

CAHERDANIEL LOCAL AREA PLAN

1.0 CONTEXT

1.1 Location

Caherdaniel (Cathair Dónaill - Donal's Fort) is a small scenic coastal village located on the N70 on the Iveragh Peninsula. It is located approx 13km southeast of Waterville and approx. 20km west of Sneem. The village is just under a kilometre from Derrynane Bay. Derrynane House the home of Daniel O'Connell is less than 3 km to the west of the village. Cathair Dónaill is located within An Gaeltacht Uíbh Ráthaigh.

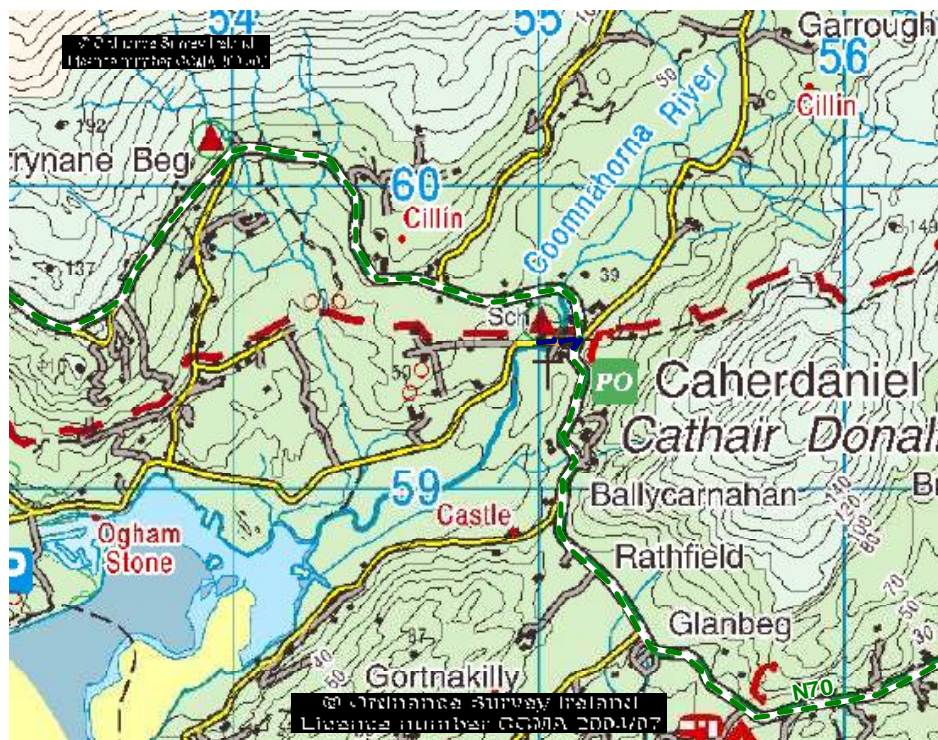


Fig 1.1 Location of Caherdaniel Settlement

1.2 Population

There are no population figures for the village of Caherdaniel itself. It is located within the ED of Cathair Dónaill. The population in this ED decreased between 2006 and 2011 from 348 to 312 people. This is a 10% decline. The population in adjacent ED of Doire Fhíonáin (Derrynane) increased over the same period from 170 to 189. This is a 10% increase.

1.3 Functions & Facilities

Caherdaniel is primarily a tourist village availing of its proximity to Derrynane and its location on the Ring of Kerry route. The village also provides a basic range of services to the surrounding hinterland.

The village has a community centre, primary school, Catholic Church, two public houses (one with restaurant facilities) and a restaurant. Derrynane GAA clubhouse and playing pitches are located to the south of the village outside the development boundary

1.4 Infrastructure

There is a public water supply available in the village. Current wastewater infrastructure is inadequate. There are however proposals for a new wastewater treatment plant and a preliminary report for the provision of a new system is in place. It is unlikely that it will be built within the life of this plan.

1.5 Built Urban Form

Caherdaniel has developed around the crossroads at the centre of the village. The original village was concentrated on the Derrynane road west of the N70. The main streetscape element is located on the Derrynane road. In the remainder of the village there is no developed streetscape, but rather a series of detached dwellings some with front gardens, and no set building line. Large groups of trees throughout the village add to the character of the settlement.

If this streetscape was further developed it would give the village a more defined core area and urban structure. There are a variety of building types within the village. Building heights vary throughout the village. A large cluster type housing development to the north of the village is of a uniform design which is untypical of the older built forms.

1.6 Built Heritage & Archaeology

The village takes its name from the nearby caher (fort), Cathair Donail. There is one Recorded Protected Structures within the development boundary: St Crohan's Catholic Church. (ref; 21310604)

The streetscape on the southern side of the Derrynane Road from the junction with the N70 as far as the entrance to St. Crohan's is considered to be of significant architectural and heritage value and as such should be included as a proposed Architectural Conservation Area (ACA). There are no Recorded Monuments within the proposed development boundary

1.7 Natural environment and Amenity

The village is located in a very scenic coastal location with panoramic views of mountain terrain and seascape. The Coomnahorna River flows through the village. An extensive area to the south and east of the village and a small area within the proposed development boundary is zoned Secondary Special Amenity in the Kerry County Development Plan 2009-15. The Kenmare River SAC and Iveragh Peninsula SPA are just over a kilometre to the southwest of the village. The nearby Derrynane beach has blue flag status and is a popular tourist destination particularly during the summer month.

Otters are listed for protection in this Natura 2000 site and are likely to travel from the SAC through the village via the river Coomnahorna. Development proposals, including any bridges, amenity areas and walkways will be required to be designed and operated in a manner which would not adversely impact on Otter populations in the area.

A number of invasive introduced species, including Japanese knotweed, Giant Rhubarb, Buddleja (Butterfly tree) and Rhododendron are prevalent in the village. These plants not native to the area and as well as being harmful to biodiversity can look out of place as the form dense thickets along roadsides, waste ground and waterways. They reproduce rapidly and are difficult to kill once established. It is therefore very important to prevent the movement of earth contaminated with rhizomes, cuttings from hedge trimming or other fragments from one area to another.

Given the prevalence of these plants in the settlement, development proposals, where appropriate, will be required to submit a suitable scheme for their eradication and/or control, prior approved by the Planning Authority

1.8 Vehicular and Pedestrian Traffic

The N70 National Secondary Route which is part of the Ring of Kerry route and one of the busiest routes in the County passes through Caherdaniel here. There are a number of bends on the approach roads and within the village which has a calming affect on 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.

1.9 An Gaeltacht Uíbh Ráthaigh

Cathair Dónall is located within a Gaeltacht area and the preservation and promotion of the Irish language is critical in its future development. It is considered that the revival of the Irish language college would add a further attraction to an area in need of employment and income.

1.10 Growth and Residential Development

There has been a significant amount of residential development in the vicinity of the village over the last decade especially to the west of the village along the N70 and between the N70 and Derrynane Bay. Development has also taken place along the N70 to the north and southeast of the village and also in parts of the Lamb's Head Peninsula to the south of the village.

A number of houses have been built on the seaward side of the N70 and along the road to Derrynane. It is likely that these dwellings are used as holiday homes. A few single houses for permanent residents have been completed over the same period. The number of holiday homes constructed in recent years far outweighs the number of permanent residential completions.

There has been a considerable level of ribbon development on the approach roads over the years and this has largely been confined to the northern or landward side of the road. All new residential dwellings will have to comply with the rural settlement policies as contained in the County Development Plan.

There are a number of holiday homes in the village and surrounding area. It is proposed to designate land adjacent to the school for “tourism and Leisure”. It is considered that a sports and leisure facility with some outdoor activities would be appropriate at this location. These facilities would cater for the tourist and adjacent school. This site would also be suitable for the development of a hostel.

2.0 DEVELOPMENT STRATEGY

The village of Caherdaniel has developed essentially around St. Crohans Catholic Church and the central core of the village is still concentrated on this area. Additional development outside this central core area is comprised of one-off houses. Due to its scenic location and the physical constraints such as rock outcrops and steep gradients, scope for additional development is limited. The triangular space formed by the junction of the N70 and the Coomnahorna road and an area fronting the Coomnahorna road to the southeast are viewed as key locations for the future expansion of the village core. An area fronting the N70 and an infill site also offer potential sites for additional streetscape development.

The development strategy for Caherdaniel is to promote a more gradual organic development of Caherdaniel as a rural village and tourist centre commensurate with the level of infrastructure provision. Growth in recent years has been largely confined to the holiday home sector.

The village is located within a Gaeltacht area and it is important that no development takes place which will be detrimental to the promotion of the Irish language.

The development strategy for the village is:

- To ensure that future development should support the existing role and function of the village as a small local focal point for it’s surrounding rural community and should have regard to the scale of the existing settlement and the setting of the village in an attractive rural landscape.
- That future residential development within the village should cater for the needs of the local population who wish to live in the area on a permanent basis.
- Promote the development of commercial/retail outlet serving the local community.
- Development proposals should not facilitate the introduction or spread of invasive introduced species, such as Japanese Knotweed.

3.0 SPECIFIC OBJECTIVES

Objective No.	Gaeltacht Uíbh Ráthaigh It is an objective of the Council to:
OO-1	Preserve and promote the Irish language.

Objective No.	Open Space, Recreation and Amenity It is an objective of the Council to:
AM-1	Reserve lands for the development of an amenity area and walkway as indicated on the zoning map

Objective No.	Commercial/retail Facilities It is an objective of the Council to:
CR-1	Promote the development of commercial/retail outlet serving the local community

Objective No.	Natural Environment It is an objective of the Council to:
NE-1	Where invasive introduced species, including Japanese Knotweed are identified on a site or in the vicinity of a site (underground parts of the plants may extend laterally up to 7 meters), the planning Authority may request a suitable scheme for their eradication and/or control as part of the planning application process.
NE-2	Ensure that any significant proposed development on these lands that the council consider is at risk of flooding shall be subjected to a flood impact assessment

Objective No.	Tourism & Leisure Facilities It is an objective of the Council to:
TL-1	Promote the development of tourism and leisure facilities serving the local community and tourist

Appendix 1

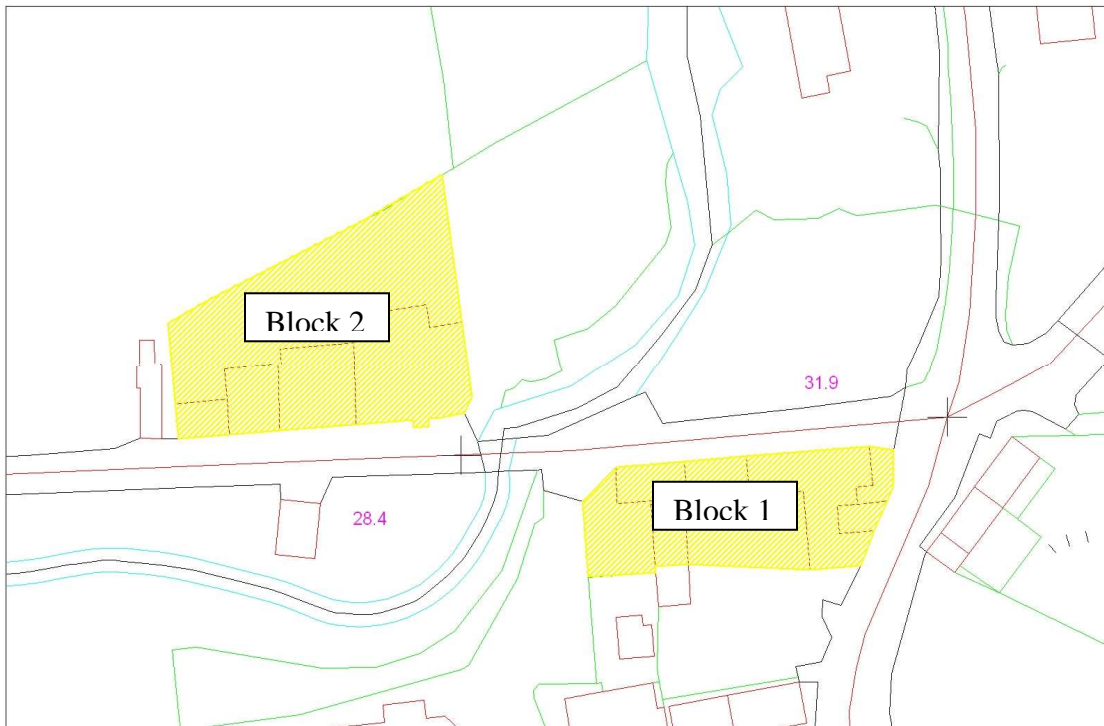
Caherdaniel Architectural Conservation Area

Introduction

See the introduction to the Cahersiveen ACA.

Location and boundary of the Conservation Area

The ACA is comprised of two blocks on the Derrynane road, one on the south side with some frontage on the N70 (Block 1), the other on the north side to the west of the Coomnahorna River (Block 2).



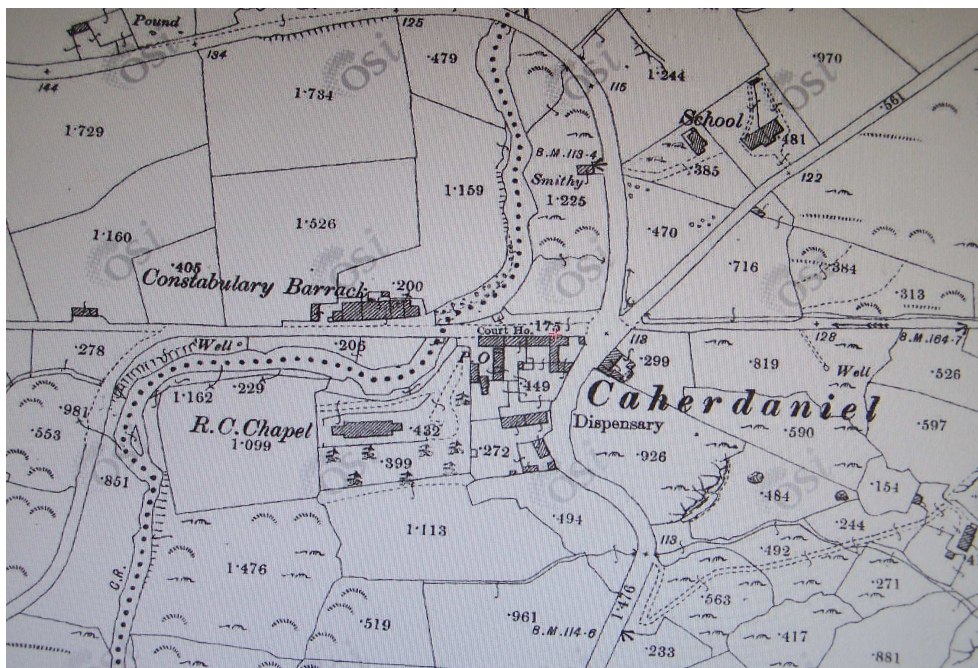
Map 1; ACA Boundary

Historical development of the area

The name of the village is derived from the name of a pre-christian cashel (Caher Donal – KE106-06301) 750 metres approx. to the west of the village. Caherdaniel developed around the crossroads formed by the intersection of the Derrynane /old Coad road and the main road around the Iveragh Peninsula now known as the N70.



Map 2; 1st Edition OS Map (1842)



Map 3; 2nd Edition OS Map (1897)

In the 1st edition of the OS map (Map. No. 2) the layout of the village centre is similar to today with St. Crohans church (built c 1825), another building to the east of the church located on what is now the N70, designated as a school house, two buildings on the south side of the Derrynane road and a group of four buildings further west on the north side of the road.

The 2nd edition of the OS map (Map. No. 3) shows the layout of the village centre and the footprint of the buildings as it remains today; the School house was now located to the north east of the village centre and the building previously designated as School House is now shown as Dispensary and one of the buildings on the north side of the Derrynane Road is designated as Constabulary Barracks.

Some of the earliest available photographic images of Caherdaniel (Photo. No. 3 & 4), show the group of buildings on the south side of the Derrynane road much as they are today

Schedule of Protected Structures and Recorded Monuments

There are no structures included in the Record of Protected Structures within the ACA, although St Crohans Church just to the south of the ACA is a Protected Structure (RPS No. 21310604)

There is no Recorded Monument within the proposed ACA.



Photo. 1 Block 1



Photo. 2 Block 2



Photo. 3 View from north east 1880-1914



Photo. 4 View from north west 1880-1914

Description of Existing Built Environment

a) Street Pattern

Simple street pattern, the old village developed in a linear fashion along the Derrynane road, the proximity of the Coomnahorna River, possibly prevented the development of land on the north side of the Derrynane road nearest the N70.

b) Form and arrangement of public and private open space.

Attractive public green space with seating on the north side of the Derrynane road. Private open space to the rear of premises.

c) Socio economic functions.

The properties within the ACA are a mix of residential and commercial.

d) Built fabric-general description.

The buildings within the ACA are relatively uniform two storey three bay, pitched roof structures with a few exceptions. (Photo 6)



Photo. 5 Original slates



Photo. 6 Fronting N70

e) Roofs, ridges, chimneys.

There is little variation in ridge heights, simple robust centrally located chimneys, some of the buildings retain original slating material which are full of texture and tonal variations which adds to the overall character of the ACA (Photo. 5)

f) Walls.

The four buildings in Block 1 all have a different finish; all four originally appear to have had a plaster finish as is evident from the early Lawrence images (Photo. 3 & 4). The corner building nearest the N70 with gable facing the N70 has a smooth lined plaster finish with rusticated plinth and quoin stones, next door has a pebbledash finish with smooth render plat band and eaves course (Photo No. 8) similar to another building in Block 2 (Photo. 7) The third building has vertical hanging slates, (Photo. 9) not very common nowadays in this part of Kerry, Derrynane House nearby, being one of the few remaining examples. The end building has a stone finish. (Photo. 10)



Photo. 7 Platband decoration



Photo. 8 Platband decoration



Photo. 9 Vertical hanging slate

Photo. 10 Stone facing



g) Openings.

The position and dimensions of openings has remained relatively unaltered over the years. Unlike many other locations there is a high retention level of wooden sliding sash windows, which makes a huge contribution to the overall character of the ACA. The four six over six sliding sash windows are an intrinsic part of the fabric of the first building 'Freddies' and are an important element of the character of the overall ACA



Photo. 12



Photo. 11

h) Boundaries.

All the structures within the ACA front directly onto the narrow pavement. (Photo.13)



Photo.13

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.

View west from the N70 (Photo.14)



Photo. 14 View from N70

Summary of Special Character

The principle features of the built form are

- The retention of traditional architectural features.
- Unobtrusive traditional style name plates and advertising which helps maintain the character of the ACA

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.
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Guidelines for development within the Conservation area.

For the Guidelines for development within the Conservation area., works not affecting the character of the ACA (do not require planning permission) and works impacting on the character of the area (works requiring planning permission) see Cahersiveen ACA