

SECTION 3

WATERVILLE
FUNCTIONAL AREA

LOCAL AREA PLAN

SECTION 3a
WATERVILLE TOWN LOCAL AREA PLAN

1.0. TOWN PROFILE

1.1 Location

Waterville (An Coireán; The Whirlpool) is located on the south western coast of the Iveragh Peninsula (Uíbh Ráthach) on the N70 along the Ring of Kerry. It is on the eastern side of Ballinskelligs Bay, and is approximately 17 km south of Cahersiveen.

1.1.1 Brief History

The town gets its Irish name from the whirlpool which is created when the Finglas River joins Lough Currane. The area is rich in archaeological and mythological history. The Milesians landed here and led an invasion force to defeat the Tuatha Dé Dannan and conquer Ireland. There are numerous tombs, stone circles and gallauns in the vicinity. On Lough Currane is Church Island which holds St Fionán's chapel. The McCarthy family controlled the area and had a stronghold in the area where they fought the Anglo Normans. The Butlers were given shooting and fishing rights to Lough Currane. Waterville House became the residence of the Butler family. The Butler Dynasty is still associated with the town.

1.2 Function & Facilities

Waterville is the main settlement in the Waterville Local Functional Area. It is defined as a town in the county settlement hierarchy as set out in the Kerry County Development Plan 2009-2015. The town plays a very important role as service providers for smaller villages and rural dwellers in more remote rural areas and is critical to the viability of these rural communities. In many of these settlements, unlike the larger principle towns, the ongoing provision of services is marginal. The emphasis for these settlements will be to promote measures which will remove barriers to sustainable development and ensure population growth and ongoing demand for services.

Waterville has an important service and employment function within its catchment areas. It is situated on the Ring of Kerry tourist drive along the N70 and is an important centre for trade and commerce with tourism, and service industries providing local employment. It therefore serves an important dual role in the South Kerry area

The town is primarily a tourist resort but also functions as a local service centre for the resident population and surrounding rural hinterland. The town is a popular stopover on the Ring of Kerry route and its famous golf links also attracts a large number of visitors all year round. Lough Currane is a world renowned fishing lake. There are two hotels (Bayview & Butler Arms) operating full time in the town with the Waterville Lake Hotel just outside. The Butler Arms was the destination of Charlie Chaplin on his numerous holiday trips. There are a number of B&Bs and other forms of tourist accommodation within the town.

The town has a relatively good range of social facilities including a community school, a primary school, a community centre, health centre, Waterville G.A.A pitch with associated facilities, churches, and a Garda Station. There are a range of shops and services reflecting its role as a local service centre.

1.3 Population Growth & Targets

There are currently no available 2011 population figures for Waterville town. Waterville town falls within two EDs of An tÍmleach (Emlagh) and Loch Luíoch (Loughcurrane). The 2011 census figures indicate that An tÍmleach DED has a population of 920 compared to the 2006 figure of 924, while Loch Luíoch ED has a population of 265 compared to the 2006 figure of 324. This represents a 8% decrease over the five year period and compares badly with the county as a whole which shows a 3.7% increase over the same period.

	2002	2006	2011
An tÍmleach	830	924	920
Loch Luíoch	315	324	265
Total	1145	1248	1185

Table 1: Population Census 2002-2011

In accordance with the RPG and the Core Strategy of the Kerry County Development Plan 2009-15, it is intended to allocate 50% of the Waterville Functional Area Plan growth to Waterville town. Population targets for the town of Waterville until the end of the plan period in 2018 are contained in table 2.3. A population figure of 598 is targeted for the town by 2018. This represents an increase of 80 persons in the period 2012-2018.

1.4 Growth and Residential Development

The development boundary for Waterville defines the existing extent of the area where new development may be considered, while also allowing for some expansion and re-development in the town core. The development boundary for the town is largely determined by topography (the Bay & Lough) and infrastructural considerations such as the waste water catchment area. The town has developed north of Waterville Bridge and it is not proposed to extend the boundary south of this.

It is targeted that Waterville will have a projected population increase of 80 people during the plan period. At an occupancy rate of 2.6 persons this equates to 31 dwellings at an average density of 5 dwellings /acre (12/ha), indicating a demand for 6 acres (2.5 Ha) of zoned land. This figure in conjunction with an allowance of headroom to ensure choice in the market for development land equating to a 50% increase on actual housing land requirement, results in a overall figure of 9 acres(3.6 ha). The additional headroom is included to allow for the provision of competition, the avoidance of market monopoly and the non availability of zoned lands. Therefore 9 acres (3.6 ha) are required to be zoned to fulfil the urban residential housing demand over the period of the plan.

<i>Settlement</i>	<i>Area of Land Zoned Residential (acres)*</i>	<i>Targeted Housing Provision* (no.)</i>	<i>Targeted Population Increase</i>
Waterville	9 (3.6 ha)	46	80

* includes 50% headroom

Table 3: Land Requirement and Population projection

The survey of ongoing housing developments conducted by the DoECLG and Kerry County Council concluded that there are a number of unfinished/vacant estates in the town. These estates contain dwelling units at various levels of completion. These estates amount to 30 units. One development (Dunboy Homes) is completely developed and is awaiting connection to the upgraded public waste treatment unit.

It is the policy of Kerry County Council to seek the completion of these estates. Considering the existing availability of 30 units, an additional 16 units are therefore required to meet the housing demand. This equates to 4.8acres (2ha).

2.0 FUTURE VISION AND DEVELOPMENT STRATEGY

2.1 SWOT Analysis

To help formulate objectives for the future development of Waterville, it is useful to try and determine the strengths and weaknesses and identify opportunities and threats to the future sustainable development of the town. To ensure the sustainable development of Waterville, the strengths and opportunities identified below need to be encouraged, protected and developed, while the weaknesses and threats must be addressed as an integral part of the objectives of this Local Area Plan.

SWOT Analysis

<i>Strengths</i>
• Tourist destination on the N70 Ring of Kerry
• Natural environment including Ballinskelligs Bay and Lough Currane
• Strong musical & cultural heritage
• Area of high archaeological and architectural heritage
• Attractive Bay & waterfront area
• Pride of place
• Located in the Gaeltacht Uíbh Ráthaigh
• Modern waste water treatment plant(under construction)

<i>Weaknesses</i>
• Peripheral location
• Limited year round employment opportunities
• Reliance on tourism with seasonal nature
• Lack of tourist growth or income compared to similar size towns
• Lack of a designated bus car park/ stop in the town centre
• Tired looking urban form
• Proliferation of signage throughout the town has given rise to visual clutter
• Lack of tourist infiltration between the town centre and the water front
• Lack of facilities along the waterfront e.g. Café, restaurants, toilets, etc
• Limited hotel type accommodation in the town itself
• Underutilized seafront and bay area
• Number of holiday homes and second home
• Non blue flag beach
<i>Opportunities</i>
• Promote green energy sector
• Development and enhancement of local production and craft industry
• Develop indigenous employment opportunities
• Provide more pedestrian routes through built-up areas
• Promote the area as an active outdoor active / water sports holiday destination
• Protect the built heritage of the town for future generations.
• Enhancement of heritage potential will improve tourist attraction.
• Enhance waterfront development and usage
• Expand waterside walkway
• Ecotourism and other niche tourist markets
• Provide a dedicated location for a farmers market within the town
• Development of sustainable marine based activities
<i>Threats</i>
• Further decline in the numbers speaking Irish
• Unemployment
• Emigration and out-migration
• Lack of patronage / footfall stopping in the town off the Ring of Kerry tours
• Excessive number of holiday homes compared to permanent residence

2.2 Vision and Development Strategy

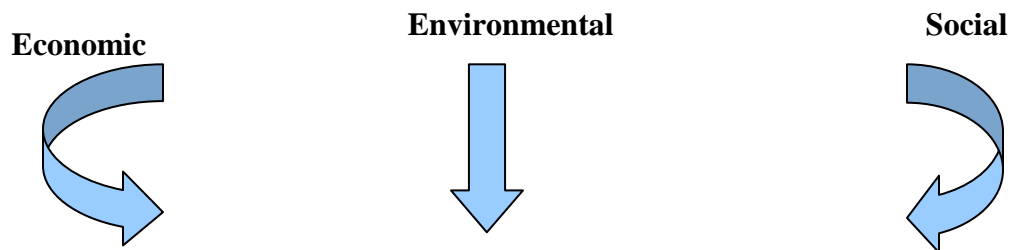
The vision for Waterville is for the sustainable growth and development of the town as the primary settlement for a large rural hinterland with key employment, educational, service and tourist functions.

In the past Waterville's agriculture and tourism potential mitigated the effects of its peripherally and remoteness from the county's major economic centres. Waterville has innate strengths including the Ballinskelligs Bay/Lough Currane, scenery, leisure activities and culture/history; all of which can be capitalised on in a sustainable manner to develop local markets and opportunities.

Local residences are at the heart of the development strategy of the town. Community identity and pride will be created through the recognition and enhancement of the local distinctiveness in culture, heritage and its environment and a high well maintained public realm. The vibrancy of the town and the future growth of population and services are largely dependent on the provision of secure year round employment opportunities.

In addition to its traditional role as a service centre, Waterville has developed as a national and international tourist destination. This is due largely to its location on the famous Ring of Kerry Route which brings hundreds of touring buses through the town every year. However the area is not benefiting to its full potential as a large number of tourist buses stop outside Waterville town rather than in the town itself. It is an objective of this plan to encourage additional tourist to stop in the town and promote the area as an attractive recreation / leisure activities / walking holiday destination in a manner which will complement the existing settlement characteristic. There are an excessive number of holiday homes compared to permanent residence; priority must be given to permanent residency and the occupation of vacant dwellings.

Figure 2.1 Development Strategies for Waterville



- Maximise growth in population and services to a level which will create a vibrant town, while maintaining and enhancing its physical assets, unique character and natural attributes
- Develop Waterville as an integrated employment centre for the area, building on the existing light industrial and commercial facilities and its strategic location
- Provide an improved quality of life for the residents of Waterville
- Increase the attractiveness of the town as a place to live, stabilise population numbers and thus counteract the current trend of people moving to the countryside and outskirts
- Improve the experience for visitors/tourists and locals without losing the essential character of the town.
- Promote the sustainable development of a high quality waterfront area
- Encourage the sustainable growth of the town by ensuring that all development connects to the public treatment system.
- Develop a high visual and architectural standard of development so as to enhance the attractiveness of the town to both residents and visitors alike.
- Present zoning provisions for a framework to maintaining the town's compact form and conserving its character and natural setting, while ensuring that future growth adheres to the principles of sustainability.
- Promote and encourage the linguistic and musical heritage of the town
- Conserve and enhance the distinctive local architectural heritage and the unique surrounding natural landscape and to ensure that future developments are sympathetic to both the existing built heritage and to the local terrain

2.3 Sectoral strategies and objectives

2.3.1 Town Centre & Urban form

The centre of Waterville has a one-sided linear settlement pattern which has been determined by the sea to the west which has resulted in settlement being concentrated on the eastern /landward side of the N70. The absence of significant development on the seaward side of the street affords panoramic views of Ballinskelligs Bay and is probably one of the town's most valuable attributes. A significant amount of residential development has occurred on the northern approach roads to the town, not only on the N70 but also on the Spunkane road and the Tarmons road.

A certain amount of development has also taken place to the south of the town along the N70 and to the east of the town centre although landforms and the proximity of Lough Currane restrict development in this direction. The streetscape along the main street is mainly comprised of two-storey terraced structures. Roof profiles are fairly regular throughout the town.

Due to the physical constraints development on approach roads particularly those from the north but also the N70 to the south and the road south of Lough Currane has resulted in the creation of a dispersed settlement pattern. While the earlier terraces associated with the Cable Company allowed for a more compact urban settlement pattern subsequent development has served to dilute this.

New residential developments frequently take the form of housing estates. While these can include attractive estate developments, they do not contribute to the development of a permeable streetscape necessary to extend the village form.

It is an aim of this plan to;

- Improve the urban definition of the boundaries of the settlement and to promote the development of attractive approach routes into the town, and
- Retain and improve, as necessary, the distinctive historical, architectural and physical character of the town,

Objective No.	Town Centre It is an objective of the Council to:
TC-1	Promote the sustainable development of the town centre as an attractive location for shopping, business, tourism, residential and community life.
TC-2	Promote the re-use and regeneration of key town centre sites and facilitate a range of appropriate uses as outlined in the Zoning Matrix table.
TC-5	Retain, improve and encourage new appropriate uses in existing buildings (in accordance with the development management guidelines of this plan), which may, at present be empty and or underutilized
TC-6	Encourage the refurbishment of derelict buildings throughout the town centre for uses appropriate to the town centre (see zoning matrix)
TC-7	Facilitate the alleviation of traffic congestion and the restructuring of parking spaces in the town centre. Provide for easy and safe pedestrian movement throughout the town centre.
TC-8	Encourage the use of upper floors in the town centre buildings for commercial or residential use.
TC-9	Maintain the vitality and viability of the town centre as an important shopping location for its catchment/functional area.

2.3.1.1 Seafront and Promenade

Waterville is characterised by a long seafront and promenade which attracts locals and visitors alike. It is considered that this area is underutilised. Many coach tours stop to have their pictures taken with the statue of Charlie Chaplin and local hero Mick O’Dwyer. The Council will promote the design of an attractive, high quality open space along the waterfront area. The proposal should provide a defined purpose, and designed to support the people and activities around it. Introducing a public square into the area would provide an area for residents and visitors to meet and use both during the day and at night, using a high quality lighting design and a combination of hard and soft landscaping. A central feature, such as a contemporary fountain or clock, would provide a central focal. Seating should be provided. A crucial aspect of the design should be making the whole area pedestrian friendly; achieved by prioritising pedestrian access across the busy main road and incorporating traffic calming measures.

Unobtrusive business such as cycle hire companies may be facilitated along this public space.

A “Polish the Prom” initiative would enhance the promenade, through improving seating and introducing railings. The provision of additional seating along the stretch would encourage elderly people. This proposal will improve the tired, cracked surfacing along the promenade Distinctive paving (such as granite with poems, riddles or appropriate images engraved) would improve the image of the promenade without creating a feeling of over-development. Incorporate public art (Charlie Chaplin) and tree/flowerbed planting. It should encourage people to walk along the sea front. The council will work with local groups to achieve the above works.

Objective No	Seafront and Promenade It is an objective of the Council to:
SP-1	Promote a distinctive, high quality public realm along the waterfront area by creating a pleasant, usable space for local residents and visits alike

2.3.2 Employment

The town itself developed traditionally as a market town serving the needs of a historically successful farming and fishing hinterland. The vitality of many of the town’s small businesses is still dependant on the spending power of customers from the rural areas. However, the long term decline in agricultural activities is reducing the contribution that the farming community makes to the towns economy. While its contribution is still significant, in itself it is insufficient to support economic activity at traditional levels.

In recent decades the economy of Waterville has been heavily reliant on tourism. There are two hotels (Bayview & Butler Arms) operating full time in the town with the Waterville Lake Hotel just outside. These hotels employ a number of people in the service/tourist industry.

In order for the town to provide for future employment and economic growth it is imperative that this plan supports and endorses facilities to retain the diverse range of employment sources within the town ranging from retail, services, industrial / manufacturing and business enterprise as well as promote and tap into the tourism potential the town and surrounding area offers as well as the alternative manufacturing and interactive entertainment industry. This will ensure against an over reliance on any particular sector and sustain the long term viability of the town.

2.3.2.1 Home Working

The Council considers it vital to maximise the opportunities afforded for home-based working by developing technology. Broadband internet access can contribute significantly to the local economy, by allowing access to new markets that provide new economic opportunities and encourage the spread of entrepreneurial activity and ideas. Of particular relevance to south Kerry, it offers opportunities for maintaining population in the area by availing of employment opportunities through home-working. Home working can also be beneficial in reducing the need to travel.

However, in certain areas some types of businesses operating from a residential property can impact negatively on residential amenity. Operation should be confined to accepted business hours. The scale should not be of a size / intensity sufficient to alter the character of the site from a primarily residential use to a commercial use.

Objective No.	Employment and Economic Activity It is an objective of the Council to :
EEA-1	Ensure the town maximises its potential to sustainably develop as the principal employment centre for the area providing a fully functional service centre for its residents and those in the rural catchment area.
EEA-2	Strengthen Watervilles role as a local market town, tourist and employment centre functioning in the Ring of Kerry sub region.
EEA- 3	Actively promote Waterville as an area for the location of Business / enterprise uses and sustainable small and medium scale industries
EEA-4	Facilitate the sustainable diversification of the economy. Support home working where proposals comply with the objectives and standards of this Local Area Plan and of the County Development Plan.
EEA-5	Encourage and support the sustainable development of the waterfront area as a potential economic generator.

2.3.3 Tourism

Despite its location in the heart of one of the country's major tourist destinations on the Ring of Kerry, and its architectural character and dramatic natural setting, Waterville has failed to maximise its tourist potential. A number of factors combined are attributed to this. It is an objective of the Council to address these issues and incorporate measures to ensure the town reaps the benefit from its prominent location on the famous Ring of Kerry.

At the outset the majority of tourist visiting the County are exploring the world renowned Ring of Kerry and travel to the town via tour buses. The lack of designated tourist bus stops in the centre of the town discourages tours from stopping here, preferring to disembark in small café / restaurant / toilet stops outside the town. If the footfall from these tours were encouraged to stop and walk through the streets, explore the waterfront, they may be encouraged to spend additional time and funds in the historical town. Instead they are often only treated to a whistle stop commentary and view the town through a bus window.

It is important that Waterville is not just viewed as a point along the Ring of Kerry route, this is not to diminish the importance of this to the town, but it is important to highlight other aspects such as the wonderful fishing, the marine life, and the spectacular coastal and mountain scenery on its doorstep and its proximity to Sceilig Michael etc. Lake Currane is renowned for some of the best salmon and sea trout angling in Europe. The town is also a renowned golf destination with two golf courses, Waterville Links being a Championship Course and the more recently built Skellig Bay Golf Course. Waterville Golf Links is rated in the top 5 in Ireland and in the top 20 links courses in the world.

The Council recognises that the area around the seafront has a central part to play in the development of tourism in Waterville. The Council will encourage investment in this area to enhance its tourism potential through the provision and promotion of tourism and leisure sustainable facilities and the environmental upgrading of the area. In this regard, the amenity value of the waterfront will be promoted and sustainably enhanced.

There is also an opportunity to promote Waterville as a base for water activity / outdoor adventure centre of the South-West region and develop its own ecotourism brand in a sustainable manner such as birdwatching (the sea eagle). With the co-operation and joined up thinking the public / locals within the town the area could capitalise on the up-surge of outdoor activities and adventure breaks in recent years.

Additionally, the town centre has a number of vacant buildings and derelict sites, which detract from the appearance of the town. The council will use its legislative powers under the Derelict Sites Act 1990 to ensure that the problem of dereliction is addressed. It is proposed that all new amenity developments shall reinforce the existing character with special emphasis being placed on developing new urban amenity spaces particularly capitalising on the waterfront.

Waterville has a limited range of accommodation and high quality hotel and restaurant facilities which attract many tourists. A greater variety of these facilities would make the town an attractive place to visit and act as a base for visiting the Iveragh peninsula.

The town is very reliant on tourism for its economic development and viability. Nonetheless, it is important that the town and the surrounding area should further develop in a sustainable manner and enhance its tourist potential and explore the option of promoting itself as a year round tourist destination.

While there is a clearly a need for making available information on the tourism attractions of Waterville, there is also a need for the marketing of Waterville as a tourism destination, both in terms of the facilities available in the town and as a base from which to access the surrounding area. This involves improving signage into and around the town, developing a tourism strategy for the town and promoting Waterville as a tourism destination nationally and internationally.

Efforts need to be made to lengthen the tourism season in this area and this could be achieved by further promoting ecotourism in the area and the development of other niche markets. When considering proposals for new tourism development, priority will be given to those that are encouraging longer visitor stays and add to the range of facilities available to people who live in the area all year round. The Charlie Chaplin Comedy Film Festival, triathlon and the Norish Fest represent something innovative that attracts people and business to the town. Other aspects of the towns history should be used to promote festivals such as the Cable Company etc.

Waterville is located within a Gaeltacht area. The promotion of the language and the creation of a Gaelscoil would attract students into the vicinity. The provision of many holiday homes and rental accommodation in the locality makes Waterville an ideal location for such an initiative.

Objective No.	Tourism & Leisure It is an objective of the Council to:
TL-1	Promote Waterville as a year round tourist destination with the promotion of festivals and other activities.
TL-2	Promote Waterville as a service centre and destination for visitors and tourists to the Iveragh peninsula/Ring of Kerry.
TL-3	Facilitate the sustainable extension and diversification of tourist facilities throughout the town including improved signage where appropriate.
TL-4	Encourage the improvement of existing and new recreational facilities in a sustainable manner which focus on particular strengths of Waterville, e.g. water activities, sea eagle tours, sea angling / fishing etc, and as a base for walking /cycling and other similar activities.
TL-5	Promote the development of Waterville as a golfing destination.

2.3.4 Natural Environment

European and National legislation now protect the most valuable of our remaining natural environment, through designation of sites as proposed Natural Heritage Areas, candidate Special Areas of Conservation and Special Protection Areas. The designation of these sites at a national level is the responsibility of the Department of the Arts, Heritage and the Gaeltacht, but it is the responsibility of all of us to protect these sites. The process of designation of such sites is ongoing, with new sites being added and boundaries of existing sites being adjusted, as better information becomes available. In addition, there is a range of plants and animals that are protected under national legislation.

The town is located on a narrow neck of land between Ballinskelligs Bay and Lough Currane. A coastal fringe to the north and south of the development boundary is zoned Prime Special Amenity in the current County Development Plan 2009-2015 in recognition of the fact that this landscape is visually very sensitive and has little or no capacity to accommodate development.

Objective No.	Natural Environment
	It is an objective of the Council to:
NE-1	Ensure that any new development in the town shall not have a significant adverse impact on the natural environment.
NE-2	Ensure any proposed development on these lands complies with the provisions of Section 11-4 of the County Development Plan 2009-2015 in relation to Flood Risk Management.

2.3.5 Heritage and Archaeology

There are twelve structures included in the Record of Protected Structures within the proposed development boundary, which are as follows:

- Reg. No. 21309801 Coastguard Station.
- Reg. No.21309802 St. Michael and All Angels Church.
- Reg. No.21309804 Butler Memorial Fountain.
- Reg. No 21309805 Cable Station.
- Reg. No 21309807 Two semi-detached houses.
- RPS-098-001 The old cable house
- RPS-098-003-A to RPS-098-003-F Dwelling Houses

In addition to the architectural and social value found in individual buildings certain streetscapes present an attractive traditional aspect which should be preserved. It is considered that future development should preserve and enhance elements of the built environment which define the character of the town. A number of streetscapes have been identified which present particularly coherent and attractive traditional frontage which should be retained. These are contained within the ACA (see appendix 1). There is one recorded monument within the settlement area (KE 098-031).

Objective No.	Architectural & Built Heritage It is an objective of the Council to:
AH-1	Preserve the village's architectural heritage and encourage development to be designed in a manner that is in keeping with the scale and character of the existing village. New developments should respect local design features.
AH-2	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties along the Main Street.
AH-3	Designate the area indicated on the map as an Architectural Conservation Area (ACA)

2.3.6 Transport and Movement

2.3.6.1 Roads

Transport and infrastructure are important quality of life factors. Good transport links, free flowing traffic and adequate parking are an important determinant in achieving sustainable growth in population, employment and tourism as well as developing an attractive town.

Waterville is located on the National Secondary route N70, the renowned Ring of Kerry tourist route, which experiences considerable through traffic and congestion during peak times in the tourist season. Its physical configuration and junction layout aggravates the problem. As a busy market town the pressure of servicing and shopping traffic combined with through traffic volume leaves a marked effect on the towns environmental qualities. Inadequate bus parking in the town centre as well as poorly accessible off street parking is seen as a detraction to tourists visiting Waterville.

2.3.6.2 Public Transport

Waterville is connected by public transport with Cahersiveen, Kenmare and the remainder of the Ring of Kerry route by bus (route 279 & 280) and to Tralee and Killarney. Any other vehicular mode of transport requires the passenger to hire a car or alternatively, for large groups, hire a coach. There is a reliance on private transport to access the area. Many visitors prefer to use private vehicles to tour the extensive countryside and local amenities; therefore there will always be a demand for parking in the town.

2.3.6.3 Parking

There are a number of parking areas situated around the town, in particular to the rear of the Main Street, in an attempt to prevent excessive on street parking in the town centre. It is considered that there is a sufficient amount of spaces available.

2.3.6.4 Pedestrian and Cyclist Movement

The urban structure of the town core area provides a permeable network of streets and lanes. However, some footpaths are in need of repair or replacement. At present the town does not provide cycle lane.

Footpath provision is inadequate especially along the N70 to the north and south of the town. The provision of footpaths, in an environmentally sensitive manner, along this busy route in a built up area should be a priority.

2.3.6.5 Universal Access

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

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

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

Objective No.	Transport and Movement It is an objective of the Council to:
TM-1	Encourage the sustainable provision of safe cycle ways and parking facilities for bicycles at appropriate locations
TM-2	Implement the provisions of the “Access for All Implementation Plan 2008-2015” (Kerry County Council)
TM-3	Reserve new access points to facilitate orderly in-depth development
TM-4	Reserve land as indicated on the Zoning Map as a promenade and pedestrian coastal walkway

2.3.7 Water Wastewater Infrastructure and Waste Management

Public water and wastewater and surface water drainage infrastructure in Waterville is the responsibility of Kerry County Council. It is the aim of the Council to continue their programme for the replacement of defective water distribution network and, where necessary, to refurbish sections of the water supply infrastructure that are considered insufficient to enable sustainable future growth in the town.

2.3.7.1 Public Water Supply

Waterville town is served by the Waterville Water Supply Scheme which is been upgraded. This Scheme has adequate capacity to cater for the targeted growth of the town in the plan period. Significant amount of over capacity will be available once complete.

2.3.7.2 Wastewater

Waterville town has a public wastewater scheme. The existing treatment is currently inadequate. A new wastewater treatment plant is under construction. It is envisaged that it will be completed and operational by late 2013. Upon completion of the treatment plant, it will be the policy of Kerry County Council to ensure that all new residential dwellings located within the settlement boundary and within the sewer catchment shall be connected to the public sewer.

2.3.7.3 Surface Water

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

Objective No.	Water, Waste infrastructure and Waste Management It is an objective of the Council to :
W-1	Facilitate the provision of the necessary water and waste water infrastructure required to ensure the sustainable development and future growth of the town.
W-2	Ensure that the development of zoned lands is contingent on adequate water and waste water infrastructure being available.
W-3	Ensure that all new developments be provided with water display meters to inform people of their public water usage and to promote public awareness.
W-4	Ensure that all new developments incorporate best practice water conservation measures, such as the provision of dual-flush toilets, rain water collector and harvesting systems, as deemed appropriate by the council so as to conserve treated water.
W- 5	Encourage the recycling of materials from all waste sources and promote the principles of waste prevention and minimisation with local business, schools and communities.
W-6	Ensure that all new residential development permitted provide /designate an area to accommodate waste management facilities.

2.3.7.4 Flood Management

It is the policy of the Council, that development should not be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. In this regard, applicants for development shall ensure that the Plan fully integrates the requirements of the Flood Risk Management Guidelines where relevant and appropriate. The OPW have published draft preliminary flood Zone Maps for the County, these are noted by Kerry County Council. Any proposed development on those lands shall be subject to a flood impact assessment.

2.3.8 Growth and Residential Development

2.3.8.1 Residential Development

Waterville, like all other towns in the county has undergone a building boom over the last decade. On both sides of the town considerable development has taken place, while there are large tracts of undeveloped land between these new developments and the town centre. The layout and the monotonous design of many of these developments are also at variance with the variety of design and architectural motifs found in the older buildings of the town centre. Rather than forming an extension to the town core most of the new residential developments are not only physically removed from the town centre but are also divorced from the centre in terms of overall design and layout.

2.3.8.2 Future Residential Developments

It is considered appropriate in the interest of sustainable development, that future zoning of residential development will only be considered on infill/brownfield sites or on lands contiguous with existing residential areas in order to avoid further leapfrogging of development and to ensure the development of a compact urban form which will allow for the minimisation of car use and ensure that most facilities are within walking distance of every home.

Upon completion of the new treatment plant, it will be the policy of Kerry County Council to ensure that all new residential dwellings located within the settlement boundary and within the sewer catchment shall be connected to the public sewer.

2.3.8.3 Non Permanent Residential Developments

Waterville, like other tourist towns in the County has seen the development of a number of non permanent / holiday home residential developments. It is estimated that 50% of all dwelling units in Waterville are either holiday homes or second homes. Some entire estates are holiday homes which are idle for a large proportion of the year. This leads to a lack of community, with vacant dwellings in a development during winter months and short stay residents during summer months. For these reasons it is an objective of the Planning Authority to zone lands for permanent residential purposes only.

2.3.8.4 Unfinished Residential Developments

Waterville had developed a tourism base and this is reflected in the high proportion of new residential units in the town for both holiday and rental use. There is planning permission for an additional estimated 40 dwelling units on which work has either not commenced or not completed. This massive surplus of housing, combined with the present economic climate has resulted in a number of estates being abandoned, unoccupied or incomplete. The Planning Authority will encourage the completion of unfinished estates and individual dwelling units.

Objective No.	Residential Development It is an objective of the Council to:
H-1	Promote the development of high quality, attractive residential developments in the town. All developments shall comply with “Sustainable Residential Development in Urban Areas” guidelines issued by the DoEHLG 2009
H-2	Ensure that all new residential units are located within the development boundary on residential zoned land and are for permanent occupancy use only.
H-3	Ensure that the provision of recreational, social and cultural facilities keep pace with the development of housing to support a growing population and create a viable community.
H-4	Promote the development of suitable derelict and backland sites for infill housing schemes and other sustainable development proposals.
H-5	Encourage the completion and occupation of unfinished estates
H-6	Ensure that all new developments are connected to the upgraded waste water treatment plant.

2.3.9 Built Environment

2.3.9.1 Derelict Sites

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

Objective No.	Derelict Sites It is an objective of the Council to:
DS-1	Ensure that all derelict sites within the town are identified and are dealt with in accordance with the Derelict Sites Act 1990.
DS-2	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties in the town.

2.3.9.2 Shop Fronts & Signage

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

Objective No	Shopfronts and signage It is an objective of the Council to:
SS-1	Ensure that all shopfronts are of traditional design and materials.
SS-2	Ensure that high quality shopfronts and signage are provided throughout Waterville. Ensure that internally illuminated signs are not utilised.
SS-3	Encourage the improvement of the image of the primary retail areas along the main street and the waterfront area.

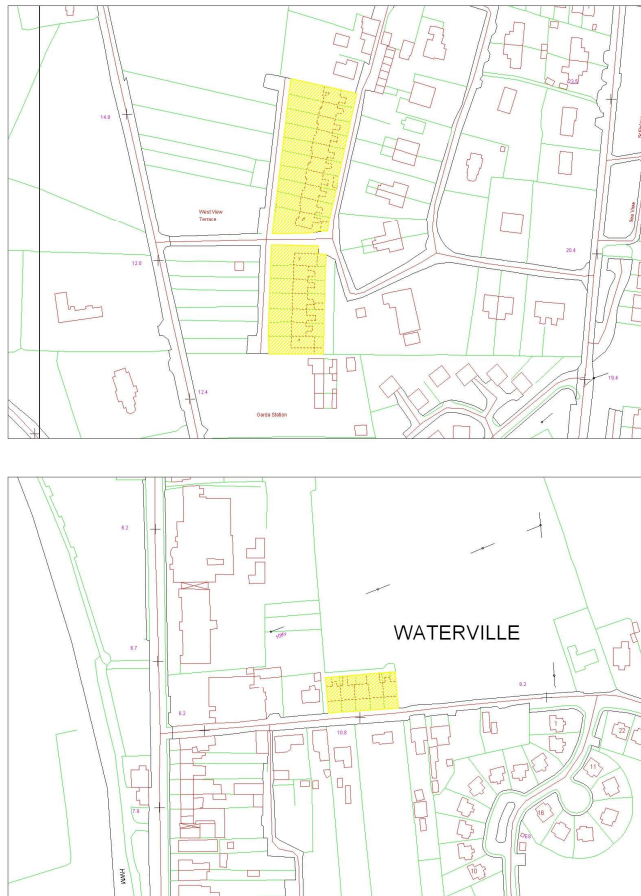
Appendix 1 Architectural Conservation Area

Introduction

See the introduction to the Cahersiveen ACA

Location and boundary of the Conservation Area

The proposed ACA is centred on West View Terrace and South View Terrace. West View Terrace is comprised of two terraces with a total of seventeen dwellings, located on the landward side of the N70 on the northern approach to Waterville. It is situated at a prominent location at the entrance to Waterville and forms an important element of the architectural heritage of the village. South View Terrace is located 100 metres approx to the west of the main street. The boundary of the ACA encompasses the entire footprint of the terraces including the front and rear garden spaces.



Map 1: ACA Boundary

Historical development of the area

Similar to other settlements in South Kerry, Waterville is of relatively recent origin. The nucleus of the village would have developed during the first half of the nineteenth century and the development of the cable station in the latter half of the 1800s would have promoted the expansion of the village, with the construction of a number of new buildings associated with the cable station.



Map 2: 1st Edition OS Map (1842)

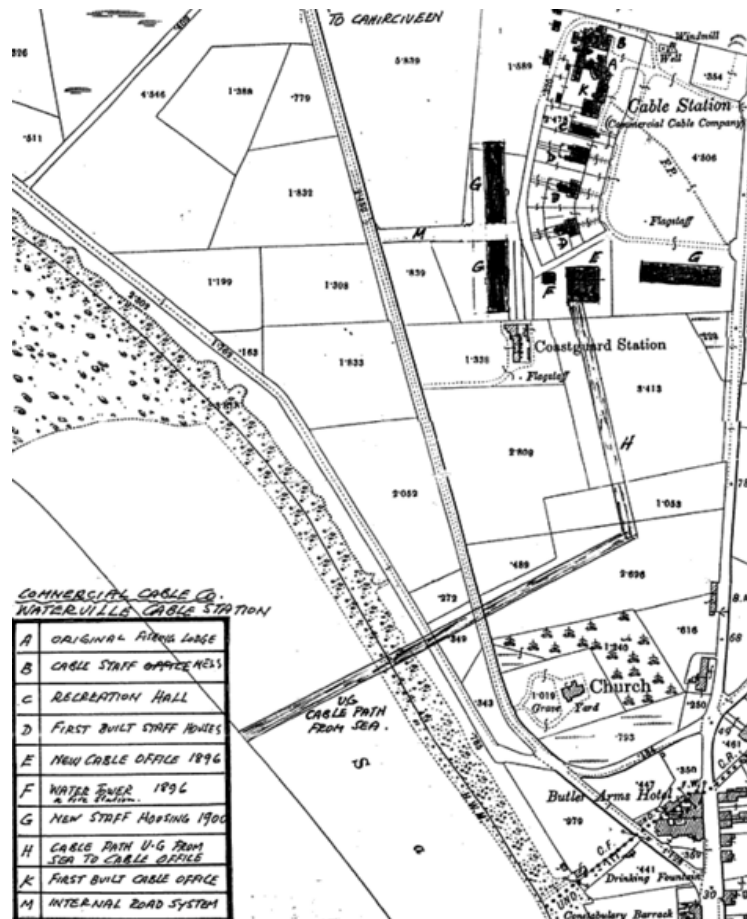
An examination of the 1st and 2nd Editions of the OS map shows that in the early 1840s Waterville was comprised of a group of scattered houses including a hotel and a police barracks. By the late 1890s it had adopted the layout we see today, including the development of terraced housing associated with the Commercial Cable Company, who laid the cable to Waterville in 1884. South View Terrace is shown on the 2nd Edition of the OS map, West View Terrace was completed in 1900 (Map 3) as staff housing for the Commercial Cable company.



Photo. 1. South View Terrace 1880-1914



Map 2(above): 2nd Edition OS Map (1897). Map 3 (below)



Waterville cable station was established by the Commercial Cable Company in 1880, and at its height around the turn of the century it employed up to 300 male telegraphists. The company ceased operations in Waterville in 1962. A tender was issued in 1899 for the construction of a new cable station, offices and dwellings. The buildings were designed by James Franklin Fuller (1834-1924) a prolific Kerry born architect, who was a well known ecclesiastical architect, but who, by this time had a diverse portfolio.

Schedule of Protected Structures and Recorded Monuments

There are no structures included in the Record of Protected Structures within the ACA. There is no Recorded Monument within the proposed ACA.

Description of Existing Built Environment

a) Street Pattern

West View Terrace runs almost parallel to the N70 and the buildings are between 70 and 120 metres distant from the N70. The terrace has a north/south orientation with the front facing west towards the sea. South View terrace has an east/west orientation with the front facing south as the name suggests.

b) Form and arrangement of public and private open space.

All the properties comprising West View Terrace have rear open space and ample front open space. The immediate front garden area varies between 15-20 metres in length, the access road separates this space from a much longer front garden space which extends to the N70. South View Terrace has much more limited front and rear open space. There is no public open space attached to the terraces.

c) Socio economic functions.

All the properties within the ACA are residential.



Photo 2: West View Tce. No.1-7 1880-1914



Photo 3: West View Tce., No 1-7 (2012)

d) Built fabric-general description.

West View Terrace is comprised of two terraces, the terrace comprising No. 1-7 is uniform in character but the individual units are not uniform. The central unit is a flat fronted three bay structure. The two end units are two bay with hipped ends.

The other four units are two bay with single bay gabled breakfronts. The second terrace (No 8-17) is comprised of five paired three bay units each with a single bay gabled breakfront. South View Terrace is comprised of five units and is quite similar in overall design to No. 1-7 West View Terrace but without the two end units.

e) *Roofs, ridges, chimneys.*

Some of the redbrick chimney stacks retain the original terracotta chimneypots and the decorative redbrick detailing on the chimney cap, (Photo 4) others have been rendered, Ridge heights are uniform throughout the terraces.



Photo 4; West View Tce.



Photo 5; South View Tce.



Photo 6: Existing gable end chimney stack.

f) *Walls.*

All walls have a smooth plaster finish. A string course forms a unifying feature along the front and side walls of South View Terrace (Photo 6), although it has been removed in one instance. The removal of one of two matching gable end chimney stacks and the insertion of a dormer roof light also detracts from the uniformity of the overall terrace. The use of relatively muted colours helps to maintain the unity of the terraces.

The use of colour to emphasize architectural features such as window and door surrounds and window sills is quite effective. (Photo 8)



Photo 7; Entrance, South View Tce.



Photo 8; West View Tce.



Photo 9; West View Tce.

g) Openings.

Paired and triple window openings are a feature of the three groups of terraces. Each of the breakfronts is comprised of paired window openings on the ground floor and triple window openings on the first floor. (Photo 9) Semi-circular arched openings providing access to a recessed porch are a feature of West View; those at South View have a segmental arch. (Photo. 7) A number of front doors are now flush with the front wall. (Photo. 9) Many of the houses have replaced the original one over one wooden sash windows with uPVC top opening windows.

h) Boundaries. At West View Terrace, the front garden areas are separated by hedging, wrought iron gates and railings which are of relatively uniform design, separate the front garden areas from the access road, (Photo 10 & 11) the lower garden areas have a stone wall boundary. South View Terrace has a capped stone front boundary wall with robust piers. (Photo 12)



Photo 10; West View Tce.



Photo 11; West View Tce.



Photo 12; South View Tce. boundary wall.

i) Rainwater Goods.

Some original cast-iron rainwater pipes and gutters remain but there has been replacement in a piecemeal manner. Cast iron is a resilient material and the retention of cast iron rainwater goods not only makes sense from an economic viewpoint but also enhances the heritage value of buildings.

j) Views.

The uninterrupted view of West View Terrace from the N70. (Photo 13)



Photo 13: View from N70

Summary of Special Character

The principle features of the built form are

- intact uniform terraces
- The terraces are relatively unspoilt and have retained a high proportion of original features.

Negative features

- Some unsympathetic alterations to historic features such as windows and rainwater goods, the cumulative effect of which is damaging to its status as a conservation area.
- The dilapidated state of the original lamp standards and boundary wall at West View Tce. (Photo 15-16)



Photo 14: Lamp standard



Photo 15: Lamp standard



Photo 16: Boundary wall West View Terrace

For the Guidelines for development within the Conservation area., Works not affecting the character of the ACA (do not require planning permission) and works impacting on the character of the area (works requiring planning permission) see the Cahersiveen ACA.

Appendix 2 Existing Protected Structures

1. Name & Address

Cable Stn., Spunkane.

RPS Ref. No. 21309801



2. Name & Address

St. Michael & All Angels Church, Waterville.

RPS Ref. No. 21309802



3. Name & Address

Butler Memorial Fountain

RPS Ref. No. 21309804



4. Name & Address

Cable House, Waterville

RPS Ref. No. 21309805



5. Name & Address

Semi Detached Cottages, Waterville

RPS Ref. No. 21309807



6. Name & Address

The Old Cable Houses,
7,8,9 Iveragh Tce., Waterville

RPS Ref KY-098-001



7. Name & Address

Two storey six unit terrace, Main St., Waterville.

RPS KY 098-003 (A-F)

