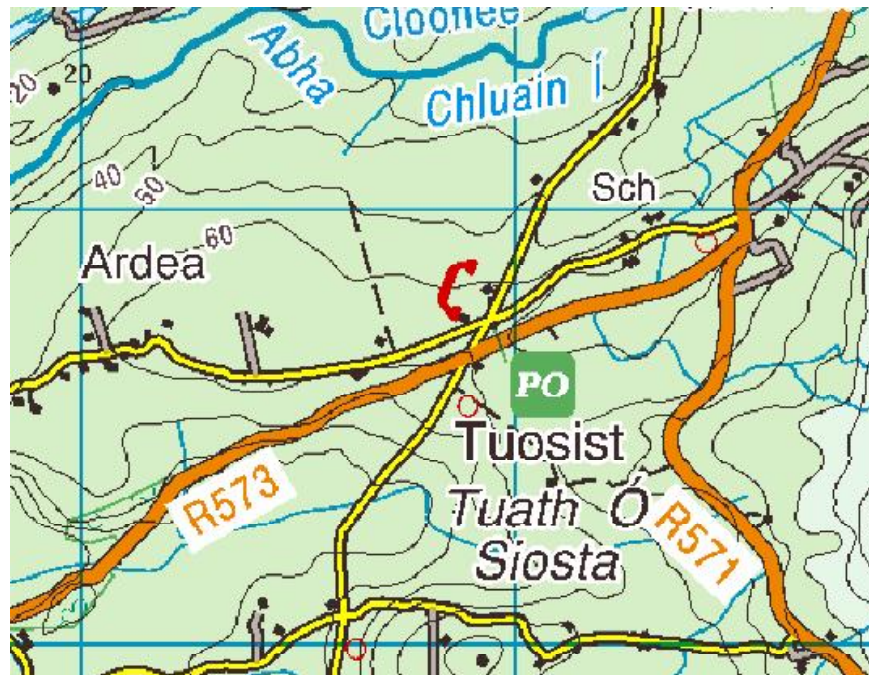


TUOSIST LOCAL AREA PLAN

CONTEXT

Location

Tuosist (Tuath O Siosta) is a small dispersed rural settlement located on the Beara Peninsula approximately 15km to the southwest of Kenmare and approximately 5km to the north of Lauragh.



Population

There are no population figures for the settlement of Tuosist. The settlement is located within the Electoral District of Ardea. The population of this ED as recorded in the census increased by 3.8% from 211 to 219 persons in the inter-censal period between 1996 and 2002 and experienced a decrease from 219 to 212 or 3.2% from 2002 to 2006.

Infrastructure

While there is no Public Sewerage Infrastructure and none currently proposed for Tuosist there is a public watermain. Dwellings are served by individual septic tanks and waste water treatment systems.

The following is the policy of the Water Authority (Kerry County Council) regarding Tuosist:

- a) Low density housing developments with each house having its own Treatment System designed in accordance with EPA Standards can be considered.
- b) Shared package Treatment Plants serving multiple developments are not acceptable.

Function & Facilities

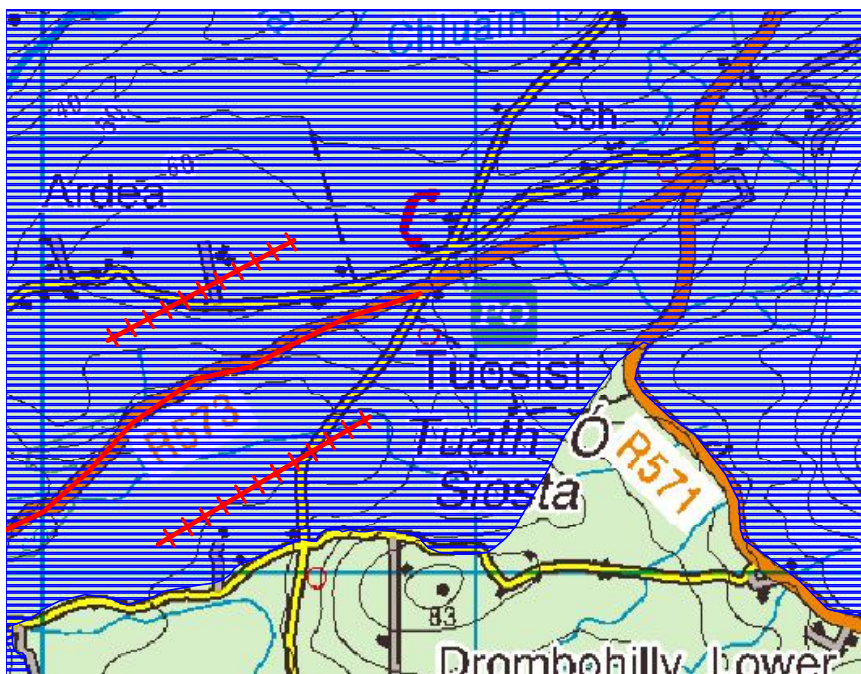
Tuosist is a small settlement in an isolated rural area. It provides limited services to its rural hinterland including a post office/shop which is located at the crossroads and a primary school which is approximately 0.5km to the east of the crossroads. There is a parish hall/community building to the south of the crossroads. The surrounding countryside is characterised by dispersed rural housing.



Natural Environment

The surrounding countryside is undulating and has a wealth of mature trees and hedgerows. The settlement itself is located on the crest of the hill and is characterised by attractive mature hedgerows along the roadside boundaries. There are attractive views of the surrounding countryside from the village.

A large part of the Tuosist area is zoned secondary special amenity in the County Development Plan 2009-2015. There are also protected views and prospects along the R573. Development needs to be sensitively designed and sited to visually integrate with the landscape.



Views and prospects and secondary amenity area designations.

Urban Form

Tuosist consists of a dispersed rural area centred on a crossroads at the junction of two local roads with a post office/shop on one side of the road and a shed-type structure on the opposite side of the road, located on the crest of a hill. The national school is located 0.5km to the east of this crossroads and there is a dwelling house a short distance to the west of the crossroads.

There is a second crossroads located approximately 90m to the south which is a junction of a local road and the R573. There is a parish hall/community building on the southern side of this crossroads.

There is very little housing centred on the crossroads and it is apparent that the housing needs of the local population are catered for in the surrounding countryside. There has been very little demand for housing or any other type of development in the vicinity of the cross roads.

Vehicular and Pedestrian Traffic

A large amount of traffic passes through the area, particularly during the tourist season. This traffic consists of locals travelling to Kenmare for work and services and also consists of tourist traffic on the Ring of Beara route. There are no interconnecting footpaths between facilities.

Built Heritage

There are no protected structures in the record of protected structures in the Tuosist area.

New development should respect the character and scale of existing structures.

Archaeological Heritage

There are a number of archaeological monuments in the Tuosist area as indicated by the blue dots enclosed by hexagons in the map below.



Recorded Monuments and Places in Tuosist

DEVELOPMENT STRATEGY

- The area is characterised by a large amount of dispersed rural dwellings, some of these being holiday homes which are vacant for the majority of the year.
- Tuosist does not have the existing services or the demand for new services needed to generate a substantial amount of development. The lack of existing or proposed infrastructure or a defined village core reflects the existing character of the area. The strategy for the area is to allow for permanent residential development and to maintain the existing settlement pattern. The development of a village core with streetscape or higher density development is not envisaged. It is envisaged that future development will maintain this rural character and the development of urban style residential developments will not be permitted. Any applications for development will be considered in the context of the existing rural character of Tuosist and the policies of the Kerry County Development Plan for rural areas.
- Existing features such as hedges, trees and stone walls should be retained where possible throughout Tuosist.

OVERALL OBJECTIVES

Objective No	Overall Objectives It is an objective of the Council to/that:
OO-1	Future development in the village will be small in scale, low density cluster-type development and shall be located in the vicinity of the crossroads.
OO-2	New development shall respect the character and high quality natural setting of the village by means of sensitive design and siting.
OO-3	Retain the protected views and prospects along the R573 and the secondary amenity area as designated in the Kerry County Development Plan 2009-2015.
OO-4	Protect existing trees, hedgerows and stone walls where possible and promote additional planting and the appropriate use of local stone walls in new developments.
OO-5	Dwellings in the area shall be reserved for permanent residential use.
OO-6	The natural environment, archaeology and landscape of the area shall be protected from inappropriate development.
OO-8	Ensure that development shall not have a significant detrimental impact on the quality of the natural environment.
OO-9	Encourage the appropriate reuse and sensitive restoration of unused/derelict vernacular properties in Tuosist.