

CASTLEISLAND DEVELOPMENT PLAN

PART I

Castleisland is a busy retail, commercial and industrial centre, eleven miles from Tralee and fifteen miles from Killarney. It is an important gateway into the county with large volumes of through traffic. It is situated at the junction of the N21 National Primary Route which links the town to Limerick, and the N23 National Primary Route which links the town with Farranfore and Killarney.

The traditional role of the town is that of a service centre for its extensive rural hinterland and has a catchment population of approximately ten thousand people. In addition to its role as a service centre, the town has a number of industries which are of importance to the economy of the area.

In the past, tourism did not play a significant role in Castleisland. The development of Crag Cave and the provision of additional visitor accommodation including a new hotel in the area has provided the basis for the growth of tourist-related activity in the town and it is envisaged that this will further develop.

The overall visual appearance of the town has improved through the efforts of the Local Authority and various organisations within the town. The ongoing implementation of a traffic management scheme has improved the free-flow of traffic in the town centre.

In the period of the previous Plan, the sewerage scheme was upgraded and a new treatment plant was constructed.

Community and recreation facilities in Castleisland include a community centre, an arts centre, three primary schools, two secondary schools and a community college. There is also a G.A.A. pitch and clubhouse, a rugby pitch and clubhouse, an eighteen-hole pitch and putt course, tennis courts, basketball courts, a soccer pitch and Riocht Athletic Club are currently constructing an athletics' track.

Handball, squash, badminton bridge snooker

Local interest groups, especially Castleisland Action Group are very active in promoting the development of the town.

In order to further improve the visual appearance of Castleisland, the Planning Authority have prepared an Environmental Study for the town. This study identifies a programme of action both short and long-term ' for visual and environmental improvements in the town, and will act as a guidance document for any potential developer and the Planning Authority, in assessing development proposals.

BOUNDARIES

The town of Castleisland, for the purpose of this Plan, shall be taken to include the area within the heavy broken line on the zoning map.

PERIOD OF THE PLAN

The period of this Plan shall be taken as 5 years from its adoption.

POPULATION

Over the period 1986 - 1991, the population of Castleisland town declined by 95 persons (4.1%) which indicates a levelling off of the growth in population experienced by the town over the period 1951 - 1986. In the rural D.E.D. area, there was a decrease of 1.7% in population levels.

YEAR	CASTLEISLAND TOWN	CASTLEISLAND D.E.D.
1951	1508	2598
1956	1654	2642
1961	1718	2753
1966	1720	2729
1971	1979	2930
1979	2197	3218
1981	2226	3316
1986	2302	3292
1991	2207	3237

(Source: Central Statistics Office - Census 1991)

PART II

DEVELOPMENT POLICY

It will be the policy of the Council to actively encourage and facilitate the development of Castleisland as a commercial and industrial centre.

All new development shall be consistent with the character of the town as it exists, and shall be sited so as to minimise intrusion on existing streetscapes. Industrial development shall be designed and sited so that it is not injurious to the environmental and scenic amenities of the town and its environs.

ZONING

Within the arbitrary area of the town indicated on the zoning map, it is proposed to establish two zones as follows:

- (a) **GENERAL DEVELOPMENT** - All uses with the exception of Special Industry in areas principally residential in character. General industry will not normally be permitted unless it offers no threat to residential amenity.
- (b) **INDUSTRY** - General industry and ancillary use.

UTILITY SERVICES

WATER - Since 1987, Castleisland has been linked with the Central Regional Water Supply Scheme and has therefore, had a satisfactory supply of good quality water.

SEWERAGE - The town suffered from an unsatisfactory sewerage system until the last Plan period, when a treatment plant and new sewerage network were installed. It will be the policy of the Council to ensure the existing network is maintained and to provide Stage II of the sewer network.

ROADS AND TRAFFIC

Due to Castleisland's location on the junction of two major National Primary Routes, it experiences a heavy volume of through traffic at all times. Significant improvements in traffic management have been achieved by the provision of a central island on Main Street and the implementation of

traffic and parking bye-laws. The Council will continue to monitor improvements and to introduce any additional remedial measures considered necessary to assist the smooth flow of traffic through the town.

It is recognised that considerable improvements to traffic flow could be achieved by the development of an "Inner Relief Road" as follows - the widening and improvement of the existing county road from Cahereen on the Killarney Road to the Scartaglen Road and the construction of a new road from the Scartaglen Road via the Community College and Rugby Club to the northern end of Main Street.

It will be a further policy of the Council that in the course of construction of new or renewal of existing premises, loading space and parking space should be provided within the curtilage of sites. In residential areas, one parking space at least should be provided per dwelling.

Vision at road junctions and vehicular gates should be adequate for safety. The Council continues to maintain and improve the roads and footpaths within the town, as finances allow.

HOUSING

The County Council has completed 24 local authority houses over the past Plan period and a further 8 units are almost completed at Cahereen West. It will be the policy of the Council to complete housing development of its lands at Cahereen West and to seek to acquire additional lands to meet anticipated needs during the period 1996 - 2001. It will also be the policy of the Council to investigate the acquisition of derelict and vacant sites for housing development as financial resources permit and if the sites in question are suitable for such development.

The Council will consider making sites available for private development and will also consider the acquisition of private dwellings to meet housing needs within the Plan boundary.

OUTDOOR ADVERTISING

The Councils policy will be that advertising signs attached to buildings are preferable to free-standing hoardings.

172.8 (2)

Signs should not interfere with windows or other features of the facade or project above the skyline. The size and scale of signs should not conflict with the size and scale of existing structures in the vicinity. Internally illuminated advertising signs will not generally be permitted and developers will be actively encouraged to develop traditional style facades and advertising signs.

Signs which might compete with road signs or otherwise endanger traffic safety will not be permitted.

BLIGHT AND RENEWAL

Dereliction is not a significant problem in the town. Following a survey and identification of derelict sites, many of the structures and sites have been renovated and developed which has assisted in the overall visual improvement of the town. There are, however, a number of sites remaining in a visually unsatisfactory condition and it will be the policy of the Planning Authority to actively encourage the renovation and renewal of such buildings during the Plan period. In this regard, the recommendations outlined in the proposed Environmental Study will be of assistance for any prospective development.

PART III

DEVELOPMENT OBJECTIVES

The development objectives for the town of Castleisland are set out in the following sections. The realisation of these objectives will significantly benefit the development of the town. These objectives are not listed in order of importance nor is there any implication that they should be implemented in the order in which they appear. As an overall objective, however, objectives identified in the Environmental Study will be implemented as finances permit.

UTILITY SERVICES

- U.1 Continue to maintain and improve the existing water and sewerage networks.

HOUSING

- H.1 Complete development of lands at Cahereen West.

- H.2 To acquire additional lands to meet anticipated housing needs over the Plan period.
- H.3 Serviced sites for travellers - to provide a serviced site for travellers.

ROADS AND TRAFFIC

- T.1 Continue to implement Traffic Management Systems to facilitate traffic flow within the town.
- T.2 To provide an "Inner Relief Road" as set out previously.
- T.3 Improve vision and sight lines at junctions where necessary.
- T.4 Continue improvement and up-grading of footpaths in the town.
- T.5 Seek to provide rear access to buildings wherever possible
- T.6 Continue to carry out re-alignment and/or improvement of main road approaches to the town.
- T.7 To provide off-street car parking at Upper Main Street.

INDUSTRY

- M.1 Encourage the location of new industry at the existing industrial site on the Tralee Road and other suitable locations.

AMENITY

- A.1 To have the land behind the Rugby club re-developed as a town park.
- A.2 To maintain planting on Main Street and at the car park at Market Cross.
- A.3 To up-grade the Ivy Leaf Arts Centre (St. Stephen's Church) and grounds.

DRAFT

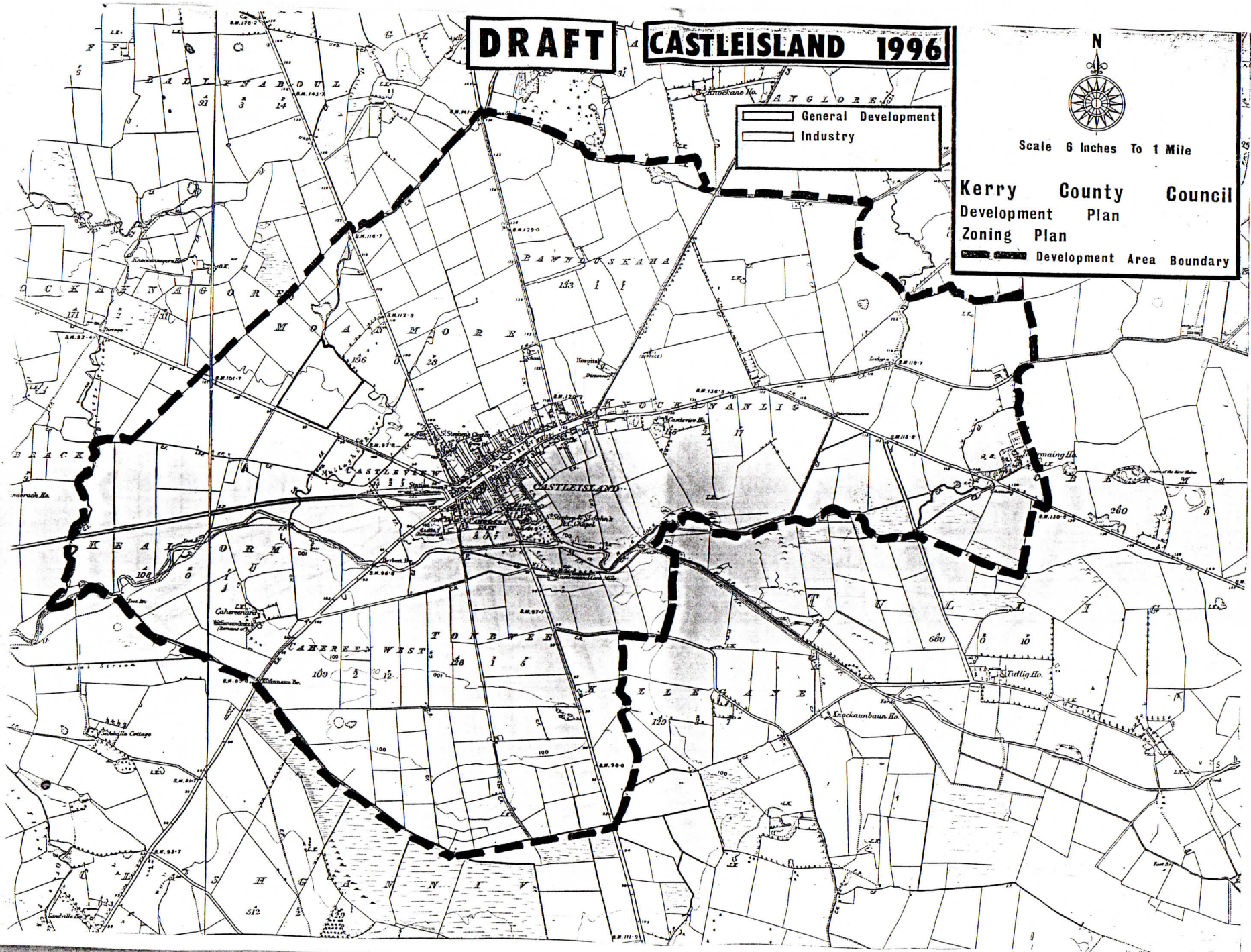
CASTLEISLAND 1996



Scale 6 Inches To 1 Mile

Kerry County Council
Development Plan
Zoning Plan
Development Area Boundary


- General Development
- Industry



172.8 (4)


BALLYBUNNION 1996

H



Scale 6 Inches To 1 Mile

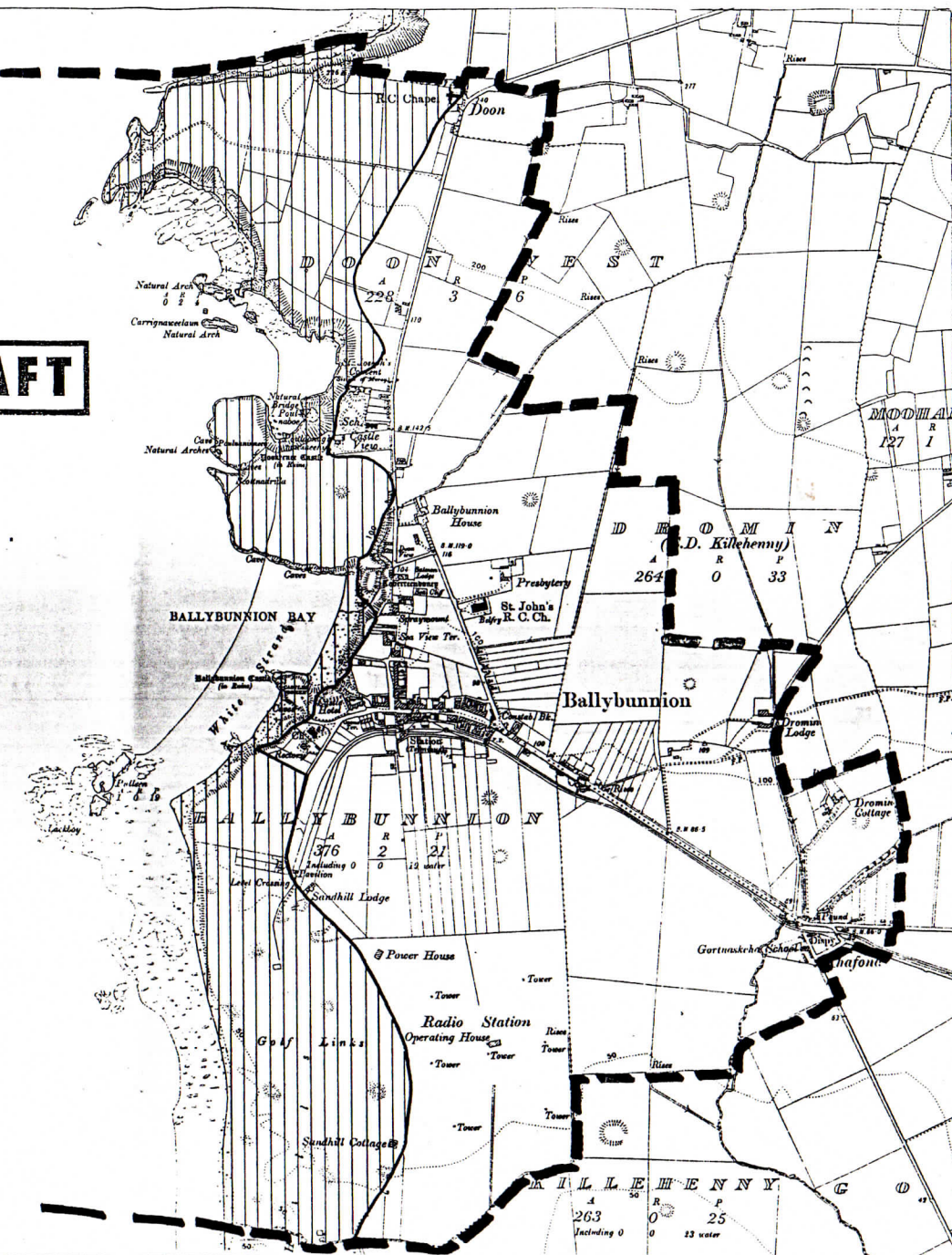
Kerry County Council
Development Plan
Zoning Plan

 Development Area Boundary

DRAFT

 General Development

 Open Space / Amenity



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