating improved linkages, promoting the development of critical mass and protecting and promoting the potential of the county.

In addition to the economic and spatial objectives of the NDP, an improved quality of life is also an objective of the plan. It is considered that proper spatial planning can contribute to an improved quality of life and it is one of the overall objectives of this plan to achieve this.

2.3.1 Sustainable Development – A Strategy for Ireland

This is the government's policy on sustainable development, how it can be implemented and how it can be integrated into the decision making process. The policies in this document with regard to the sustainability of rural housing have been modified by the publication of 'Sustainable Rural Housing – Guidelines for Planning Authorities (April 2005)'.

2.4 Sustainable Rural Housing – Guidelines for Planning Authorities

The publication of this document in April 2005 outlined the government's policy in relation to rural housing and contains detailed direction as to how Planning Authorities should formulate policy for their area. The document redefines the concept of sustainability with regard to rural housing and, as well as removing references to the unsustainability of rural housing, contains a presumption in favour of rural housing where the applicant can demonstrate a definite need to live in a rural area.

2.5 South-West Regional Planning Guidelines

The Regional Planning Guidelines (RPG's) have been developed on the basis of guidance provided through the National Spatial Strategy and a wide range of existing plans that exist at individual agency level throughout the region. The aim of the guidelines is to provide a broad canvas to steer the sustainable growth and prosperity of the region and its people up to 2020.

Among the goals outlined in the guidelines is the goal to 'promote the sustainable development of Mallow and Tralee/Killarney as vibrant hub towns - creating a critical mass in terms of population, employment and services, which will enable them to attract investment and people – thereby supporting the role of the Gateway and delivering balanced regional development within the Southwest, through energising smaller towns and rural areas within the sphere of influence.

Key elements of the Strategy include:

- *Growth in the hubs of Mallow and Tralee Killarney must be prioritised.*
- *Towns close to the Gateways and Hubs should have organic employment-led growth, bolstered to a certain extent by commutes to the Gateways/Hubs. These towns should retain their own character and provide improved services and quality of life to people living within their catchments.*
- *Rural and peripheral areas should, at least, retain their current population levels. This goal shall be best achieved by making them more attractive places to live, by increasing service provision in towns and villages.*
- *A hierarchy of settlement types will be identified. Key roles will be assigned to these towns to help deliver the objectives of the guidelines.*

2.6 County Development Board Strategy

Meitheal Chiarrai

Meitheal Chiarrai is an economic, social and cultural development strategy for the development of the county over the ten-year period 2002 - 2011. The vision for Meitheal Chiarrai is outlined in a number of Statements.

An Economic Vision

Focus on the comparative strengths of the county in such areas as tourism, agriculture, food production, fisheries and small enterprise development.

A Social and Health Vision

Address the social issues in the county, the need for education and training, the recognition that the quality of lifestyle can be achieved through healthy living and the specific recognition of the needs of people in rural areas.

A Cultural Vision

Building on and preserving Kerry's cultural identity – a unique Kerry experience.

An Infrastructural Vision

Ease of access to the county for all transportation modes. Provision of an adequate information and communications technology infrastructure to overcome the peripheral location of Kerry. The development of energy sources with particular reference to alternative energy methods.

An Environmental Vision

Balanced development between urban and rural areas and the protection of the unique landscape of the county. The strategy intends to co-ordinate all the economic, social and cultural sectors within the county in achieving the vision of the strategy.

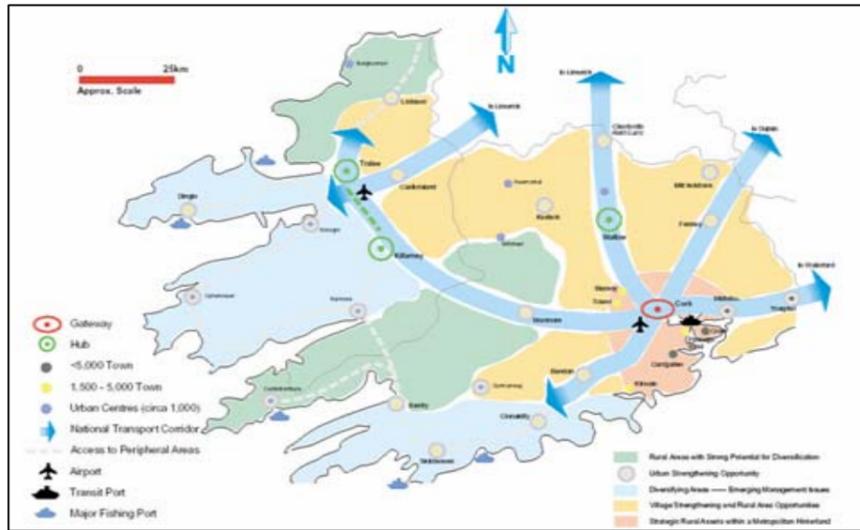


2.7 Dingle Land-Use and Transportation Study

As part of the review of the County Development Plan, the Council commissioned a series of strategic planning studies covering each of the Electoral Areas within the county. The preparation of these studies involved extensive public consultation and they are used in the formulation of development strategies throughout the county.

2.8 Kerry County Development Plan 2003-2009

The principal aim of the County Development Plan is to provide for an improved quality of life for all the people in the county while regulating development in a sustainable manner. This can be achieved through the promotion of employment opportunities, efficient transportation and infrastructure, sufficient housing and social facilities as well as a safe, healthy and clean environment which all contribute to a good quality of life. The County Development Plan promotes these goals.



Map 2.1
Regional and Sub-regional Linkages

The strengthening of rural communities is fundamental to the development plan. Many of these areas have experienced significant population loss in the past. This is not due to planning restrictions in these areas but primarily to a lack of employment opportunities. The infrastructure and services needed to promote job creation cannot be provided in the countryside. It must be provided in towns and villages. The overall strategy for rural areas is therefore based on the strengthening of towns and villages and making them more attractive places to live.

2.9 Udarás na Gaeltachta – Beartas Forbatha 2005 – 2010

The Udaras na Gaeltachta Development Strategy 2005–2010 outlines the economic, social and cultural development policies for the Gaeltacht and contains particular policies for cultural and linguistic initiatives and language based projects.

2.10 Summary

It is within the context of these policy documents that the policies and objectives of the Local Area Plan have been formulated. These policies are intended to facilitate development throughout the area. They are not intended to limit development but rather to regulate it in accordance with the principles of proper planning and sustainable development.



3.0 REGIONAL CONTEXT

The entire Country is divided into eight regions with Counties Cork and Kerry comprising the South West Region. (See Section 2.5)

The designation of the Tralee/Killarney Corridor as a Linked Hub under the National Spatial Strategy (see Map 2.1) was a significant milestone defining the future development of the county. The recognition of the Hub at National Level has significant implications for funding the development of the region, promoting balanced regional development and, in the long term integrating the hub within the wider region. This is of particular importance for a county like Kerry, where its peripherality has always had a negative impact on development, if it is to realise its potential and fulfill its role as envisaged under the NSS.

In relation to smaller towns and villages the NSS states ‘ In more Western parts of Kerry and parts of West Cork, a dynamic and nationally important tourism product has developed which will require effective management and sustainable development of the natural and cultural heritage to sustain it for the future. There is also potential for small to medium enterprises in, for example Gaeltacht areas.’

Of particular strategic importance within the Region is the location of Kerry Regional Airport at Farranfore. This regional airport and the small port of Fenit serve all of these centres and the importance of the infrastructural services they provide for the region cannot be overstated.

It is also worth noting that the Tralee/Killarney hub lies outside the Corridor linking the major cities of Galway, Limerick and Cork, and as a consequence the quality of the linkage between Tralee, Killarney, Cork and Limerick, and in particular the N21, N22 and N23, is a matter of critical strategic importance.

Thus, the development pattern within the region is such that key functions are dispersed in different centres. These different centres are interdependent in that specialist services are available in one or more towns.

The importance of tourism in this sub region cannot be overstated. The Dingle peninsula is a world renowned tourist destination with its magnificent scenery, distinctive villages and cultural heritage. The beach at Inch on the southern coast of the peninsula is unmatched in beauty throughout the Country. Similarly the northern shore of the peninsula with its beaches onto Tralee Bay, its leisure activity amenities such as watersports, golf and hillwalking all combine to make the area one of enormous tourism potential. Consequently, the future of the tourism industry will have important strategic consequences for future development.

4.0 EAST DINGLE PENINSULA LOCAL AREA PLAN DEVELOPMENT STRATEGY

4.1 Strategic Issues

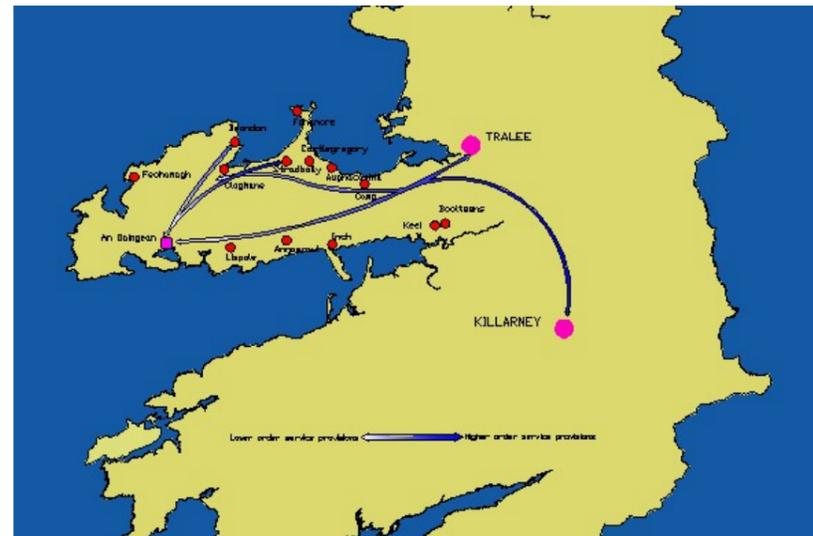
In order for an area to provide the range of facilities and services desired by the population it needs to achieve and maintain a certain level of population. What is considered to be a **critical mass** of population will vary on the level of service required, so the critical mass necessary to maintain the traditional services of a small village is different to that of a larger town. It is important, however, that policies are in place to promote the critical mass necessary for each level of settlement within the settlement hierarchy. Promoting the growth of smaller towns and villages does not detract from the demand from the higher order services in larger towns as the population of the smaller towns will still use these higher order services such as swimming pools, hospitals etc..

One of the major difficulties that the county experiences is its **peripherality**. Furthermore, some of the villages of the East Dingle Peninsula Local Area Plan are peripheral within the County. It is considered that the level of service provision within the east Dingle peninsula 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 the District centres, and then for increasing service provision within the Regional centre.

In this regard the importance of the Hub designation becomes evident. If the level of higher order service provision is to be maintained and expanded it is a priority that the Hub is developed which can act as a focal point for investment into the county. It is imperative that strong linkages between this development corridor and national networks are



developed. The development of the corridor itself will create employment opportunities and encourage the population growth in the area to reach a critical mass. This critical mass of population will sustain an increased range of services and facilities which will in turn make further inward investment more likely. It is important, therefore, that good **linkages** between the East Dingle Peninsula Settlements and the Hub are provided in order to facilitate access to these services.



Map 4.0 Service Provision

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. It is considered that this local area plan will provide one of the necessary ‘building blocks’ to enable the community develop a broader integrated social and economic vision for the area.

The publication of the **Sustainable Rural Housing Guidelines** has required Local Authorities to identify areas under urban pressure and develop policies to regulate development in these areas by reserving their development potential for persons from the area or having traditional links with the area. This policy is intended to limit ribbon development and urban sprawl as well as providing a more integrated, serviceable town and village structure.

Much of the demand for one-off rural housing actually originates from deficiencies in the supply of suitable sites and properties in the settlements, in terms of both availability and cost. The long term costs of living further away from shops and services is often not considered. The increase in traffic impacts on the local road system and, to an even greater extent on adjoining towns and villages. As more people choose to live outside settlements, this situation self-perpetuates as population

declines and has a knock on effect on the overall quality of the built environment as well as the viability of shops and services. This is particularly true of the smaller towns and villages. The obvious solution lies in addressing supply-side issues within towns and improving the components of urban living, which make urban areas attractive places in which to live.

It is the intention of this plan to identify sufficient zoned lands within the settlements of the East Dingle Peninsula area in order to provide a **viable alternative to one-off rural housing**. It is intended that the densities provided will provide a range of residential options, including larger detached residences, while respecting the innate character of each settlement.

While it is the policy of Kerry County Council to facilitate local people to build on their own land and, where possible, give favourable consideration to people with an established need, it is considered appropriate that the plan should provide as broad a range of housing options as possible. This includes living in settlements of permanently occupied dwellings incorporating a sense of identity, place and community.



Much of the growth necessary to develop strong viable communities is dependant on inward migration. Attracting inward migration is largely dependent on employment opportunities. While the creation of employment opportunities is critical to attracting this inward migration it is not the sole factor. It must be borne in mind that every area of the County is competing for these same jobs. Each settlement, therefore, needs 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, access to good health services, high quality social and cultural facilities, world class scenery, beaches and amenities are readily available. These assets, however, cannot be taken for granted and ongoing efforts to maintain and expand the range and quality of these facilities must be continued. If these strengths are to be capitalised upon they must be matched by an efficient, attractive urban environment. Each of the settlements of the East Dingle peninsula, while varying in size, density and layout, have an individual **distinctive character**. It is important that the **‘Distinctive Character’** is maintained. Nondescript housing estates, poor urban streetscapes and poor **Urban Design** standards do nothing to attract people to live in towns and villages. Design of housing within urban areas is a key consideration, and standards need to encourage well designed housing areas which fully integrate with the existing settlement pattern, develop neighbourhoods and provide a definite sense of place. Proactive measures, designed to develop neighbourhoods instead of housing estates, and a sense of place and identity, instead of anonymous characterless streetscapes, are needed. A high level of design of the **Public Domain**, will increase the quality of the urban environment.

These qualities of identity, neighbourhood and high quality public domain will increase the development of sustainable communities and social capital, which, while complimenting the existing qualities of the area, will maximise its attractiveness as a location in which to settle.

It is envisaged, due to their size and nature, that retail service provision within the settlements will remain at a level commensurate with their village/small village status.

Settlements generally develop in response to their natural attributes, constraints and environment. The better the attributes, the more successful the settlement and its growth. 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. The development of the villages is dependent on suitable effluent treatment facilities being provided prior to or concurrent with residential development.

Certain **dispersed rural settlements** have little or no infrastructure or urban form. It is considered that such settlements should maintain their existing character and settlement pattern rather than being developed with inappropriate housing developments. Such development would alter the character of the area to an unacceptable extent and prove detrimental to the community in the long run.

Many areas of the County have been affected by **rural depopulation** in the past. With the recent economic growth many areas have managed to halt or reverse this trend but there are a number of areas where



depopulation persists. 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.

Provision and security of **energy** supplies for the future is becoming increasingly uncertain. In addition the cost of fossil fuels is set to rise significantly in the coming years with a consequent impact on production costs and competitiveness. Reliance on renewable energy will increase and it is important that future developments maximise the renewable energy potential available.

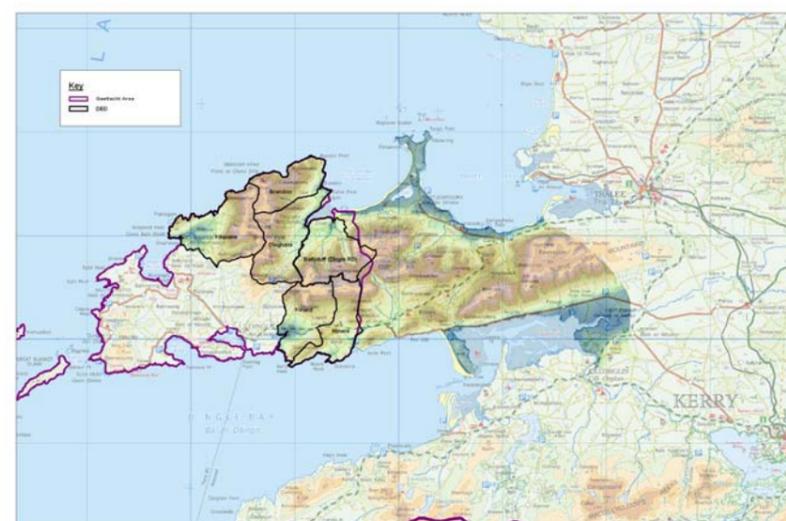


Map 4.1
East Dingle Peninsula Settlements

While the absolute number of people speaking the Irish language (ref Table 4.2) on a daily basis has risen by just over 1%, as a percentage of the entire population it has fallen by 5.7% in the portion of the Gaeltacht located within the plan area. 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 increases. This trend is an obvious cause for concern.

	Cé Bhréanainn	An Baile Dubh	An Clochán	Cill Chuáin	Cinn Aird	An Mhin Aird	Total
1996	581	251	146	303	415	151	1837
%	44.9%	65%	84%	76.5%	74.8%	74.4%	61.1%
2002	584	249	132	317	417	161	1860
%	39.7%	54.1%	62.3%	75.11%	75.9%	66.2%	55.4%
2006	NOT AVAILABLE						

Table 4.2
% of population speaking Irish daily



The **cultural heritage** of the entire Dingle 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. Every effort must be made to maintain and preserve this heritage. In particular the area is identified within the Gaeltacht, with its **linguistic heritage**, is part of 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.

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 local area plan. 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 can be broken down into a number of categories as follows:

- Demographics
 - A sufficiently large population is needed to maintain the vibrancy of the language
 - A population with a sufficiently wide age range is needed to ensure that the language is not seen as for older segments of the population
 - A large young population is necessary to ensure the long-term viability of the language
 - A population where the extent of in-migration is not such that the use of the language would be diluted or that the inward migrants could not be assimilated into the Irish speaking community must be maintained.

- Economic Factors
 - A vibrant economy such that the indigenous population has adequate opportunity to remain within Gaeltacht areas
 - Economic activity of a scale that would not require the in-migration of large quantities of workers that do not speak the language

- Facilities
 - A range of facilities which would provide adequate opportunity for the teaching of Irish to a range of age groups and people of different backgrounds
 - Facilities that would provide for the needs of the community to socialise in an environment where the entertainment provided was orientated to the Irish language.
 - Facilities which would provide for the use of the Irish language in conducting normal business transactions.
 - The provision of adequate facilities for the presentation of the linguistic and cultural heritage of the Gaeltacht in a coherent and authentic manner to locals and visitors alike.
 - The provision of means of public and private communication through the Irish language.

- Infrastructure
 - The reflection of the Irish language and culture in the material artifacts of the area, such as:
 - Buildings
 - Other structures
 - Public signage
 - Private Signage
 - Maps and similar information

As mentioned previously, it must be borne in mind that the planning authority, within the context of the planning legislation, can only support

the systems and provide the planning environment in which the appropriate outcomes can be achieved.

It is important to ensure that any developments within the area are of benefit to, or as a minimum do not damage, the Irish language.

In recent years the Council has been particularly proactive in the promotion of the Gaeltacht areas in Kerry. The current Kerry County Council 'Irish Action Plan' 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.

The development of amenities including the Blasket Interpretative Centre 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 Council has brought together a working group 'Meitheal Logainmneacha Chiarraí' to provide support for developers and builders in giving appropriate local names to housing estates and businesses. In helping to provide local communities with a sense of identity, the group will research areas to be developed and will provide developers and businesses with a choice of names, which express the local history, and character of the county.

The entire area of this plan is of a high visual quality, and significant development pressures, both in relation to holiday homes and permanent homes, are therefore attracted to the Gaeltacht. Given the pressures of such development it is inevitable that the in-migration of non-Irish-language 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 magnificent scenery, cultural heritage and unique identity of the area has also led to a high level of demand for holiday homes. The policy with regard to holiday homes is complex with many competing issues needing to be addressed. The County Development Plan 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.



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. The demand for holiday homes far outstrips the indigenous demand and, in the long term, the consequence is that the proportion of holiday homes to permanent residential dwellings will continue to increase. This is evident in many of the tourist destinations throughout the Country. Some of these settlements are large enough to accommodate a certain level of holiday home development without a significant adverse impact. In smaller settlements, however, including some of the settlements within this plan, the impact is far greater. 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. While the provisions within this plan (see section 6.6) regarding **Urban Design** will contribute to achieving this, significant holiday home developments will not contribute positively to maintaining the scale and nature of the settlements.

The impact of holiday homes on the Irish language must be considered. Objective SG8-2 of the County Development Plan states 'it is an objective of the Council to protect the linguistic and cultural heritage of the Gaeltacht areas and promote Irish as the community language'. As mentioned, the preservation of the Irish language is of paramount importance at a national level. There is no doubt that the provision of holiday homes can have a negative impact on the Irish language in an area. The census figures, as outlined in table 4.2, indicate the degree to which Irish as a spoken language in the area, as a percentage of the

overall population 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 any restrictions on holiday homes may be perceived to have negative implications for tourism, the An Daingean local area plan has made provision for 58 acres of holiday home development with a potential for approx. 600 dwelling being provided. Other settlements within this plan area, including Castlegregory, also have provisions for holiday homes. In light of the broader implications outlined it is considered that, when viewed in its entirety, adequate provision has been made for holiday home accommodation locations where it will have least impact. This provision will satisfy the demand for holiday homes and maintain the economic benefits accruing from tourism accommodation for the area.

The long-term growth of the area is determined by the provision of sustainable employment opportunities. Attracting industry to this area can prove difficult, due to its peripherality, the lack of essential services and the difficulty in obtaining a labour force. A wide range of industries, companies and **employment opportunities** has, however, been established throughout the Kerry Gaeltacht areas. Údarás Na Gaeltachta has assisted many of these enterprises. Competitive pressures from world markets are increasing, particularly with regard to labour factors. These pressures can only be resisted by the development of industries dependent on the unique creativity of indigenous business capitalising on the individual talent of an area. In particular, with its unique cultural base, the area of **high added-value knowledge based Cultural/Creative Industry** is seen as forming a significant element in the provision of sustainable employment for West Kerry. Any large scale industries are unlikely to locate within the plan area. Provision should however be made for smaller local industrial enterprises. **Tourism** will continue to play a major role in the development of the area. Adaptability and quality, however, are two factors facing this industry as affluence among the indigenous population increases and competing markets become more accessible.

The landscape and scenery of the Dingle peninsula makes it one of the most beautiful areas of the country. This is reflected in the number of tourists that visit the areas annually. It is important that this landscape is maintained and preserved. It is also important that the villages in the plan area match the surrounding landscape in their appeal as attractive settlements. The tourism of the area with its consequent increase in population poses significant difficulties for the provision of adequate infrastructure. The standard of **infrastructure** being provided must, therefore, be far in excess of what would be required by the indigenous population and must be able to cater for the seasonal requirements. It is important, however, that this infrastructure is provided for a number of reasons. These include:

- maintaining a clean environment

- reducing the impacts of peripherality on the region
- providing safe and efficient access to the area for tourists
- improving the quality of life for the indigenous population and making the areas more attractive places to live
- providing the proper environment for the development of local industries.

It is planned that the population of the District Centres throughout the County will grow by 35% in the period to 2020. In addition the dominant size of An Daingean within the electoral area indicates that the major portion of growth in the electoral area will occur in An Daingean. This will remain the principal centre of growth for the Dingle peninsula. **Growth** within the plan area is critical for future employment opportunities, social and infrastructural development. For overall growth strategy see section 5.2 of this plan.

The provision of adequate **wastewater treatment facilities** is a priority for the development of the settlements throughout the area. For many of the settlements, however, the capacity of effluent treatment plants are reaching capacity. The provision of individual effluent treatment systems is not conducive to proper urban planning due to the area needed for treatment systems. In addition the proliferation of effluent treatment system can lead to problems with groundwater and odours. In general, therefore, there is a presumption against non-public effluent treatment facilities. Application will be assessed having regard to the following issues:

- **The capacity of the existing treatment facilities**

Where there is inadequate treatment capacity in the public sewer applications for connection will be assessed in the context of the cost of upgrading the facility, the demand for additional capacity and the water services programme for infrastructural development.

- **The receiving waters**

Where the proposal involves discharge from the treatment plant directly or indirectly into sensitive receiving waters (cSAC) there is a presumption against developments which are not connected to the public sewer.

- **The objectives of the County Development Plan**

Where the provision of an on-site treatment plant will compromise the proper planning of the settlement with regard to density, layout or settlement pattern, the provisions of the plan and the proper layout of the settlement will take precedence.

It is necessary, in order to maintain the services provided within the area and preserve rural communities, to provide **strong focal points** throughout the plan area which can act as service centres for their rural hinterland. It is necessary therefore to identify settlements for the period

of this plan, which will be prioritised for development. From a geographic, infrastructural and population perspective, and the need for

service centres for the rural population, Castlegregory and Annascaul are considered the most appropriate settlements.

4.2 Summary

In summary the key issues for the Strategy are:

- To protect the **Linguistic and Cultural heritage** of the area.
- To **develop linkages**, involving transportation, communications and power, to the East Dingle Peninsula Settlements in order to ensure that the effects of **peripherality can be reduced**.
- To reinforce the economic strength of the area by building **critical mass** of population and **employment** concentrating on the development of **high added-value knowledge based Cultural/Creative Industry**.
- To support the **development of tourism**, particularly year round tourism.
- To develop settlements in accordance with their long term **development potential** having regard to their natural constraints
- To promote the development of settlements as a strategic focal point for the provision of services and employment for their rural catchments.
- In light of their impact on the character of the settlements as well as the social and linguistic impacts, and considering the existing provision for holiday homes in An Daingean other settlements, it is proposed that the plan will make no provision for **holiday home developments** in the settlements located within Gaeltacht areas.
- To zone sufficient lands in the settlements to cater for the demand for permanent residential dwellings over the period of the plan.
- To promote and facilitate alternative **energy** uses in dwellings throughout the area.
- maintain the **distinctive character** of the settlements through promoting a high quality of **Urban Design**.
- Through addressing these issues to provide a high **quality of life** for the residents of the East Dingle Peninsula Plan area.

4.3 Overall Strategy

The East Dingle Peninsula plan area will be a place where:

- Its intrinsic qualities, including social, recreational, cultural and environmental assets, combined with high quality sustainable employment opportunities capitalizing on the potential of the area, 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 in the Gaeltacht. These 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 provision of adequate infrastructure and communications.
- 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. They will develop as attractive locations in which to live and work and will provide a broad range of residential option.
- New development will contribute to the goals of sustainable development, including:
 - respecting the existing natural, built and cultural character, including the open countryside,
 - making best use of existing social and physical infrastructure,
 - contributing to the provision of high quality social infrastructure within settlements.
- The provision of adequate water and wastewater infrastructure will facilitate the sustainable development of the villages without adverse impact on the environment.
- The infrastructure, environment and the coordinated support of all actors for the creation of employment opportunities, particularly in indigenous and knowledge based cultural /creative industries will be a priority underpinning the future development of the area.
- The settlements of the area will develop as attractive locations in which to live and work and will provide a broad range of residential option

4.4 Overall Objectives

Objective No.	Overall Objectives
It is an objective of the Council to:	
OS 4-1	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.
OS 4-2	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.
OS 4-3	Provide for balanced growth throughout the area by promoting the strengthening of rural communities and provide the infrastructure to facilitate job creation in these areas.
OS 4-4	Strengthen the villages throughout the area, improve the infrastructure provided, develop the critical mass necessary to maintain and expand the service provision within them, and make them more attractive places in which to live.
OS 4-5	Zone sufficient land throughout the settlements as appropriate of the area to cater for demand from all sectors of the housing market.
OS 4-6	Provide a high quality of design in private and public development, increasing the quality of the public realm while maintaining the character, form and settlement pattern of the villages.
OS 4-7	Provide the infrastructure and support for the development and expansion of employment opportunities, including indigenous knowledge based industries.
OS 4-8	Protect the linguistic and cultural heritage of the Gaeltacht areas and promote Irish as the living community language.
OS 4-9	That proposed developments in areas of potential flood risk shall be accompanied by a flood risk assessment report. This report shall include an assessment of the impact of development on flood risk downstream and upstream as a result of the development.

OS 4-10	It is an objective of the Council to ensure that development of zoned land within these settlements is dependent on the provision of adequate water and wastewater infrastructure in accordance with the policies outlined in Section 4.1 of this plan.
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5.0 SETTLEMENT STRATEGY

5.1 Settlement Hierarchy

The Kerry County Development Plan outlines the hierarchy of settlements throughout the county. These settlements are categorised as follows:

- **Regional Centres** are settlements with a strategic location and role within the County. They have populations in excess of 3,500. They possess higher level social and economic and support services for extensive catchments. They have the ability to energise their surrounding areas of influence through strong linkages, enhanced by transport, which will enable other centres to play a complementary role in their development. Tralee, Killarney and Listowel are the regional centres within the County.
- **District Centres** 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. There is no district centre within the plan area, although An Daingean is closer to the western settlements within the plan area than Tralee and acts as the major service centre for these settlements.
- **Towns** cater for the daily and weekly needs of their inhabitants and provide a range of employment opportunities appropriate to their size and function. Towns also provide a range of community services, sporting facilities and medical services that meet the needs of the surrounding catchment area. Castlegregory is the only town within the plan area.

Electoral Area		2002	2006	2011	2016	2021	Pop. Inc.	New Household Formation
TRALEE	Population	38,928	41,995	44,404	46,036	47,047	8119	5,196
	Households	12,557	14,045	15,858	17,113	17,753		
LISTOWEL	Population	26,175	27,916	28,417	28,567	28,686	2,511	2,451
	Households	8,754	9,829	10,371	10,861	11,205		
DINGLE	Population	13,622	14,477	16,291	17,024	18,696	4,219	1,934
	Households	4,556	5,279	5,818	6,235	6,490		
KILLORGLIN	Population	22,305	25,352	27,399	28,761	29,263	6,958	4,235
	Households	7,195	9,219	10,223	11,019	11,430		
KILLARNEY	Population	31,542	34,292	36,492	37,729	38,418	6,876	4,322
	Households	10,175	11,624	12,940	14,025	14,498		

Table 5.1 Electoral Area Growth

- **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 is the only village within the plan 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. Within the East Dingle Peninsula the following are included: An Clocháin, Aughacashla, Boolteens, Camp, Cé Bhréanainn, Fahamore, Feoghanagh, Lois Póil and Stradbally. (See Map 4.1)

5.2 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 2013 and population projections for the period of the plan have been prepared. The South West Region currently has a population of 620,525 with the Regional Planning Guidelines currently making provision for a population of 700,000 by 2020. In light of recent census reports and government policies this figure has now been revised upwards. The population is projected to grow to 679,749 by 2011 and to 784,354 by 2021. (DEHLG Feb 2007). At 139,385 County Kerry currently has 22.5% of the population of the region. It is now projected that the population of the County will grow to 175,000 by 2020 thereby maintaining the % of the regional population over this period. In the period to 2020 the RPG's will be reviewed at least twice (e.g. 2010 and 2016), and these reviews will provide opportunity to revise regional objectives, growth strategies and programmes.

Using current figures it is anticipated that the entire Dingle electoral area will grow by 4,219 persons constituting 29.1% growth in the period to 2021. The population of the East Dingle Peninsula Plan area in 2006 was 7,926. This is projected to grow to 9,347 by 2020, a growth of 1,421 persons. Considering the rural nature of settlement in the area it is assumed that 40% of application will be in rural areas. This implies that the growth in the settlements up to 2020 will be 852 equating to 365 persons over the 6 year period of the plan. At an occupancy rate of 2.7 persons this equates to 135 dwellings at an average density of 5/ acre indicating a demand for 27.0 acres of zoned land. Using the normal inertia factor of 2.5, 68 acres of land are required to be zoned to fulfill the residential housing demand over the period of the plan. This growth will be distributed throughout the settlements. (current occupancy is 2.7/dwelling which is low. Using 2.7 for future demand does not create additional demand from existing households).

	1996	2002	2006
Ballinvoher	392	421	509
An Baile Dubh	131	137	119
Ballynacourty	212	219	226
Baurtregaum	433	422	419
Boolteens	374	402	422
Cé Bhréanainn	139	133	168
Castlegregory	805	870	938
An Clocháin	252	268	273
Deelis	321	299	288
Inch	172	171	173
Kilgarrylander	662	629	634
Kilgobben	279	262	270
Cill Chuáin	447	453	462
Cinn Aird	396	366	381
Lack	295	274	283
Baile an Mhuilinn	1,183	1,020	1,447
An Mhin Aird	390	383	387
Knockglass	300	252	320
Stradbally	191	230	207
TOTAL	7,374	7,211	7,926

**Table 5.2
ED Population**

Growth prediction for smaller towns and villages is difficult due to their lower population base. Prescriptive growth figures can act as a barrier to development. Assigning growth figures based on a traditional demographic analysis of the existing population size (births over deaths etc.) or the existing population as a proportion of the overall area population can lead to very small growth figures and do not take account of historic barriers to growth such as market inertia and lack of infrastructure. These factors are likely to decrease in the future. Furthermore the period of this plan is for a period of 6 years and the quantities of land zoned using traditional techniques would not facilitate the longer term development of the villages considering the need for amenities, public space and attractive streetscapes.



Ded Map

It is considered therefore, that rather than allocating prescriptive areas of zoned lands for these 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. The overall area of zoned land should remain within the figure predicted for the entire area.

5.3 Settlement Strategy

Annascaul and Castlegregory are considered important local service centres that have the capacity to absorb further development and act as stabilizing service centres for their rural hinterlands. The remaining smaller settlements of will continue to fulfill their existing role as focal points for the existing rural communities and will not be targeted for priority infrastructural development or growth over the six year period of the plan.

**6.0
SPECIFIC OBJECTIVES**

6.1 Irish Language

The protection of the Irish language is of National importance and crucial to our national identity. The following objectives have been formulated in order to promote and protect the language.

Objective No.	Irish Language
	It is an objective of the Council to:
SG-1	Facilitate the provision of facilities for the teaching of the Irish language
SG-2	Facilitate the provision of facilities for the production of traditional entertainment and the presentation of culture through the Irish medium.
SG-3	Facilitate the provision of housing by housing associations and similar organisations for those who use the Irish language as their primary means of communication.
SG-4	Have regard to the impact of gradual residential development in Gaeltacht areas by non-Irish speakers
SG-5	Require that all directional signage be in Irish only. All other signage shall be in Irish or bilingual. Where bilingual language is used, the Irish version shall be the dominant wording on the sign.
SG-6	Require that all signage in Gaeltacht areas by commercial and business entities be in Irish or bilingual. Where bilingual signage is used, the Irish version will be the dominant wording on the sign.
SG-7	Assess large planning applications for development in Gaeltacht areas in terms of the likely affect that such development would have on the Irish language and the Gaeltacht.

6.2 Industry and Employment

Sustainable population growth is dependent on employment opportunities. The East Dingle Peninsula area must capitalize on its

broad potential to develop employment opportunities which can sustain a viable population into the future.

Objective No.	Industry and Employment
	It is an objective of the Council to:
SE-1	Co-operate with Údarás na Gaeltachta and other interested bodies in the provision of employment and services for the Gaeltacht areas.
SE-2	To promote the development of tourism activities in the area and seek to avoid any adverse impact on the Irish language or the Gaeltacht culture of the area.
SE-3	To promote the development of Creative and Cultural industries in the area capitalizing on the development of indigenous creative talent.

6.3 Housing

Recent trends in housing development have been strongly towards the development of one-off rural housing in the open countryside, and also evident around the smaller settlements and along the main road network. At the same time many smaller settlements are struggling to maintain population and service provision levels.

The policy will be to target resources towards making the smaller villages and settlements more attractive places in which to live by providing the infrastructure, the amenity facilities and services that will increase their vibrancy, vitality and importantly their viability.

Housing Density

Housing density is an important element in housing design as it has the potential to contribute to the aims of sustainable development. The importance of density is highlighted by the DoEHLG’s document, Guidelines for Planning Authorities on Residential Density, which highlights the benefits of increased residential density as being:

- more economic use of existing infrastructure and serviced land;
- a reduced need for the development of greenfield sites, urban sprawl and ribbon development;
- reduced need for investment in new infrastructure;
- better access to existing services and facilities; and
- more sustainable commuting patterns.

Densities must not, however, be achieved at the expense of good quality living spaces or at the expense of the traditional character of rural villages. In addition, it is important that appropriate density standards are applied within urban settlements in particular, so that people are provided with an attractive and realistic alternative to building in the open countryside.

New residential development within settlements should:

- not contribute to ribbon development.
- be of a high quality design (See Sec. 6.6).
- reflect existing character.
- be of an appropriate scale
- be located close to existing facilities and transport.
- provide well designed amenity space and landscaped areas.
- provide identity and a sense of place.
- promote the concept of neighbourhoods.

Open Space

The provision of open space is an important part of any new residential development. Two types of open space are required, the first is communal or neighbourhood open space, which provides for local use opportunities. Formal open space is larger areas for sports fields and parks. Normal requirements for larger settlements are as follows:

- 64m² of communal open space / additional household; and
- 25m² of formal open space including sports fields/additional household.

These may be adjusted for smaller settlements.

Affordable Housing

Many people who traditionally could afford to own their own home cannot do so in the present climate of rising house prices. This has led to increasing pressure on the demand for social housing. It is unclear, however, what proportion of this demand would prefer or could afford affordable housing were it to become available. It is important during the period of the plan that measures are implemented to identify and provide affordable housing. 20% of land zoned for new residential development or for a mix of residential and other uses will be reserved for social and affordable housing in accordance with the provisions of Part V of the Planning and Development Act 2000.



Objective No.	Housing
It is an objective of the Council :	
SH-1	That 20% of the land zoned in the settlement plans for residential, or for a mix of residential and other uses, shall be made available for the provision of social and affordable housing.
SH-2	That the proposed developments should provide a minimum of open space as specified.
SH-3	To provide a range of housing options to cater for local demand.
SH-4	To ensure that residential developments are constructed to the highest design standards respecting the existing settlement pattern of the Villages.

6.4 Education, Health and Community Facilities

Good Education, Health and Community Facilities are a strong attraction for any settlement, contribute to the amenity of an area and are a necessity for a vibrant community to develop and function effectively. In planning for growth it is important to make sufficient land available for either the provision of new or the expansion of existing facilities. Schools, Community/youth centres, sports facilities and formal open spaces within the settlements need to be planned for in advance of development proposals being submitted. Therefore, in order to ensure that the Vision of creating vibrant and distinctive communities that provide for the social needs of their residents and rural catchment will be achieved, land will need to be reserved for community uses. These lands will be identified within the zoning maps for each settlement where appropriate.

It is considered reasonable that, as the increased demand for such services is provided by new development and the absence of such facilities can lead to social problems and a degradation of the quality of life, that new residential and commercial developments should include proposals for the provision of social, cultural and sporting facilities within the settlements, reinforcing their roles and meeting the needs of residents. This may involve the adoption of an amended development contribution scheme.

Sports and recreation facilities should be located in strategic locations, close to housing and safely accessible by foot, where they are easily accessible to everybody and form an integral part of the urban structure. In addition the dual use of facilities should be promoted in order to

maximize the efficient use of the facility. This might include the siting of facilities adjacent to schools or other existing facilities.

Objective No.	Education, Health and Community Facilities
It is an objective of the Council :	
SC-1	That the provision of amenity, community and sporting facilities should be facilitated and where possible that these facilities should be designed for a range of activities and shared between organisations.
SC-2	That significant applications for residential development in these settlements shall include an analysis of educational facilities to cater for the increased demand arising from such developments.

6.5 Sustainability and the Environment

The land use plans for the settlements within the Electoral Area must incorporate the promotion of long-term sustainable development of the communities. There are numerous definitions as to what constitutes a sustainable community including the following:

“A sustainable community is one in which improvement in the quality of human life is achieved in harmony with improving and maintaining the health of ecological systems;”

“A sustainable community uses its resources to meet current needs while ensuring that adequate resources are available for future generations. It seeks improved public health and a better quality of life for all its residents by limiting waste, preventing pollution, maximizing conservation and promoting efficiency, and developing local resources to revitalize the local economy.”

“The deliberate effort to ensure that community development not only enhances the local economy, but also the local environment and quality of life.”

‘Sustainability’ is in fact a difficult concept to define as it refers more to an ongoing process and the principles involved rather than actually achieving an endpoint. In general though, all of these definitions recognize the principle of the ongoing improvement of the quality of life of the residents without harming the environment. Well-designed developments incorporating good urban design principles can enhance

the appearance and functionality of a settlement. These benefits can be achieved in a manner which is not detrimental to the environment and very often can contribute to environmental improvements. Energy efficient design and materials can provide long-term benefits to residents and the environment at no additional cost. Well designed landscaping, parks and open spaces can promote biodiversity as well as providing more interesting spaces. Unfortunately many of the developments in recent years have not produced tangible improvements in this regard. Policies are needed to ensure that all new development enhances the existing character, environmental resources, heritage and community/cultural facilities of the area. Development should be high quality and be integrated with other uses so as to facilitate walking, cycling and the use of public transport. A combination of strategic land-use zoning, high environmental standards and an emphasis on well developed multi-disciplinary urban design concepts at the initial planning stage will serve to promote sustainable communities.

The Objectives of the Kerry County Development Plan regarding environmental protection are comprehensive and shall apply to the development of these settlements. Section 10.0 of this document relates to requirements regarding urban design.

6.6 Urban Design

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 West Dingle Peninsula settlements 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 settlements 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, each application 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
UD-1	To ensure that a high quality urban environment is provided throughout the settlements.
UD-2	To require Urban Design Statements for significant developments in excess of 4 dwellings within the Settlements.
UD-3	To require that all application for new development for developments of less than 4 dwellings and including commercial developments should be accompanied by a design statement.

Urban Design Statements should address the following issues:

- **Site Context / Site Analysis**
 - Context relative to existing urban area
 - Mapping
 - Topography
 - Vegetation
 - Services
 - Site Features
 - Orientation

- Adjacent Developments
- Zoning Provisions

- **Overall Design Vision**
 - What is the main objective of the development?
 - How will it relate to the town?
 - How will it contribute to the town?
 - Will it incorporate Environmental Sustainability?
 - What are its Civic Aims?
 - Will it meet the needs of the residents?
 - Will it have distinctive character and a sense of place?
- **Design Objectives**
 - Appropriate location And density
 - Distance from town centre
 - Integration
 - Sense of Place
 - Community/ neighbourhood
- **Architectural Objectives**
 - Respect existing Scale and Character
 - Integration
 - Proportion
 - Active street frontages
 - Detailing and Finishes
 - Sustainability
- **Sustainable Design**
 - Provision for urban transport
 - Maximise sunlight
 - Heating
 - Design
 - Energy Efficiency
 - Water conservation
- **Landscape Objectives**
 - Overall landscaping vision
 - Hard Landscaping
 - Materials / furniture
 - Permeability and Accessibility
 - Character
 - Safety
 - Public Realm / Private divide

- **Public realm**
 - Design of the open space
 - Permeability
 - Pedestrian, bicycle and vehicular access
 - Uses
 - Meeting/ circulation area
 - Passive recreational area
 - Active sport area
 - Combination
 - Suitability for all year use
 - Safety
 - Ownership
 - Clear public/ private divide

Applications should show how the proposed development fulfills the design objectives of the Urban Design Statement.

6.7 Transport, Traffic and Infrastructure

The lack of adequate infrastructure has been a barrier to the development of smaller villages in the past. In addition this lack of infrastructure, particularly adequate wastewater treatment facilities, has had an adverse impact on settlement patterns where developments proposed do not reflect the existing compact form and density near the village centres due to the need to provide on-site effluent disposal options.

Many settlements have existing facilities. It is intended that developments should contribute to the upgrading of these facilities. The required settlement pattern will not be compromised to facilitate on-site effluent treatment in the settlements.

In order to protect the hydraulic capacity of treatment plants, developments should where possible provide for the separation of surface water. In addition developments should be designed having regard to the Sustainable Urban Design Systems, SUDS, currently in use.

Objective No	Transport and Infrastructure
	It is an objective of the Council
ST-1	Facilitate the provision of the necessary infrastructure to reduce the effects of peripherality, to protect the environment and make the settlements more attractive places in which to live.
ST-2	To provide adequate wastewater treatment facilities within the settlements to cater for projected growth.
ST-3	To require developments to incorporate sustainable Urban Design Systems for the disposal of surface water arising from the development.



ST-4	To limit the development of footpaths and public lighting to the development boundary of the settlements.
ST-5	Facilitate and promote the provision of communication infrastructure throughout the plan area.
ST-6	That significant development proposals should be accompanied by a Transport and Traffic Assessment and Road Safety Audit, which will assess the cumulative impact in association with neighbouring development. Applicants shall have regard to the Traffic and Transport Assessment Guidelines prepared by the NRA in the preparation of assessments.
ST-7	To facilitate the provision of disabled parking spaces throughout the settlements particularly in proximity to services.
ST-8	To ensure that development of zoned land within these settlements is dependent on the provision of adequate water and wastewater infrastructure in accordance with the policies outlined in Section 4.1 of this plan.
ST-9	That on-site wastewater treatment infrastructure will not be permitted where it compromises settlement patterns and good urban design.

6.8 ZONING

The zoning of residential land should be implemented and based on a sequential approach. This will ensure that development occurs in a logical way and priority sites that will facilitate the implementation of the wider strategy can be brought forward at an early stage. This approach will vary according to the type and size of settlement and for rural and urban areas, as follows:

Large Urban Areas

1. Development of priority sites, such as those with designated Action Areas or Town Renewal Plans
2. Town centre opportunity sites
3. Brownfield opportunity sites

4. Sites that are zoned and serviced
5. Greenfield sites

Smaller Towns and Villages

1. Village centre/edge of village centre sites
2. Medium density edge of village sites that consolidate the settlement pattern
3. Lower density edge of village sites.

12.1 Land-use Zonings

This section outlines the development envisaged within each of the zoning categories mentioned. While it is unlikely that all these categories will be present in every village, most villages will be zoned using a combination of these uses as required.

Where zoned land is adjacent to any category of open space or pedestrian route, provision shall be made for the overlooking of such spaces in the design and layout of new development. This will increase safety levels and encourage the appropriate uses of public areas.

Residential Zoning

The quantity of land zoned for development is in excess of the exact calculated demand. This is to account for the infrastructural land requirement and the non-release of zoned land onto the market.

The residential density zonings are intended to provide for the full range of housing types required to meet demand and changing demographics. It is intended that densities will be appropriate to the settlement and location. (See Housing Density section 7.0)

The range of additional uses open to consideration within the residential zoning include community, social and medical facilities as well as neighbourhood shops, restaurants and public houses 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.

Where land is indicated as ‘residential urban streetscape’ new development must incorporate the traditional architectural values of the existing village in conception of the 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, contribute to the public realm and provide rear parking in its design and layout where site characteristics allow. Uses shall be as for normal residential zoning.

Institutional and Community Facilities

Community facilities including schools, churches and hospitals with their associated lands will normally be permitted. Limited residential or business uses are open for consideration, where they can be accommodated in the same zone without undermining the essential community use and potential of the zone. Business uses will only be permitted where they are functionally related and ancillary to community facilities. It is the objective of this zone to protect community facilities and amenities and to allow the expansion of those community facilities.

	It is an objective of the council
HZ-1	That all development should comply with the zoning provisions indicated on the maps for each settlement.
HZ-2	That all development should comply with the zoning provisions outlined in section 12.0 unless specific provision or modifications have been made in the individual settlement plan.

Light Industrial

Special Industries that are not compatible with urban areas by virtue of noxious or dangerous processes, such as noise, or pollution will not be permitted. In order to preserve this land for light industrial use, uses that do not directly relate to industrial activities, such as housing or community uses will not be permitted. Uses shall not be injurious to the residential amenity of the area.

Mixed Use Development

Mixed use areas have a wide variety of benefits including the viability of existing commercial centres, a reduction in the need to travel, providing new uses for redundant buildings, creating a vibrant mix between the

The use of advanced communication and information technology has become central to everyday work and leisure activities. The ability to work and communicate from home, the capacity to provide employment in high tech industries in peripheral areas and the educational opportunities afforded by this technology make it a vital element of infrastructure for any area if it is to function efficiently, without disadvantage, in a modern society. Kerry County Council will facilitate and promote the provision of this infrastructure throughout the settlements.

While it is acknowledged that the growth of the smaller rural settlements will have significant beneficial impacts for their communities, this growth in population will have impacts for commuting patterns throughout the area. Rising fuel prices in the coming years will mean that the provision of public transport to serve the smaller settlements in the area will increase in importance. Provision shall be made in the settlements for public transport for safe, central stops with good pedestrian linkages serving the residential areas.

working and living environment and improving the quality of residential neighbourhoods by introducing a local focus for activity.

Mixed-use sites have been identified within or adjacent to the settlement centres in order to allow an increase in provision of retailing and services.

On these sites retail commercial uses, office, recreational and housing uses will be permitted. In order to promote the viability and availability of land zoned for mixed use, the Council will require a mix of uses. Individual applications will be assessed on the basis of the proposed development as well as existing uses and other proposals in the vicinity. Proposals for retailing developments will normally be permitted, subject to development control criteria, as such developments will serve to upgrade the town's retail range.

Where land is indicated as "Mixed use urban streetscape" a range of town centre uses will be considered. New development must incorporate the traditional architectural values of the existing town centre in the conception of proposed massing, scale, form, and street frontage. Local architectural elements shall be incorporated in the design of structures where appropriate. Proposed development shall incorporate pavement building lines and rear parking in its design and layout where site characteristics allow.

As well as normal design criteria, in these areas emphasis must be placed on diversity and adaptability. Diversity should be considered on a horizontal as well as vertical scale. Longer single-use developments provide less character and less opportunity for diversity and mixed uses which contribute to the vibrancy of a street. Vertical diversity incorporating a mix of retail, residential and commercial uses also increases the mixed use potential and the extent to which the area is used by different sectors.

It is recognised that in many smaller towns and villages the current demand for retail and commercial uses may be limited. Mixed use streetscapes therefore allow for their development as residential properties once provisions are made for future retail or commercial conversion. On these streetscapes the emphasis must be on adaptability and the potential for the future organic growth of the commercial and retail sectors as demand arises. In considering mixed-use urban streetscapes, designers should consider plot width, floor-to-ceiling heights etc. and the capacity of the structure to be converted to different uses in the future.

Amenity

In many settlements the amenity potential of some areas and features of notable amenity value are vulnerable to incursions from inappropriate development, in the absence of an amenity policy.

The objective of the amenity zone is to preserve and improve existing public open space as well as to provide for additional open space. Only uses consistent with the preservation of amenity and the recreational character of these areas will be considered. The Council will seek ways of improving public access to and within these areas, and the enjoyment of the same.

This zoning is intended solely for recreational use, both passive and active. Active uses include the provision of playing pitches etc. and passive generally relates to use as town parks and children's playgrounds. 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 amenity.

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 occur 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.

Public Infrastructure Facilities

It is crucial in zoning for future expansion that land is zoned for the provision of adequate public utilities. These could include the provision of water and wastewater facilities, public buildings, toilets, car parking, pumping stations etc.

Leisure

Leisure uses comprise uses which include commercial and non-commercial sports related and recreational uses, and uses such as tourist facilities/attractions but does not include holiday homes.

Streetscape Improvement areas

Environmental improvements designed to up-grade the streetscape and add continuity to an otherwise disjointed streetscape will be encouraged. Large and small scale development proposals shall be designed to secure this objective. Hard and soft coordinated landscaping such as formal tree planting and pavement materials shall be used throughout the area.

Commercial

Land zoned for commercial development shall include retail, retail warehousing, office and employment generating businesses, but excluding light industrial uses.

APPENDIX 1

Residential zoning criteria

1 Is there a demand for residential land in this location?

Demand must be evident in census data, population projections, and current levels of development.

Demand may be determined on a number of factors such as population projections, past history of development, location as holiday home destination, strategic objectives etc.

2 Is the proposed zoning consistent with the vision for the settlement?

Does the zoning of the land comply with the overall vision for the development of the settlement?

The vision for a settlement will determine the future role of the settlement. Zoning contrary to this vision will jeopardise the long-term development strategy.

3 Can the land be serviced?

Servicing (sewerage, water, roads, etc.) in terms of existing and planned in the short to medium term?

The zoning of lands which may place unnecessary servicing costs on the public should be avoided.

4 Proximity to existing services

Is the land adjacent to existing services and facilities, such as the village centre, schools amenities etc?

Proximity to services and facilities leads to efficiently functioning settlements.

5 Will the proposal contribute to the acceptable urban form?

Will zoning facilitate the compact sequential development of the town rather than uneven development that leapfrogs pockets of

suitable land adjacent to the footprint of the town and contributes to a haphazard, inefficient and unsustainable pattern of development.

Will the development of the lands contribute to creating a sense of place, character and belonging with a good urban pattern or lead to uncoordinated haphazard development patterns?

6 Can safe access be provided?

Does the road network serving the development have the capacity to carry additional vehicular movements generated by development in a safe manner.

Can safe access be provided? Does the road network have the capacity to serve the development while contributing to the urban realm? Is pedestrian access safe?

7 Does the proposal have the potential to contribute to Urban Amenity or the Public Domain?

By incorporating the land is the potential for improving the amenity or the public realm of the settlement increased?

The public realm is the network and interconnecting routes of public open spaces which contribute to the efficient functioning and amenity value of a settlement.

8 Is the proposal consistent with adjacent landuses?

Will the development lead to incompatible land uses on adjoining lands?

Issues such as residential density, overlooking, overshadowing, traffic noise etc.

9 Does the proposal have negative environmental impacts?

Is there a negative visual impact? Are there any natural land features such as watercourses or woodland on which development would have a negative environmental impact development. Are there any natural designations?

The proposal should not lead to deterioration of the environmental attributes of the settlement.

Amenity/open space

10 What is the demand for public open space?

What is the shortfall of public open space within the development. Two types of open space are required. The first is communal or neighbourhood open space and the standard for this is generally 64m² per dwelling. The second is formal open space including sports pitches etc. The requirement for this is 25m² per dwelling.

How central is the land to the settlement?

The more central the land is to the development the more accessible it will be for the public to access it on foot and integrate the development into the urban realm and fabric of the settlement.

11 Is the land accessible and permeable?

The land must be easily accessed and permeable in that there are a number of accesses which facilitate its use as a living used space.

12 Does the land have existing amenity value?

Are there existing amenity values on the site which can or should be capitalised on, such as access to waterways or existing woodlands etc.

13 Does the land have existing amenity constraints?

Does the land have existing environmental designations which may render it unsuitable for development and therefore more suitable for amenity lands.