



CHAPELTOWN

1.0 CONTEXT

Location

The village of Chapeltown is located in the centre of Valentia Island halfway between Knightstown and Portmagee. It lies approximately 20km to the south west of Caherciveen by road or 9 km by ferry, and 25km to the north west of Waterville. The island is accessed by a bridge that crosses the Portmagee Channel linking the island to the mainland.



Demographics

There are no population figures for the village of Chapeltown itself. The village is located within the ED of Valencia, which includes the whole island of Valencia. During the intercensal period between 1996 and 2002 the

population of this ED increased from 676 to 690 people or by 2.1% and between 2002 and 2006 from 690 to 713 or by 3.3%.

Functions

Chapeltown is a small village with a basic range of services and is the first settlement reached when travelling to Valentia over the bridge from Portmagee. Scoil Naisiúnta Dar Earca and the newly constructed community centre serve the entire island. The GAA grounds, home to Valentia Young Islanders, also serves the whole island. In this sense Chapeltown acts as the social centre for the island.

Facilities

Chapeltown has a Roman Catholic Church, a primary school, a newly constructed community centre, a public house/hostel. A grocery shop and a second public house closed in recent years.

Infrastructure

Chapeltown is served by a public water supply. There is no wastewater treatment unit in the village. A new wastewater treatment unit designed to cater for a population of 250 is proposed in the Water Services Investment Programme.

2.0 DEVELOPMENT ANALYSIS

Urban Form

Chapeltown was one of many villages developed around newly constructed churches following Catholic Emancipation in the 1830s. The village has developed in a linear fashion along the R565 with limited development along the local roads, which intersect with the R565 at the village centre. The settlement features a mix of architectural styles with a fragmented building line, which has resulted in a lack of uniformity in the street frontage. The layout of the village is in stark contrast to Knightstown where a much more ordered layout is evident. A recently completed terrace development along the R565 serves to enhance the village streetscape.

Built Heritage/ Archaeology

There are no Recorded Protected Structures within the proposed plan area. There are no recorded monuments within the plan area.

Natural Environment

Chapeltown is located on relatively flat land approximately 30 metres OD, less than a kilometre from the southern shoreline of Valentia Island. The land rises significantly to the north of the village. Geokaun, the highest point on the island, less than 2 km north of Chapeltown, dominates the northern skyline. There are no heritage or environmental designations within or adjacent to the proposed plan area. Two south flowing streams intersect just north of the village centre and act as a focal point for the village amenity area. There are a couple of large garden areas with mature trees and these give the village a rural aspect.



Vehicular and Pedestrian Traffic

Due to its location on the R565 roughly midway between Portmagee and Knightstown there is a considerable amount of through traffic especially during the summer months. Insufficient car parking space is a problem. There is no car park attached to the church and the community centre has minimal parking available. Parking along the R565 is problematic and providing additional parking

space within the village centre is a priority. Sightlines at the junction of the R565 and the Coast road in the village centre are inadequate and need to be improved. Pavement provision throughout the village is limited and where it occurs it is fragmented. It is important therefore that a network of pedestrian routes is provided within and between all new developments in order to provide a safe pedestrian network.

Employment

There is little local employment in the vicinity of the plan area. It is envisaged that residents will continue to commute to larger urban centres such as Cahersiveen.

Growth and Residential Development

Unlike some other settlements in the area, the level of development in Chapeltown has been limited. However there has been a considerable demand for development along the R565 both to the east towards Chapeltown and to the west towards Portmagee. This reduction in the level of open countryside between the settlements is considered undesirable and in the long term would lead to a lack of definition for the settlement.

Chapeltown has the capacity to attract and absorb future demand for detached dwelling houses that would otherwise be met through linear roadside development in rural areas. This will contribute to a reduction in unsustainable ribbon development, while ensuring the demand for larger detached dwellings is catered for in a sustainable pattern and in close proximity to schools and other services.

3.0 DEVELOPMENT STRATEGY

The development strategy is to provide for the development of Chapeltown as a small rural village and social centre for the island on a scale commensurate with its infrastructural capacity. All development will by its nature and design contribute to its identity and sense of place. This will be achieved by ensuring new developments are of an appropriate scale, contribute to improvements in its urban form and preserve its character and heritage.

4.0 OVERALL OBJECTIVES

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

	capacity of local roads serving the development.
OO-8	Ensure that development shall not have a detrimental impact on the natural environment or on the visual or physical character of the area.
OO-9	Prepare a tree preservation order for appropriate trees throughout the settlement and promote additional planting.
OO-10	Develop a riverside park.

5.0 SPECIFIC OBJECTIVES

Amenity

Objective No	It is an objective of the Council to
ZNA-1	Reserve land as indicated on the zoning map for the provision of recreational open space.

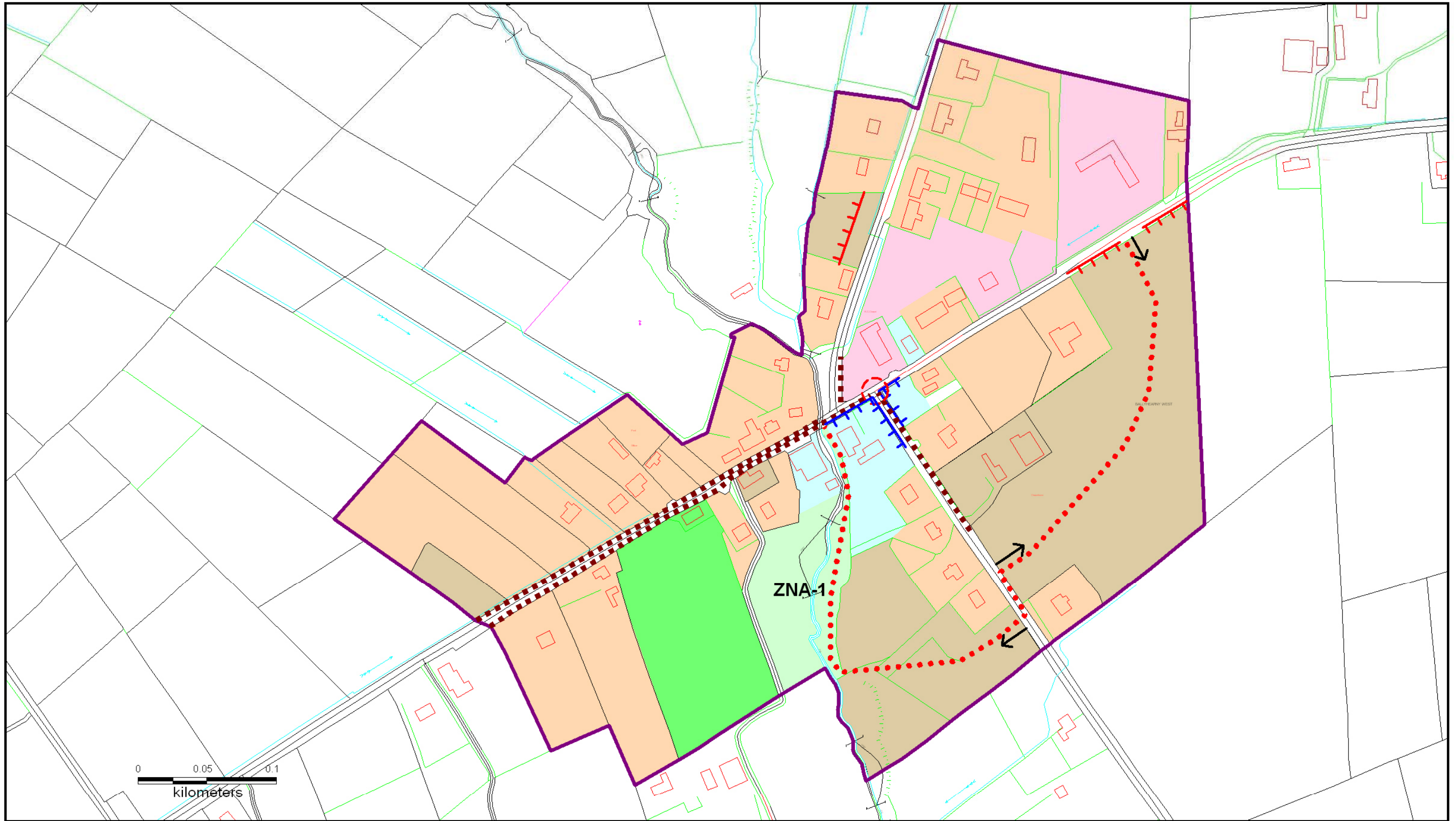
Vehicular and Pedestrian Traffic

Objective No.	It is an objective of the Council to:
T-1	Reserve land for the redevelopment of a car park.
T-2	Reserve new access points to facilitate orderly in-depth development as indicated on the Zoning Map.
T-3	Extend pedestrian routes in new and existing development throughout the plan area.
T-4	To seek the provision of footpaths as indicated on the Zoning Map.
T-5	Facilitate improvements to the junction of the R565 and the Coast road as indicated 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. .



Chapletown **Map**
Land Use Zoning
 Adopted
 Feb. 2008

Kerry County Council
 Planning Policy Unit

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|---------------------|-----------------------|---------------------------|
| Residential (ext.) | Passive Amenity | Residential Streetscape |
| Residential (prop.) | Junction Improvements | Indicative Access Points |
| Mixed Use | Footpath Provisions | Development Boundary |
| Community | Mixed Use Streetscape | Proposed Pedestrian Route |
| Active Amenity | | |