

## SECTION 4

### RURAL AREA

#### 4.0 OVERVIEW

##### 4.1.1 Introduction

The purpose of this section of the plan is to make provision for planning policies in rural areas that are below the strategic level of the County Development Plan and are more local in nature. The rural area of the Dingle Functional Area Local Area Plan, shown in Figure 1.1, is defined as all the rural area within the functional area boundary and outside the boundaries of the town, villages and the small villages/development nodes. The rural area, as defined in this plan, is functionally linked to the settlements.



Figure 4.1 Dingle Functional Area

Those living in the rural area are largely dependant on the town and villages for services such as schools, services and employment. It is likely that a substantial proportion of people travel to larger towns such as Daingean Uí Chúis, Tralee and Killarney for employment. Tourism and agriculture are strong in the area.

##### 4.1.2 Purpose of Rural Area Plan

- Look at rural area at a local level as opposed to the more strategic level of the County Development Plan.
- Identify strengths, weaknesses, opportunities, threats in the rural area.
- Gather information on the rural area.
- Identify protected structures in the rural areas.
- Identify objectives for the rural area that are not at the strategic County Development Plan level.

#### 4.1.3 SWOT Analysis for Rural Area

##### ***Strengths***

- Has a strong urban centre (Daingean Uí Chúis) as a focal point.
- Major tourist destination
- Strong cultural & linguistic heritage
- Attractive and varied landscape/seascape with rivers, lakes, pastures and mountains
- A large part of the rural area has been relatively untouched by development.
- Strong economic and social linkages between the rural area and urban settlements.
- Villages in particular have in the most part retained their character.
- Area with some of the best scenery in the country.
- Sleah Head Drive is an important tourist route.
- Existing piers and Outdoor pursuits e.g., bird watching, fishing, walking, hill and mountain climbing, marine leisure, dolphin/whale watching etc
- Existing pedestrian walkway – The Dingle Way.
- 18 hole golf courses at Ceann Sibéal
- Blue Flag Beach at Ceann Trá
- Strong image and brand name

##### ***Weaknesses***

- Peripheral location.
- Difficulty in competing with the range of services and attractions on offer in Tralee and Killarney.
- Reliance on tourism with seasonal nature
- Limited employment opportunities

##### ***Opportunities***

- Conserve built heritage
- Identify walking and cycling routes.
- Protect the natural environment and biodiversity.
- Increase level of marine leisure activities and ecotourism.
- Increase level of walking tours, hill and mountain climbing.
- Increase level of mariculture
- Greater use of the marine environment for leisure activities.
- Develop indigenous employment opportunities.
- Develop local production and sale of creative, craft and food industries.

##### ***Threats***

- Over-development of rural area.
- Decrease in numbers speaking Irish on a daily basis
- Pollution of surface and groundwater.
- Loss in quality of landscape
- Unemployment.
- Emigration and loss of population and consequent reduced demand for services
- Loss of biodiversity.
- External economic factors
- Competition from cheaper locations

#### 4.1.4 Population

The population of the entire functional area, excluding Daingean Uí Chúis, was 5376 persons in 2011 which increased from 5127 persons in 2006. The projected population for the functional area, excluding Daingean Uí Chúis, during the plan period, up to 2017 is 5658 persons.

	2006 census	2011 census	2017 projection
<b>Dingle Functional Area (excluding Daingean Uí Chúis)</b>	5127	5376	5658

Table 4.1 Existing and projected population in Dingle Functional Area (excluding Daingean Uí Chúis)

#### 4.1.5 Transport

The area is served by the N86, national secondary routes, the R559 regional road and a network of local roads. It is important that any development in the rural areas is acceptable in terms of traffic safety and does not impact negatively on the carrying capacity and general safety of public roads.



Figure 4.2 Road network

#### 4.1.6 Water Supply

The area is served by public water mains, group water mains and private water supplies. It is imperative that groundwater in the area is protected from polluting development. All development shall have regard to the zones of influence for groundwater public water supplies and catchments for surface water public supplies within the functional area.

#### 4.1.7 Wastewater Treatment

Developments in the rural area are served by individual septic tanks/treatment units based on an assessment of soil characteristics in accordance with the EPA's "Code of practice- Wastewater Treatment and Disposal Systems serving Single House (p.e.  $\leq 10$ )" or any subsequent amendment or revision documents.

### 4.1.8 Landscape

The study area predominantly consists of extensive heathland, peat bog, pasture, natural grasslands, (Source; Corine 2006 Landuse Database). There is a large area of reed wetland around the Abha na Feothanaí and there are other inland marshes located at Baile an Reannaigh / An Riasc and at Baile an Cnótaigh/Imleach Slat.

#### 4.1.9 Natural Environment

The extent of SPA (Special Protection Areas), and cSAC (candidate Special Areas of Conservation) areas in the rural area are shown in Figures 4.3 and 4.5 and are listed in Table 4.2



### Figure 4.3 SPA in the Rural area

The Dingle Peninsula SPA is of special conservation interest for the following species; chough, Peregrine and Fulmur. Vegetative cliffs are the predominant habitat in the site and support a good variety of plant species such as Thrift (*Armeria maritime*), Sea Campion (*Silene vulgaris subsp. Maritima*), Sea Spleenwort (*Asplenium marinum*) and Rock Sea-spurry (*Spergularia rupicola*). The land adjacent to the cliff edges, areas of sand dunes and some uplands are also included within the SPA. The chough is a medium sized, red legged member of the crow family. It is a specialised feeder on soil invertebrates, although it also takes split grain. The coastal tip of the peninsula is a stronghold for the chough with feeding and nesting sites available.

The high cliffs of this Natura 2000 site are steeply sloping rather than sheer and are likely to be suitable for breeding Fulmar. The frequent rock outcrops in the site provide excellent nesting ledges for peregrines, which utilise the coastal fringe, bog and heath habitat in the area for foraging.







**Figure 4.5 pNHA in the Dingle Functional area**

The main river channels in the area are the Milltown River (Abha Bhaile an Mhuilinn), Feohanagh River (Abna na Feothanaí), Garfinny River (Abhainn na Gairfeana), Owenanscaul River (Abhainn an Scail) and the Owenalondrig River (Abhainn an Lóndraigh). The main surface water features in the area, including lakes, are shown in Figure 4.6.



**Figure 4.6 Watercourses/Lakes in the Rural Area**



There are a number of mature trees and woodlands in the area around Coláiste Ide which are important in terms of biodiversity and providing amenity areas to the public.

#### 4.1.10 Amenity

It is proposed that a green route be developed along The Dingle Way between Tralee, Annascaul and Daingean Uí Chúis in a sustainable manner in accordance with development objective INF8-38 of the Kerry County Development Plan (2009-2015), see objective RU-AT-4. It is also proposed to provide a cycle route between Daingean Uí Chúis and Ceann Trá (Objective RU-AT-6) see fig 4.6. Subject to Habitats Directive Assessment, at project level, these green routes could facilitate recreational activities such as walking, cycling and nature observation. This would provide a valuable amenity resource for the area with some spectacular sea and mountain views and would constitute additional tourist attractions in the Dingle area.

Ceann Trá beach is a blue flag beach. The whole area is linked by the arc of Cuan Fionntrá (Ventry Harbour), with one of the most attractive and unpolluted beaches in Ireland.

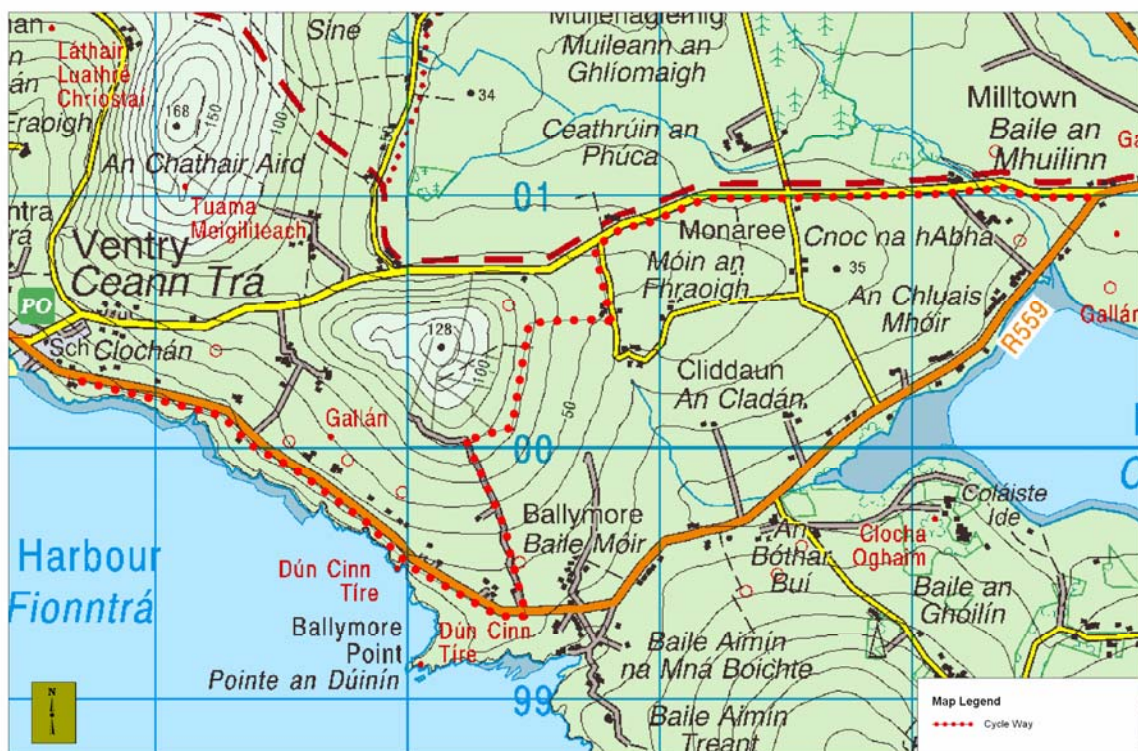


Figure 4.7 Proposed Ceann Trá Cycle Way

#### 4.1.11 Tourism

Tourism is an important element of the economy of the Dingle Functional Area. The existing tourism product needs to be protected, with greater value being derived from it. In addition, efforts need to be made to lengthen the tourism season. Tourism needs to focus on the strengths of the area, namely the scenic rural landscape, the marine environment, the built heritage of An Corca Dhuibhne and the areas interesting history.

The area offers scope for outdoor pursuits such as birdwatching, walking, hill and mountain climbing, dolphin/whale watching and marine leisure. The potential for ecotourism in the area is immense, but is not fully developed.

Ecotourism is a form of tourism which appeals to the ecologically and socially conscious. Ecotourism focuses on the local environment and culture, typically involving travel to destinations where flora, fauna, high quality environment and cultural heritage are the primary attractions. Responsible ecotourism includes programmes that minimize the negative aspects of conventional tourism on the environment, and enhance the local community.

Therefore, an integral part of ecotourism is the promotion of recycling, energy efficiency, water conservation, and the creation of economic opportunities for the local communities.

The landscape, cultural and linguistic heritage and amenities of the area constitute a prime asset on which the tourism industry is based. The size of the settlements and their unique character make them particularly sensitive to development.

It is accepted however that expansion of the tourism industry is based on appropriate development. This plan, in accordance with the principles of sustainable tourism development outlined by Fáilte Ireland promotes suitable sustainable tourism development. 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.

Recreation and tourism activities can cause increased disturbance to habitats and species that are important for biodiversity. Accordingly, tourism and recreation projects, strategies and activities should ensure that the ecological integrity of the region's natural environment is maintained, particularly with regard to Natura 2000 sites.

In order to boost tourism, the profile of the area needs to be highlighted with increased and updated tourist signage at strategic points in the area. Tourist signage needs to be improved.

#### **4.1.12 Built Heritage**

There are 6 existing protected structures in the rural area and full details of these protected structures are contained in Volume One of the Kerry County Development Plan 2009-2015. The Council proposes to designate two architectural conservation areas (ACA) in the rural areas; the Ardamore ACA and the Kildurrihy ACA (see Appendix 1).

#### **4.1.13 Rural Areas with Distinctive Clustered Settlement Patterns**

The Core Strategy of the County Development Plan identified four different rural area types. One of these areas; Rural areas characterized by distinctive clustered settlement patterns are predominately found in isolated Gaeltacht areas. These areas are characterized by a tradition of clustered development in the traditional clochan/cluster form. Baile na nGall, An Riasc, Leataoibh Mór, Dún Séanna and Cill Dhoirche(Kildurrihy), Gleann na Mine Airde (Glanminard) are fine examples of this traditional clochan type layout. Kildurrihy and Ardamore are designate proposed Architectural Conservation Areas (see Appendix 1)



#### **4.1.14 Archaeology**

The general archaeology of the Corca Dhuibhne Peninsula is dominated by early ecclesiastical sites and secular sites of the Early Medieval Period. Ecclesiastical sites such as An Riase, Cill Mháoilchéadar and Gallarus are of international importance, while palimpsest landscapes such as those around Ceann Trá and Brandon provide a vital commentary on the landscape archaeology of Early Medieval Ireland.

Prehistoric sites with rock art, megalithic tombs and standing stones are scattered throughout the area. Excavations at Ferriter's Cove, 11km west of Daingean Uí Chúis, uncovered remains of a camp dating to the Mesolithic/Neolithic transition around 4,000 BC. The Dingle Functional Area Plan contains probably the most archaeologically rich area of the county.

There are 1214 monuments listed in the Record of Monuments & Places within the FAP area, the majority dating to the Early Christian and Early Medieval periods. These Early Medieval remains range from numerous early monastic and ecclesiastical sites to the extensive clochán settlements in Fahan and Glanfahan with associated stone forts and enclosures.

The outstanding Early Medieval heritage of the area is reflected in the density of National Monuments located here; there are 44 National Monuments of which 36 are in state ownership, 2 are in state guardianship and 6 are subject to a preservation order. A further 16 monuments have been entered in the Register of Historic Monuments (Registration).

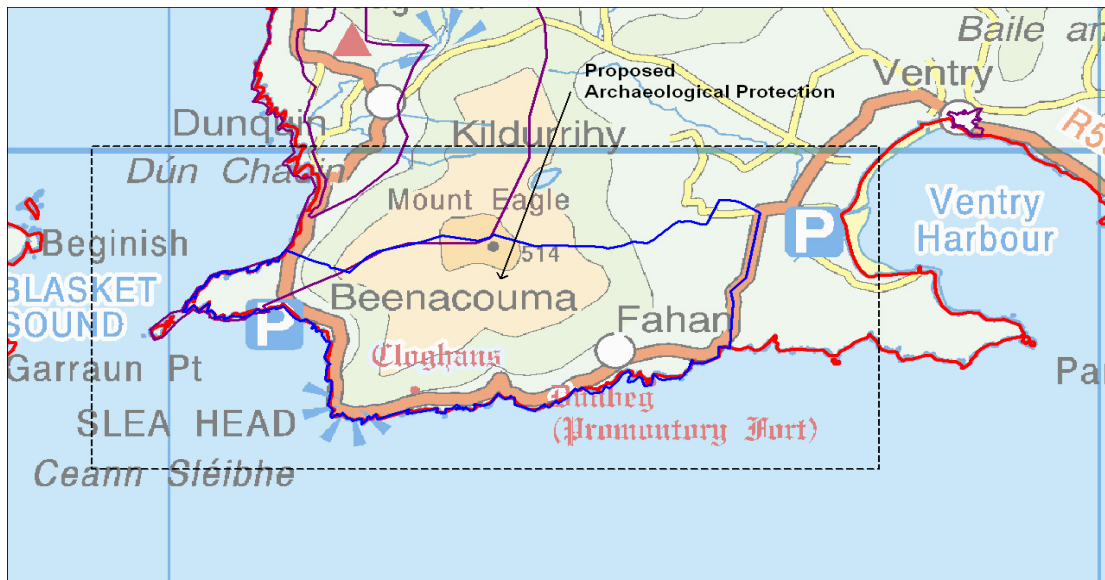
##### **4.1.14.1 Fahan/Glanfahan**

Particularly high densities of Recorded Monuments occur in the townlands of Fahan, Glanfahan, Coumeenoole North and South (see RMP constraint map below). Within the areas shown as detail A and B in the map below (OS sheet 52) there are 248 recorded monuments of which 6 are National Monuments while slightly further to the west in Coumeenoole North the large promontory fort of 'Dunmore' is also a National Monument.

##### **4.1.14.2 Western Slopes Mount Brandon**

On the western slopes of the Mount Brandon uplands, particularly the townlands of Ballynahow, Ballinknockane, Ballynavenooragh, Ballybrack and Ballinloghig there is another high concentration of monuments. Here there are approximately 100 recorded monuments including 5 National Monuments. These figures do not include up to 20 monuments found during a KCC/Heritage Council funded uplands study of the area and not shown on the RMP. The uplands on this side of Mount Brandon are rich in archaeological remains, many of which probably remain to be recorded.

These two areas, located in upland regions, would be particularly sensitive to development and provision should be made to ensure that these areas are protected in as much as possible, given that they represent two outstanding examples of relict, Early Medieval landscapes.

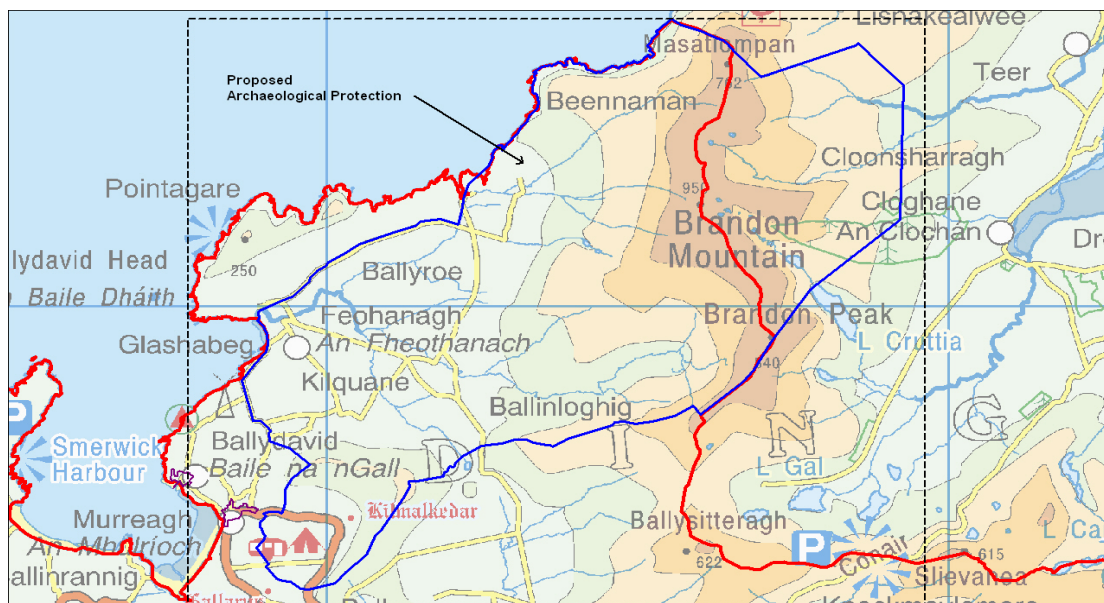


**Fig 4.8 Special Protection Site - Glanfahan, Fahan, Coumeenoole**

These historic landscapes need to be treated with special sensitivity and afforded special protection.

**A** The townlands of Glanfahan, Fahan, Coumeenoole North & South, west of Ventry are the location of an extensive Early Medieval, secular landscape comprising hut sites or clocháns, cahers/cashel or stone forts, enclosures and associated palimpsest field systems. The quality of the remains and the ‘upland’ nature of much of the area have helped to preserve this landscape and the important physical relationships between the various monument types and the landscape itself. The archaeological remains attest to a vanished way of life and are crucial to our understanding of the Early Medieval period locally, regionally and nationally.

**B** The townlands of Ballynahow, Ballinknockane, Ballynavenooragh, Ballybrack and Ballinloghig are the location of an extensive and nationally important, ecclesiastical and secular Early Medieval landscape that owes its outstanding preservation to its location in an upland area of marginal lands. The national importance of the landscape is attested to by the presence of 5 National Monuments in the area. Apart from its archaeological importance the area also has major cultural significance within the overall religious and mythological landscape of Mount Brandon. *Cosán na Naoimh*, the pilgrimage route to the summit of Mount Brandon, passes through this area, linking the archaeological remains on the lower slopes with the mountain summit but also connecting the present with the traditions of the past.



**Fig 4.9 Special Protection Site – Ballynahow, Ballinknockane, Ballynavenooragh, Ballybrack and Ballinloghig Western side of Mount Brandon**

#### **4.1.15 Flood Risk Management**

Flood Risk Data for the functional area has been mapped on figure 4.10, using soil maps, recorded flood event locations and lands benefitting from OPW drainage schemes (available on [www.floodmaps.ie](http://www.floodmaps.ie)). The OPW have published draft preliminary catchment based flood risk management plan for the area. Flood Risk Management in the area will be in accordance with the 2009 Government Guidelines on ‘The Planning System and Flood Risk Management’, the relevant development objectives of this plan and with Section 11.4 of the Kerry County Development Plan 2009-2015.



### Figure 4.10 Flood Data

Figure 4.10 shows recorded flood locations and other potentially vulnerable areas.

Kerry County Council has a policy to limit and manage the permitted runoff from all new developments, in order to protect river water quality and to avoid downstream flooding of the sewer network or river. Any large scale developments must incorporate Sustainable Urban Drainage Systems (SUDS) to restrict the discharge of stormwater from developments. Kerry County Council has a number of interim standards covering river quality protection, river regime protection and river and coastal flooding protection.

#### 4.1.16 Windfarms

Most of the Dingle Functional Area is designated “Area unsuitable for development” in terms of windfarm development in the Kerry County Development Plan 2009-2015. However, a small portion of the rural area just east of Annascaul in Flemingstown has been designated “Open to consideration”.

#### 4.1.17 Light Industrial Zoning

For clarification, development of land zoned Light Industrial in the Dingle Functional Area (e.g. at Baile an Buaile north of Daingean Uí Chúis and Flemingstown east of the town) shall be regulated in accordance with the provisions of the Zoning Matrix. Any proposed development on these lands shall be accompanied by traffic and transport assessment and a road safety audit.



#### **4.1.18 Piers / Harbours**

There are a number of small piers and harbours located around the coast of the functional area. These piers are used for various purposes including fishing, tourism and leisure. These piers are maintained by Kerry County Council. It is the policy of Kerry County Council to maintain and repair these piers for public use and to support the sustainable development of the piers as potential economic generators for the area and support the maintenance of other facilities such as slipways and to protect them from inappropriate uses.

#### **4.1.19 Coastal Zone Management**

Kerry County Council recognises that areas of the Coastline are a valuable amenity resource with significant recreation potential. The natural assets of the coastline including Dingle Harbour, piers/ harbours and numerous beaches enable the county to offer tourism as an important economic activity.

Some of the key issues facing the coastal zone of the Functional area are:-

- Lack of integration between regulatory bodies that control activities in the Coastal Zone.
- Greater public awareness of and involvement in environmental issues including nature conservation and visual impact.
- Decline in traditional industries such as fishing due to impact of EU quota restrictions/decline in fish stocks and larger trawlers.
- Expansion of newer industries such as aquaculture which require an integrated response between land and sea
- Protection against risks including flooding and erosion.
- Development of sustainable marine tourism opportunities.

Kerry County Council with other agencies shall seek:-

- The regeneration of coastal towns and communities, reinforcing their local economic and social roles and importance to the wider region;
- The conservation of the coastal environment and coastal waters, including the natural character, historic environment and tranquility of undeveloped areas, particularly in the areas of coastline and estuary designated as sites of European or international importance for nature conservation.

The overall maritime area provides new opportunities for economic development, which includes the potential for the sustainable development of new off-shore resources in terms of renewable energies and other seabed based opportunities.

Kerry County Council is part of a collaborative project led by the Heritage Council in partnership with neighbouring counties. It commenced in 2010 and is due for completion 2012. The overall purpose of the project is to develop a GIS-based approach to enable the comprehensive audit and subsequent assessment of heritage (as defined in the Heritage Act 1995) in the coastal areas of these counties. It is hoped that the outcomes and deliverables of the project will provide a clearer understanding of heritage and its significance and will provide the basis for environmental assessment and future management of the coastal zone.

#### 4.1.20 Opportunity Site

##### **Fionn Trá / Imleach Slat Opportunity Site**

###### **Overall Aim**

*To sustainably provide for the transitory service needs of recreational vehicle users and other low impact tourism related initiatives in support of rural tourism*

##### **4.1.20.1 Site Location and Description**

This opportunity site (1.77Ha) is comprised of two portions of land both of which are located between the R559 Regional Roadway and Ventry Strand. One portion comprises of the existing pub and the second portion is on the eastern side of a crossroads, to the rear and side of the church (Map RU-1). This crossroads is located approximately 2Km west of Ceann Trá (Ventry) and 450m from Ventry Strand. Slea Head Drive, which is an important tourism route in the County forms part of the R559.

The Fionn Trá / Ard na Bothair portion of the opportunity site (0.16Ha), is located in the Townland of Fionn Trá, is roughly rectangular in shape and has direct access onto both the R559 and a local secondary roadway. This local secondary roadway leads from the R559 to Ventry Strand. The Imleach Slat portion of the opportunity site (1.6Ha) is located in the Townland of Imleach Slat on the opposite side of the local secondary roadway to the Fionn Trá portion and is also roughly rectangular in shape. St Catherine's Church, which is a protected structure, is located between the Imleach Slat portion and the R559.

An existing pub is located in the Fionn Trá portion of the opportunity site while the Imleach Slat portion, which consists of three fields, consists of improved grasslands and is used for agricultural purposes. The pub has established itself as a tourist attraction in the West Kerry area.

A shop, church and a number of dwellings, including a contemporary cluster holiday home rental development, are located in close proximity to the crossroads.

##### **4.1.20.2 Development Potential**

This site presents an opportunity to provide sustainable low impact tourism related facilities with a view towards attracting additional tourists and providing for transitory service needs of recreational vehicles users in a sustainable manner, thereby complementing and supporting rural tourism in the area.

Low impact tourist attraction facilities are considered to be those which by their nature, form, scale and design would be compatible with the general amenities, character and the built, natural, cultural heritage of the area. As part of this, rest areas, drinking water points, waste stations, information points and picnic areas will be considered. Overnight accommodation / parking shall be for recreational vehicles / camper van type vehicles only and shall be restricted to short stay periods. Additional tourist attraction facilities will also be considered subject to appropriateness of nature, form, scale and design.

Residential units, chalets, mobile homes and facilities for similar static type units will not be permitted within this opportunity site.

#### **4.1.20.3 Development Constraints include:**

- **Visual Impact**

Development proposals will be required to successfully integrate into the landscape so as to protect the landscape of the county as a major economic asset as well as for its invaluable amenity value and beauty. As part of this, proposals should be appropriately screened and carefully designed having regard to the opportunity sites visually sensitive location between the R559 and Ventry Strand. Native and naturalised hedge species should be maintained / planted, where appropriate, in order to help integrate development proposals within their setting while a high standard of materials and finishes will be expected throughout.

- **Water Quality**

The Beach at Ventry is included in the Register of Protected Areas for the South Western River Basin District for Bathing Water Purposes and accordingly is protected by European legislation. The Bathing Water Quality Regulations (SI 79 of 2008) which transposed the new Bathing Waters Directive (2006/7/EC) establishes a new classification system for bathing water quality and requires monitoring and management plans to preserve, protect and improve the quality of bathing waters. Ventry Harbour also supports aquaculture and fishing activities.

Development proposals should include detailed proposals for dealing with all foul water effluents and surface water runoffs generated within the opportunity site so as to ensure that water quality in the area (and the Blue Flag Status of Ventry Beach) are maintained / improved. As part of this the cumulative impacts on water quality, of existing and proposed developments in the opportunity site, should be assessed.

- **Built Heritage**

The opportunity site is located in close proximity to St Catherine's Church, which is a protected structure. Development proposals will be required to take cognizance of this. Proposals which would detract from the 'special interest' of the protected structure will not be permitted.

- **Road Safety**

Proposals should be supported with a road safety audits / traffic and transport assessments, where appropriate.

- **Biodiversity**

Development proposals should seek to minimise direct and indirect impacts on biodiversity. Of particular interest in the area is the Ventry Dunes and Marshes pNHA(001384). This is located less than 100m to the east. This pNHA comprises Ventry Strand, a small dune system, a small lake, wet grasslands and an extensive common reed (*Phragmites Australis*). Recreational pressure can be harmful to such habitats and accordingly this should be given due consideration as part of any development proposal.

- **Flood Risk Management**

Where appropriate, development proposals will be required to incorporate sustainable flood risk management designs and practices as recommended in the DoEHLG (2009) publications ‘The Planning System and Flood Risk Management – Guidelines for Planning Authorities and Technical Appendices’.

- **Waste Management**

Development proposals should be accompanied by detailed waste management plans covering both the construction and operation phases of proposals.

- **Irish Language / Gaeltacht**

Proposals which would have a potentially harmful impact on the Irish language or the culture of the Gaeltacht should be avoided.

## 4.2 OVERALL OBJECTIVES

	<b>It is an objective of the Council to:</b>
<b>Ru-1</b>	Provide for the development of sustainable rural housing in the county in accordance with the ‘Sustainable Rural Housing’ guidelines issued by the Department of the Environment, Heritage and Local Government.
<b>Ru-2</b>	Provide for balanced growth throughout the area by promoting the strengthening of rural communities and provide the infrastructure to facilitate job creation and diversification in these areas in a sustainable manner.
<b>Ru-3</b>	Ensure that development on un-serviced lands comply fully with the “Code of Practice; Waste water treatment and disposal systems serving single houses” and where necessary “Wastewater Treatment Manuals - Treatment Systems for Small Communities, Business, Leisure Centres and Hotels”.
<b>Ru-4</b>	Ensure that all fish bearing watercourses within the plan area and their riparian zone including the flood plain are protected from significant development and from the effects of wastewater discharges.

## 4.3 SPECIFIC OBJECTIVES

	<b>Archaeology Objectives</b> <b>It is an objective of the Council to:</b>
<b>Ru-A-1</b>	Secure the inclusion of the structures as included in appendix A in the Record of Protected Structures and in particular the two (archaeological) special protection areas.
<b>Ru-A-2</b>	Protect the views and vistas around the monuments, the inter-visibility of the monuments and the integrity of the existing archaeological landscape setting in the two prehistoric landscapes identified (see Map Ru2). Applicants are advised to liaise with the County Archaeologist in advance of any application for development within these sites.



	<b>Amenity &amp; Tourism</b> <b>It is an objective of the Council to:</b>
<b>Ru-AT-1</b>	Encourage the development of walking routes within the plan area and associated car parking facilities at appropriate locations so as to facilitate sustainable outdoor recreational activities in the plan area.
<b>Ru-AT-2</b>	Encourage the improvement of sensitively designed tourist information boards and signage at appropriate locations.
<b>Ru-AT-3</b>	Protect and encourage the development of literary, musical, artistic, sporting and other cultural heritage initiatives.
<b>Ru-AT-4</b>	Facilitate the development of a 'green route', in a sustainable manner, along the dismantled railway line between Camp Junction and Daingean Uí Chúis. This green route could be used, where appropriate, for recreational activities such as walking, cycling and nature observation.
<b>Ru-AT-5</b>	Facilitate the sustainable extension and diversification of tourist facilities.
<b>Ru-AT-6</b>	Facilitate the development of a 'Cycle route', between Ceann Trá and Daingean Uí Chúis.

	<b>Built Environment</b> <b>It is an objective of the Council to:</b>
<b>Ru B-1</b>	Encourage the appropriate reuse and sensitive restoration of unused/derelict properties.

	<b>Employment and Economic Activity</b> <b>It is an objective of the Council to :</b>
<b>Ru-EE-1</b>	Facilitate sustainable diversification of the rural economy
<b>Ru-EE-2</b>	Provide the infrastructure and support for the sustainable development and expansion of employment opportunities, including indigenous knowledge based industries.

	<b>An Gaeltacht</b> <b>It is an objective of the Council to:</b>
<b>Ru-G-1</b>	Seek to protect and enhance the linguistic and cultural heritage of the Gaeltacht and to promote the use of Irish as the community language.
<b>Ru-G-2</b>	Ensure that all directional signage in the Gaeltacht area shall be in Irish only. All other signage in the area shall be in Irish or bilingual. Where bilingual language is used, the Irish version shall be the dominant wording on the sign.

	<b>Piers And Harbours</b> <b>It is an objective of the Council to:</b>
<b>Ru-PH-1</b>	Support the sustainable development of the piers and harbours as potential economic generators for the area and support the maintenance of other facilities such as slipways and to protect them from inappropriate uses.
<b>Ru-PH-2</b>	Facilitate improved access to, improved launch facilities and marine leisure activities at piers in a sustainable manner while safeguarding the ecological integrity of the area

<b>Objective No.</b>	<b>Flood Risk Management It is an objective of the Council to:</b>
<b>FM-1</b>	Ensure that any development proposals on these lands shall be subject to a flood impact assessment.
<b>FM-2</b>	Ensure that vulnerability of wastewater treatment systems to flooding is taken into consideration by the Wastewater Site Assessment Unit of the Planning Authority, when assessing planning proposals for residential units.
<b>FM-3</b>	Have regard to OPW Flood Zone Maps for coastal flooding, when assessing planning proposals.

<b>Objective No.</b>	<b>Archaeology &amp; Heritage It is an objective of the Council to:</b>
<b>RU-AH-1</b>	Ensure the preservation and protection of all archaeological monuments in the Special Protection sites.

<b>Objective No.</b>	<b>Biodiversity It is an objective of the Council to:</b>
<b>RU-BIO-1</b>	It is the objective of the council to have regard to the “ <i>The Kerry Barn Owl research project 2010 report</i> ” and to safeguard from development, where possible, the known active sites and traditional nesting sites in the functional area.
<b>RU-BIO-2</b>	Ensure that any planning application for development in or adjacent to Coláiste Ide shall be accompanied by a tree survey and a report on the potential impact of the development on the woodland, or an ecological impact assessment if necessary
<b>RU-BIO-3</b>	Protect the sand dunes / dune system in the plan area and prohibit any development that would damage or lead to erosion of any dune system.

## **APPENDIX 1**

### **PROPOSED ARCHITECTURAL CONSERVATION AREAS**

#### **Introduction**

Many of the towns, villages and rural areas of County Kerry contain areas which exhibit a distinct character and intrinsic qualities, based on their historic built form and layout. This character is often derived from the cumulative impact of the area's buildings, their setting, landscape and other locally important features. The materials used and the manner in which they are used in the buildings all possess historical significance and render a sense of place and identity. These areas are an expression of our culture and our identity and constitute an important part of our heritage. The Planning and Development Act, 2000 provides the legislative basis for the protection of such areas, known as Architectural Conservation Areas, or ACAs.

An ACA is 'a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest'

A wide variety of areas can be considered for designation as an ACA. For example, an ACA could be centred on an individual building, or a terrace of houses; they may be rural or urban. ACA designation forms the basis for policies to preserve or enhance an area, and provides a basic control over the external appearance of buildings, which make a positive contribution to the character of the area. Planning controls are more extensive with exempted development limited. Any works that would have a material effect on the character of an ACA require planning permission.

Owners, occupiers or developers proposing to carry out works within the ACA should be aware that the normal exemption development regulations, will no longer apply. Therefore, in its assessment of whether or not works constitute exempted development, the Planning Authority must have regard to not only the impact on the character of the structure itself and adjacent structures, as required under Section 4(1)(h), but must now also have regard to the impact on the overall character of the area, as required under Section 82(1).

While new development and alterations to existing structures can still occur subject to planning, proposals should respect or enhance the area's special character. The key consideration for the Planning Authority will be to ensure that development proposals respect the special character and appearance of the area and contribute to its preservation and enhancement.

It is proposed to have two ACAs, Ardamore and Kildurrihy.

## ARDAMORE Proposed Architectural Conservation Area



Fig. 1 Aerial view of Ardmore

### Location and Boundary of the Conservation Area

The proposed ACA is located in the townland of Ardmore, approximately 1.7 km north of Ballydavid. The settlement is within 400 metres of the coastline.

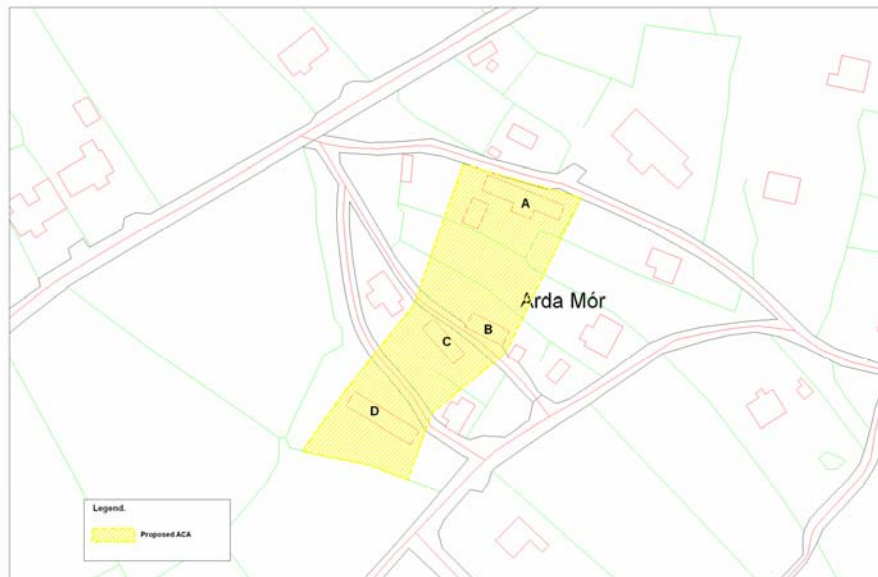


Fig.2 ACA boundary



## Historical Development of the Area

This group of buildings is shown in the first edition of the OS map (1841) and also in the second edition (1896). The buildings are still in place and represent the extant remains of a former clachan type settlement which would at one time have been very prevalent on the Dingle Peninsula.

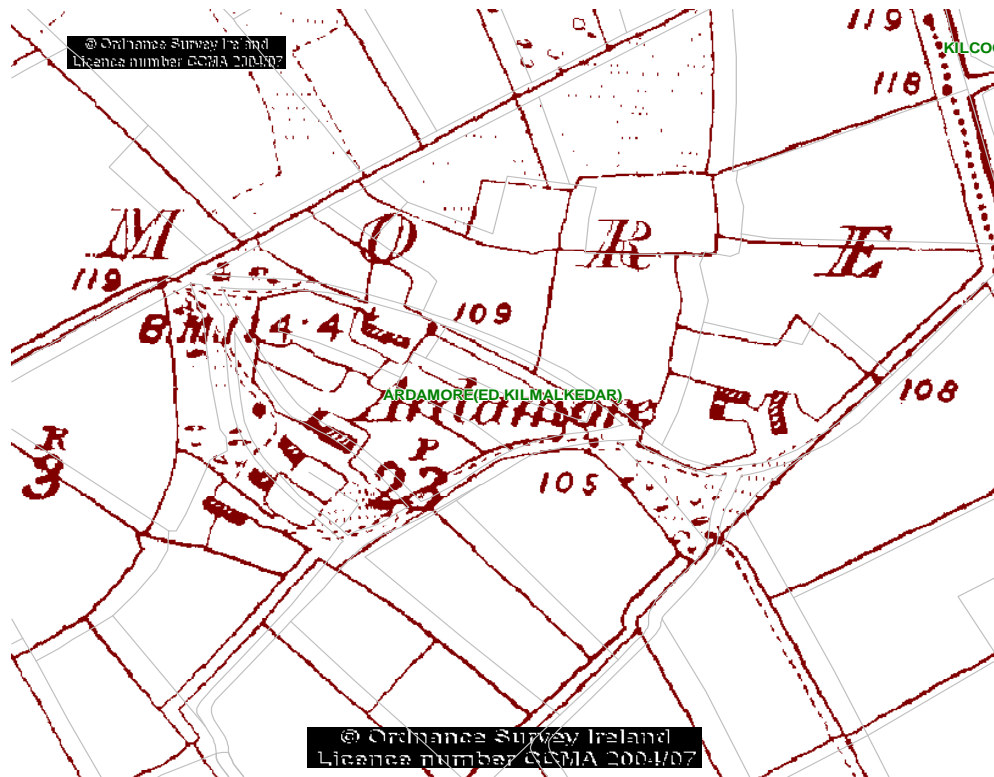


Fig. 3 1896 OS Map

## Schedule of Protected Structures and Recorded Monuments

There are no Protected Structures or Recorded Monuments located within or adjacent to the ACA.

## Description of Existing Built Environment

The structures are single storey or with attic development of rubble sandstone construction with corrugated iron or slate roofs. The buildings are arranged in a dispersed pattern but are all orientated in a North West south east direction with the North West gables facing the sea. The underlying geology is sandstone; this is reflected in the use of this material in the construction of the older vernacular buildings of the area. Structure B has been modernised in recent years but there are still elements of the older structure within the fabric of the building. The structures are one room deep with lateral extensions.



**Fig. 4 Structure A**



**Fig. 5 Structure B**



**Fig. 6 Structure C**



**Fig. 7 Structure D**



**Fig. 8 Structure A**



**Fig. 9 Structure D**

## **Summary of Special Character**

### **The principle features of the built form are:**

- *the buildings are a significant part of the architectural heritage of the Dingle Peninsula and represent an important element of the vernacular tradition in the area*
- *uniformity of building material-old red sandstone*
- *clustered settlement of dwellings and outbuildings.*

## PLANNING IMPLICATIONS

### Works not affecting the character of the ACA (do not require planning permission)

#### a) Maintenance and Repairs

Planning permission is not required for regular maintenance works and genuine repairs within the ACA (such as *roof*, *window repairs* or *rainwater goods*) as long as original materials are retained where they exist or where replacement is necessary that it is on a like-for-like basis. When repairing a building in a conservation area the original character of masonry and /or brickwork walls should be maintained.

#### b) Restoration of Character

Where original materials have been removed and replaced with inappropriate alternatives, the restoration or reinstatement of such features will not require planning permission where the method, materials and details for the works have been agreed with Kerry County Council

### Works impacting on the character of the area (works requiring planning permission)

#### a) Demolition

The demolition of any house in the ACA would have to be justified on the grounds of structural defects or failure. As part of the justification for demolition details will be required of repairs/or remedial works normally used in such circumstances and an explanation as to why they are not suitable in this case.

The developer will also be required to submit a comprehensive photographic survey of the structure to be demolished

## KILDURRIHY PROPOSED ARCHITECTURAL CONSERVATION AREA



Fig. 1 Aerial view of Kildurrihy

## Location and Boundary of the Conservation Area

The proposed ACA is located in the townlands of Kildurrihy East and Kildurrihy West, which is situated approximately 4km west of Ventry on the eastern slopes of Mount Eagle.



Fig 2 ACA boundary

## Historical Development of the Area

Kildurrihy (*Cill idir dá shruth*, the church between two streams) is the site of a *ceallúnach* or burial ground and of Templebeg, a small church of which very little remains and which was probably of eighth or ninth century origin. Kildurrihy is comprised of a cluster of houses and is a good example of what is known as a clachan. Clachan is a Scots Gaelic term which is usually defined as a small village without a church, post office or other civic or commercial building. Clachans tended to be comprised of single storey buildings and the inhabitants were usually involved in either farming or fishing. In many instances former dwellinghouses have now been converted to outhouses. The area is rich in archaeological remains.



Fig. 3 1896 OS map





**Fig 4 Kildurrihy**

### **Schedule of Protected Structures and Recorded Monuments**

There are seven Recorded Monuments located within or adjacent to the ACA.

KE052-035	Rath	KE052-036	Holy Well
KE052-037	Bullaun Stone	KE052-03801	Church site
KE052-03802	Graveyard	KE052-03803	Enclosure
KE052-03804	Cross inscribed stone		

### **Description of Existing Built Environment**

The older structures are single storey of rubble sandstone construction with corrugated iron roofs, one of the structures has a sod/thatch roof. It is probable that a number of these structures were once used for human habitation as many are well constructed. A number of existing dwellings are also comprised of older built fabric. The buildings are arranged in a dispersed pattern. The underlying geology is sandstone this is reflected in the use of this material in the construction of the older vernacular buildings of the area.







**Fig 5 Vernacular Style Buildings**

## **Summary of Special Character**

### ***The principle features of the built form are***

- the remaining outbuildings and some elements of existing dwelling houses are a significant part of the architectural heritage of the Dingle Peninsula and represent an important element of the vernacular tradition in the area.
- uniformity of building material-old red sandstone
- clustered settlement of dwellings and outbuildings

## **Planning Implications**

### **Works not affecting the character of the ACA (do not require planning permission)**

#### **a) Maintenance and Repairs**

Planning permission is not required for regular maintenance works and genuine repairs within the ACA (such as *roof, window repairs* or *rainwater goods*) as long as original materials are retained where they exist or where replacement is necessary that it is on a like-for-like basis. When repairing a building in a conservation area the original character of masonry and /or brickwork walls should be maintained.

#### **b) Restoration of Character**

Where original materials have been removed and replaced with inappropriate alternatives, the restoration or reinstatement of such features will not require planning permission where the method, materials and details for the works have been agreed with *Kerry County Council*.

### **Works impacting on the character of the area (works requiring planning permission)**

#### **a) Demolition**

The demolition of any house in the ACA would have to be justified on the grounds of structural defects or failure. As part of the justification for demolition details will be required of repairs/or remedial works normally used in such circumstances and an explanation as to why they are not suitable in this case.

The developer will also be required to submit a comprehensive photographic survey of the structure to be demolished.

## APPENDIX 2

### PROPOSED PROTECTED STRUCTURES

#### SHEET 1

**Planning Authority:** Kerry County Council

**Unique Identity Number:** RPS KY042-002

**Address:** Emlagh, Ballydavid

**Description:** Detached, single storey, six bay, slated roof

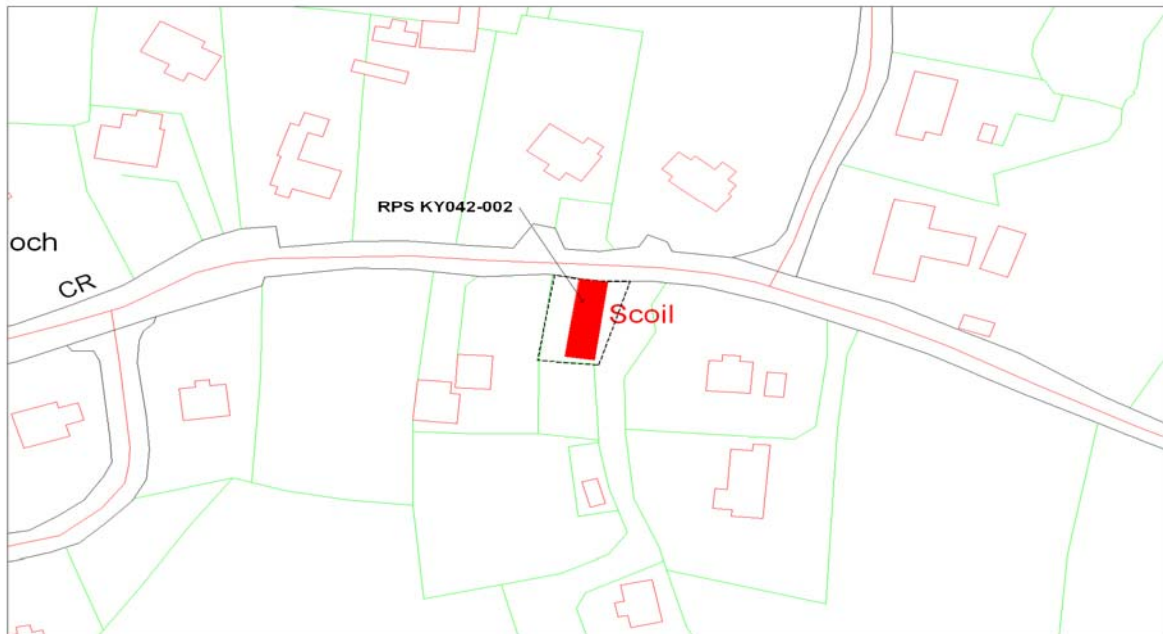
**Ordnance Survey Map:** 5661

**National Grid co-ordinates:** 37,713M : 106,361M

**Special interest:** Historical, social, architectural



**Location Map** *(not to scale)*



**Appraisal:** This is a simple rectangular slate roofed structure erected in 1851. It retains its square headed window openings with limestone sills and three over three timber sliding sash windows, although now mostly boarded up. It is typical in form and size of many schools of that era in Ireland. It is now no longer in use but remains relatively intact.

## SHEET 2

**Planning Authority:** Kerry County Council

**Unique Identity number:** RPS KY

**Address:** Ballydavid

**Description:** Ruinous structure

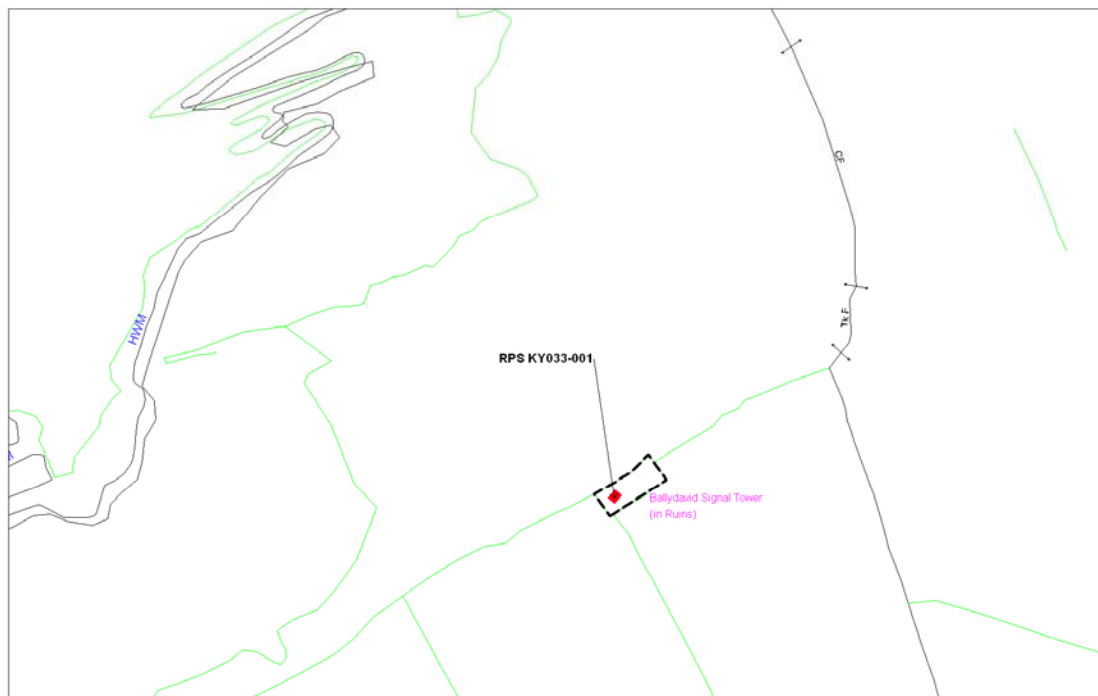
**Ordnance Survey Map:**

**National Grid co-ordinates:** 38,745M: 111,287M

**Special interest:** Historical, architectural.



### **Location Map** (*not to scale*)



**Appraisal:** This structure was constructed around 1801 and was one of a network of signal towers built around the south, east and west coast in the early nineteenth century to ensure a quick response to any attempted French invasion. The structure had fallen into disuse by the middle of the 1800s but was reoccupied during the First World War. Though now largely in ruins, it was a three storey building of typical square plan, the remains of the garrison house as well as the tower itself can still be seen. There are a number of similar structures around the Kerry coast.

### SHEET 3

**Planning Authority:** Kerry County Council

**Unique Identity number:** RPS KY045-004

**Address:** Ballintermon, Annascaul

**Description:** Single storey, four bay, corrugated iron roof, gable end chimneys. Roadside location

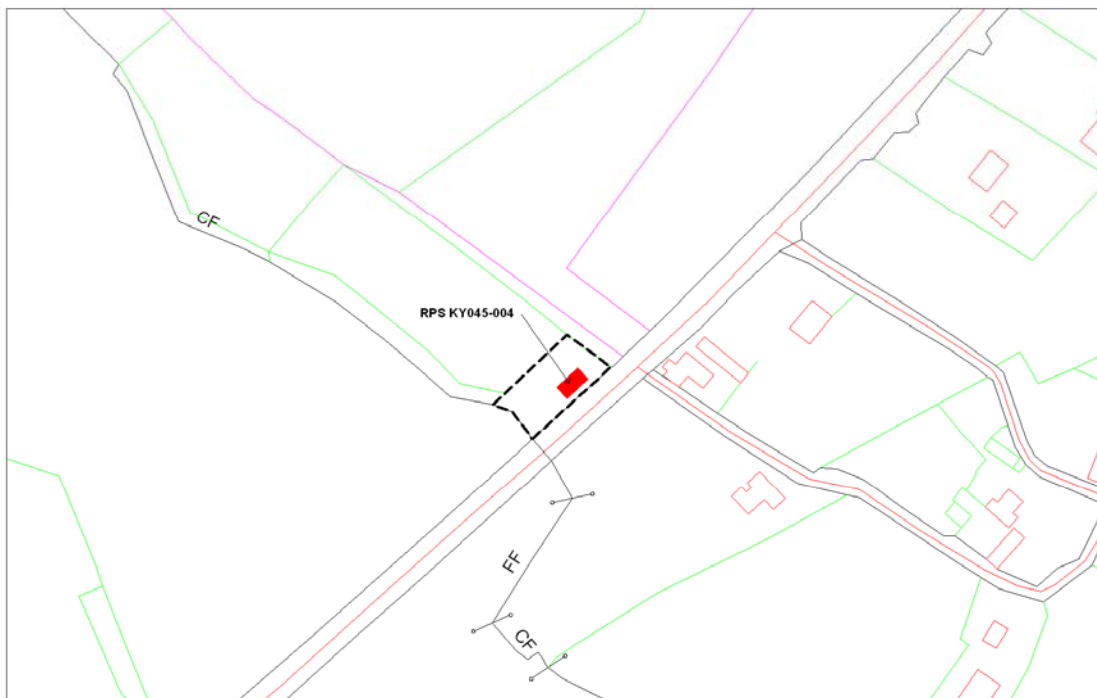
**Ordnance Survey Map:** 5661

**National Grid co-ordinates:** 60,374M: 102,512M

**Special interest:** Social, architectural



**Location Map** (*not to scale*)



**Appraisal:** A good example of a single storey vernacular building which retains its early form and fabric. Single storey dwellings of this type were once a common feature of the Kerry countryside but are now becoming rare.

## SHEET 4

**Planning authority:** Kerry County Council

**Unique identity number:** RPS KY

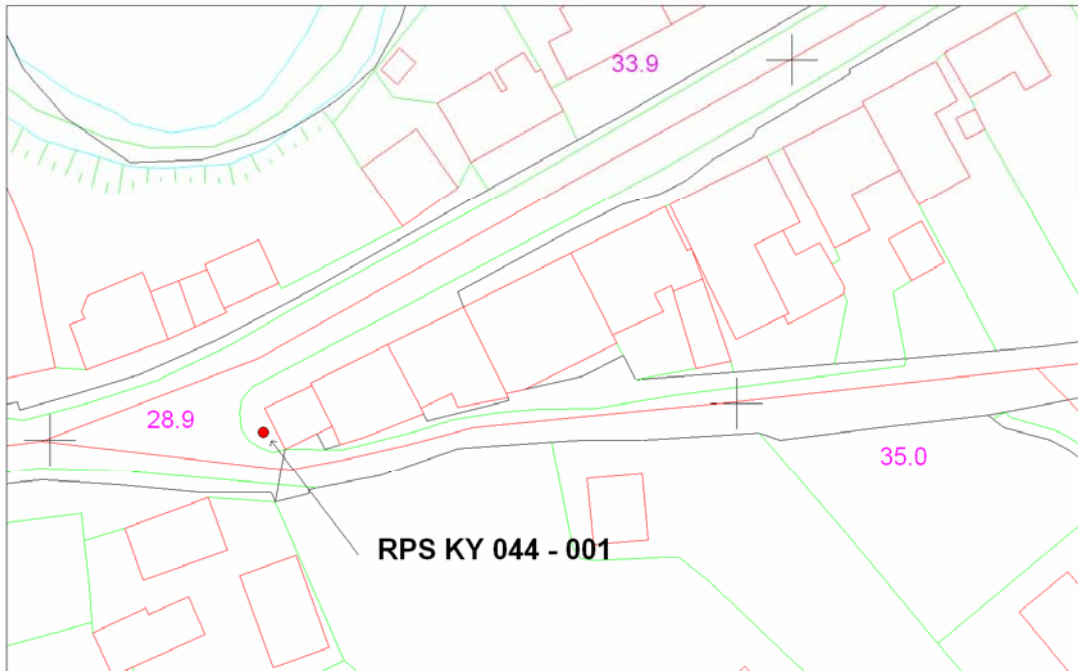
**Address:** Annascaul

**Description:** Painted cast-iron waterpump, no longer in use. Fluted shaft and head with embossed lion head emblem. Lever handle and spout missing. Foundry stamp on shaft: Glenfield and Kennedy, Kilmarnock.

**Ordnance Survey Map:** 5661

**National Grid co-ordinates:** M595 018

**Special interest:** industrial, social



**Location Map** (not to scale)

**Appraisal:** One of two surviving cast-iron water pumps in the village, Significant as part of the historic street furniture of the village. The surviving foundry stamp adds to its significance. The pump was manufactured by a Scottish company founded in 1865.



## SHEET 6

**Planning Authority:** Kerry County Council

**Unique Identity number:** RPS KY

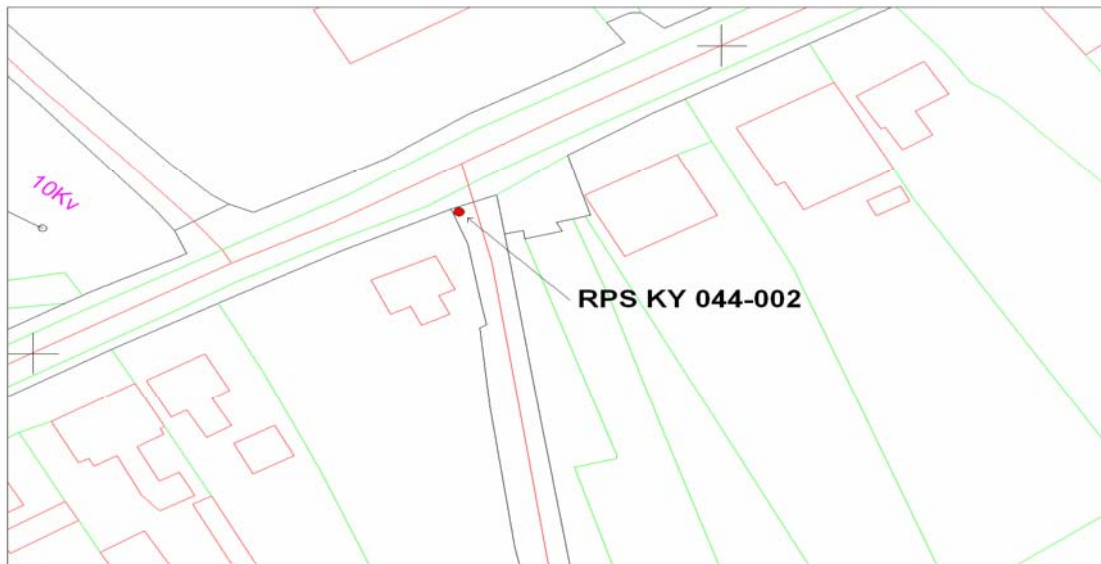
**Address:** Annascaul

**Description:** Painted cast-iron water pump, no longer in use. Fluted shaft and head with embossed lion head emblem. Lever handle missing, new spout. Foundry stamp on shaft: Glenfield and Kennedy, Kilmarnock.

**Ordnance Survey Map:** 5661

**National Grid co-ordinates:** M597 021

**Special interest:** industrial, social



**Location Map** (*not to scale*)

**Appraisal:** One of two surviving cast-iron water pumps in the village, Significant as part of the historic street furniture of the village. The surviving foundry stamp adds to its significance. The pump was manufactured by a Scottish company founded in 1865.

## APPENDIX 3

### EXISTING PROTECTED STRUCTURES

#### Name & Address

1. Séipéal na Carraige, Kilcooly, An Mhuiríoch

RPS Ref. No. 21303301



2. St. Vincents Church, Ballyferriter

RPS Ref. No. 21304201



3. Cottages, Reask

RPS Ref. No. 21304202



4. Church of Ireland (former), Kilmalkeadar

RPS Ref. No. 21304203



5. Cottages, Murreagh

RPS Ref. No. 21304204



6. Church of John the Baptist, Lispole

RPS Ref. No. 21304401



7. Viaduct, Lispole

RPS Ref. No. 21304402



8. Sacred Heart Church, Annascaul

RPS Ref. No. 21304403



9. Detached House, Brackloon, Annascaul

RPS Ref. No. 21304404



10. Old Bridge, Annascaul

RPS Ref. No. 21304405



11. Detached House, South Pole Inn, Annascaul

RPS Ref. No. 21304406



12. Séipeal Chaitlin Naofa, Ventry

RPS Ref. No. 21305201



13. Tower, Hussey's Folly. Lough. An Daingean

RPS Ref. No. 21305302





4. Detached house, Lough House, An Daingean

RPS Ref. No. 21305303



15. Coláiste Ide, Burnham East, Dingle

RPS Ref. No. 21305304



16. Mausoleum, Ventry

RPS Ref. No. 21305305



17. Eask Tower, Carhoo Hill, Dingle

RPS Ref. No. 21305306



18. Séipéal Naomh Gobnait, Dún Chaoin

RPS Ref. No. KY 052-001





19. Beacon tower, Reenbeg, Dingle

RPS Ref. No. KY 053-001



20. Lighthouse, Lough, Dingle

RPS Ref. No. KY 053-002

