

SECTION 2

CAHERSIVEEN

FUNCTIONAL AREA LOCAL AREA PLAN

SECTION 2a

CAHERSIVEEN TOWN LOCAL AREA PLAN

1.0. Town Profile



1.1 Location

Cahersiveen is located on the northern coast of the Iveragh Peninsula (Uíbh Ráthach) on the N70 along the Ring of Kerry. It is positioned approx. 42 Kilometers (26 miles) south west of Killorglin and approx. 67 Kilometers (42 miles) from Tralee. (See Map 1)

1.2 Brief History

Cahersiveen or Cathair Saidhbhín, means "Little Sadhbh's ringfort". The name originated from a caher or stone ringfort near the old hospital, but the source of the name Saidhbhin (or Sive) is unknown except that she was the daughter of a chieftain named Airt. The town was aptly described by the local poet Sigerson Clifford as *"The town that climbs the mountain and looks upon the sea"*.

The town is steeped in history. In the 17th and 18th centuries, population in the south West Kerry was very sparse and low. By 1815 there were only five houses with a small population. However this changed significantly due to the influence of a Scotsman, Alexander Nimmo. He was appointed by the House of Commons in 1809 to examine the bog lands of the South West for economic potential. He soon realised that the main road to Cahersiveen needed improving and quickly set about constructing the present day route to Cahersiveen from Mountain stage. The road was completed by 1824 and it led to the rapid improvement and population increase in the town. As a result of the road the population increased from 201 persons in 1821 to 1,862 in 1851.

The quay and harbour were constructed in 1825 and development was rapid mainly through its fishing and farming community. Thirteen years later the population was over a thousand people.

Warburton's History of Dublin of 1818 stated: *'the town of Cahersiveen in the County Kerry, one hundred and sixty miles from Dublin, was thirty miles from the nearest post town, and so completely cut off from all communications with the metropolis, that, having some intercourse with America, the Dublin newspapers and letters used sometimes to arrive there via New York having twice crossed the Atlantic.'*

The old Royal Irish Constabulary barracks beside the River Fertha is of a distinctive style of architecture. Apparently the plans for the barracks and another set for a fortress in India got mixed in transit and the incorrect buildings were constructed in each location. The IRB had considerable support in the area and in February 1867 there was an attempt at revolution. It was the only Fenian rising in Kerry in 1867. They planned to take the barracks but the police were alerted and the plan was aborted. The English planned to capture O'Connor, leader of the Fenians and Colonel Curzon reported: *'Cahersiveen I have seen and I have no hesitation in saying that I never saw so vile a spot ... the appearance and the manner of the people of that place stamp it as a den of mischief'*

The principle family in the import business in the 18th century was the O'Connell's. Daniel O'Connell, known as the Liberator, was born on 6th August 1775 and spent his childhood in Carhen House. The O'Connell Memorial Church is one of the only Catholic churches in the world dedicated to a layman. The church was built on the Main Street in 1888 in memory of O'Connell and was designed by George Ashlin.

During the Civil War there was a good deal of activity in the area. The town was held throughout the summer of 1922 by Republicans but on 23rd August 1922 Free State troops under Brigadier Tom O'Connor took control of Cahersiveen and destroyed the barracks.

Numerous historical structures from the 17th and 18th century are still visible in Cahersiveen town today. The O'Connell Memorial Church was completed towards the end of the 19th century and the Great Southern and Western Railway line between Killorglin and Valentia Harbour, which was opened in December 1893 and closed on January 30th 1960. The Valentia Meteorological Station is Ireland's oldest synoptic weather station and was originally built on Valentia Island (1868). It moved to its current location in 1892 and is today one of the most important weather stations on the western seaboard of Europe.

1.3 Function & Facilities

Cahersiveen is defined as a District Centre in the county settlement hierarchy as set out in the Kerry County Development Plan 2009-2015. Such centres have important service and employment functions within their 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 development of the marina within the town is a major amenity and tourism initiative, which it is hoped will act as a catalyst for further development. It is in the area of tourism where the town displays its greatest potential for employment growth.

While located on the Ring of Kerry, the town has not experienced the tourism growth or income of similar sized towns throughout the county. Cahersiveen at present does not have the range, quality or size of accommodation or high quality hotel facilities which are present in other towns attracting greater tourist numbers such as Killarney or Daingean Uí Chúis. Such facilities would make the town a more attractive place to visit and act as a base for visiting Kerry.

Cahersiveen has developed as a successful centre for civic institutions. These include branches of the Department of Social Protection, the Department of Communications, Energy and Natural Resources and the Legal Aid Board. The Meteorological Service and Valentia Observatory are also located within the town.

There are sufficient education facilities in the town, including primary schools and one post primary schools. There are adequate community facilities serving the existing population such as the family resource centre/primary care centre, care centre, public library and childcare facilities.

1.4 Population Growth & Targets

There are currently no available 2011 population figures for Cahersiveen town. It falls within the Caher DED and the 2011 census figures indicate that Caher DED has a population of 2,008 compared to the 2006 figure of 2,127. This represents a 5.6% decrease over the five year period and compares badly with the county as a whole which shows an 3.7% increase over the same period.

	2002	2006	2011 census
Cahersiveen*	1,272	1,294	1,454 (estimate)
Caher DED	2,043	2,127	2,008

*Cahersiveen Town only

Table 2.1. Population Change 2002-2006-2011

In terms of age profile there are significant variations between the figures for Cahersiveen and the county and national figures as can be seen from the table below. The population cohort 25-44 years of age is significantly less than the county and national average, while the 65+ age group is much higher.

	Population	0-14	15-24	25-44	45-64	65+
Cahersiveen	2,127	19.8%	12.1%	26.6%	25.3%	16%
Kerry	139,835	19.5%	13.1%	28.6%	25%	13.8%
National	4,239,848	20.4%	14.9%	31.7%	21.9%	11%

Table 2.2; Age profile in Cahersiveen (2006)

Population targets for the town of Cahersiveen until the end of the local area plan period in 2018 are contained in table 2.3. A population figure of 1,772 is targeted for the town by 2018. This represents an increase of 273 persons in the period 2012-2018.

2002 census	2006 census	2012 estimate	2018 target
1,272	1,294	1,499	1,772

Table 2.3 Population and population targets for Cahersiveen town 2002-2018

1.5 Growth and Residential Development

The development boundary for Cahersiveen defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion and some re-development in the town core. The development boundary for Cahersiveen is largely determined by topography and infrastructural considerations.

Cahersiveen has a targeted population increase of 273 people over the plan period. At an occupancy rate of 2.6 persons this equates to 105 dwellings at an average density of 5 dwellings /acre (12/ha), indicating a demand for 21.5 acres (8.7 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, in line with the Development Plans Guidelines for Planning Authorities (DoEHLG, 2007) results in a overall figure of 32.2 acres(13.1 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 32.2 acres (13.1 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>Projected Housing Provision (no.)</i>	<i>Projected Population Increase</i>
Cahersiveen	32.2acres (13.1ha)	105	273

* includes 50% headroom

Table 2.4 Land Requirement and Population projection

The National survey of ongoing housing developments conducted by the DoECLG concluded that there are two unfinished/derelict estates in the town. These estates contain 35 no dwellings that are complete/vacant, or at various levels of completion.

It is the policy of Kerry County Council to seek the completion of these estates. Considering the existing availability of 35 units, an additional 70 units are therefore required to meet the housing demand. This equates to 21acres (8.75ha).

2.0 FUTURE VISION AND DEVELOPMENT STRATEGY

2.1 SWOT Analysis

To help formulate objectives for the future development of Cahersiveen, it is useful to try and determine the strengths and weaknesses and identify opportunities and threats to the future development of the town. To ensure the sustainable development of Cahersiveen, 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
• Strong musical & cultural heritage(annual music festival)
• Adequate potable water and wastewater treatment capacity available
• Area of high architectural and archaeological heritage
• Attractive harbour area & marina
• Pride of place
• Good permeability throughout the town
<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 marina / water front
• Lack of facilities along the marina e.g. Café, restaurants, toilets, etc
• Limited hotel type accommodation in the town itself
• Underutilized harbour/waterfront area
<i>Opportunities</i>
• Development and enhancement of local production and craft industry
• Develop indigenous employment opportunities
• Encourage developments in the Information Technology sector within the town
• Provide more pedestrian routes through built-up areas
• Promote the area as an active outdoor active / water sports holiday destination
• Establish a new streetscape along the new ring road
• Protect the built heritage of the town for future generations.
• Promote the green energy sector
• Enhancement of cultural heritage potential will improve tourist attraction.
• Enhance harbour frontage development and usage
• Expand harbourside walkway over the old / disused railway line bridge
• Encourage ecotourism and other niche tourism markets
• Provide a dedicated location for a farmers market within the town
<i>Threats</i>
• Unemployment
• Emigration and out-migration
• Lack of patronage / footfall stopping in the town off the Ring of Kerry tours
• Inappropriate new development that is not contiguous to the town centre detracting from the compact urban form and unsympathetically new development to the existing built heritage
• Competition from foreign holiday destinations
• Number of holiday homes compared to permanent residence
• Fuel and transport affordability

Future Vision and Development Strategy;

The future vision for Cahersiveen is for the continued growth and development of the town as the primary urban centre for a large rural hinterland with key employment, educational, service and tourist functions.

For centuries Cahersiveens fishing, agriculture and tourism potential mitigated the effects of its peripherality and remoteness from the county's major economic centres. In recent years the slump in the construction industry, the closure and demolition of the power station, textile and manufacturing industries as well as the downsizing of companies in the area has had a huge impact on the economic viability of the town. Nevertheless, Cahersiveen has innate strengths including its harbour, scenery, leisure activities and culture/history; all of which can be capitalised on to develop local markets and opportunities in a sustainable manner.

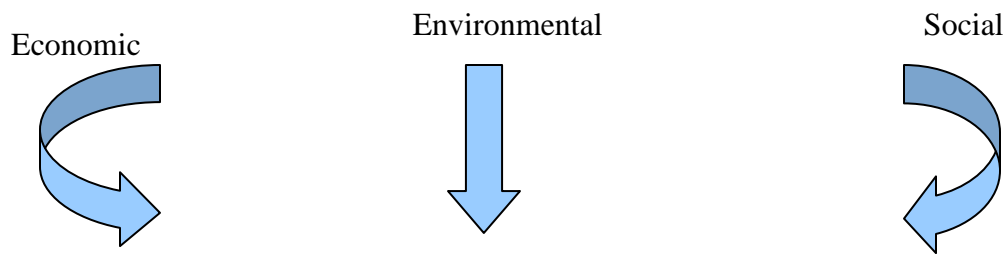
Local residences are at the heart of the development strategy of the town. Community identity and pride will be advanced through the recognition and enhancement of the local distinctiveness in culture, heritage and its environment and a high well maintained public realm. The vibrancy of the town and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

The Council recognises the need to conserve and enhance the environmental qualities of Cahersiveen while accommodating and integrating development. The Council is also mindful of the need for a balanced economic base for the town and region. In particular it wishes to upgrade land uses to realise the potential of the waterfront to contribute to the amenity and economy of the town. The development of this area in an ordered and attractive way is necessary to provide a new precinct and focus which will enhance the town as a whole.

In addition to its traditional role as a service centre, Cahersiveen 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 Cahersiveen 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 sustainable manner which will complement the existing settlement characteristic.

The future vision of the town will be achieved through a series of ambitious but achievable development strategies (figure 2.1).

Figure 2.1 Development Strategy for Cahersiveen town



- 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 Cahersiveen as an integrated employment center for South West Kerry, building on the existing facilities and its strategic location on the Iveragh Peninsula.
- Provide an improved quality of life for the residence of Cahersiveen town by creating attractive public realms, squares and amenities.
- Increase the attractiveness of the town as a place to live, stabilise population and thus counteract the current trend of people moving to the countryside and outskirts.
- Improve the experience for visitors/tourist and locals without losing the essential character of the town.
- Focus public expenditure on increasing capacity of infrastructure.
- Promote the development of a high quality marina and waterfront area in a sustainable manner.
- Zone land in a manner which maintains 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 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.
- Create greater permeability, connectivity and access between the town centre and amenities in a sustainable manner, thus enhancing the overall image of Cahersiveen.
- Ensure a high quality of design in all developments

2.2 SECTORAL STRATEGIES AND OBJECTIVES

2.2.1 Town Centre & Urban form

Cahersiveen town is essentially one long, slightly curved street, which developed in an East to West direction from the central market cross. The historical centre extends approximately 1.5 miles from end to end. The existing settlement pattern of the town exhibits extensive ribbon development on the approach roads.

This ribbon development, with the gradual transition from urban to rural development, leads to a lack of urban definition and a reduced sense of having arrived at an urban settlement. 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,

The location of the town between the Valentia River to the North and the Beentee mountains to the South has been a factor in determining the settlement pattern of the town. These physical barriers have prevented the town from developing an in-depth settlement pattern around a core area and have contributed to its linear form. This form is less efficient in terms of servicing, access to facilities and community development. A less linear urban form will promote accessibility to employment and to commercial, educational, social and other services, and will improve traffic safety and flow will reduce servicing costs and provide a more pedestrian friendly environment .

At the centre of the town is the commercial heart. There are a number of 3 and 4 storey buildings with fine plaster work and well articulated corners. Traditionally the upper floors would have been residences, although today many are left vacant and underused. At either end of Main Street the scale of the buildings reduces to 2 storey structures and their physical condition varies considerable.

Running parallel to Main Street and elevated on the higher slopes of the Beentee Mountains is Top Street, a historical street with traditional vernacular houses, built in terraces and small clusters of cottages and outbuildings. While many of these buildings have been lost or insensitively re-modernised, several remain unaltered, though in poor condition.

High Street and Bridge Street links Main Street and Top Street. These former terraced streets, curve slightly and step down towards the waterfront. A dense network of lanes exists in the backlands between Main Street and the waterfront/river. Traditionally these would have served terraces of small cottages but they have been removed to provide much needed parking and commercial buildings.

The main civic space within the town is the long Main Street. At its centre the building line steps back on one side to form a gently curved square. The quality of this square is undermined by the dominance of on street car parking and some poorly presented shop fronts. Introducing a public square into this area with tourist bus stops, with a high quality hard landscaping and lighting design would enhance this space immensely. This would encourage tourists to stop in the town centre, thus ensuing café and businesses would benefit from its location on the busy Ring of Kerry tourist route.

The second important public space is the Fair Green, somewhat hidden behind the old market house. This space is underutilized with the exception of a children's playground and is visually weakened by the presence off street parking.

This square has the potential to develop as an attractive residential/mixed use square adjacent and within walking distance of the commercial centre of the town. A formalised Farmers market would greatly increase the commercial activity in the area.

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. Maintain the vitality and viability of the town centre as an important shopping location for its functional area
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-3	Improve public spaces within the historical centre, including footpaths, streetscape, lighting, in particular The Square on Main Street and the Fair Green.
TC-4	Encourage the creation of a new public space, e.g. in front of the Bank and the resource centre
TC-5	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-6	Encourage the use of upper floors in the town centre buildings for commercial or residential use.

2.2.2 Employment and Economic Activity

Cahersiveen plays a key role within the economy of the wider area and functions as the main employment centre for those areas separated by distance from the development corridor of Tralee and Killarney.

It is designated as one of six “District Centres” in County Kerry in the Retail Development Strategy in the Co. Kerry Development Plan 2009-2015. Each district centre serves its own catchment area and is self-sufficient in terms of food and convenience shopping, but provides only a limited range of comparison goods. Demand for comparison shopping is met largely in the regional towns of Tralee and Killarney.

The overall aims of this plan is to

- facilitate the ongoing sustainable development of the existing employment sector and services in Cahersiveen town and
- secure the development of further diverse employment in order to create a self sustaining attractive town

The population of the catchment area is insufficient to support the development of the town as high order retail and service centre. There is however, the potential to consolidate and further develop its district functions to allow for a much greater degree of self-sufficiency in goods and services.

This will require the development of a more attractive town centre environment, centrally located parking, measures to reduce traffic congestion, and the provision of suitable land for the expansion of retail and service activities.

Cahersiveen supports diverse sectors such as tourism, retail, services, financial services and agriculture. The town also supports the Iveragh Co-op Farmers mart, located outside the town boundary at Carhan Lower.

2.2.2.1 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 decline in agricultural employment numbers 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.

While the population of the town has increased significantly over the 5 year period up to 2010 with a slight decline in 2011 (Table 2.3), the local economy of Cahersiveen has come under significant pressure with the decline in traditional industries and the closure of significant employers in the town. The latest census figures issued by the Central Statistics Office (CSO) indicate a dramatic increase in the number of people on the live register. The number of people on the live register in the Cahersiveen local office in January 2012 was 760.

	2007	2008	2009	2010	2011	2012
County	7,212	7,930	13,303	16,918	17,145	17,258
Cahersiveen	381	399	635	720	771	760

Table 2.5 Persons on the Live Register for Cahersiveen 2007-2012(CSO, fig January of each year)

Small-to-medium-scale local businesses have developed from cottage industries with some success. District towns such as Cahersiveen can also be attractive locations for small-scale technology enterprises. Such uses do not need to locate in traditional employment centres and often choose instead to locate in areas that offer an attractive environment and quality of life. The industrial park has not been successful in attracting purely manufacturing /industrial enterprises. It is consequently proposed that measures be introduced to attract new manufacturing industries, IT and Interactive /media entertainment industries and companies into the town.

Cahersiveen has developed as a successful centre for civic institutions. This suggests that firms who do not need to locate close to markets and transport infrastructure such as tele-sales, IT and interactive entertainment (including video games industries), financial services, company and public sector headquarters, etc., could locate successfully in Cahersiveen. The range of uses in this category are characterised by being clean non-polluting activities, which produce a product but do not serve the public directly.

As was the case all over the country, the construction industry was a major employer in recent years, employing 25 % (95 persons) of the total male work force in the town in 2006. Due to the downturn in the economy this is no longer the case. The numbers employed in manufacturing had declined from 80(14%) in 2002 to 45(7%) in 2006 which reflected the closure of many factories throughout the town.

A steady percentage (23%, 143 persons in 2006) of the work force are employed in administrative, managerial and professional jobs due in part to the decentralisation of the Legal Aid board headquarters, which established itself in the town.

In order 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. Employment opportunities range from retail, services, industrial / manufacturing, local food production and business enterprise. The Council will 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 guard against an over reliance on any particular sector and sustain the long term viability of the town.

2.2.2.2 Industry

District towns can be attractive locations for small-scale technology enterprises. Such uses do not need to locate in traditional employment centres and often choose instead to locate in areas that offer an attractive environment and quality of life.

Sufficient un-used warehouses are provided to the south west of the town at Garranearagh. Any new industries of a similar type will be encouraged through the planning process, to establish and develop within this existing industrial park where possible, and create a “clustering” of similar type businesses.

2.2.2.3 Business/ Enterprise Use

It is proposed through the promotion of a high quality environment and the provision of suitable land with broadband access, to provide for the development of the office, information and technology sectors.

A good broadband network, good office facilities and an accessible transport network serve to attract these industries to the town. The high standard of environment in the town has and will continue to support the establishment of such enterprises.

The interactive entertainment/media industry is the economic sector involved with the development, marketing and sales of video games. It encompasses dozens of high skilled job disciplines and employs thousands of people worldwide. Such industries could locate successfully in Cahersiveen due to the type of produce being created and a good broadband network. The range of uses are characterised by being IT, internet based and clean non-polluting activities, which produce a product but do not serve the public directly and do not need to be situated close to large economic markets.

2.2.2.4 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. Small scale local food production and other niche market activities could revive the town and ensure the economic survival of this area. Home working can also be beneficial in reducing the need to travel.

However, in certain urban 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 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 Cahersiveens role as a local market town, tourist and employment centre functioning in the Ring of Kerry sub region.
EEA-3	Protect lands zoned for employment/industrial uses in the town from inappropriate development that would prejudice the long-term development of such uses
EEA- 4	Actively promote Cahersiveen as an area for the location of Business / enterprise uses and sustainable small and medium scale industries.
EEA-5	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-6	Encourage the appropriate redevelopment of the Waterfront/ Marina area as an potential economic generator

2.2.3 Waterfront & Marine Activity

The waterfront area of the town has two distinct areas. The eastern section between the junction of Bridge Street and Quay Street is a focal point on the rivers edge, adjacent to the bridge and the impressive former RIC barracks building recently restored as the local heritage centre. This aspect of the waterfront area is currently occupied by a funeral home, abandoned industrial structures and the Legal Aid building. The area contributes little to the public realm and is underutilised by the local people for its amenity value.

There is an opportunity to redevelop the area as a new leisure / amenity district with café, restaurants and toilet facilities fronting onto the Valentia River, giving access to the waterfront. These measures would create a high quality civic amenity to match any foreign holiday destination. A special urban design initiative through improved surfacing, lighting and the inclusion of an “art stage” or similar type venture would further inject much needed life into the area and visually improve the waterfront.

The western section of the water front consists of a leisure marina with 93 fully serviced berths, and the working quay/harbour. The marine activity centre is located on the waterfront and acts as a base for sailing, rowing, angling and diving. There is an opportunity to upgrade the aesthetics and visual amenity of this area and to promote it as one of the best outdoor activity / water based, adventure pursuit centres in the south west region.

Fishing is a source of income and direct employment for the area and also contributes indirectly, through fish exports/sales and promoting the town as a destination for fresh and quality food. In recent years the fishing industry has deteriorated significantly and its use is limited to a small number of fishing vessels. While support for the fishing industry will still remain a focus of the harbour, its use will be on a limited scale.

2.2.4 Tourism

Despite its location in the heart of one of the country’s major tourist destinations on the ring of Kerry, Cahersiveen has failed to develop its tourist potential to the full. It is an objective of the Council to address this and to incorporate measures to ensure the town reaps the benefit from its prominent location on the renowned Ring of Kerry.

At the outset the majority of tourists 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 tourists from these tours were encouraged to stop and walk through the side streets, explore the waterfront, they may be encouraged to spend additional time and money in the town. Instead they are treated to a whistle stop commentary and view the town through a bus window.

It is important that Cahersiveen 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 and Valentia Island, etc.

The marina is a major amenity and tourism asset and capitalises on maritime tourism, which it is hoped will act as a catalyst for further development. Fishing trips, boat tours, sailing, rowing, angling and diving provide further recreational activities. There is also an opportunity to further promote Cahersiveen as a base for water activity / outdoor adventure centre of the South-West region and develop its own ecotourism brand in a sustainable manner. With the co-operation and joined up thinking the public / locals within the town 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.

Cahersiveen 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 centre is visually attractive and has a number of outstanding buildings. In this regard it is important to ensure that new development enhances the existing streetscapes and that existing landmark buildings are maintained to the highest standards.

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 and enhance its tourist potential and promote itself as a year round tourist destination. The town should consider organising festivals/events around its cultural and historical past. Daniel O'Connell and playwright/poet Sigerson Clifford were two natives of the town. The success of the Charlie Chaplin film festival in Waterville and Writers Week in Listowel should be used as an example of how these events enhance tourist potential.

While there is clearly a need for making available information on the tourism attractions of Cahersiveen, there is also a need for the marketing of Cahersiveen 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 sensitively improving signage into and around the town, developing a tourism strategy for the town and promoting Cahersiveen as a tourism destination nationally and internationally

Objective No.	Tourism It is an objective of the Council to:
T-1	Promote Cahersiveen as an all year round tourist destination.
T-2	Promote Cahersiveen as a service centre for visitors and tourists to the Iveragh peninsula/Ring of Kerry.
T-3	Facilitate the sustainable extension and diversification of tourist facilities throughout the town including improved signage where appropriate.
T-4	Encourage the sustainable improvement of existing and new recreational facilities at appropriate locations which would focus on particular strengths of Cahersiveen, e.g. water activity, sailing, canoeing, sea angling / fishing etc, and as a base for walking /cycling and other similar activities.
T-5	Facilitate the development of high quality accommodation and hotel developments within the town at an appropriate location.
T-6	Promote the development potential of the harbour / Marina area in a sustainable manner.

2.2.5 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 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 Valentia Harbour/Portmagee channel is currently designated as a Special Area of conservation (SAC) under the EU Natural Habitats Directive (SI 94 of 1997) for its excellent example of reefs, large shallow inlets, bays, sandflat and tidal mudflats. The Iveragh Peninsula is also designated as a Special Protected Area (SPA) under the EU Bird Directive (74/409/EEC) for its support of important bird species such as Chough Fulmar, Kittiwakes, Guillemot and Peregrine. It also supports a range of other breeding seabirds.

Numerous scenic routes are identified on the approach into the town along the N70 North East of the town. While no designated views and prospect are identified within the town boundary of Cahersiveen, the town does contain valuable vistas within the urban form that are unique to this part of the County. These vistas should be retained where possible to enhance the Natural environment of the area.

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 that the water quality of the Valentia River and its tributaries is maintained and protected from pollution arising from development and is enhanced where possible.
NE-3	Ensure that development in the town does not lead to the deterioration in the quality of surface or groundwater.
NE-4	Protect environmentally sensitive areas including scenic areas and promote the knowledge and appreciation of the natural amenities of the town.
NE-5	Ensure that any flood plain infill and riverbank alteration will be prohibited where there is a significant risk of interference with the aquatic habitat and flood discharge. Any such development will be subject to the approval of Inland Fisheries Ireland and the Office of Public Works (OPW).
NE-6	Ensure any proposed development on lands subject to a flood risk comply with the provisions of Section 11-4 of the County Development Plan 2009-2015 in relation to Flood Risk Management.
NE-7	Ensure that any planning applications for developments / flood sensitive developments within the flood plain or any area previously prone to flooding in proximity to the river or areas previously prone to flooding.

2.2.6 Transport and Movement

2.2.6.1 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 growth in population, employment and tourism as well as developing an attractive town.

Cahersiveen 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 as a single long street 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 further detraction to tourists visiting Cahersiveen. The provision of a relief road, to be developed as an urban street, would alleviate traffic off the Main Street, and additionally calm the centre of the civic and commercial heart of the town, thus improving its attractiveness as a place to shop and visit.

A number of streets within the town are narrow and unable to deal with the additional capacity of traffic generated in recent years and during the summer months, for example Gurrainebane and High Street.

2.2.6.2 Public Transport

Cahersiveen is connected by public transport with Tralee, Killorglin, Killarney, and the remainder of the Ring of Kerry route by bus (route 279 & 280). 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, such as Valentia Island. There will, therefore, always be a demand for parking in the towns, subject to a vast improvement in the public transport service.

2.2.6.3 Parking

Existing and proposed car parks are shown on the zoning map. There are a number of parking areas situated around the town, in particular to the rear of the Main Street. Apart from on street parking, the main surface carpark is located off O'Connell Street while there is a smaller one around the Fair Green to the rear of the petrol station and supermarket. This carpark serves the shops and the adjacent park, library and playground. There are also a number of private car parks attached to various businesses.

There are sufficient parking spaces provided in the car parks. The public should be encouraged to use existing car parks rather than on street parking. The development of replacement off street parking would create an opportunity for streetscape improvement.

2.2.6.4 Pedestrian and Cyclist Movement

The urban structure of the town core area provides a permeable network of streets and lanes. However, parts of the urban fabric footpaths are in need of repair or replacement, for example, High Street (Barr na Straide) and the Old Road. At present the town does not provide cycle lanes. Footpaths, cycle lanes and parking facilities should be built into the planning and design of new or upgraded road infrastructure proposals and public realm/environmental projects.

2.2.6.5 Relief /Waterfront Access Road

The N70 National Secondary Road runs through Cahersiveen serving as the town's main street. The town is therefore subject to a significant volume of through-traffic including commercial vehicles and tour buses on what is a relatively narrow road. In addition this route provides poor access to the waterfront area making it difficult to capitalise on one of the towns most significant physical assets.

It is proposed to reduce congestion on Main Street and provide access to the waterfront by the development of a new link road. The route will start at the western side of the town where two alternative route options are indicated and will join Quay Street at the entrance to the wastewater treatment plant. At the eastern end of town, two alternative routes to return to the N70 are indicated.

An additional north-south road (making partial use of The Avenue) is proposed to provide a link between the new waterfront route and Main Street at a more central location (See Map 4). The proposed route is indicative only

2.2.6.6 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	Facilitate the sustainable development of new relief road to relieve traffic on Main Street and to open up opportunity sites along the Marina/ waterfront area.
TM-2	Provide a north-south link between the N70 and the new relief road if Alternative "A" becomes the preferred option.
TM-3	Ensure access to the proposed residential lands South of Main Street are accessed only via Main Street or High Street (pending road widening works).

Objective No.	Transport and Movement It is an objective of the Council to:
TM-4	Provide a North – South link between the new waterfront route and Main Street at a central location.
TM-5	Provide a number of dedicated bus stops along Main Street / Church Street (outside O’Connell church, Library area) to encourage additional tourist footfall in the town centre.
TM-6	Encourage the sustainable provision of safe cycle ways and parking facilities for bicycles at appropriate locations.
TM-7	Facilitate the upgrading of the Valentia River railway viaduct in a sustainable manner for amenity and pedestrian use.
TM-8	Facilitate improvement works on Old Road, High Street and Barr na Sráide, where possible.
TM-9	Implement the provisions of the “ <i>Access for All Implementation Plan 2008-2015</i> ” (Kerry County Council)
TM-10	Reserve new access points to facilitate orderly in-depth development.

2.2.7 Water Wastewater Infrastructure and Waste Management

Public water and wastewater and surface water drainage infrastructure in Cahersiveen is the responsibility of Kerry County Council. It is the aim of the Council to continue its 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.

2.2.7.1 Public Water Supply

Cahersiveen town is served by the Cahersiveen Water Supply Scheme. This Scheme has adequate capacity to cater for the targeted growth of the town in the plan period.

2.2.7.2 Wastewater

Cahersiveen town has a public wastewater scheme. The existing treatment consists of a Secondary Waste Water Treatment Plant which discharges to the Valentia River. The existing plant has a design capacity to treat a loading of 5200PE which is well in excess of peak loading experienced during the summer months. The effluent discharges from the treatment plant are well within the regulatory requirements.

2.2.7.3 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 required to 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 can be contaminated by pollutants.

2.2.7.4 Waste Management

As the earth's resources are finite it is important that energy is used wisely and that waste is reduced in order to ensure that undue burdens are not placed on future generations.

Limerick City Council, Limerick County Council, Clare County Council and Kerry County Council have adopted a “*Waste Management Plan for Limerick/Clare/Kerry Region*” 2006-2011 in accordance with the Waste Management Act, 1996 and Waste Management (Planning) Regulations, 1997.

The Waste Management Plan for Limerick/Clare/Kerry Region covers all non-hazardous wastes generated within the region. The Waste Management Plan sets out the proposed policy for integrated waste management including the planning, regulation, collection, recycling, recovery, and disposal of such wastes in accordance with current national and EU waste legislation and policy. This plan encourages an approach to waste management based on the core principles of prevention, minimisation, reuse and recycling of waste, and the application of the ‘polluter pays’ principle. It is acknowledged that an increase in the town's population will increase the pressures on waste recycling facilities in the town.

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 and large scale commercial development permitted provide /designate an area to accommodate waste management facilities.

2.2.8 Residential Development

2.2.8.1 Existing Residential Development

Cahersiveen, like all other towns in the county has undergone a building boom over the last decade. CSO 2006 figures show that over 12% of all private housing units in Cahersiveen were built post 2001. The figure for Kerry as a whole is 15.3% and the national figure is 17%, which indicates that Cahersiveen did not have the same significant boom as other towns in the county. Only 23% of private houses were built post 1991 compared to 32.4% for the county as a whole which indicates a slower rate of development over a period of time.

Residential development has occurred in an uncoordinated manner with a number of estates and clusters of houses along approach roads into the town over a kilometre from the town centre. On both sides of the town considerable development (Cois Uisce & Lighthouse View) has taken place, while there are large tracts of undeveloped land between these new developments and the town centre. Large uncoordinated development has also taken place on the northern side on the Valentia River in Castlequin.

This has resulted in the creation of a scattered disjointed development pattern and has created a car dependant population. Studies show that depending on the topography of the area, people will walk up to 500 metres to avail of shopping and other facilities but that beyond that distance people are more likely to avail of motorised transport. 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.

2.2.8.2 Future Residential Developments

It is considered appropriate in the interest of sustainable development and in accordance with the Core Strategy of the County Development Plan 2009-15, 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.

It is envisaged that Cahersiveen town will have a projected population increase of 273 people over the lifetime of the plan. At an occupancy rate of 2.6 persons this equates to 105 dwellings at an average density of 5 dwellings /acre (12/ha), indicating a demand for 21 acres (8.7Ha) of zoned land. This figure in conjunction with an allowance of headroom to ensure choice in the market for development land equates to 31.5acres (13.1h) of housing land requirement, in line with the Development Plans Guidelines for Planning Authorities (DoEHLG, 2007). The additional headroom is included to allow for the provision of competition, the avoidance of market monopoly and the non availability of zoned lands.

A mix of housing types should be provided in any new development to allow for varied housing needs and in recognition of the fact that household composition has altered considerably in recent years and there is no longer an average household type. Housing design and layout needs to reflect this change and should result in a more varied style of development.

It is not intended to prescribe density standards for lands zoned for residential purposes in this plan. Rather the appropriate densities for any future housing developments will be considered by the Planning Authority on a case by case basis and will be based on high quality design integrating with the overall image of the town and surrounding developments. In general, housing densities will be higher closer to the town centre and lower towards out of centre locations. Applicants are requested to refer to the Guidelines for Planning Authorities on “Sustainable Residential Development in Urban Areas” issued by the DoEHLG in May 2009 for further guidance in relation to housing densities and design. Developers intending to apply for housing developments in the town are advised to hold pre-planning meetings with the Planning Authority and liaise with other relevant sections of Kerry County Council.

2.2.8.3 Non Permanent Residential Developments

Cahersiveen, unlike other tourist towns in the County has not experience a large scale number of non permanent / holiday home residential developments within the town itself.

It is estimated that 15% (75) of all dwelling units in Cahersiveen 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.

2.2.8.4 Unfinished Residential Developments

Cahersiveen had developed a tourism base and this is reflected in the high proportion of new residential units in the town both holiday use and rental. There is planning permission for an additional estimated 150 dwelling units on which work has either not commenced or completed. This massive surplus of housing, combined with the present economic climate has resulted in a number of estates being abandoned, unoccupied or uncompleted. 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” issued by the DoEHLG 2009
H-2	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-3	Promote the development of suitable derelict and backland sites for infill housing schemes and other sustainable development proposals.

Objective No.	Residential Development It is an objective of the Council to:
H-4	Require that planning applications for housing developments shall comply with the development management standards and urban design guidance as contained in Chapter 13 of the Kerry County Development Plan 2009-2015 and shall also comply with all relevant guidelines issued by the Department of the Environment, Heritage and Local Government.

2.2.9 Retail Development

2.2.9.1 Retail Strategy

Cahersiveen is a fourth tier retail centre as defined by the Retail Planning Guidelines 2012. Fourth tier towns comprise of towns with a population of between 1,500 and 5,000. Cahersiveen's population is just outside that threshold but is in this tier due to its dominance in the overall functional area. These retail centres provide basic convenience shopping, either in small supermarkets or convenience shops and in some cases, lower order comparison shopping such as hardware and some clothes. Demand for comparison (clothes, electrical equipment, house furniture, carpets and DIY equipment) shopping is met largely in the regional towns of Tralee and Killarney.

Cahersiveen has a good variety of small shops mainly catering for the local market and a few catering specifically for the tourist market. The main shopping area is concentrated on New Market Street, Main Street and Church Street with a limited amount of shopping on other side roads such as O'Connell Street

The extent and population of the catchment area is insufficient to support the development of the town as a higher order retail and service centre. There is however, the potential to consolidate and further develop its district functions to allow for a much greater degree of self-sufficiency in goods and services. This will require the development of a more attractive town centre environment, centrally located parking, measures to reduce traffic congestion, and the zoning of suitable land for the provision of a broader retail function.

Cahersiveen's proximity to Killorglin and Kenmare and the hub towns of Killarney and Tralee, which have a wider range of retail outlets results in a certain amount of revenue leakage to these larger urban centres.

2.2.9.2 New Retail Development

The challenge for the town in terms of retail development is to re-introduce and maintain the vitality and viability of the retail core area in the town centre and ensure it is not undermined by out of town centre developments or by substantial retail leakage to Tralee and Killarney. The creation of an attractive shopping environment with a wide variety of shops to cater not only for the needs of local shoppers but also for the tourist market is important for the future viability of the town centre. The location of new retail developments in the town centre of high architectural design and layout which integrates fully with the existing built environment will be encouraged.

The Planning Authority will apply a sequential approach to the location of new retail developments in the town. This approach is designed to ensure the vitality and viability of the town centre. Future retail developments should therefore be located in the town centre on land zoned town centre/mixed use or the town centre opportunity sites. In the event that town centre sites are proven by the developer to be unavailable for larger retail developments, consideration will be given to sites on the edge of the town centre. The edge of town centre is generally defined in the Retail Planning Guidelines as;

“A location within easy walking distance (usually not more than 300 to 400 metres) of the primary retail area of a town centre, and providing parking facilities that serve the centre as well as the new development thus enabling one trip to serve several purposes.”

Potential retail development sites within the town are provided for in the “mixed use”, and “retail” sites. It is envisioned that these lands will cater for small indigenous retailing which will incorporate a streetscape linking Main Street to the Marina area. Pedestrian access will be the key element to the development of these lands. Small shops units catering for native businesses should also be provided here. These could include local food producers, crafts businesses, etc. This area must provide for its own individual niche rather than detracting from the existing town center.

2.2.9.3 Retail Warehouse Developments

Retail Warehousing is an increasingly important sector of the retail industry, and as such, necessary to the development of Cahersiveen as a higher order district retail centre. Retail warehouse developments should be located on land zoned specifically for such developments on the outskirts of the town. Retail warehouse developments differ from retail developments as they consist of retail units for bulky goods which cater for mainly car-borne customers.

In general retail warehousing for a town should be concentrated in one location in order to minimise the impact on the surrounding rural hinterland, to provide a more cohesive urban form, to minimise car movements and for ease of access. Land is provided for the development of a retail warehousing park at Garranebane, as shown on Map 2 and there is the existing Industrial estate along the Valentia Road.

Objective No.	Retail Development It is an objective of the Council to:
RD-1	Ensure that the town centre is the focal point and core retail area of the town. Encourage the improvement in the range, scale and accessibility of retail outlets within the town.
RD-2	Apply the sequential approach when assessing planning applications for new retail developments within the town. All major applications shall be accompanied by a retail impact assessment.
RD-3	Ensure that new retail developments other than small scale convenience shopping and retail warehousing are located in the town centre, and where this is not viable on edge of centre sites.
RD-4	Ensure that new retail developments in the town centre shall be of high architectural design and layout and integrate easily with the existing built heritage.

2.2.10 Community facilities/Social Infrastructure/amenity

The quantity and quality of community, cultural, educational and recreational facilities in the town is of huge importance not only for the local residents but also to prospective citizens and employers/employees considering relocating to the town. Social infrastructure and recreational facilities are important components in achieving a strong local community. This spans a wide range of uses from educational, recreational facilities and health services.

Cahersiveen has a wide range of social infrastructure and amenities. The community centre is centrally located on Main Street along with the Library, tourist information centre and public toilets. The Legal Aid Board has its headquarters in an impressively designed building along Quay Street.

The town has many facilities including the Garda station positioned at the Fair Green, the heritage centre public library, tourist information centre on Main Street and St Anne's Community Hospital, Post office, HSE office, public toilets and many other diverse community services. Met Eireann have a large meteorological observatory at Garranebane, however the observatory continues to be known as the Valentia Observatory.

2.2.10.1 Recreation and Amenity

Cahersiveen has a good range of recreation amenities. This includes a large sports facility at Castlequin and St Marys GAA Club. The marina is used for sailing and other maritime, tourist and leisure related activities, co-ordinated from the Marina Office along the waterfront. However the Marinas full potential has yet to be achieved in terms of footfall and visitors using the facility.

2.2.10.2 Town Park

The town park is located along the southern bank of the Valentia River and north of the former RIC barrack/current heritage centre. The park is a linear, open space with wonderful views of Valenia River, Valentia Island and Over The Water. While the park contributes hugely to the overall amenity of the waterfront area, it has failed to reach its full potential in terms of users. Lands adjacent/east to the existing park are ideal for the expansion of this amenity. A central town park (Fair Green) is located to the rear of New Market Street and contains the children's playground.

2.2.10.3 Walkways / Cycle Routes

It is envisaged that additional walkways will join up via a number of existing and new (and natural) walkways along the marina/ waterfront and town park. It is foreseen that these walkways would connect with the town centre and environs, thus creating greater permeability between the urban and natural environment.

The disused railway line crossing the Valentia River is presently closed off to users. This structure has the potential to create a huge amenity for the town by expanding the marina walkway for locals and tourist alike to use.

It is also envisaged that over the lifetime of this plan the potential exists to re-open the railway bridge so as to provide an attractive amenity and to improve connectivity between Cahersiveen town and the proposed railway recreational 'green route' in the rural area and environs of the town (see Rural chapter 4).

2.2.11 Educational and Childcare Facilities

Education is a key component in the ongoing growth of Cahersiveen town and is regarded as the engine in the attainment of social and economic changes. For this reason the Council will aim to provide the highest possible quality of education, childcare and community facilities to meet the needs of all groups of society. It is vital that the future expansion in education facilities corresponds with both existing and predicted population and economic growth rates during the lifetime of the new plan.

Education is at the heart of Cahersiveen town. The town accommodates 2 primary school; Cahersiveen Convent and SC Mhuire na mBraithre.

School	2010	2009	2008	2007
Cahersiveen Convent	76	81	86	91
SC Mhuire na mBraithre	93	93	87	85

Figure 2.6 Primary School enrolment figures in Cahersiveen.

Interestingly the number of pupils enrolling in the two primary schools differs slightly from 2007 to 2010. The number of students in Cahersiveen convent decreased by 16 % over the four year period between 2007-2011. However SC Mhuire na mBraithre National School experienced a slight increase, approx. 9.4%, during the same period. As both are single sex schools it would appear that the population of females of primary school age in the town is decreasing while the population of males of post primary age is increasing.

School	2009/2010	2008/2009	2007/2008	2006/2007
Coláiste na Sceilge	487	483	508	522

Figure 2.7 Post Primary School enrolment figures within the vicinity of Cahersiveen town.

Colaiste na Sceilge which is a modern and state of the art post primary school is situated at Garranabane. Enrolment figures here follow similar trends to those of the Cahersiveen convent school. The number of pupils attending has generally decreased since 2006/2007 with an enrolment number at 487persons, a 6.3% decline over the last four years.

Childcare facilities include full day-care and sessional facilities and services for pre-school children and school-going children (outside of school hours). A number of small scale childcare facilities are currently operating in the town.

Objective No.	Social Infrastructure and Amenity It is an objective of the Council to :
SIA-1	Safeguard existing social infrastructure and amenities and make provisions for new social, cultural and recreational facilities to meet the needs of the town in a proper and sustainable manner.
SIA-2	Facilitate the development of educational facilities in accordance with the proper and sustainable development of the town by making provision for new educational facilities, or extensions to existing facilities, sufficient in their overall extent, quality and distribution to meet educational needs.
SIA-3	Promote the provisions of childcare facilities, including crèches and play schools sufficient in their extent, quality and distribution to meet the childcare needs of the town, having regard to the 'Childcare Facilities: guidelines for Planning Authorities' (DoEHLG, June 2001)

2.2.12 Built Environment

2.2.12.1 Urban Form Analysis

The basic linear form of the town has remained essentially unaltered since the original OS map of 1842. The location of the principal streets and roads remains the same. What has altered is the extent of the built up area.

Main Street and Church Street are considered the central focus of the town. Main Street has a good mix of uses including a bank, pubs, and offices etc. The building line of a section of Main Street is set back creating a larger square. This area is used for on street carparking but could be better utilised as a hard landscaped area containing street furniture similar in style to Killorglin. The main focal point on Church Street is the imposing Daniel O’Connell memorial Church. The vista down Bridge Street towards the Barracks and the bridge is one of the most interesting and attractive views in the town.

The Old Road runs east west and parallel with the main street in the town. This street is underutilised and often ignored by tourist. The Old Road is comprised mainly of two storey buildings residential properties. The incline up the road allied with a succession of stepped buildings and the gentle curve in the street all give the sense that the visitor is entering a relatively dense urban area and creates a sense of expectation.

The area surrounding the Fair Green has little to offer in architectural terms, and although close to the town centre has not developed commercially. Much of the area is used as surface carparking. The rear of the buildings along New Market Street has potential to develop a streetscape facing onto the park. The marina area has an eclectic mix of architectural structures and uses especially on the northern side of the street overlooking the harbour. The southern side of the road is essentially residential. The development of the Legal Aid Board along Quay Street has fundamentally changed this part of town and introduced a very attractive view overlooking the river.

O’Connell Street has a commercial component at its southern end although this has been reduced in recent years. The street has a large residential component but a number of other uses including the BunScoil are also found along this road. Because of its length and the diversity of uses the street lacks any architectural coherence.

Objective No	Urban Form It is an objective of the Council to:
UF-1	Ensure that future development in the town takes place on infill, brownfield and appropriately zoned greenfield sites and consolidates the compact urban form of the town making it an attractive and sustainable settlement.
UF-2	Promote new streetscape development at appropriate locations in the town as indicated on the Zoning Map.
UF-3	Ensure that a high quality urban environment is provided throughout Cahersiveen. Applications for new development should be accompanied by a design statement

2.2.12.2 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.

2.2.12.3 Opportunity Sites

There are a number of areas in the town centre that are in need of physical and environmental improvement works and offer the potential to greatly improve the appearance of the town. Opportunity Sites are defined here as sites which are visually or functionally important, and where the application of good urban design would have the maximum impact on the social and sustainable economic growth of the town.

Site 1 –Fair Green Area

Site 2 – Marina/Waterfront

Site 3- Bridge St/Quay St Junction

A detailed appraisal for each site is outlined in Appendix 3

2.2.12.4 Shop Fronts & Signage

A number of traditional shop fronts have been retained in Cahersiveen. Many of the signs are hand painted. While many of the original shop-fronts have either been removed in their entirety or substantially altered what remains is still of significant architectural value.

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 design. 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.

The key to a successful shop-front is clarity and simplicity. The design of a new shop-front should relate to the architectural characteristics of the building of which it forms a part.

It should relate sympathetically to the upper floors in proportion, scale and vertical alignment. Traditional shop-front frameworks should be vertical in emphasis and generate a balanced composition of elements.

The materials used should complement the architectural character of the street and should integrate with the overall visual unity of the street. Timber is the most appropriate material for a traditional building. The design and location of advertisements and signs deserve careful consideration, to ensure the quality of buildings and shop-fronts is not obscured by a plethora of unnecessary, inappropriate and unsympathetic advertising.

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 the town. Ensure that internally illuminated signs are not utilised.
SS-3	Encourage the preservation and refurbishment of existing traditional shop-fronts and nameplates in appropriate materials.

2.2.12.5 Urban Design and Development Standards

Good urban design contributes to an improvement in factors affecting quality of life, and can create the physical conditions for economic regeneration. The streets provide Cahersiveen with its particular character.

All new development should contribute to the visual, social, functional and environmental context of the site and the overall town. Design should reinforce the characteristics that give an area its local identity. In areas of poor architectural quality, proposals should contribute to the upgrading of the character of the streetscape. Urban design is the process of shaping the physical environment for life in cities, towns and villages. It is the art of making places. It involves the design of buildings, groups of buildings, spaces and landscapes, and establishing the processes that make successful development possible.

The challenge is to create a place that will be used and enjoyed by a wide range of different people for different purposes, not only now but in years to come.

The key to good urban design is the adoption of a multi-disciplinary approach from the initial stage of a project. It is the policy of the planning authority to promote good design, to rely less on prescriptive standards and to assess development proposals on their individual design merits.

Objective No.	Urban Design It is an objective of the Council to:
UD-1	Require that all applications for new development in the town centre shall be accompanied by an Architectural Design & Impact Statement.
UD-2	Ensure the design of premises or the refurbishment of existing premises in the town is sympathetic to existing development in the vicinity, complies with the objectives of the Architectural Conservation Area, and is of a design composition that enhances the streetscape.

Objective No.	Urban Design It is an objective of the Council to:
UD-3	Ensure that developments comply with the <i>Sustainable Residential Development in Urban Area and the Urban Design Manual- A Best Practice Guide</i> as issued by the DoEHLG in 2008, where appropriate.
UD-4	Ensure that new roadways, new road widening schemes, vehicle parking areas and junction improvements works are carried out in a visually sensitive manner, where possible.
UD-5	Ensure that new developments front onto public spaces or walkways and that they provide an active frontage of attractive design and scale.

2.2.13 BUILT HERITAGE

2.2.13.1 Protected Structures

The town centre contains a number of buildings of historical and architectural interest which make a positive contribution to the streetscape and constitute an important element of the areas built heritage. A number of these buildings are included in the Record of Protected Structures in the Kerry County Development Plan 2009-2015. Within the Cahersiveen town boundary there are 24 structures included in the Record of Protected Structures. These structures are listed in Appendix 2 and are indicated on Map 3.

2.2.13.2 Architectural Conservation Areas

Parts of the town have been designated an Architectural Conservation Area (ACA) as indicated on Map 3(b) and Appendix 1. This area has been revised since the previous Local Area Plan. An ACA is defined as 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 or that contributes to the appreciation of a protected structure.

Objective No.	Built Heritage It is an objective of the Council to:
BH-1	Designate and preserve those areas indicated on the Map 3b as an Architectural Conservation Area (ACA) in accordance with the provisions of the Planning and Development Acts 2000 as amended and outlined in Appendix 1.
BH-2	Preserve the town's architectural heritage and encourage development that is designed in a manner that is in keeping with the scale, character and pattern of the existing built fabric and urban form. New developments must be designed to a high architectural standard and must take cognisance of local design features and materials.

2.2.13.3 Archaeological Heritage

There are numerous recorded monuments within the proposed town boundary and a number of monuments contiguous to or in the vicinity of the proposed boundary, which will be protected from inappropriate development. These are indicated on Map 3(a).

Objective No.	Archaeological Heritage It is an objective of the Council to:
AH-1	Ensure the preservation of all archaeological monuments in the plan area as included in the Record of Monuments and Places.
AH-2	Have regard to the recommendations of The Heritage Service, the National Museum of Ireland and other statutory agencies in the carrying out of local authority development control functions.
AH-3	Have regard to the advice and recommendations of the County Archaeologist in respect of monuments and features not currently listed in the Record of Monuments and Places.
AH-4	Ensure that any proposed development within the lands highlighted as representing the zone of archaeological potential around a monument listed in the Record of Monuments and Places (RMP) is referred to the National Monuments Section of the Department of Arts, Heritage and the Gaeltacht. Such developments will be the subject of archaeological impact assessment and may require further subsequent archaeological mitigation – buffer zones/exclusion zones, monitoring, pre-development archaeological testing, and archaeological excavation prior to a decision being made.

2.2.13.4 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 development 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.

Objective No.	Flood Risk Management It is an objective of the Council to:
FM-1	Ensure that any planning applications for developments / flood sensitive developments within the flood plain or any area previously prone to flooding in proximity to the river or areas previously prone to flooding shall be accompanied by a flood impact assessment.

Appendix 1

Architectural Conservation Area

Introduction

Many of the towns and villages of County Kerry contain areas which exhibit a distinct character and intrinsic qualities, based on their historic built form and layout. Conservation areas are usually located in the older parts of our towns and villages. They are places whose surviving historic, architectural and locally distinctive features make them special. 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. ACA designation highlights the need to preserve and enhance these qualities. The Planning and Development Act, 2000 (as amended) 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 or value
- or that contributes to the appreciation of protected structures'(1) and whose character it is an objective of the Development Plan to preserve.

ACA designation may be used to protect the following

- a) groups of structures of distinctiveness or visual richness or historical importance
- b) the setting and exterior appearance of structures that are of special interest, but the interiors of which do not merit protection;
- c) the setting of a protected structure when this is more extensive than its curtilage
- d) designed landscapes where these contain groups of structures as in, for example, urban parks, the former demesnes of country houses and groupings of archaeological or industrial remains
- e) groups of structures which form dispersed but unified entities but which are not within the attendant grounds of a single dominant protected structure.

Planning controls are more extensive with exempted development limited. Any works that would have a material effect on the character of an ACA requires planning permission.

Kerry County Council recognises that by making provision for the protection of these areas, in order to retain the special character of an area, in many cases, this protection is best achieved by controlling and guiding change on a wider scale than the individual structure. The objective of the designation is to guide the processes of change within an area and ensure that all future developments are carried out in a manner sympathetic to the special character of the area. The increased scale of development over the last decade has led to the loss of a number of more modest historic buildings and this has served to increase the value of what remains.

This document is one of a series of appraisals aimed at identifying the special character of each ACA throughout the county, with specific conservation objectives and policies formulated to protect their character. The aim is to give guidance to owners/occupiers and developers as to the type of work that would require planning permission.

The objective of an Architectural Conservation Area is to prevent the erosion of our built heritage and to protect against demolition or inappropriate alterations through the careful control and management of change.

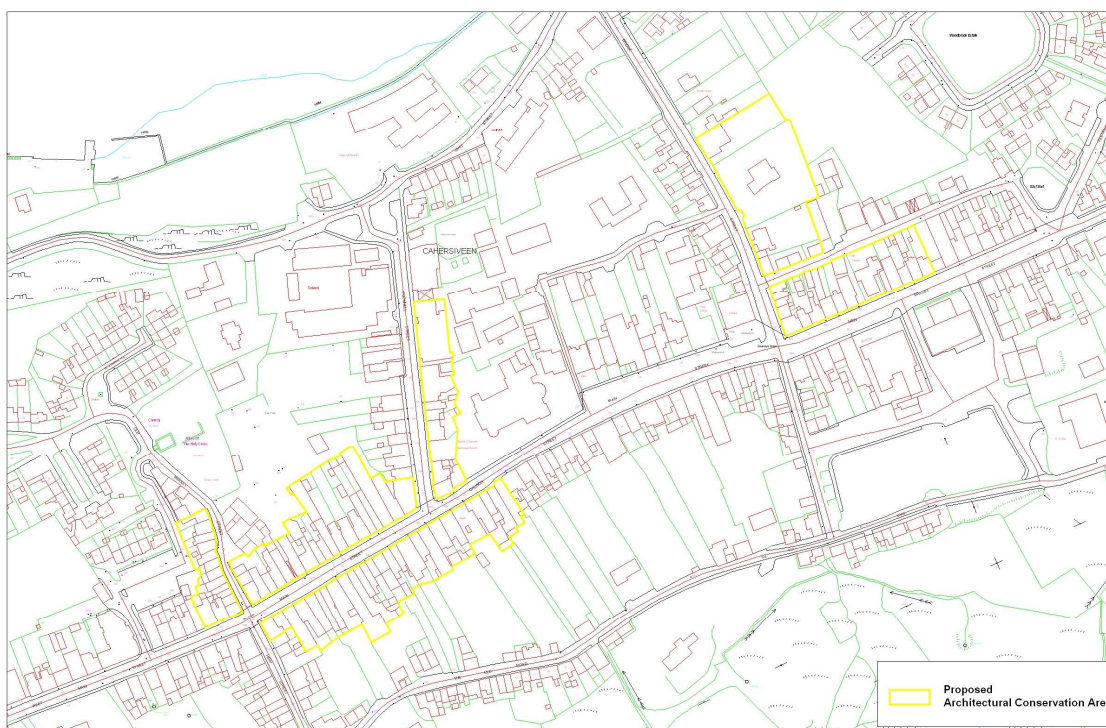
Owners, occupiers or developers proposing to carry out works within the ACA should be aware that the normal exemption development regulations, will no longer apply. Therefore, in its assessment of whether or not works constitute exempted development, the Planning Authority must have regard to not only 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) of the Planning & Development Act 2000(as amended).

The designation of ACA status therefore results in restrictions on certain works to the exteriors of structures, their settings and plot boundaries. For example, the construction of a small house extension or a boundary wall within an ACA may require planning permission, although such works may be exempted development elsewhere.

Owners, occupiers or developers proposing to carry out works within the ACA should be aware that in general, planning permission will be required for any new build to the front of structures and changes of original materials, such as windows, doors, wall finishes, boundary walls, roof materials, rainwater goods etc. 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.

Location and boundary of the Conservation Area

The proposed ACA is centred on Main Street, extending eastwards from the junction with High Street on the south side as far as The Round Tower, Church Street, and from the vicinity of the junction with Old Market Street on the north side as far as the vicinity of the junction with O'Connell Street. The ACA also includes a block of about twelve properties on the west side of Old Market Street, and a group of buildings on the east side of O'Connell Street extending north from the junction with Main Street as far as the O'Connell Hotel. Finally the ACA includes a block of property extending east along New Market Street, from the junction with Bridge Street and north along Bridge Street from the junction with New Market Street.



Map 1: ACA Boundary

Historical development of the area

The completion of the first carriage road along the north coast of the Iveragh peninsula in 1821 provided the impetus that allowed for the expansion of Cahersiveen from a small village to town status. A description of Cahersiveen by Alexander Nimmo prior to the completion of the road reads as follows *‘There was not a decent public house, and I think only one house was slated and plastered in the village of Caherseveen, the rest , a few thatched scattered cabins, the nearest post office thirty miles distant’*¹. The following description of Cahersiveen in 1824 attests to the impact of the new road, *‘there are, in² three years, built upwards of twenty respectable two-storey houses, slated and plastered with good sash windows ... A respectable shop, with cloth, hardware, and groceries; a comfortable inn, with six bedrooms and six horse stable: a post office, bridewell, new chapel; a quay which is covered with limestone, brought as a return freight for slatesa salt works; two stores preparing for the purchase of oats, and a considerable traffic in linen and yarn.’* (3) The population of Cahersiveen; increased from a mere 205 in 1821 to 1,192 in 1831 and to 1,862 by 1851. There is also no doubt, that the development of the slate quarry on Valentia, which was opened by the Knight of Kerry in 1816, also contributed to the expansion of Cahersiveen.

¹ Alexander Nimmo’s Map for the Bogs commissioners. Glen Maps

² Old World Colony: Cork and South Munster 1630-1830. David Dickson CUP

In the first edition of the OS map (1841/42) the west end of Main Street essentially terminates at the junction with High Street, and the east end terminates at Courcey's Cross. There was little urban development beyond those points, the urban structure was far less elongated than it is now. O'Connell Street was referred to as Battle Street in the first edition of the OS map and as Bank Street in the second edition of 1897. The layout of the north side of Main Street from the junction with O'Connell Street to the junction with Bridge Street has been altered significantly in the intervening years. In the first edition of the OS map the Courthouse and the Bridewell were located along this stretch of Main Street. The opening of the Farranfore to Valentia Harbour railway line in 1893 provided a further boost to the growth of Cahersiveen.



Photo. 1 New Market St., 1880-1900



Photo. 2: New Market St., Present day



Photo. 3 O'Connell St., 1880-1900



Map 2: 1st Edition OS Map 1842

Schedule of Protected Structures and Recorded Monuments

There are eight structures included in the Record of Protected Structures within the ACA.

- | | |
|---------------------------|-----------------------------------------|
| - RPS Ref. No. 21400908 | An Tig Gaelach, Main Street. |
| - RPS Ref. No. 21400907 | McCrohan, Main Street. |
| - RPS Ref. No. KY-079-101 | Church Street. |
| - RPS Ref. No. KY-079-102 | Townhouse, Old Market St., |
| - RPS Ref. No. KY-079-104 | Townhouse, Old Market St., |
| - RPS Ref. No. KY-079-105 | The Provincial Stores, Main Street, |
| - RPS Ref. No. KY-079-106 | Credit Union, Main St., / O'Connell St. |
| - RPS Ref. No. KY-079-112 | Court House, Market Street. |

There is no Recorded Monument within the proposed ACA, but there are a number to the north west of the ACA in the vicinity of the Abbey of the Holy Cross in Old Market Street.

Description of Existing Built Environment

a) Street Pattern

The street pattern is dominated by Main Street, which runs in a northeast/southwest direction almost parallel to the Valentia River and 300 metres approximately from the shoreline. The other prominent streets including High Street, Market Street, Bridge Street and O'Connell Street meet Main Street at right angled intersections. New Market Street and West Main Street are extensions of Main Street.

b) Form and arrangement of Public and Private Open Space

There is no designated public open space within the boundaries of the ACA. All the buildings within the ACA apart from one building on Bridge Street access directly onto the public footpath and any private open space is to the rear of these properties.

Private open spaces within the proposed ACA are almost exclusively located to the rear of properties.

c) Socio Economic Functions

The majority of the structures on Main Street, included within the proposed ACA are commercial premises. Those on O'Connell Street, Market Street and Bridge Street are mainly residential. There are a number of buildings which were formerly commercial but have now reverted to residential use, fortunately a number of these buildings have retained the nameplates and fenestration of former years. A number of traditional shopfronts have been retained and add to the character of the ACA (Photo. 5)



Photo. 5 Traditional Shop front



Photo. 6 Nth. side of Main Street



Photo. 7 Sth. side of Main Street

d) Built Fabric-General Description

The detailing along Main Street shows the character and variety of buildings commonly found in many Irish towns. Cahersiveen has an interesting mix of house styles that enliven the streetscape. On the south side of Main Street a terrace of three storey largely uniform buildings with rendered ruled and lined walls with decorative arched mouldings over the first floor window openings and flat mouldings over the second floor openings. In contrast the buildings opposite on the south side are non uniform in design but still provide architectural interest. Traditional style shopfronts contrast with more formal classical style facades. (Photo.7 & 8)



Photo. 7 Main Street



Photo. 8 Main Street

The asymmetrical design of some buildings within the ACA attracts the eye and serves to enliven the streetscape, as can be seen in the examples below. (Photo. 9 & 10)



Photo. 9 O'Connell Street



Photo. 10 West Main Street

There are a few curved corner buildings within the ACA which add hugely to the character of the streetscape, the relatively new Credit Union building also adopts this theme. (Photo.11-13)



Photo. 11 Church Street



Photo. 12 Main Street



Photo. 13 Old Market Street



Photo. 14 New Market Street.



Photo. 15 New Market Street

e) Roofs, Ridges and Chimneys

Ridge heights vary considerably throughout the ACA. The vast majority of roofs are pitched slated roofs but there are exceptions (Photo.14) which add interest to the streetscape. Changes in ridge also serve to enhance the streetscape. (Photo.15)



Photo. 16: Old Market Street



Photo. 17: Old Market Street

f) Walls

The majority of the buildings within the ACA have a smooth plaster or lined render finish although pebbledash is used with good decorative effect in a few instances. Red brick is also used effectively on a façade in Main Street. An alternative finish can be seen on two structures in Old Market Street where window quoins and string courses are emphasized in plaster and the background is finished in pebbledash.

The use of colour to emphasize architectural features is effectively demonstrated in a number of instances (Photo. 18 & 19)



Fig 18 Bridge Street



Photo.19 Courthouse

g) Openings

Some entrances and openings have been altered over the years to suit particular commercial or domestic circumstances, but overall, window openings, doorways and archways have remained relatively intact. Cahersiveen has a number of double height oriel windows, which especially in a narrow street add huge interest to the streetscape. (Photo.21& 22) A three storey single bay structure with wyatt style windows on Old Market Street adds drama to the streetscape. (Photo.20)



Photo. 20 Old Market Street



Photo. 21 MainStreet



Photo. 22 Main Street



Photo. 23 Main Street

h) Boundaries

Most structures within the ACA front directly onto the pavement apart from a few buildings on Bridge Street and the Courthouse on New Market Street.



Photo. 24

Stonewall boundary

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

There are a number of vistas within the ACA, in particular looking south along O'Connell Street towards Main Street with An Tig Gaidealac as the focalpoint. (Photo 25) Similarly, looking west along Main Street with the spire of the former Church of Ireland in the background. This vista is enhanced by the narrowness of the street. (Photo. 26)



Photo. 25: View south along O Connell St.



Photo. 26: View west along Main St.

Summary of Special Character

The principle features of the built form are

- variety of building form and architectural styles dating mainly from the late 19th to the early 20th century.
- pitched roofs covered in slate or artificial slate
- roofs have variable ridge and eaves heights and mainly A type roofs with a few notable exceptions.
- simple rectangular shapes with a mixture of traditional and modern shopfronts
- quite a number of timber sash windows, with a selection of uPVC top opening or casement windows.
- some modern infill of a non traditional style
- traditional decorative plasterwork (Photo.27)

Negative features

- some unsympathetic alterations to historic features such as windows, the cumulative effect of which is damaging to its status as a conservation area, the removal of traditional wooden sash windows and their replacement with uPVC can detract hugely from the character of a building.
- some poorly maintained buildings
- some unsympathetic modern development



Photo . 27

Guidelines for development within the Conservation area.

1. New Buildings Any new buildings in the Conservation Area should be designed with reference to their surroundings and their impact on the character and appearance of the area. Special attention should be paid to form, height, bulk, materials (style and colour), proportion of openings and detailing of roofs, windows and doors.

2. Alterations and Extensions These should not dominate an existing building's scale or alter the composition of its main elevation. Any alterations including partial demolition should respect an existing building and its materials. All new work should complement the old in quality, texture and colour as well as method of construction. Artificial wall cladding and coatings or artificial roof slates will not generally be allowed on any elevation.

3. Materials. In certain circumstances planning permission will include conditions to ensure that traditional materials, appropriate to a particular building or site, are used.
4. Colour and Painting. The architectural unity of a Conservation Area, in whole or part, may depend on the use of specific colours for the decoration of external rendered walls, joinery or railings. Therefore original colour schemes should be retained. Walls and stone detailing which have traditionally not been painted should generally remain undecorated.
5. Advertisements. All advertisements within a Conservation Area should be sympathetic to its historic character. New advertisement displays will be strictly controlled and the removal of inappropriate signs pursued. There will be a presumption against internally illuminated projecting fascia signs and advertising above ground floor level. Advertisement hoardings of any description will not be appropriate.
6. Undoing Damage. The Council will use opportunities created through planning applications or other proposals to negotiate improvements which remove unsympathetic alterations or additions from existing buildings and which secure the proper repair or restoration of buildings.
7. Protected Structures. Some buildings in the Conservation area may be included in the RPS. Any internal or external alterations to a Protected Structure may require planning permission. Elements such as doors, windows, cornices, consoles, cast iron gutters and decorative plaster hood mouldings are critical elements in determining the heritage character of the ACA. The fabric of the ACA therefore, is made up of elements which themselves may be quite small, but when taken together are important in determining the character of the town. The cumulative effect of small changes to these elements whether by removal, crude repair or tactless additions can have a long-term detrimental effect on the character and visual amenity of the town. Whilst the fabric of the town is simple in detail, it reflects almost 200 years of local craftsmanship and is an important expression of the town's vernacular architecture.
8. Views. Existing views need to be maintained.
9. Landscaping. The original pattern of gardens and grounds and the presence of trees can contribute greatly to the character of a conservation area and should be retained.

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.

Roof- chimneys, dormer windows, satellite dishes. The roof is one of the most important parts of a property as it makes the building wind and watertight and can bring harmony to a streetscape. Where possible the original roof material (such as natural slate) ridge tiles and hip tiles should be retained and repaired, or replaced on a like-for-like basis.

Imitation slates are a poor substitute in quality and appearance for natural slate and detract from the character of a building. The conversion of loft space and the installation of inappropriate dormer windows and/ or rooflights to the front pitch can have a negative impact on the appearance of a building and detract from the character of a roofscape. In some areas dormer windows may be acceptable but they must be of a modest size, have pitched roofs and be built in traditional materials and designs. The shape, height and variety of chimney stacks and other architectural details on buildings in a conservation area contribute greatly to the local character and should be retained and repaired. Aerials, satellite dishes and alarm boxes can have a detrimental impact on the appearance of a building. Where possible they should be situated inside or to the rear of a building or carefully located to minimise the impact on the character of the building.

Window and Door openings. Windows and doors are an important component of a building and any alteration or replacement can significantly alter the character and appearance of a house. **Whenever possible the original windows and doors should be retained and repaired in order to keep the integrity of the original design, so preserving the character and proportions of the building.** The efficiency (thermal capacity and soundproofing) of the windows can be increased through the use of appropriate secondary glazing. Imitation replacement window styles and inappropriate replacement window materials (such as uPVC) are poor alternatives for traditional timber vertical sliding sash windows. uPVC windows have thicker cruder frames than timber windows. These unsuitable styles and materials impact on the proportions and overall appearance of a window and a building. The character of a house is then changed and this can have a detrimental impact on the overall appearance of a townscape and a conservation area.

Rainwater Goods. Original cast iron rainwater goods such as gutters on brackets, downpipes and hoppers contribute to the character and appearance of buildings in a conservation area. UPVC rainwater goods attached to fascia boards have a negative impact on the appearance of a traditional house. Where possible original rainwater goods should be retained and repaired or replaced on a like-for-like basis.

- b) Internal Alterations. ACA designation does not prevent internal changes or rearrangements (save in the case of Protected Structures) as long as these changes do not impact on the exterior of the structure.
- c) 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*
- d) Works to the public realm. It is the aim of the Council to improve the pedestrian environment in Cahersiveen. To this end the Council will encourage the removal of incongruous items of street furniture, including poles, public signage, or other items which add to the visual clutter and detract from the streetscape and pedestrian safety.

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

1. External walls.

*** Removal of render.**

* Changes to the original finish, or the addition of an applied layer of masonry, brick, wood or plaster.

2. Roof- chimneys, dormer windows, satellite dishes.

* The removal of the original roofing materials such as natural slate and its replacement with modern materials such as fibre cement tiles.

* The removal of existing chimney stacks and early terracotta, or clay pots or other features of the roofscape.

* The installation of rooflights solar panels or dormer windows on front elevations, or on slopes visible from the public realm.

* The removal of timber bargeboards and/or their replacement in a material other than the existing

3. Window and Door openings.

* Alterations to structural openings and creation of additional openings.

* The installation of rooflights or dormer windows on front elevations or on slopes visible from the street. Where dormers are deemed to be permissible, these should fit in with the character of the structure, be of a modest size and should be constructed of natural materials.

*** Replacement of doors or windows in a style, material, or method of opening other than the existing.**

* The replacement of single glass panes with double glazed units reinforced glass or textured glass.

* Removal of features such as fanlights, overlights, sidelights and door ironmongery

4. Rainwater goods.

* Removal of original cast iron hoppers, gutters and downpipes.

5. Extensions.

* Extensions and all new build that impacts on the street facing elevations of buildings within the ACA will require planning permission.

* Proposals for the alteration or extension of properties within the ACA will normally be acceptable where they are sensitive to the existing building, in keeping with the character and appearance of the area and will not compromise the amenities of adjacent properties.

* Any proposals for extensions should be subsidiary in size and design to the main building and of appropriate scale, should normally be located on the rear elevations of a property and appropriate materials should be used.

* Very careful consideration will be required for alterations and extensions affecting the roof of a property as these have the potential to significantly impact on the character and appearance of the ACA.

6. Commercial frontages.

* The alteration of frontages of shops or other commercial premises within the ACA, the installation of new signage and the installation of additional external elements such as security shutters or grilles to the facades of commercial premises.

7. *Plot widths/ Building lines.*

* Any such alterations could impact negatively on the character of the area.

8. *Amalgamation of sites /properties.*

* Any such alterations could impact negatively on the character of the area.

9. *New build / Replacement*

* Developers will be required to demonstrate that any new build reflects the established character of the buildings in the ACA, developers need to take account of such aspects as roof line, overall proportions and external finish.

10. *Backland Development.*

* The height of any backland development should not exceed that of the existing building stock.

11. *Demolition.*

*** The demolition of any building 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

Existing Protected Structures

1. Name & Address

Former RIC Barracks, Bridge St.

RPS Ref. No. 21400901



2. Name & Address

Former Library, Main St.

RPS Ref. No. 21400602



3. Name & Address

O'Connell Memorial Church, Church St.

RPS Ref. No. 21400903



4. Name & Address

Art Gallery, Old Oratory, West Main St.

RPS Ref. No. 21400904



5 Name & Address

C.J. Sheehan, Main St.

RPS Ref. No. 21400905



6 Name & Address

Keatings Bar, Main St.

RPS Ref. No. 21400906



7. Name & Address

Terraced House, McCrohan, Main St.,

RPS Ref. No. 21400907



8. Name & Address

Terraced building , An Tig Gaedalach,
Main St.

RPS Ref. No. 21400908



9. Name & Address

Terraced building (Murphy), 15 Main St.

RPS Ref. No. 21400909



10. Name & Address

Town house, Bridge St.

RPS Ref. No. KY079-088



11. Name & Address

Town house, New Market St.

RPS Ref. No. KY079-099



12. Name & Address
Kellys Bar, Church St.

RPS Ref. No. KY079-100



13 Name & Address
The Round Tower, Church St.

RPS Ref No. KY079-101



14 Name & Address
C. O'Neill, West Main St.

RPS Ref. No. KY079-102



15 Name & Address
Town house, Old Market St.

RPS Ref. No. KY079-103



16. Name & Address

Town house, Old Market St.

RPS Ref. No. KY079-104



17. Name & Address

The Provincial Stores, Main St.

RPS Ref. No. KY079-105



18. Name & Address

Cahersiveen Credit Union, Main St.

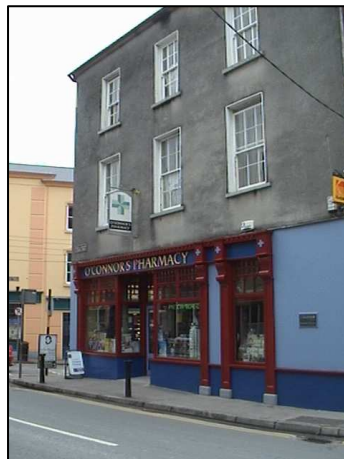
RPS Ref. No. KY079-106



19. Name & Address

O Connors Pharmacy, Church St.

RPS Ref. No. KY079-107



20. Name & Address

Town house, O Connell St.

RPS Ref. No. KY079-108



21. Name & Address

Stone Structure, off Old Market St.

RPS Ref. No. KY079-109



22. Name & Address

Former Convent, O Connell St.

RPS Ref. No. KY079-110



23. Name & Address

Bank of Ireland, Main St.

RPS Ref. No. KY079-111



24. Name & Address
Court House, New Market St.

RPS Ref. No. KY079-112



APPENDIX 3

Opportunity Sites

Site 1 – Fair Green Area

Aim: To sustainably develop this large site as a new mixed use urban streetscape providing new residential, commercial outlets and office use in close proximity to the town centre and providing direct access onto Main Street.

Site Location and Description

This area comprises the site of the town library, the council works yard, the car park to rear of the supermarket, and the Fair Green (a large landscaped park, part of which is as a children's playground).

Development Potential

At presents it is rather poorly presented, particularly on the north side, existing of by low-grade commercial buildings, a funeral parlour, houses (including rear gardens and storage areas for properties fronting onto the main street), and the Garda station. The north and the east side must be improved and consolidated with new terrace housing overlooking the historically important public green space. The western edge comprises of stepped terrace structures, some of which are derelict or unoccupied. Any redevelopment of this area should encourage the refurbishment and re-occupancy of these structures.

The development of this site presents an opportunity to regenerate a large site close to the heart of the town. The development should be mixed use including a mixture of residential type, small scale commercial and office units typical of any town centre site. The new Civic Offices/Library in Killorglin demonstrates how a contemporary development can add new life to a small country town.

It is of significant importance that the relevant landowners work together to ensure the entire land is developed in a uniformed and coherent approach. Piecemeal development of these lands will not be favorably considered.

General Requirements

To ensure that the proposed development is a success and will integrate easily into the surrounding townscape, the design and layout of the development will be required to be of a high design standard and must contribute to a visual identity that can be marketed outside the area. Permeability for both pedestrians and car users is of utmost importance throughout the development. Given the size of the site an urban design statement must be prepared and submitted to the council with any planning application for the lands. The urban design statement must comply with the requirements of section 13.3 of the County Development Plan 2009-2015. A high standard of finished materials, landscaping (both hard and soft) and street furniture including lighting, will be expected.

The use of landscaping and public art which has been such a huge success in the Civic Office/Library complex in Killorglin, will also be encouraged as will the creation of a public art space.

Site 2 - Marina/Waterfront

Aim: To sustainably develop this large landmark waterfront brownfield site as a new mixed use urban streetscape providing new tourist facilities in close proximity to the waterfront and town centre

Site Location and Description

This area lies between the Marina and the Legal Aid Board site and comprises land that is partly vacant land, and partly hard-surfaced quay-side. Part of the site is known formerly as the Rod & Reel Site.

Development Potential

To fully realise the untapped potential for Cahersiveen of this uniquely located water-side asset, this site should be utilised for not only residential uses, but also commercial, retail and tourist-related activities. The redevelopment of this site presents an opportunity to regenerate a large waterfront site close to the heart of the town. The size, location and configuration of the site will allow for the development of a new streetscape along Quay St. The proposed streetscape would be contemporary in design but would reflect a traditional Irish streetscape in scale and massing.

It is intended that the development at this landmark site should be for uses benefiting the whole community. Any proposal shall be of high quality design integrating with the waterfront location and contributing to the public domain. The harbour front side would facilitate tourist/commercial uses such as café/restaurants and yet recognizing that the area is still a working/fishing harbour.

The use of contemporary architecture along the southern facades overlooking the harbour will address the character and strategic location of this site, its sensitive location, the need to maintain public access as well as visual and pedestrian permeability.

It is of significant importance that the relevant landowners work together to ensure the entire land is developed in a uniformed and coherent approach. Piecemeal development of these lands will not be favourably considered. Development of this site will have to take cognizance of the proposed inner relief road.

General Requirements

To ensure that the proposed development is a success and will integrate easily into the surrounding townscape, the design and layout of the development will be required to be of a high design standard and must contribute to a visual identity that can be marketed outside the area. Permeability for both pedestrians and vehicle users is of utmost importance throughout the development as this site is adjacent to a working harbour. Given the size of the site an urban design statement must be prepared and submitted to the council with any planning application for the lands. The urban design statement must comply with the requirements of section 13.3 of the County Development Plan 2009-2015.

A high standard of finished materials, landscaping (both hard and soft) and street furniture including lighting, will be expected. The use of public art which has been such a huge success in the Civic Office/Library complex in Killorglin will also be encouraged as will the creation of a public art space.

Site 3– Site at Quay Street/Bridge Street junction

Aim: To sustainably develop this brownfield site as a mixed use tourist site.

Site Location and Description

This area lies at the corner of Bridge Street and Quay Street. The site is adjacent to the Bridge and the impressive former RIC barracks building. The extent of the opportunity site currently includes the derelict industrial unit, once used as storage area for Sive Mineral Company, another derelict industrial unit directly south of this and the old oil depot yard east of the Legal Aid Board Building and the Sewerage Treatment Plant.. A number of car parking spaces are also present on this site.

Development Potential

This site has the potential to be a focal point of the town. There is an opportunity to redevelop this site with new structures incorporating café and restaurants and other tourism related uses centred on squares / civic spaces. The new development should contribute to the creation of a new public space addressing both the waterfront and Quay Street.

The redevelopment of this site presents an opportunity to regenerate a large site close to the heart of the town while overlooking the bridge and waterfront. The development would be mixed use including a mixture of residential types and small scale commercial units typical of any town centre site. The proposed streetscape could be contemporary in design but would reflect a traditional streetscape in scale and massing.

General Requirements

To ensure that the proposed development is a success and will integrate easily into the surrounding townscape, the design and layout of the development will be required to be of a high design standard and must contribute to a visual identity that can be marketed outside the area. Permeability for pedestrians is of utmost importance throughout the development.