

SECTION 2C RURAL AREA

1.0 OVERVIEW

1.1 Introduction

The purpose of this section of the plan is to make provision for planning policies in rural areas that are below the strategic level of the County Development Plan and are more local in nature. The rural area of the Cahersiveen Functional Area Local Area Plan, shown in Figure 4.1, is defined as all the rural area within the functional area boundary and outside the boundaries of the town, villages and the small villages/development nodes. The rural area, as defined in this plan, is functionally linked to the settlements. Valentia Island is not part of the rural area, see section 2b.

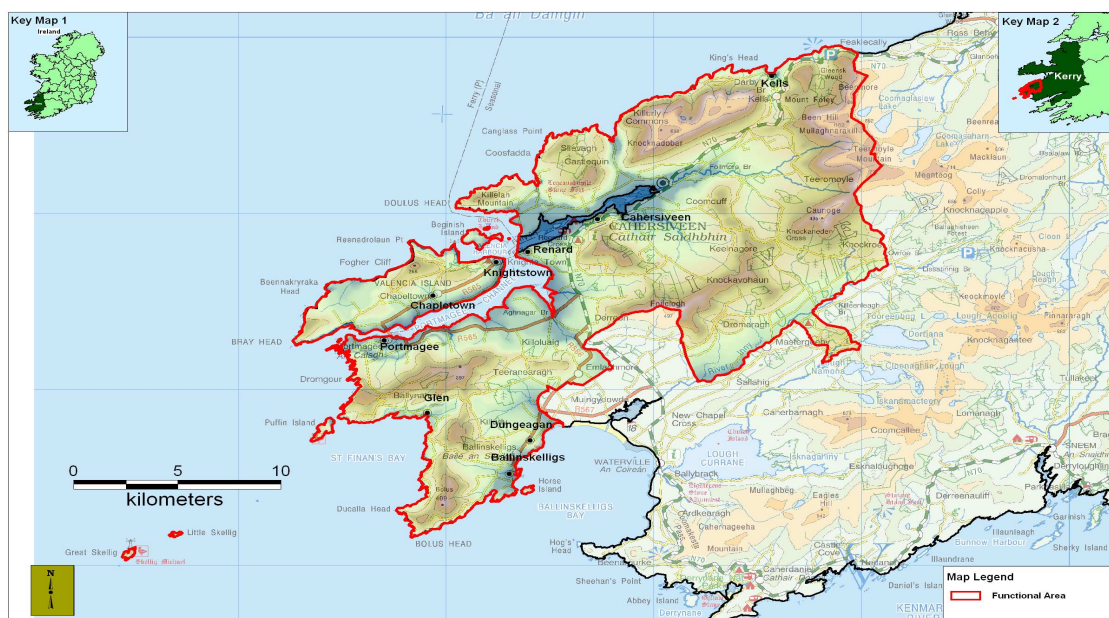


Figure 1: Cahersiveen Functional Area

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

1.2 Purpose of Rural Area Plan

The functional area local area plan will;

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

1.3 SWOT ANALYSIS FOR RURAL AREA

<i>Strengths</i>
<ul style="list-style-type: none"> • A strong urban centre (Cahersiveen Town) as a focal point • Major tourist destination • Strong cultural & linguistic heritage • Attractive and varied landscape/seascape with coastline, inlets, rivers, pastures and mountains • Strong economic and social linkages between the rural area and urban settlements • Villages have in the most part retained their character • Area with some of the best scenery in the country • The Ring of Kerry & The Skellig Ring are important tourist routes • Existing piers and Outdoor pursuits e.g. bird watching, fishing, walking, hill and mountain climbing, marine leisure etc • Close to the 18 hole golf courses at Waterville • Blue Flag Beaches at Kells, White Strand and Ballinskelligs
<i>Weaknesses</i>
<ul style="list-style-type: none"> • Peripheral location • Difficulty in competing with the range of services and attractions on offer in Killorglin and Killarney • Reliance on tourism with seasonal nature • Limited employment opportunities
<i>Opportunities</i>
<ul style="list-style-type: none"> • Conserve built heritage • Protect the natural environment and biodiversity • Increase level of marine leisure activities, ecotourism and other niche markets in a sustainable manner • Promote the development of cycle routes and other outdoor activities • promote walking tours, hill and mountain climbing at sustainable levels • Promote sustainable mari-culture • Greater use of the marine environment for sustainable leisure activities
<i>Threats</i>
<ul style="list-style-type: none"> • Over-development of rural area. • Decrease in population numbers speaking Irish • Pollution of surface and groundwater • Loss in quality of landscape. • Emigration and loss of population and consequent reduced demand for services • Affordability of transport fuel • Competition from cheaper locations • Loss of biodiversity • External economic factors

1.4 Population

The population of the entire Functional Area as contained in the 2006 Census was 5,212 persons and in 2011 it was 5,074. The population growth target indicates that the population of the entire plan area will grow by 497 persons between the years 2012 and 2018 to a total of 5,653.

	2002 census	2006 census	2011 census	2012 estimate	2018 target
Cahersiveen Functional Area*	5,051	5,212	5,074	5,156	5,653
Cahersiveen Town	1,272	1,294	1,454	1,499	1,772

*Includes Cahersiveen town

Table 1: Population change and population target in the Cahersiveen Functional Area 2002-2018

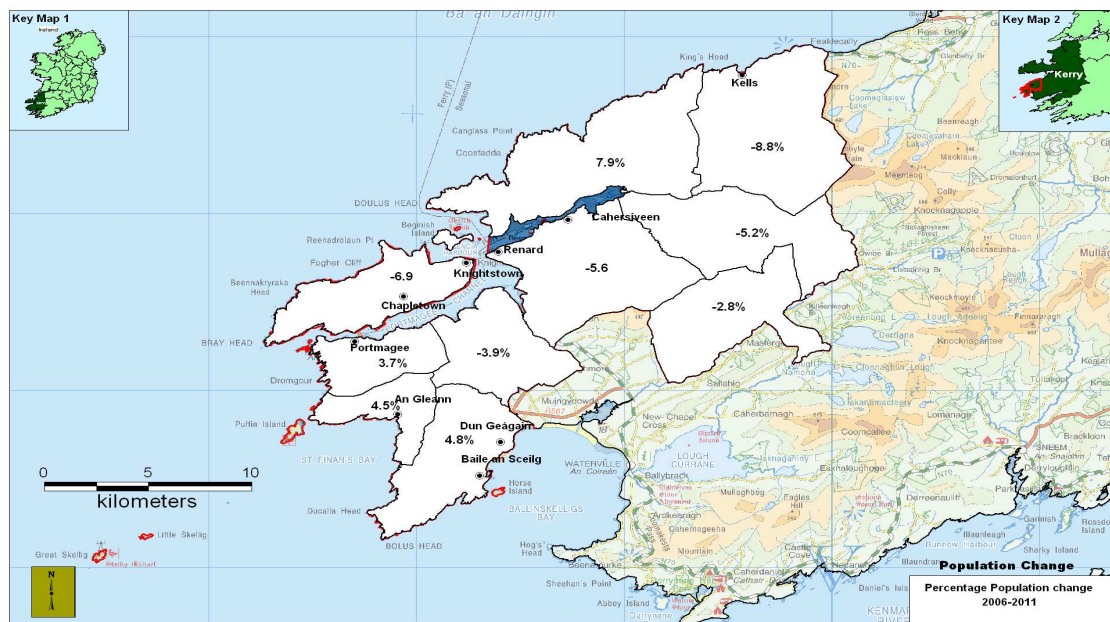


Figure 2: Population Change 2006-11

1.5 Transport

The area is served by the N70, national secondary routes, the R565, R566 & R567 regional roads and a network of local roads. It is important that any development in the rural area is acceptable in terms of traffic safety and does not impact negatively on the carrying capacity and general safety of public roads in accordance with Chapter 8 and section 13.9 of Chapter 13 in the Kerry County Development Plan 2009-2015.



Figure 3: Road Network in the Cahersiveen Functional Area

1.6 Cycle paths / Walkways

Marked paths and cycle routes are an important resource for attracting tourists and providing recreation for local residents. They can also open up potential for farm diversification into small-scale tourist services.

Numerous spectacular walking routes exist in the functional area around Bolus and Ducalla head, Coonanaspig, and Valentia Island. The Kerry Way walking trails also intersect the plan area, Mountainstage to Cahernaman, Cahernaman to Coars and a spur to Cahersiveen. These established walkways provide some of the most scenic views as well as isolated and dramatic countryside in the county. The Beentee Loop is a 9km walkway located to the south of Cahersiveen.

It is proposed that a green route be developed along the old railway line between Killorglin and Cahersiveen in accordance with development objective INF8-38 of the Kerry County Development Plan 2009-15. Kerry County Council and South Kerry Partnership are seeking to promote the utilisation of the old railway line as a “Greenway /route”.

Subject to strategic environmental assessment, at project level, this green route could facilitate recreational activities such as walking, cycling and nature observation. This would provide a valuable amenity resource for the area with some spectacular sea and mountain views and would constitute an additional tourist attraction in the Cahersiveen area.



Figure 3: Potential recreational ‘green route’ along the disused railway route

1.7 Water Supply

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

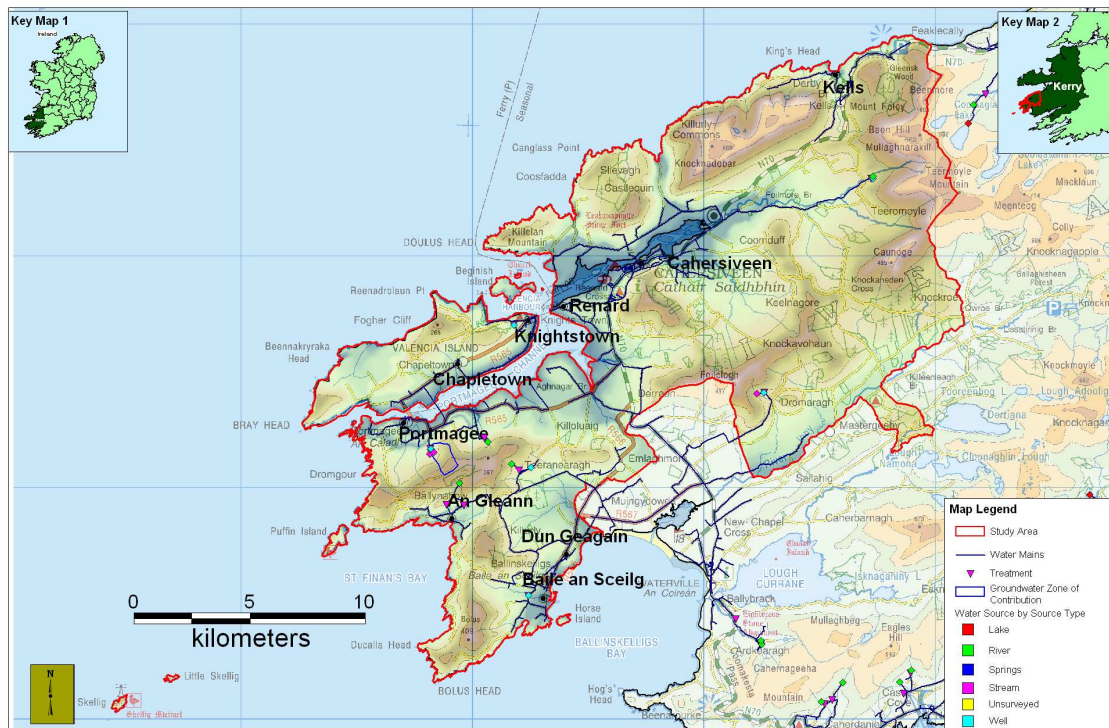


Figure 4: Water supply and source in the Cahersiveen Functional Area

1.8 Wastewater Treatment

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

1.9 Landscape

The study area located on the north west corner of the Iveragh Peninsula is centered on the town of Cahersiveen and delineated by the sea to the north and the west and by a line of Mountain ranges to the south and east. Several different sub landscapes are notable here with the summits and upper slopes of the mountains and hills covered with bog/heath/moor while coniferous plantation occurs on the western slope of the Feta river valley. Large areas of peat land are located on the valley floors, while dry stone walls occur on the middle slopes around Ballinskelligs.

St Finans Bay comprises of a slightly varied topography and landscape than that of the northern part of the functional area. Rock outcrop are adjacent to the coastline, revealing some of the most spectacular examples of cliff within the County at Bolus Head and Ducalla head (The Kerry Cliffs). The settlement patten in this function area is scattered on the lower topography around the main roads, services and smaller settlements.

Having regard to the spectacular landscape present there a number of views and prospects are designated in this functional area. These are illustrated in Figure 5 below.

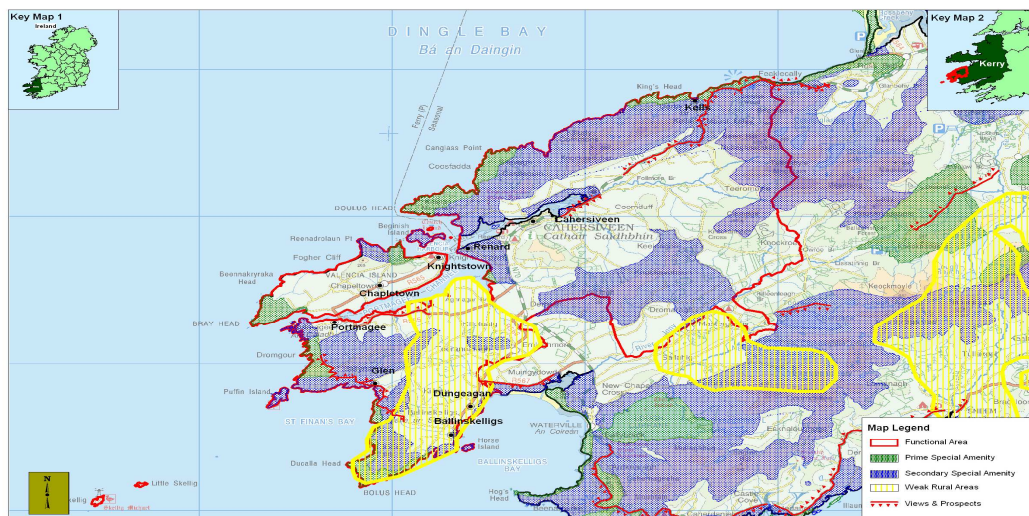


Figure 5: Views and Prospects and Special Amenity areas in the Rural area

1.10 Natural Environment

The Cahersiveen functional area has a variety of spectacular physical features and biodiversity which combined produce some of the most intriguing natural environment in Ireland.

The extent of SPA (Special Protection Areas), and SAC (Special Areas of Conservation) areas are the most plentiful in the county and are shown in Figures 6 & 7 and Map Ru-3 and are listed in Table 2. Natura 2000 site boundaries are subject to change refer to www.NPWS.ie for current boundaries.

Designation Type	Site Code	Site Name
SPA	004154	Iveragh Peninsula SPA
SPA	004003	Puffin Island SPA
SPA	004007	Skelligs SPA
cSAC	000335	Ballinskelligs Bay & Inny Estuary
cSAC	002262	Valentia Harbour/Portmagee Harbour
cSAC	000365	Killarney National Park, Macgillicuddy's Reeks and Carragh lake catchment

Table 2: SPA and SAC in the Rural Area



Figure 6: SPAs in the Rural Area

The Iveragh Peninsula SPA

The Iveragh Peninsula SPA is a large site situated on the western coast of the plan area. The designation encompasses the high coast and sea cliffs around the Northern Coastline of the Iveragh Peninsula, around the northern verge of Valentia Island and Bolus Head as far as Lambs head in the south. The site is a SPA under the EU Birds Directive of special conservation interest for the following species: Peregrines, Guillemot, Fulmar and Kittiwake and is the second most important site in the country for Chough.

Puffin Island SPA

Puffin Island lies approximately 0.5 km off the northern side of St Finan's bay. It is a long, narrow island of Old Red Sandstone. The island is almost divided into two halves – the southern half is a long narrow, rocky ridge, rising to 130 m, while the northern half broadens into a grassy plateau though has a high point of 159 m. The island is surrounded by mostly steep cliffs and slopes. In the past Puffin Island was grazed quite heavily by sheep and today rabbits are commonly found.

The site is a Special Protection Area (SPA) under the E.U. Birds Directive, of special conservation interest for the following species: Fulmar, Manx Shearwater, Storm Petrel, Lesser Black-backed Gull, Razorbill and Puffin. The site is also of special conservation interest for holding an assemblage of over 20,000 breeding seabirds.

Puffin Island is owned by Birdwatch Ireland and is managed for conservation purposes. The island is also a statutory nature reserve.

Skelligs SPA

The Skellig SPA comprises of the Great Skellig Island (218m high) and the Little Skellig Island (134m high). Both highly exposed and rugged island are 3km apart and approx. 14km and 11 km respectively from the mainland of south west Kerry. The geology of the islands is made from old sandstone with a little slate and veins of white quartzite. The Great Skellig supports a diverse range of flora, such as Thrift, sea Campion, Rock Sea spurrey and Sea mayweed. The Great Skellig has an international important population of Storm Petrel (4000-6000 in 2002) and one of the largest colonies of Puffins in the country.

Little Skellig is not as vegetated due to the effect of nesting birds on the vegetation and is better known for its colony of Gannets, approximately 26,436 pairs identified in 1994. This is not only the largest in Ireland but in the World. Other important species of birds found on the Skellig Island include; Chough, Fulmars, Manx Kittiwake, Guillemot and Razorbill.

Both Islands are designated as a Statutory Nature Reserve. BirdWatch Ireland holds a long term lease on Little Skellig. It is believed that the high numbers of day trippers to the Great Skellig could impact negatively on the fragile soil cover on the island. Therefore a balance must be created between promoting tourism and maintaining the ecological integrity of the island.

The Valentia Harbour/Portmagee Harbour SAC

The Valentia Harbour/Portmagee Harbour SAC is situated to the north of the functional area and separates Valentia Island from the mainland. The Channel is approximately 1km wide and contains a number of examples of Habitats listed on Annex 1 of the EU habitats directive, For example; Reefs, Shallow inlets and tidal mudflats. The area is also commonly known for its excellent example of sediment communities including calcareous algae also know as Coral. The reefs of Valentia Island are composed of areas that are very exposed to, or very sheltered from wave action. This results in the numerous covering of Barnacles, limpets, mussels and Kelp.

The Ballinskelligs Bay & Inny Estuary SAC

This SPA is situated on the western end of the Iveragh Peninsula, west of Ballinskellig settlement. The site extends from Horse Island (Inside study area) around the bay to Rineen Point (outside this study area). The region is designated as part of the SAC due to its wide natural environment and biodiversity, such as the Atlantic sea meadow and the Mediterranean salt meadows (both Annex 1 of the E.U Habitats Directive).It also contains low sand hills which support a population of rare liverwort species called the petalwort (*petalophyllum ralfsii*) .

Killarney National Park, MacGillycuddy's Reeks and the Caragh River Catchments

Part of the Killarney National Park, MacGillycuddy Reeks and the Caragh River Catchment SAC site intersects the plan area. This SAC site includes the mountains, rivers and lakes of the Iveragh peninsula, and the Paps Mountains which stretch westward from Killarney to Kells region. It is the most mountainous region in Ireland and includes the highest peak in the country; Carrauntoohil which reaches 1039m above sea level. The site contains at least ten habitats which are listed on Annex I of the EU Habitats Directive.

The site obtained its status as a candidate SAC due to the presence of blanket bog, Yew wood and alluvial woodlands, priority habitats on Annex I of the E.U. Habitats Directive.

“The site is also selected as a candidate SAC for lowland oligotrophic lakes, upland oligotrophic lakes, floating river vegetation, alpine heath, dry heath, wet heath, Molinia meadows, old Oak woodlands, Rhynchosporion, Calaminarian grassland and Juniper scrub, all habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for the following species listed on Annex II of the same directive – Killarney Fern, Slender Naiad, Freshwater Pearl Mussel, Kerry Slug, Marsh Fritillary, Killarney Shad, Atlantic Salmon, Brook Lamprey, River Lamprey, Sea Lamprey, Lesser Horseshoe Bat and Otter”¹.

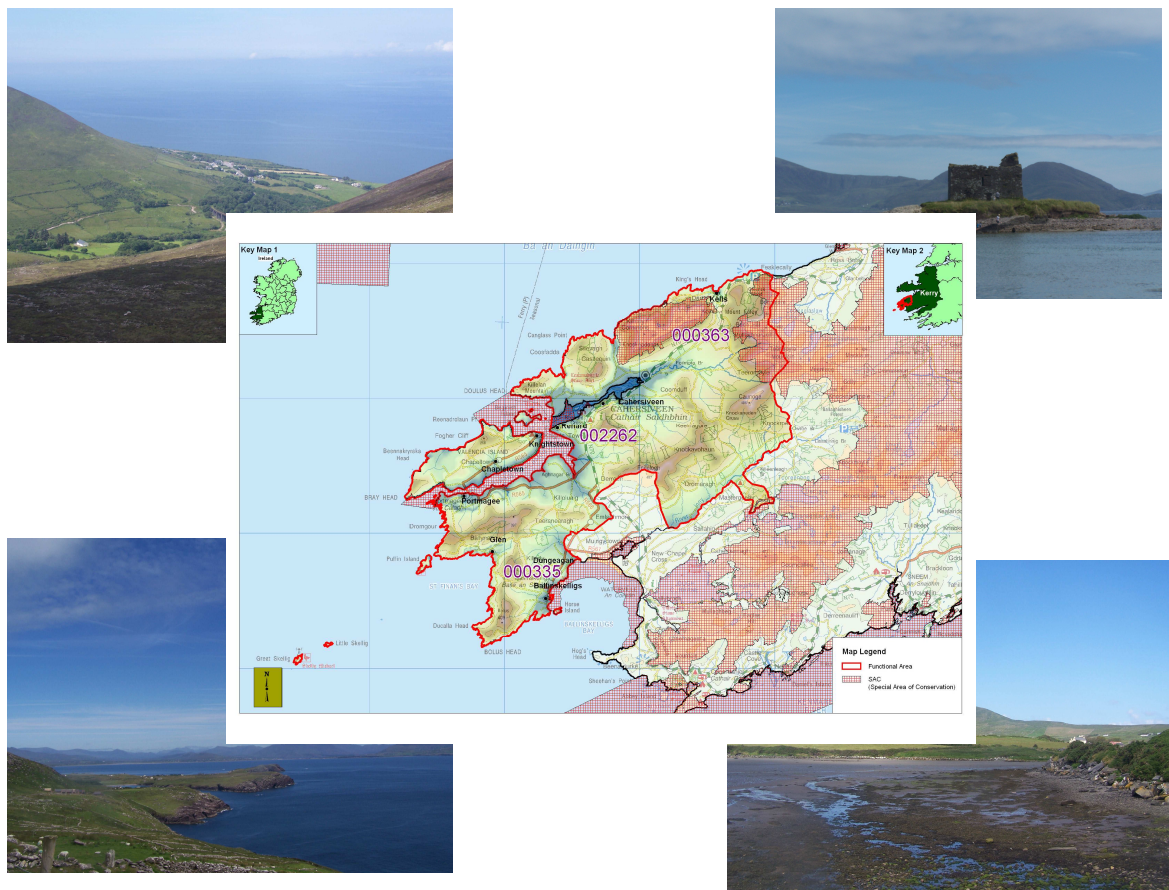


Figure 7: cSACs in the Rural Area

¹ National Parks and Wildlife Service www.npws.ie

Designation Type	Site Code	Site Name
NHA	000366	Knockroe bog NHA

Table 3: NHA in the Rural Area

Knockroe bog NHA

Knockroe Bog NHA contains a fairly extensive area of deep, lowland blanket bog and is located 13 km east of the town of Cahersiveen, 4 km north of Deriana Lough and 19 km south-west of the MacGillycuddy Reeks in the townland of Knockroe, Co. Kerry. It is situated on a valley-side of the Owroe River, below Coomacarrea Mountain, at between 60 m and 120 m altitude. It adjoins upland to the north and South-West, where its boundaries are defined by rivers, streams and drainage ditches. Land to the north and south-east is predominantly low-lying agricultural land. The underlying bedrock is Old Red Sandstone. Several types of blanket bog vegetation occur within the site. Of particular interest are the systems of interconnecting pools, known as tension or tear pools, which are aligned perpendicular to the direction of slope. These areas are wet and quaking and support a good cover of bog mosses.



Figure 8: NHA in the Rural Area

There are a number of mature trees and woodlands on Valentia Island and in the area around Kells Bay which are important in terms of biodiversity and providing amenity areas to the public.

1.11 Amenity

There are three blue flag beach designations in the plan area; Kells in the north, White strand at Ballycarbary and Ballinskelligs beach in the southern region of the plan area. The whole area is linked by the The Valentia/ Portmagee Harbour and the Ballinskelligs Bay with one of the most attractive scenery and landscape on the South West coast of Ireland. Numerous coastal and mountain walks are dotted throughout the local landscape.

1.12 Tourism

Tourism is a significant industry in the Cahersiveen Functional Area as it includes a large amount of attractive coastline and estuary, which contain features of historical, cultural and natural significance popular with visitors. This area attracts significant visitor numbers each year. Similarly, the Ring of Kerry and the Skellig Ring provide internationally renowned attractions for day trippers, long stay tourists, water-based activities and leisure breaks.

The attractive coastline and beaches in the area which have features of historical, cultural and natural significance also provide opportunities for sustainable shore angling, deep-sea fishing and walks.

The Skellig Islands and Valencia Island off the shores of South-West Kerry are also an important attraction for tourist and leisure breaks.

The National Spatial Strategy advises that second-home and holiday home development can act as a revitalising force in economic terms, particularly in areas that are structurally weak, but an emphasis is needed on clustering such tourism driven development in small towns or villages. Where possible, holiday accommodation should be within the settlements of the area, where visitors can enjoy access to shops, services and public transport.

The tourism industry relies on the quality and attractiveness of the built and natural heritage and the objectives in the Kerry County Development Plan 2009-15, that are directed towards the conservation of the built and natural environments must be respected not only for their own sake but because of their importance of these underlying resources to the local economy.

The area is also located in the Gaeltacht which is rich in traditional ways, folklore, writing, music, and historic and archaeological sites .The potential for a niche eco-tourism in the area is immense, but is not fully developed.

Efforts need to be made to lengthen the tourism season in this area and this could be achieved by further promoting ecotourism in the area. This is a form of tourism which appeals to the ecologically and socially conscious. Large numbers of waterbirds and waders overwinter within the plan area which could be used to attract tourists to the area in the off season. Similarly whale and sea eagle tours are possible during the winter months. Ecotourism focuses on the local environment and culture, typically involving travel to destinations where flora, fauna, high quality environment and cultural heritage are the primary attractions.

Responsible ecotourism includes programmes that minimize the negative aspects of conventional tourism on the environment, and enhance the local community. Therefore, an integral part of ecotourism is the promotion of recycling, energy efficiency, water conservation, and the creation of economic opportunities for the local communities.

The landscape, cultural and linguistic heritage and amenities of the area constitute a prime asset on which the tourism industry is based. The size of the settlements and their unique character make them particularly sensitive to development. It is accepted however that expansion of the tourism industry is based on appropriate development. This plan, in accordance with the principles of sustainable tourism development outlined by Fáilte Ireland promotes suitable sustainable tourism development. When considering proposals for new tourism development, priority will be given to those that are encouraging longer visitor stays and add to the range of facilities available to people who live in the area all year round.

1.13 Built Heritage

There are a number of existing protected structures within the rural area

Ref KY070-003 Coastguard Station, Kells

Ref KY079-089 Valentia View Cahersiveen

Ref KY079-114 Detached Dwelling, Valentia Road

Ref KY079-115 Meteorological Observatory, Valentia Road

Ref 21306202 Gleensk Viaduct

Ref 21308701 Belleville, Portmagee

Ref 21307001 Foilmore National School

Ref 21307902 Dwelling House Carhon House, Cahersiveen

Ref 21307906 O'Connell monument, Cahersiveen

Ref 21307903 Dwelling House Castlequin

Ref 21309601 Killemlagh Church, Rathkieran, Emlagh

Ref 21309603 Celtic Memorial Cross, Keel

It is proposed to have two additional protected structures

Ref KY079-117 Detached Dwelling, Cloghanelinaghan, Cahersiveen

Ref KY079-118 Bahoss House, Bahaghs, Cahersiveen

1.14 Rural Areas with Clustered Distinctive settlement patterns

The Core Strategy of the Kerry County Development Plan 2009-15 identified 4 different rural area types. One of these areas, Rural areas characterized by distinctive settlement patterns and highly dispersed rural settlement is predominately found in isolated Gaeltacht areas. These areas are characterized by a tradition of clustered development in the traditional clochan/cluster form. Cill Rialaig is a fine example of this traditional clochan type layout.

Cill Rialaig Artists Project was set up by Kilreelig Projects Ltd, as an artist's retreat on the remote Bolus Head.

It is an old settlement that suffered large population loss during the famine and gradually became completely abandoned during the mid to late part 20th century. The majority of the village has now been beautifully brought back to life as some of the dwellings are built in a similar style to the originals but are sensitive reconstructions rather than renovations and gives the impression of what a traditional clochan type development would resemble. Unlike so many others, this is the kind of development that enhances the very reason people visit the landscape. Now all kinds of artists, poets, writers and craftspeople come from all over the world to gain inspiration from the surroundings and solitude. Artists are encouraged to donate artwork to the Project to help with the upkeep.

1.15 Archaeology

The general archaeology of the Cahersiveen area is dominated by early ecclesiastical sites and secular sites of the Early Medieval Period, such as hut sites, and enclosures. Prehistory is represented by fulachta fiadh, standing stones, stone pairs, wedge tombs, rock art, promontory forts and pre-bog field systems, track-ways and platforms. The finest examples of these prehistoric monuments in the area are located in the townlands of Teeromoyle/Gortnagulla/Caherlehillian/Coulagh at the head of the Ferta River valley. Thus extensive upland landscape adjoins the rock art landscape at Kealduff/Letter/Coonsaharn already protected in the Killorglin FALAP and must be seen as part of the same continuum, representing the earliest settlement of the peninsula in the Late Neolithic/Early Bronze Age when the copper resources of the area became so important. Indeed, one of the largest hoards of bronze axes in the country is from within the area at Carhan Lower.

Ecclesiastical sites such as Church Island and Illaunloughan are of international importance while the presence of the recently excavated early ecclesiastical site at Caherlehillian, within a broader prehistoric landscape, only adds to the importance of the area. The World Heritage site at Skellig Michael is the finest example of an early ecclesiastical hermitage in Europe and is one of its most important and iconic archaeological monuments.

The Cahersiveen Functional Area Plan contains an archaeologically rich and diverse area of the county. There are approximately 520 monuments listed in the Record of Monuments & Places within the Functional area, many of which are archaeological complexes comprising numerous individual monuments and features. The majority of the monuments date to the Early Medieval period though prehistoric remains are well represented.

There are 8 National Monuments located here of which 5 are in state ownership, 2 are in state guardianship and 1 is subject to a preservation order. A further 7 monuments have been entered in the Register of Historic Monuments (Registration).

The National Monuments and Registered Monuments within the functional area are listed below in Tables 4.4 and 4.5, while particularly important landscapes with high densities of recorded monuments in two particular areas are outlined in the following pages. Finally general and specific archaeological objectives for the plan are suggested.

Townland	Description	Status	RMP	NM No
TOWNLAND		DESCRIPTION		STATUS
Ballinskelligs Abbey	Ballinskelligs	Ownership	KE097-036- ---	168
Kimego West	Cahergall Cashel	Ownership	KE079-024- ---	227
Kimego West	Leacanabuaile Cashel	Guardianship	KE079-016- ---	414
Portmagee	Illaunloughan	Ownership	KE087- 036----	
Beginish	Stone house	Guardianship	KE079- 027001-	500
Church Island	Church Island	Ownership	KE079-032- ---	59
Tinnies Upper Kerry	Complex	Preservation	Ke078 010,023 & 011	

Table 4: National Monuments within Cahersiveen Functional Area

Townland	Description	RMP	NM No
Cahersiveen	Church	Ke079 03702	1113
Coarha Mor & Beg etc	Complex	Ke078 020 etc	1123
Cool East	Monastic Enclosure	Ke078 009	1124
Kildreelig	Monastic Enclosure	Ke097 044	1184
Kildreelig	Deserted Village	Ke097 063	3099
Killogrone	Watermill/Ogham Stone	Ke080 046	1188
Letter	Oratory	Ke079 065	1212

Table 5: Registered Monuments within the Cahersiveen Functional Area

The greatest concentration of rock art in the country is located in the townlands of Kealduff Upper, and Coomasaharn. This extensive Late Neolithic /Early Bronze Age landscape is worthy of special protection given its national and international importance and the strong possibility that further features remain to be recorded.

The townlands of Teeromoyle, Gortnagulla, Caherlehillian & Coulage at the head of the Terta River valley are the location of an extensive prehistoric landscape with some later monuments most notably the important early ecclesiastical site at Caherlehillian. Wedge tombs, rock art, megalithic structures, enclosures, standing stones and field systems occur in the area which is part of the wider rock art landscape at Kealduff/Coomasaharn are already protected in the Killorglin FALAP. The quality of the remains and the ‘upland’ nature of much of the area have helped to preserve this landscape and the important physical relationships between the various monument types and the landscape itself. The archaeological remains are crucial to our understanding of the Late Neolithic and Bronze Age periods, locally and regionally.

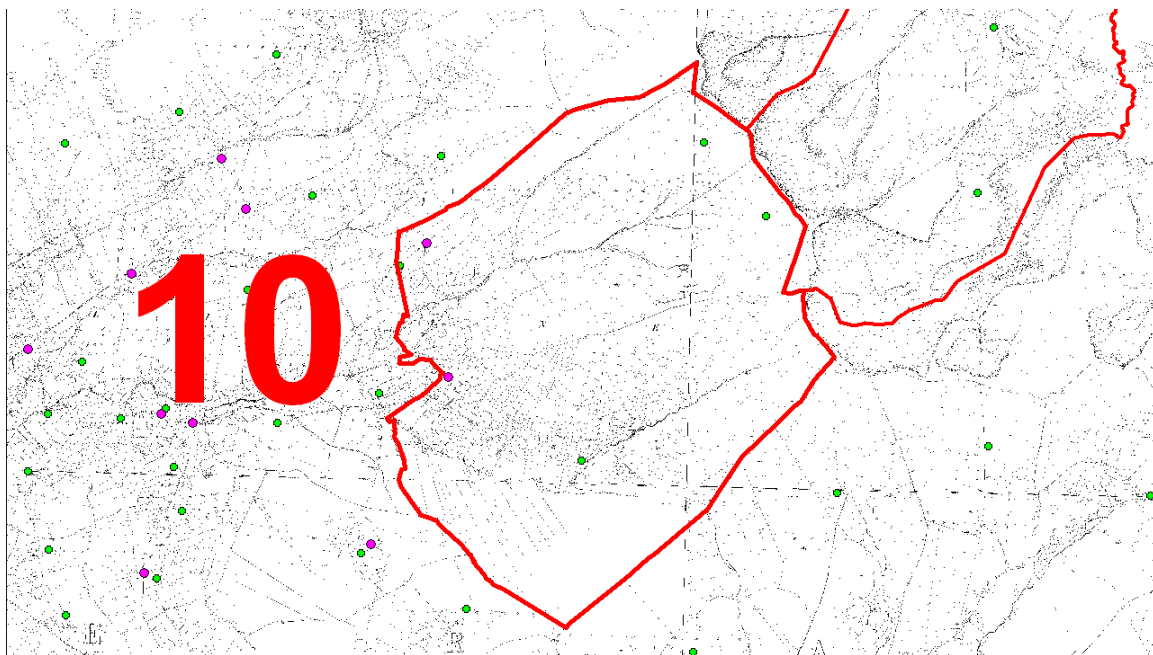
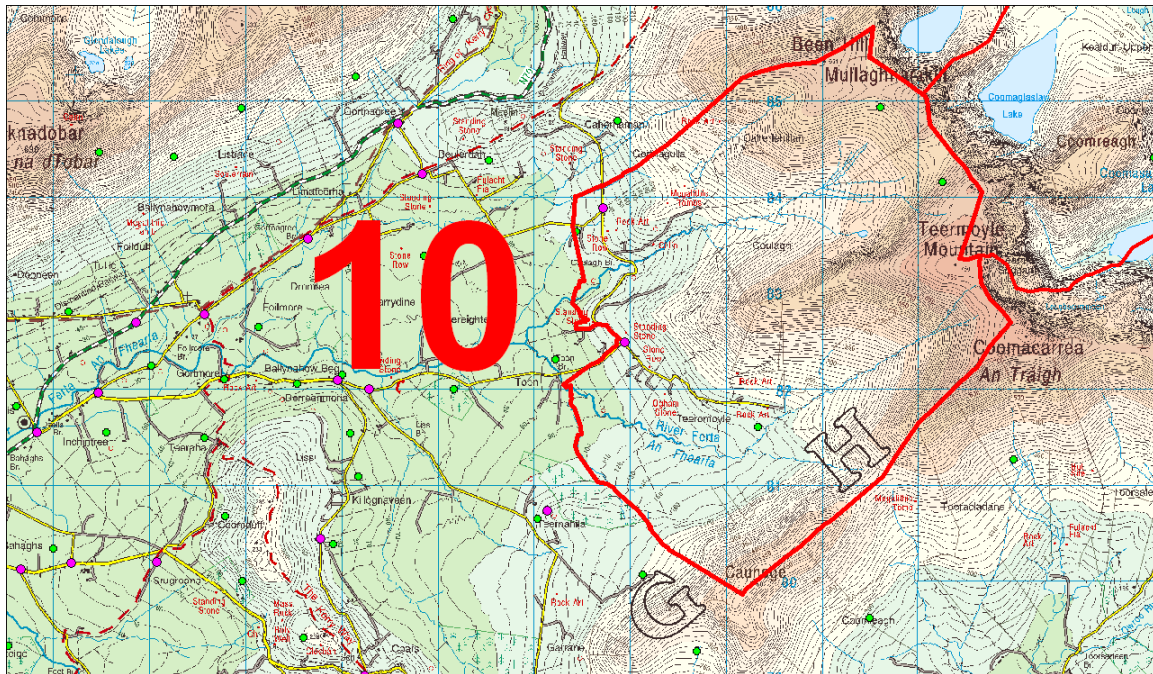


Figure 9: Teeromoyle/Gortnagulla/Caherlehillian/Coulagh

This prehistoric landscape need to be treated with special sensitivity and afforded special archaeological protection.

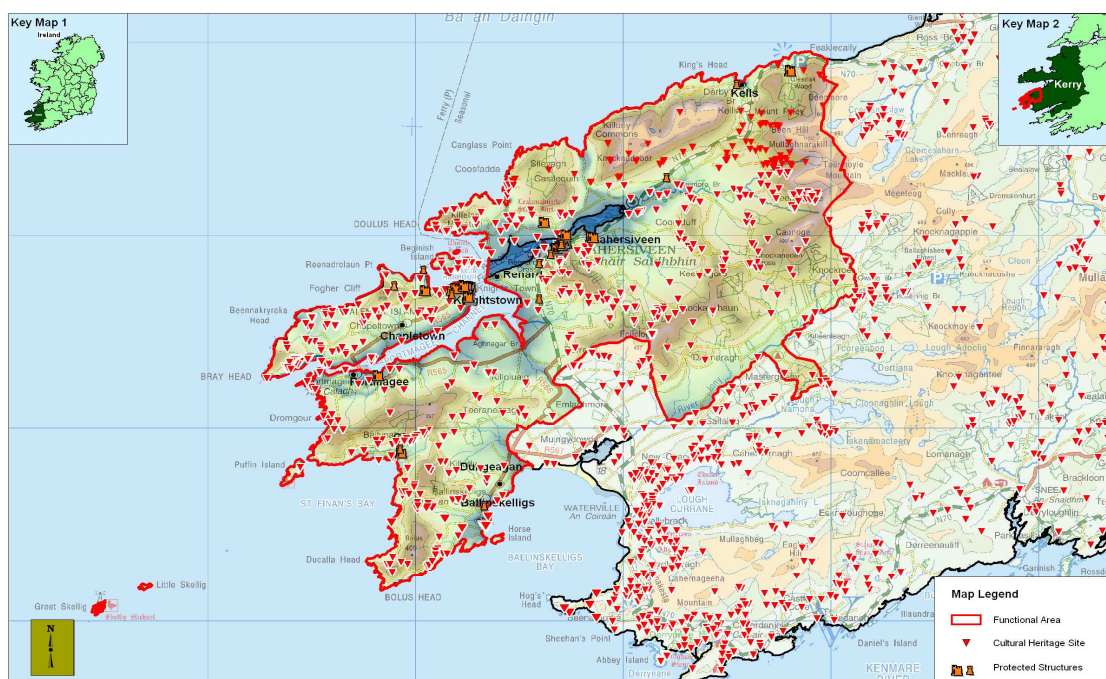


Figure 10: Archaeological Monuments and proposed protected structures

1.16 Flood Risk Management

Flood Risk Data for the functional area has been mapped on figure 11, using soil maps, recorded flood event locations and lands benefitting from OPW drainage schemes (available on www.floodmaps.ie). The OPW have published draft preliminary flood Zone Maps for the County. Flood Risk Management in the area will be in accordance with the 2009 Government Guidelines on 'The Planning System and Flood Risk Management', the relevant development objectives of this plan and with Section 11.4 of the Kerry County Development Plan 2009-2015.

Figure 11 shows recorded flood locations and other identified potentially vulnerable areas.

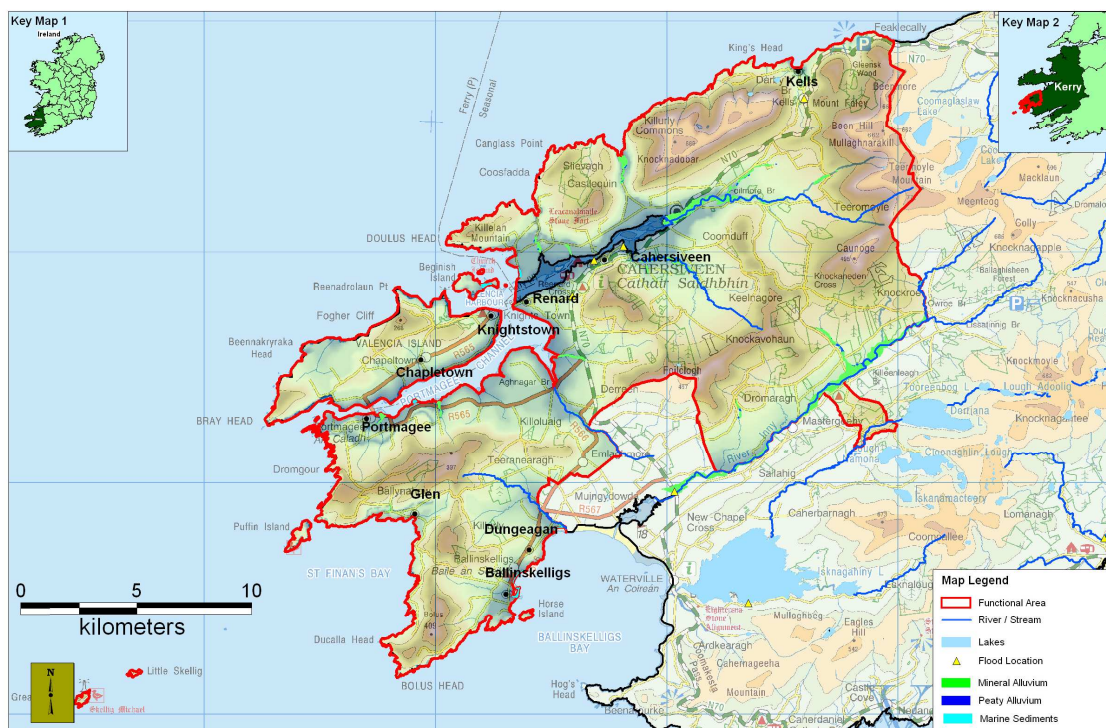


Figure 11: Flood Data in the Rural Area

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

1.17 Piers / Harbours

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

1.18 Windfarms

Kerry County Council is preparing a Renewable Energy Strategy. The draft strategy is currently on public display. The adopted strategy will be incorporated into the County Development Plan 2009-15.

2.0 OVERALL OBJECTIVES

	It is an objective of the Council to:
Ru-1	Provide for balanced growth throughout the area by promoting the strengthening of rural communities and provide the infrastructure to facilitate job creation and diversification in these areas in a sustainable manner
Ru-2	Ensure that development on un-serviced lands comply fully with the “Code of Practice; Waste water treatment and disposal systems serving single houses” and where necessary “Wastewater Treatment Manuals - Treatment Systems for Small Communities, Business, Leisure Centres and Hotels
Ru-3	Ensure that all fish bearing watercourses within the plan area and their riparian zones including the flood plain are protected from significantly harmful development and from the effects of wastewater discharges.
Ru-4	Have regard to CFRAM Flood Maps for areas prone to flooding, when assessing planning proposals.

3.0 SPECIFIC OBJECTIVES

	Amenity & Tourism It is an objective of the Council to
Ru-AT-1	Encourage the development of walking routes within the plan area and associated car parking facilities at appropriate locations so as to facilitate sustainable outdoor recreational activities in the plan area.
Ru-AT-2	Encourage the improvement of sensitively designed tourist information boards and signage at appropriate locations.
Ru-AT-3	Protect and encourage the development of literary, musical, artistic, sporting and other cultural heritage initiatives.
Ru-AT-4	Facilitate the development of a ‘green route’ in a sustainable manner along the route of the dismantled railway line .This green route could be used, where appropriate, for recreational activities such as walking, cycling and nature observation.
Ru-AT-5	Facilitate the sustainable extension and diversification of tourist facilities
Ru-AT-6	Protect the sand dunes / dune system in the plan area in particular Ballinskelligs and prohibit any development that would damage or lead to erosion of any dune system.
Ru-AT-7	Protect from inappropriate development the protected views and prospects in the plan area as identified in figure 5.

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

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

	Archaeology Objectives It is an objective of the Council to:
A-1	Secure the inclusion of the structures included the archaeological special protection area into the Record of Protected Structures.
A-2	Protect the views and vistas around the monuments, the inter-visibility of the monuments and the integrity of the existing archaeological landscape setting in the prehistoric landscape identified (see Fig 9). Applicants are advised to liaise with the County Archaeologist in advance of any application for development within these sites.

APPENDIX 1

Proposed Protected Buildings

Unique identity number: RPS KY 079-117

Address: Villa Nuova, Cloghanelinaghan, Cahersiveen

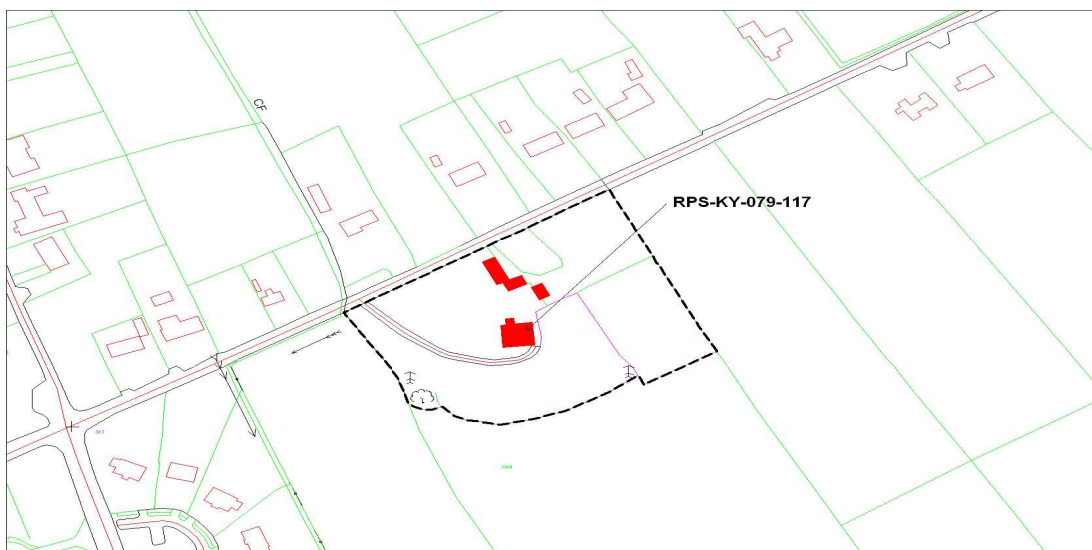
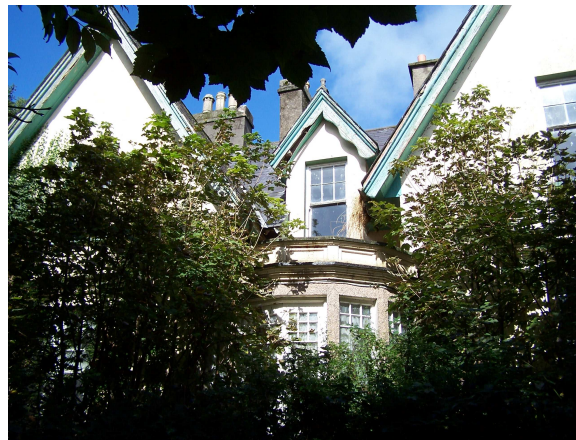
Description: Detached three bay, two storey over basement house, with single storey balustraded bow to front..

Ordinance Survey Map: 6212

National Grid co-ordinates: 46,994m, 80,518m

Site features: Outbuildings to the rear

Special interest; Architectural



Location Map (not to scale)

Appraisal: Believed to have been built in the 1820s by a Dr. James Barry. The building has been unoccupied in recent years. In the 1st. edition of the OS map (1842) all that is depicted at this location is a rectangular structure which does not correspond with the footprint of the present Villa Nuova. This building has many attractive features and is forms an important part of the architectural history of the Cahersiveen area. This building is of special architectural significance and should be included in the RPS.

Unique identity number: RPS KY 080-001

Address: Bahoss House, Bahaghs, Cahersiveen

Description: Two storey over basement structure, with three bay east facing front façade with single bay pedimented breakfront. Window and door surrounds are finished in brick.

Ordinance Survey Map: 6213

National Grid co-ordinates: 51,359m, 80,112m

Site features: Remains of a number of other structures and farm buildings to rear

Special interest; Architectural, historical, social



Location Map (not to scale)

Appraisal: Although in a ruinous state for many decades, this building is one of the most impressive former dwellings in South Kerry with its classically inspired front façade.

The building served as the Cahersiveen Union Work House during the Famine, having lain empty for a few years previously. It is depicted as Cahersiveen Union Work House in the first edition 1841/42 OS map and in the second edition 1897 a number of additional buildings are shown within the complex, including a fever hospital, mortuary, chapel and school. Only the main original building now remains, this is an important element of the architectural history of South Kerry. This building is of architectural, historical and social significance and should be included in the RPS.

APPENDIX 2

Existing Protected Structures

Name & Address

Detached house, Valentia Road

RPS Ref. No. KY079-114



Name & Address

Met. Observatory, Valentia Road

RPS Ref. No. KY079-115

