

KNIGHTSTOWN

1.0 CONTEXT

Location

Knightstown is located on the eastern side of Valentia Island, which is off the western coast of the Iveragh peninsula. It is the largest village on the island and is directly connected to the mainland by ferry during the summer months. A bridge links the island to the mainland at Portmagee. Knightstown is approximately 3km to the north east of Chapeltown and approximately 5.5km to the south west of Caherciveen (via ferry).



Demographics

The plan area has experienced a consistent drop in population figures from 1996. Population fell from 191 to

172 people during the 1996 to 2002 inter-censal period and from 172 to 156 between 2002 and 2006.

Functions

The settlement of Knightstown is designated as a village in the Kerry County Development Plan 2003-2009. Knightstown provides a range of services to its rural catchment and also acts as the main settlement on an island that benefits substantially from tourism. Many of the residential units in the village are holiday homes.

Facilities

The village has a broad range of facilities including a Roman Catholic Church, a Church of Ireland with a sensory garden, A Garda station, a residential/training centre for the mentally handicapped, an RNLI lifeboat station, a heritage centre, two hostels, a restaurant, two coffee shops, a grocery shop, and a scuba diving centre. Due to the seasonal nature of demand for services in the area a number of businesses in the village are closed throughout the winter period.

Infrastructure

There is public water supply in the village and it has been included in the extent of the Skelligs Ring RWSS and in the Water Services Investment Programme, which is at consultant’s brief stage. This is due to be delivered within five years. There is a primary sewerage treatment plant in Knightstown. A major upgrade is included in the Assessment of Needs 2006. It’s not included in the Water Services Investment Programme and unlikely to be included in 2009.

2.0 DEVELOPMENT ANALYSIS

Urban Form

Unlike some other villages in south Kerry, Knightstown has a highly developed and attractive street system. The very prolific Scottish engineer, Alexander Nimmo was commissioned by the Knight of Kerry in 1830 to prepare a layout plan for what was then referred to as the New Town of Valentia. The village was developed in the 1840s and has managed to retain its distinctive character. The attractive streets and impressive terraces give Knightstown

an architectural character unsurpassed in any other village in Kerry. Market Street which forms the core of the village runs west to east from the Church of Ireland and terminates in the beautifully restored clock tower on the pier. The varied assortment of buildings along the Promenade are a further addition to the rich architectural mix found in Knightstown.



Built Heritage

The village has a rich architectural heritage. The Cable Station building which is one of over fifty Protected Structures in the village was designed by the renowned 19th century Cork architect Thomas Deane in 1868. Many of the officer’s houses, which form the terraces along the Promenade and are on the RPS, have been bought as holiday homes and are well maintained by their new owners. It is considered that future development should preserve and enhance the elements of the built environment which define the character of the village. Two sections of streetscape have been identified which present a particularly coherent and attractive traditional frontage and should be retained.

Archaeology

There are no recorded monuments within the proposed plan area.

Natural Environment

Knightstown is located on a flat coastal plain at the north eastern tip of Valentia Island. The village's sheltered harbour area makes it a popular location for water based activities. It is part of the Valentia Harbour/Portmagee Channel candidate Special Area of Conservation. The site contains important examples of reefs, shallow inlets and tidal mudflats.

Amenity

The village has an attractive promenade extending along the seafront which forms the eastern boundary of the village and includes the pier area. There are opportunities to extend this amenity along the northern shoreline where panoramic views of Valentia Harbour, including Fort Point lighthouse, Beginnish island and Doulus Head are available.

The village is rich in architectural heritage, archaeological heritage and local history. An item of particular interest is the Altazmuth Project which has been promoted by the local community in recent years.



Vehicular and Pedestrian Traffic

Knightstown is the terminus for the Valentia island ferry which operates from March –October. The ferry generates quite an amount of traffic especially during the months of July and August. During the winter season access to

Knightstown from the mainland is via the bridge at Portmagee.

Employment

There is no major employment in the village other than Valentia Hospital which has 32 employees. Employment opportunities within the village are limited and many islanders travel to work on the mainland.

Growth and Residential Development

There has been a considerable amount of development in the village in recent years mainly to the south and west of the village core, off the R565. These developments are estate type developments and have not contributed to or extended the existing streetscape. A development of houses and apartments fronting Market Street and in the grounds of Reenellen House and a smaller development at the eastern end of Market Street fronting the Promenade have regenerated the village centre. All these developments cater predominantly for the holiday home market. There has also been a demand for one off houses mainly to the west of the village.

3.0 DEVELOPMENT STRATEGY

Knightstown is probably one of the most attractive settlements in County Kerry with very few if any settlements matching its mix of architectural, historical and cultural heritage. The village still retains its innate character and it is essential, that this is retained. The retention of the architectural heritage of the village is critical to its future development as a tourist destination. Knightstown has a number of innate strengths including an attractive seafront, spectacular sea views and a defined urban form with character and charm. It is important that the village capitalises on its location and its heritage. It is considered, that, through the implementation of high quality urban design, architecture and public facilities that Knightstown can enhance its development potential as a tourist destination with heritage and water based activities as its main attractions. It is important that the features which attract tourists to the area are protected, while appropriate opportunities for employment generating tourist development is encouraged.

As mentioned previously, the village is serviced by a primary wastewater treatment plant. This plant is nearing capacity. Discharge is into the Valentia Harbour/Portmagee Channel cSAC, a sensitive receiving water. In the short term therefore, and pending the upgrading of the treatment plant, the development potential of the village is seriously curtailed. Notwithstanding these restrictions, this plan sets out a development vision for future uses throughout the settlement in order to avoid inappropriate development compromising proper planning principles in the interim.



3.1 Opportunity sites

Opportunity sites are defined here as sites which are visually or functionally important and where the application of good urban design would have the maximum impact on the social and economic growth of the village. Two sites have been identified as follows;

Site 1-Market Street

This site should make provision for the extension of the streetscape on the south side of Market Street, and shall allow for retail and residential use. In relation to the mixed use streetscape the emphasis will be on residential development with the potential for future conversion to retail and commercial use. Planning applications are to be accompanied by comprehensive urban design statements.

Site 2- The Promenade

This site, located as it is between the Church of the Immaculate Conception and the Cable Terrace is a critical site in terms of urban design and architectural integration. Buildings on adjacent sites are included in the Record of Protected Structures. It is proposed that development on this site will be comprised of a residential terraced development considering the character of the adjoining terraces to the south. The development shall have a setback similar to that adjoining to the south and a green area fronting the development. Any proposal shall be accompanied by a comprehensive Urban Design Statement, which complies with the requirements of this plan.



4.0 OVERALL OBJECTIVES

Objective No.	It is an objective of the Council to:
OO-1	Retain a compact and sustainable village structure by ensuring that new development is contiguous with existing development and makes effective use of backland and infill sites preventing unnecessary ribbon development.
OO-2	Require the provision of social and retail facilities necessary to support a growing population and create a viable community which shall keep pace with the development of housing.
OO-3	Facilitate development that integrates with the existing village and is consistent with

	the character of its traditional village form.
OO-4	Preserve the village’s architectural heritage.
OO-5	Encourage developers to adopt existing distinctive local design features.
OO-6	Promote attractive streetscapes and approaches into the village.
OO-7	Prepare a tree preservation order for appropriate trees throughout the settlement and promote additional planting.
OO-8	Make provision for recreational amenity space.
OO-9	Ensure that development shall not have a detrimental impact on the natural environment.
OO-10	Ensure that future development should be carefully designed to avoid, where possible, and incorporate where appropriate, existing archaeological and historic features.
OO-11	Ensure that the protection of the cSAC is given priority in the assessment of applications for development.
OO-12	Facilitate the upgrading of the Knightstown Waste Water Treatment facility.

5.0 SPECIFIC OBJECTIVES

Built Heritage

Objective No.	It is an objective of the Council to:
BH-1	Designate the areas indicated on the Zoning Map as a Proposed Architectural Conservation Areas (ACAs) in accordance with the provisions of the Planning and Development Act 2000 (as amended) and the Guidelines for designation issued by the Department of the Environment, Heritage and Local Government.
BH-2	Protect and enhance structures included in the Record of protected structures or proposed for inclusion by requiring that: <ul style="list-style-type: none">No such building is demolished

	<ul style="list-style-type: none">The maintenance, alteration, extension, replacement or insertion of any significant feature(s) or part(s) to a protected structure shall not be detrimental to the character of the structure.Development shall be carried out and designed sympathetically having regard to the architectural character of the structure and the setting.The erection of any structure within the cartilage, adjacent to, or within the vicinity of the structure shall not be detrimental to the character of the structure and the setting, and shall be sited and designed sympathetically with the character of the structure and the setting.The Planning Authority shall secure retention and preservation of particular features of special interest.The Planning Authority shall use its statutory powers to ensure protected structures are maintained in good order.
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Open Space, Recreation and Amenity

Objective No.	It is an objective of the Council to:
ZNA-1	Reserve land as indicated on the Zoning Map as a promenade and pedestrian coastal walkway.
ZNA-2	Reserve land as indicated on the zoning map for the provision of recreational open space.

Vehicular and Pedestrian Traffic

Objective No.	It is an objective of the Council to:
T-1	Extend pedestrian routes and cycle ways in new and existing developments throughout the plan area.



T-2	Facilitate the development of an access road to facilitate direct access to the town centre, increase permeability and cohesion within the settlement.
T-3	It is an objective of the Council to facilitate the provision of a walkway along Bachelors Walk.

Views and Prospects

Objective No	It is an objective of the Council to:
VP-1	Preserve views and prospects along the Promenade as shown on the zoning map.

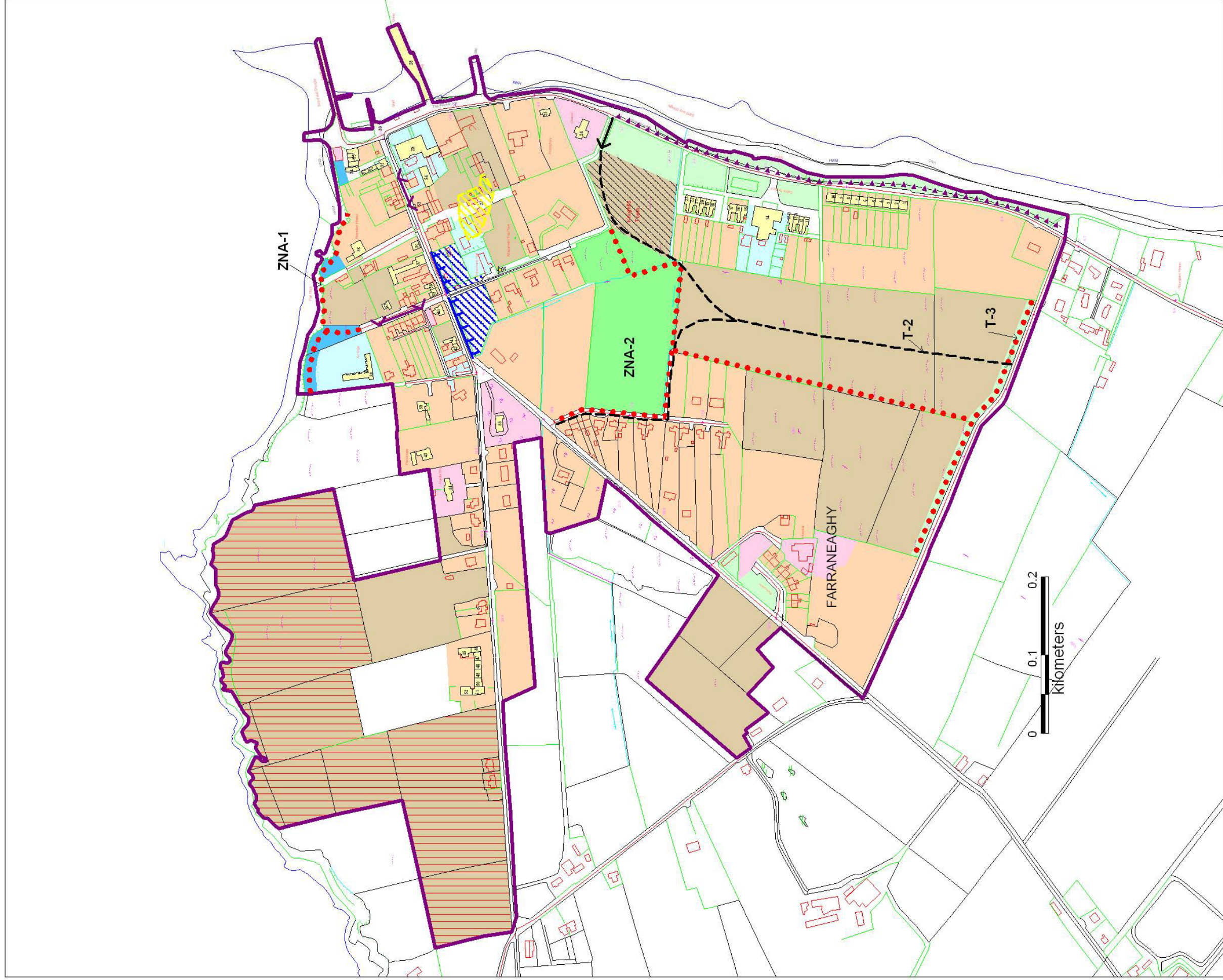
Residential

Objective No	Residential Development: It is an objective of the Council that
R -1	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. .



APPENDIX A PROTECTED STRUCTURES

<u>No.</u>	<u>Council Ref No.</u>	<u>Address/Name</u>	<u>No.</u>	<u>Council Ref. No.</u>	<u>Address/Name</u>
1	RPS 079-001	No. 1 New Cable Tce. Promenade	42	RPS 079-051	Semi-D., Radio Tce., Market st
2	RPS 079-002	No. 2 New Cable Tce, Promenade	43	RPS 079-055	Valentia Glebe
3	RPS 079-003	No. 3 Promenade	44	RPS 079-056	Heritage Centre/ Garda Stn.
4	RPS 079-004	No. 4 Promenade	45	RPS 079-057	No. 1 Light keeper's Tce.
5	RPS 079-005	No. 5 Promenade	46	RPS 079-058	No. 2 Lightkeeper's Tce.
6	RPS 079-006	No. 6 Promenade	47	RPS 079-059	No. 3 Lightkeeper's Tce.
7	RPS079-007	No. 7 Promenade	48	RPS 079-060	No. 4 Lightkeeper's Tce.
8	RPS 079-008	No. 8 Promenade	49	RPS 079-061	No. 5 Lightkeeper's Tce.
9.	RPS 079-009	No. 9 Promenade	50	RPS 079-062	No. 6 Lightkeeper's Tce.
10.	RPS 079-010	No.10 Promenade	51	RPS 079-063	No. 7 Lightkeeper's Tce.
11	RPS 079-011	Cable Tce.	52	RPS 079-064	No. 8 Lightkeeper's Tce.
12	RPS 079-012	Cable Tce.	53	RPS 079-065	Fountain, Market St
13	RPS 079-013	Cable Tce.	54	RPS 079-066	Stone Building, Market St.
14	RPS 079-014	Cable Station	55	RPS 079-070	Church of Ireland, Market St.
15	RPS 079-015	Cable Tce.	56	RPS 079 -071	Reenellen House
16	RPS 079-016	Cable Tce.	57	RPS 079- 072	Old Schoolhouse, Peter St.
17	RPS 079-017	Cable Tce.	58	RPS 079-076	Former Coastguard Stn (Hostel)
18	RPS 079-018	Cable Tce.	59	RPS 079-080	Atlantic Villa
19	RPS 079-019	Cable Tce.			
20	RPS 079-020	Cable Tce.			
21	RPS 079-021	Cable Tce.			
22	RPS 079-022	Cable Tce.			
23	RPS 079-023	Cable Tce.			
24	RPS 079-024	Church of the Immaculate Conception.			
25	RPS 079-025	Presbytery, The Promenade			
26	RPS 079-026	Slate works			
27	RPS 079-027	Altazamuth Stone.			
28	RPS 079-029	Two old piers			
29	RPS 079-030	Royal Pier Hostel			
30	RPS 079-031	Weighbridge/ Clock Tower			
31	RPS 079-032	Fisherman's Cottage			
32	RPS 079-032	Fisherman's Cottage			
33	RPS 079-034A/B	The Watch House			
34	RPS 079-035	The old Lifeboat House			
35	RPS 079-037	Former Post Office (Sandbar)			
36	RPS 079-043	Town House, Market Street			
37	RPS 079-043	Knightstown Coffee			
38	RPS 079-047	Semi-D., Radio Tce, Market St.			
39	RPS 079-048	Semi-D., Radio Tce, Market St.			
40	RPS 079-049	Detached House, Radio Tce.			
41	RPS 079-050	Semi-D., Radio Tce, Market St.			



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| Residential (ext.) | Opportunity Site 1 | Opportunity Site 2 |
| Residential (prop.) | Amenity (Passive) | Residential(prop) Low Density |
| Mixed Use | Playing Fields | (1 house per acre) |
| Community/Institutional | Protected Structure | ACA |
| Seafront Open Space | Protected Structure | Views & Prospects |
| | Indicative Access Road(T-2) | Indicative Pedestrian |
| | | Walkway |
| | | Development Boundary |

