

## KELLS LOCAL AREA PLAN

### 1.0 CONTEXT

#### 1.1 Location

Kells (Na Cealla) is a small rural coastal development node and is located approximately half-way between Glenbeigh and Cahersiveen. The settlement is situated 2.5km west of the N70, approximately 15 km south west of Glenbeigh and approximately 13 km north east of Cahersiveen. The settlement is centred on Kells Bay and the beach area.

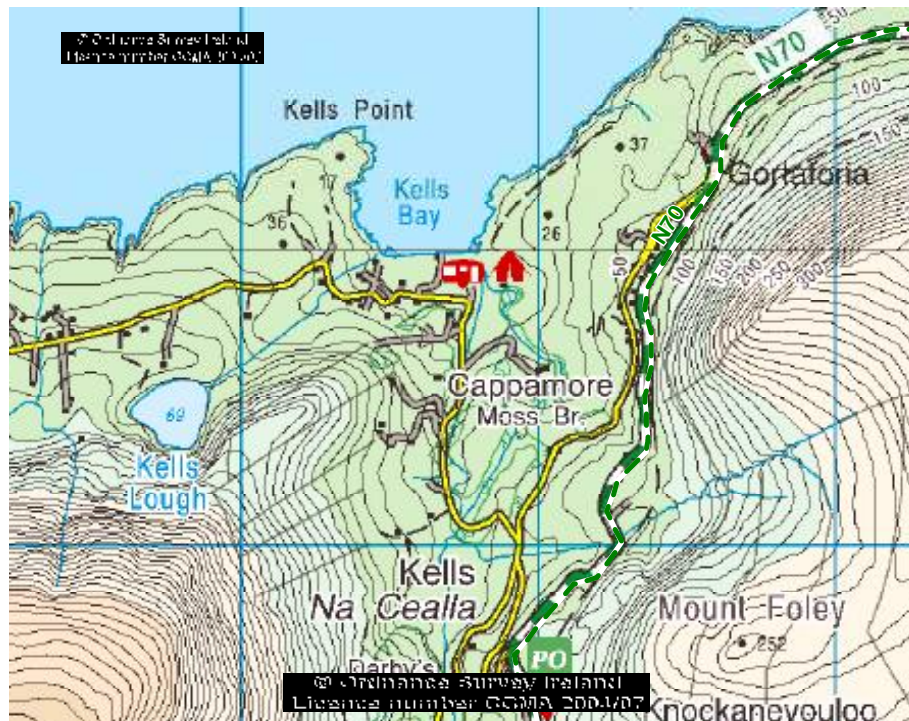


Fig 1: Location map for Kells

#### 1.2 Population

There are no population figures for the settlement of Kells itself. It is located within the ED of Killnane. The population in this ED increased between 2002 and 2006 from 271 to 273 people. It decreased in the 2011 census to 249 people.

#### 1.3 Functions & Facilities

Kells is essentially a small coastal residential settlement with limited facilities. The beach area attracts a number of holidaymakers during the summer months, but the village lacks any tourist facilities. Many of the residences are occupied on a seasonal basis.

Kells is essentially a rural area with a high density of dispersed rural housing. There is no village as such. The nearest shop is located on the N70 2km to the south. There is also a Community Resource Centre located at the old railway complex known as Kells Junction. This facility serves the community in the surrounding hinterland.

The bay area provides a safe haven for a large number of pleasure craft. Kells Bay is a popular fishing/angling destination.

#### **1.4 Infrastructure**

Kells is supplied with water from a group water scheme. There is no existing wastewater treatment plant in the village and there are no plans to install one.

#### **1.5 Built Form**

The settlement developed originally around the coastguard complex and is comprised of a loose grouping of dwellings without a clearly defined core or streetscape. In essence the topography of the area has determined the form of the settlement.



**Fig 2: Built form**

#### **1.6 Built Heritage & Archaeology**

There are no Recorded Protected Structures within the proposed plan area. There is however one structure which because of its architectural and historical significance should be included in the Record of Protected Structures.

There is one Recorded Monument within the proposed plan area. This is a cillin or children's burial ground (Ref. KE062-002) located between the old coastguard building and the seafront.

#### **1.7 Natural environment and Amenity**

Kells Bay has an EU designated Blue Flag beach. The area surrounding the settlement is lush and trees are a dominant part of the landscape as one approaches the village from the N70.

Kells is located in a low lying pocket of land at the head of Kells Bay, surrounded by a ring of hills. Its physical isolation and dramatic seascapes and views of the Dingle Bay and the Dingle Peninsula, give the area a unique character. The area to the south of the node is designated Secondary Special Amenity, and the area to the east and west of the Bay is zoned Prime Special Amenity in the Kerry County Development Plan 2009 –2015. The Iveragh Peninsula SPA is in close proximity to Kells and runs along the coastline.

### **1.8 Vehicular and Pedestrian Traffic**

Tourist traffic during the summer months creates a busy atmosphere but during the winter months, because of its relatively isolated location traffic is mainly local. Traffic congestion is sometimes an issue on the approach road to the beach during the summer months.

### **1.9 Growth and Residential Development**

This area is comprised of scattered one off housing. There has been a considerable level of ribbon development on the approach roads over the years and this has largely been confined to the southern or landward side of the road.

The development boundary for Kells defines the existing extent of the area where new development may be considered, whilst also allowing for some expansion for development adjacent to the settlement core which is adjacent to the caravan park.

## **2.0 DEVELOPMENT STRATEGY**

*The overall vision for Kells is to maintain the character of this distinctive dispersed settlement pattern, to promote the area as an attractive place to live in and to visit, while preserving and enhancing the tourism potential.*

Kells is a dispersed coastal settlement node. There is no wastewater treatment facility in the area and there are no proposals to construct one. Given the lack of any facilities in the area and the absence of an existing village/settlement structure, the need to prioritise investment into existing settlements, it is not intended to develop a new village settlement in Kells.

The development strategy for the settlement node is to;

- Ensure that future development supports the existing role and function of the settlement node as small tourist node and should have regard to the scale of the existing settlement and the setting of the settlement node in an attractive rural landscape.
- Ensure that all future developments are sensitive to the existing character of the area and are appropriate in scale. Commercial developments which are open on a year round basis should be encouraged.
- Promote the fishing and angling potential for the area
- Maintain the Kells Bay Blue Flag beach designation

- Encourage the sustainable development of ecotourism and other niche markets along with the sustainable extension and diversification of tourist facilities as a possible source of employment

### 3.0 SPECIFIC OBJECTIVES

<b>Objective No.</b>	<b>Natural Environment It is an objective of the Council to:</b>
<b>NE-1</b>	Maintain the Kells Bay Blue Flag beach designation
<b>NE-2</b>	Prepare a tree preservation order for appropriate trees throughout the settlement node and promote additional planting

<b>Objective No.</b>	<b>Infrastructure and Community Facilities It is an objective of the Council to:</b>
<b>ICF-1</b>	Facilitate the sustainable provision of a public toilet in Kells in close proximity to the public carpark and beach at an appropriate location.