

AN DAINGEAN LOCAL AREA PLAN

1.0 Preamble

This Plan is prepared in accordance with Section 20 of the Planning & Development Act 2000 as amended and is consistent with the policies, provisions and objectives of the County Development Plan, National Guidelines, and The Kerry County Development Board Strategy. In conjunction with the Kerry County Development Plan, it will provide the framework for future development decisions and will remain in effect for a period not exceeding 6 years from the date of adoption (9th June 2006).

Development within the boundaries of this Local Area Plan shall be carried out and in compliance with the objectives of the County Development Plan as well as any specific objectives contained within the plan. While the objectives of the Local Area Plan must be consistent with the objectives of the County Development Plan, in any instance where ambiguity may arise, the provisions, policies and objectives of the County Development Plan shall have precedence.

1.1 Town Profile

Location

An Daingean is located at the western end of the N86 on the southern coast of the Corca Dhuibhne peninsula. It is positioned approx. 49 Kilometers (30 miles) south west of Tralee, approx. 71 Kilometers (44 miles) northwest of Killarney and approx. 57 kilometres (35 miles) to the west of Kerry Airport. (See Map 1).

Function

The town is defined as a District Centre in the county settlement hierarchy as set out in the Kerry County Development Plan 2003-2009. Such centres have important service and employment functions within their catchment areas. The town is of major cultural importance and is the main centre for, and acts as an important entry point and focus for the Corca Dhuibhne Gaeltacht. It is the gateway to the Sleat Head tourist drive on the R559. It is an important centre for trade and commerce and is also one of the most important fishing ports on the south west coast of Ireland.

Tourism, fish processing, fishing, manufacturing and service industries provide local employment.

The town of An Daingean is a tourist attraction in its own right. It is a major tourist destination for domestic and international visitors. The town itself is rich in history and has long been a centre for fisheries, trade and commerce, dating back to the 13th century.

Cognisance must be taken of the town's unique character and ambience in considering the future development of the town.

Population and housing demand

The Central Statistics Office recorded the population of the town of An Daingean as 1,828 persons in 2002. The average annual rate of population growth in the inter-censal period from 1996 to 2002 was 3.17% per year or an aggregate 19.01% for the six years combined. An increase in the permanent population of 355 persons in the town is projected over the 6 year period of this plan.

Land zoned for residential development exceeds that required to meet forecasted demand in order to cater for a number of additional factors. Firstly, to make provision for the non-release of zoned lands for development by some landowners. Secondly, to cater for planned population growth stemming from the implementation of this plan and the Kerry County Development Plan Settlement Strategy. Finally, given the popularity of the area as a holiday location, restrictions on holiday homes in rural areas, and increasing disposable income there is likely to be an increasing demand for holiday homes within the town.

Future growth needs to reinforce the role and function of the town as a District Centre by building a critical mass of population that will enable it to maintain a high level of self-sufficiency to provide for the needs of its extensive and isolated catchment.

1.2 Overall Assessment and Development Strategy

An Daingean is seen as the main focal point for the ongoing and future development of the Corca Dhuibhne peninsula. The development strategy is to enhance the town's physical assets and promote economic growth, while seeking to maintain and enhance its unique character, ambience and

cultural attributes. Development should be of a high visual and architectural standard so as to enhance the attractiveness of the town to both residents and tourists alike.

An Daingean's agricultural, fishing and tourism industries and its access by sea have mitigated the effects of its peripherally and remoteness from the county's major economic centres. The town has innate strengths including its harbour, scenery, leisure activities, culture & Irish language; all of which can be capitalised on to develop local markets and opportunities.

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 decline in the number of people employed in agriculture in the catchment area of the town is an on-going trend, leading to less demand for traditional services from this sector. This loss in agricultural jobs has been offset in recent years by the buoyancy of the tourism and construction sectors.

Kerry County Council recognises the need to conserve and enhance the environmental qualities of An Daingean while accommodating and integrating substantial development. The Council are mindful of the need for a balanced economic base for the town and region. In particular the Council wish 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 in order to provide a new precinct and focus which will enhance the town as a whole.

Objective No.	Overall Objectives
	It is an Objective of the Council to
General	
OO-1	Promote the development of infrastructure and services within the town, improve the quality of life of its residents and make the town a more efficient and attractive location in which to live.

OO-2	Facilitate the provision of high technology communications infrastructure in order to reduce the effects of peripherality and promote employment opportunities.
OO-3	Ensure that all new development shall comply with the design objectives of this plan, with the development control standards laid out in Chapter 12 of the Kerry Co. Development Plan, and any design guidelines issued by Kerry County Council during the lifetime of this plan.
OO-4	Attach a planning condition to all new developments requiring that their surface water run-off is designed in such a manner that the time of entry of surface water to the public sewer/stream is not reduced. This is in order to alleviate the potential effects of future developments on surface water runoff which could otherwise lead to more severe and frequent flooding. All applications for development should make provision for and be assessed in accordance with Sustainable Urban Drainage Systems (SUDS) requirements and there shall be a presumption against river interference.
OO-5	Promote the development of a high quality, easily accessible waterfront.

OO-6	Improve the urban definition at the town boundaries and seek the provision and maintenance of attractive approaches to the town.
OO-7	Facilitate the provision of disable friendly access to commercial, retail and public buildings.
OO-8	It is an objective to protect the aquatic environment as a natural heritage feature.

In addition to its traditional role as a service centre, providing goods and services to its catchment area, An Daingean has developed as a major national and international tourist destination. This is due largely to its location and setting amid some of the finest scenery in the country, as well as the innate attractions of the town itself. These include the distinctive traditional streetscapes, the accessible working fishing port at the seafront, and it's linguistic and cultural heritage. It is an objective of this plan to protect these assets and promote the future development of the town in a manner which will complement the existing settlement characteristics.

Development Potential

Given that the town is a major tourist destination, the demand for services varies considerably throughout the year. Fully maximising its potential will increase the level of economic activity including the development of year round employment (to counter the seasonal nature of the tourism and fishing industries) and serve to counteract its locational disadvantages, as well as creating the critical mass of permanent residents necessary to sustain the demand. This can be achieved by making An Daingean a more attractive place to live by the provision of high quality health, educational, amenity, retail, housing, social and cultural facilities. It is, therefore, an objective of this plan to facilitate the provision of high quality facilities in these sectors.

In order to achieve this objective there are a number of issues which need to be considered.

Firstly, the town currently experiences considerable traffic congestion during the tourism season. This is a significant issue affecting the attractiveness and functionality of the town. Efficient access to services and facilities is integral to a town's attractiveness. In addition, traffic congestion in the town can have adverse effects on it's viability, vibrancy and vitality. Traffic congestion can lead to an unwillingness to visit the town centre. Retail facilities are forced to the periphery of the town which in turn affects the viability of retail provision in the town centre. It will, therefore, be an objective of this plan to alleviate traffic congestion within the town by the provision of a relief road and additional car parking spaces.

The car parking demand within the town is far in excess of that experienced by similar sized towns. This is largely due to the tourism demand. There is a need, if An Daingean is to continue to grow and to operate efficiently as an attractive tourism destination to increase the level of parking provision within the town. Provision needs to be made for both car and coach parking.

An Cultúr agus An Gaeilge:

As the main settlement in the Corca Dhuibhne Gaeltacht, the distinctive cultural, physical and environmental heritage of the town needs to be protected. An Ghaeilge and the cultural heritage attached to it is an economic resource in itself and accounts for a substantial portion of tourism revenue. It is an objective of this plan to promote and protect the Irish language within the town.

Being rich in linguistic and musical heritage, it is important, in order to promote and encourage the ongoing development of this heritage that a suitable venue should be provided for public performances and displays. It is an objective of this plan that Kerry County Council will facilitate the development of a theatre within the town.

Development Boundary:

The town boundary for An Daingean has been determined by the need to provide for the development of a compact and accessible town in accordance with the principles of sustainable development and the protection of it's scenic setting within the surrounding landscape.

Tourism

The presence of a working fishing port, the intrinsic character of the town itself, it's cultural and linguistic heritage as well as it's very fine restaurants, pubs and shops are all attractions for

tourists. 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.

The provision of the marina within the town is a major amenity and tourism asset and capitalises on the 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.

Tourism has generated a level of prosperity in An Daingean that is not in other remote towns on the west coast of Ireland. It is in the area of tourism where the town displays its greatest potential for employment growth.

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 to ensure that the problem of dereliction is addressed.

An Daingean has the range, quality and size of accommodation and high quality hotel and restaurant facilities which attract many tourists. These facilities make the town an attractive place to visit and act as a base for visiting the Corca Dhuibhne peninsula. Subject to good design and location, this plan will seek to promote such development.

Objective No.	Overall Objectives
	It is an Objective of the Council to
Tourism	
OT-1	Facilitate development that would promote the tourism potential of the town.
OT-2	Promote the development of water-based tourist facilities within the Marina and in appropriate locations.
OT-3	Promote An Daingean as a destination for outdoor pursuits and as a service centre for visitors and tourists to the Corca Dhuibhne peninsula.

OT-4	Facilitate the development of high quality accommodation and hotel developments within the town in appropriate locations.
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Industry

It is proposed that all new industries (especially those associated with fish processing and associated services) should be encouraged to locate outside the town boundary so as to protect the physical and visual amenity of the town. Small craft based industries will continue to be encouraged within the town as they are not injurious to residential or general amenities.

Udaras na Gaeltachta has an industrial estate at Baile na Buaile, approximately 1.6 kilometres west of An Daingean, an enterprise park at Cooleen and a Ceardlann (Craft Village) in the town of An Daingean.

There are warehouses in Flemingstown to the east of An Daingean which serve the town. Mairgleann an Daingean Teo is currently developing a new mart premises adjacent to these. A civic amenity site is planned for Flemingstown which will serve the Corca Dhuibhne Peninsula.

Udaras na Gaeltachta has a business centre at Milltown, immediately west of An Daingean. The use of high technology communications infrastructure insulates employers there to a significant degree from the effects of the town's peripherality. Small-to-medium-scale local businesses have developed from cottage industries with some success. District towns such as An Daingean 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.

Objective No.	Overall Objectives
	It is an Objective of the Council to
Employment and Economic Activity	
OE-1	Facilitate the development

	of marine and other tourist related activities and attractions throughout the town.
OE-2	Facilitate the development of the working harbour for the fishing industry.
OE-3	Protect land zoned "light industrial" from inappropriate development, which would prejudice its long-term development for employment uses.
OE-4	Encourage the development of small scale light industries on land zoned for light industrial development
OE-5	Actively promote An Daingean as an area for the location of office/business enterprise units.

Office Uses

The business park at Milltown provided by Udaras na Gaeltachta has attracted employers utilising broadband infrastructure.

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 and technology sectors.

Objective No.	Overall Objectives
	It is an Objective of the Council to
Office Uses	
OU-1	Provide for the development of the office and technology sectors, through the promotion of a high quality environment and the provision of broadband infrastructure.

Housing

With regard to housing development, this plan aims to achieve the following objectives:-

Firstly, that adequate choice should be provided for all sectors of the housing market. Recent years have seen the development of medium to high density developments with semi-detached and terraced housing dominating. This sector of the market while undoubtedly necessary does not satisfy the demand for larger detached residences, with a consequent demand for urban generated one-off rural housing. This loss of population from the town can lead to a lack of diversity in housing type and demographic distribution, a loss of community activity and a reduction in the vitality and vibrancy of the town. It is important that these trends should be reversed. It is, therefore, an objective of this plan to facilitate the provision of low density detached dwellings throughout the town.

The affordability of dwellings is an important factor to be considered. In so far as it contributes to housing prices, the lack of zoned land for housing should not be a contributory factor. It is an objective of this plan to zone sufficient land for housing to satisfy the supply side of the market and contribute to improved affordability.

An Daingean has experienced significant demand for holiday home developments within the town in recent years. While it is accepted that these developments, both during construction and occupation, contribute to the economy of the town, caution must be expressed regarding a number of issues.

Firstly, the demand for holiday homes can lead to increased land prices, thereby forcing existing town dwellers out of the town into rural areas. Secondly, the location of holiday home developments is critical for the future wellbeing of the town’s community spirit, social fabric and vitality.

While the proportion of holiday home dwellings in relation to permanent dwellings is an important issue, the location of the holiday homes is equally as important, if not more so. Permanent dwellings should be located on the available lands closest to the town centre, with holiday home developments being located on the periphery of town, where they will not impact on vitality of the town centre during vacant times.

Developments consisting of a mixture of holiday homes and permanent residences, where a large proportion of the residences

are for holiday home use is not desirable as it 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 in suitable locations adjacent to the town centre and close to existing services for permanent dwellings, with 30% maximum of these to be designated as holiday homes. Developments of this nature should be designed with the holiday home portion as a distinct element within the overall development.

It is an overall objective of this plan to protect the linguistic heritage of the town. In this context, it is a specific objective of the plan that a proportion of all “permanent residential” developments should be reserved for Irish speakers. The required standard of Irish will be determined and examined by Kerry County Council.

In accordance with National Policy to promote social integration and the objectives of the County Development Plan 2003-2009, 20% of the land zoned for housing or a mix of housing and other developments shall be reserved for social and affordable housing.

Objective No.	Overall Objectives
	It is an Objective of the Council to
Housing	
OH-1	Provide potential homebuyers with a good range of housing options with regard to location, size and design.
OH-2	Reserve 20% of the land zoned in this plan for residential development, or for a mix of residential and other uses, for the provision of social and affordable housing.
OH-3	Zone sufficient residential land to maintain affordability of development sites.
OH-4	Facilitate infill development

	to reinforce the fabric of the town
OH-5	Designate a maximum of 30% of land zoned “permanent residential” for use as holiday homes. It will be a requirement that the holiday home element of any landholding should form a separate unit within the development, designed to minimise its impact on the permanent residential element. In addition, all applications for development should include the necessary proportions of holiday home/permanent accommodation and proposals in relation to Part V. Applications for holiday home developments without the associated permanent dwellings will not be permitted.
OH-6	Require a minimum of 31% of developments zoned ‘Permanent Residential’ be reserved for Irish Speakers. The standard of Irish required shall be determined and assessed by Kerry County Council. This requirement shall be imposed by a condition attached to the relevant planning decision.
OH-7	Impose an occupancy clause on all dwelling units allocated for permanent residential use.
OH-8	Facilitate the provision of childcare, educational, healthcare and care of the elderly within the town.



Urban Form

The existing settlement pattern of the town exhibits ribbon development on a number of approaches. This ribbon development, with its linear form, 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.

The location of the town between the An Daingean Harbour to the south and the mountains to the north and hills to the east has been a factor in determining the settlement pattern of the town. The planned relief Road will provide the necessary access to facilitate development of lands adjoining it.

Retail

An Daingean is designated as one of seven “District Centres” in the Retail Development Strategy of the Co. Kerry Development Plan 2003 – 2009. Each district centre serves its own catchment area and is self-sufficient in terms of food and convenience (food and drink, various domestic items including cleaning products, toiletries and pharmaceutical products) shopping, but provides only a limited range of comparison goods. Demand for comparison (clothes, electrical equipment, house furniture, carpets and DIY equipment) shopping is met largely in the regional towns of Tralee and Killarney.

The extent and population of the catchment area is insufficient to support the development of the town as 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.

Objective No.	Overall Objectives
	It is an Objective of the Council to
Retail	

OR-1	Maintain the vitality and viability of the town as a shopping location for its catchment area
OR-2	Improve the range, scale and accessibility of retail outlets within the town.
OR-3	Maintain a high quality of amenity and environmental standards throughout the retail core.
OR-4	Zone land for retail warehousing.

Built Environment

The town centre has many attractive physical characteristics on which to build a high quality-shopping environment. Its most distinctive physical attribute is its historic streetscape. The Heritage policies of this plan will serve to protect this historic asset. The development of the mixed use sites zoned in this plan provide the opportunity to create attractive open spaces and new architectural compositions, which together will significantly enhance the physical fabric of the town centre.

Natural Environment and Amenity:

The numerous issues relating to Dingle Harbour are documented in detail in the following Studies commissioned by the Dingle Harbour Commissioners:

- Dingle Harbour: A resource Scoping Study (2002)
- Dingle Harbour resource initiative: Policy statement and harbour users’ workshops (2005)

The wastewater treatment plant and the lack of polluting heavy industry, means that the natural environment in the area is of a very high standard. These standards must be maintained into the future.

Land directly to the north of the town has been designated as both a National Heritage Area and a Special Area of Conservation (Map 5).

Objective No.	Overall Objectives
	It is an Objective of the Council to
Environment	
OEnv-1	Prohibit development which would have a detrimental effect on the natural environment.
OEnv-2	Facilitate the extension of the Waste Water Treatment Plant at Imleach Thiar an Daingean so as to cater for future requirements.

1.3 Specific Objectives

An Cultúr agus An Gaeilge:

Section 10(2m) of the Planning and Development Act 2000 requires the council to include objectives for the ‘*protection of the linguistic and cultural heritage of the Gaeltacht including the promotion of Irish as the community language*’. An Daingean is the main settlement in the Corca Dhuibhne Gaeltacht. The 2002 Census records that the number of Irish speakers in the town as a percentage of the total population was 62.4%. Economic and social developments need to protect the distinctive linguistic, cultural, physical and environmental heritage of the town. Planning applications must be assessed in terms of protecting and strengthening the linguistic, social and cultural heritage of the Gaeltacht.

Objective No	An Ghaeilge
	It is an objective of the Council that
AG-1	The linguistic and cultural heritage of the Gaeltacht in An Daingean is protected including the promotion of Irish as the community language

AG-2	An Irish language condition is placed on permissions for housing developments zoned 'permanent residential' so as to mitigate the impact on this Gaeltacht area by non-Irish speakers. A minimum of 31% of housing developments zoned 'permanent residential' shall be reserved for Irish speakers. The standard of Irish required shall be determined and assessed by Kerry County Council. (No Irish language clause is to be placed on holiday homes or the Social and Affordable portion of developments.)
AG-3	All directional signage shall be in Irish only. All other signage in An Daingean shall be in Irish or bilingual. Where bilingual language is used, the Irish version shall be the dominant wording on the sign.
AG-4	In future, all housing developments shall have Irish names only.
AG-5	A Linguistic Impact Statement is required for all housing schemes and is taken into account in determining planning applications.

Housing

Residential densities shall be determined with reference to the capacity of proposed designs and layouts to provide a quality living environment including the availability of appropriate open space. Proposals will be considered with a view to maximising the use, and therefore, the value, obtained from public and private services. The Planning Authority will have regard to the Department of the Environment, Heritage and Local Government publication "Residential Density – Guidelines for Planning Authorities" December 2000 when considering proposals. Higher densities

are appropriate closer to the town centre, with densities decreasing further out towards the town boundaries. Housing densities should be appropriate to the location and take account of adjoining developments.

Objective No	Residential
	It is an objective of the Council
H-1	That those lands indicated " <i>permanent residential</i> " on map 2 are reserved for permanent residential development to serve existing and projected demand; subject to a maximum of 30% to be designated for holiday home use. The holiday home element shall form a discrete element of the development.
H-2	To promote the development of suitable derelict and backland sites for infill housing schemes.
H-3	To reserve 20% of the land zoned in this plan for residential development, or for a mix of residential and other uses, for the provision of social and affordable housing.

Employment and Economic Activity

Objective No	Industry/ Employment
	It is an objective of the Council to
E-1	Encourage the establishment of small craft based and similar industries within the town.
E-2	Encourage the location of fish processing and associated services to the existing industrial estate at Baile na Buaille, west of An Daingean.

E-3	Zone the lands as shown on map 2 as "light industrial" to facilitate the fishing industry in the harbour area.
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Business Parks

An Daingean has successfully attracted a small number of high tech office employers. This suggests that firms, who do not need to locate close to markets and transport infrastructure, such as tele-sales, IT companies, financial services, company and public sector headquarters, etc., could locate successfully in An Daingean. 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.

The two office/business/enterprise parks in Milltown, immediately west of An Daingean, and An Cooleen in An Daingean have capacity for further growth in this sector. Sites adjacent to the route of the proposed broadband fibre could also be utilized (for example the existing hospital, CBS and convent secondary schools which may come available due to relocation).

As the locational decisions of firms in this sector are influenced by environmental quality, the layout and architectural quality of development will be required to be of a high standard. Development must comply with the urban design and architectural standards detailed in this plan. The success of these parks will also be dependent on improving the social and environmental fabric of the town.

Objective No.	Employment and Economic Activity
	It is an Objective of the Council to
E-4	Zone lands as shown on map 2 as Business Parks.

Transport and Infrastructure

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.

An Daingean experiences considerable through traffic and congestion during peak times in the tourist season. In addition the development of lands along Spa Road and Conor Pass Road are constrained by the inadequate road width at the Droichead. To alleviate these, a relief road and additional car parks have been identified and their parking requirements quantified in the Traffic Management Plan for An Daingean. The development of much of the lands zoned is contingent on the provision of this infrastructure.

The An Daingean Water Supply Scheme has a design capacity of 2000m³ of treated water per day. Peak months are August and September when maximum total water demand would typically be 1,650m³ per day. The An Daingean Wastewater Treatment Plant has a design population equivalent of 8,600 persons. While the plant has adequate treatment capacity at present, provision needs to be made for its future expansion by the zoning of adjoining land for this purpose.

E.S.B. Networks state that there is currently circa 50% spare capacity in the 38KV station serving An Daingean.

Car Parking

Existing and proposed car parks are shown on Map 2.

The extensive nature of carparking (used by buses, camper vans etc) severs the waterfront from the town. Visually and functionally it operates as part of the main road rather than a public space.

A portion of the car park shown in the area north of Strand Street and east of the relief road will be used to accommodate tour buses where they will not be as visually intrusive as when parked on the waterfront park. This car park will be adjacent to the town centre retail area with a pedestrian and vehicular access to Green Street. This will reduce the negative visual effect on the waterfront, while facilitating the development of An Daingean as a stopping point for tourist traffic.

Relief Road

Most of the traffic from Killarney and Tralee enter An Daingean by the N86 National Secondary Road which continues as the R559 Sleah Head Drive from the pier. Therefore the waterfront road is subject to a significant volume of through-traffic including commercial vehicles and tour buses on what is a relatively narrow road.

It is proposed to reduce congestion on the waterfront road and town centre by the provision of a new relief road. This relief road will provide access to the waterfront, to Milltown roundabout and to service new developments. The indicative corridor for this Relief Road is shown on Map 3.

Internal Distributor Roads and Access to Backlands

Indicative access routes are identified to provide access to back-land areas to facilitate in-depth development and a more compact urban form. Additional pedestrian routes are also identified to improve the accessibility of the existing town park.

Objective No.	Transport and Infrastructure
	It is an Objective of the Council to
T1	Facilitate the development of a new Relief Road (indicative corridor shown on Map 3) to relieve traffic in the town centre and waterfront road and to open up lands for development. The section of road from Goat Street to Strand Street will form a new urban street. This street will reflect the existing character of the town in terms of urban grain, character, usage and architectural qualities.
T2	Provide for port related activity vehicular access from the Pier to the North Quay
T3	Provide a site in Fearann Na Cille north of Strand Street and east of the proposed relief road as a town centre car park with the capacity to also accommodate dedicated tour bus

	parking.
T4	Facilitate the development of a pedestrian and vehicular east-west link between the new relief road, proposed car park (T3) and Green Street adjacent to the R.C. Church carpark.
T5	Facilitate the introduction of additional one-way traffic systems in the vicinity of the Droichead to improve traffic circulation and reduce congestion.
T6	Facilitate the widening of, and the provision of footpaths on both sides of the Local Primary (L-4100-0) road from Milltown roundabout northeastwards to the proposed relief road junction with Goat Street.
T7	Upgrade/realign the Y-junction at the Conor Pass Rd/Spa Road junction
T8	Seek to provide a pedestrian route from The Mall to Dykegate Street and through the Town park (O'Donnell Park) to Green Street in order to make the park more accessible
T9	Seek to provide a pedestrian route from Orchard Lane into the Town park (O'Donnell Park) in order to make the park more accessible.
T10	Preserve the pedestrian walk along the waterfront from the boathouse at Cooleen to the Rocket House, the lighthouse and Beenbawn.
T11	Seek the continuation of the pedestrian walkway from the East Quay to the walkway from Cooleen to the Rocket House.
T12	Reserve new access points to facilitate orderly in-depth development.
T13	Provide improved access points for housing.
T14	Landscape and signpost all public car parks.
T15	Seek to improve the boundaries of approach roads.
T16	Provide for the widening of Chapel lane

	eastwards from the relief road to the existing road along the town boundary, and the existing road along the town boundary in the townlands of An Grobh, An Cheapaigh and Moin na Ceapai and the road heading southeast onto the Spa Road.
T17	Provide for the widening of and the provision of footpaths on both sides of Spa Road (L-12071-0) from it's junction with the Conor Pass Road (L-5010-0) eastwards to the town boundary at Moin na Ceapai.
T18	Provide for the widening of and the provision of footpaths on both sides of the Conor Pass Road (L-5010-0) from it's junction with the proposed relief road eastwards to the town boundary on the Conor Pass Road.
T19	Facilitate the development of a pedestrian link between the new relief road and Main Street adjacent to the Church of Ireland.
T-20	Designate a dedicated tour bus drop off point at The Tracks
T-21	Facilitate the continuation of the roadway at the south-western corner of the green area in Fearann Na Cille.
T-22	Promote and facilitate the provision of the necessary infrastructure to facilitate the use of the bicycle as a mode of transport throughout the town.
T23	Zone land adjacent to the existing Waste Water Treatment Plant at Imleach Thiar an Daingean to provide for increasing the treatment capacity of the existing Waste Water Treatment Plant to meet projected future demand.
T24	Support the provision of broadband to An Daingean
T25	Continue the pedestrian footpath on the southern side of the R-559-0 road from the marina west to the existing footpath as shown on Map 3.

Funding of necessary infrastructure

Traffic management and transport infrastructure have been identified as major constraints to the development potential of An Daingean. Provision of car parking and relief roads are identified as critical infrastructure requirements in this Local Area Plan. The development of much of the lands zoned (Map 2) is contingent on the provision of the above infrastructure.

The provision of the necessary roads and traffic management infrastructure to facilitate the development of An Daingean is, in turn, dependant on a Supplementary Development Contribution Scheme, in accordance with S.49 of the Planning and Development Act 2000, which will be adopted separately by the elected members of Kerry County Council.

Retailing

An Daingean's town centre as shown on Map 2 is the town's main shopping area. This function will be retained and reinforced by ensuring retail developments are located where possible within the retail core. In order to achieve this, the Council shall apply a sequential approach to the location of new retail development. This approach requires that town centre sites be developed before out of town sites are considered. This will ensure the vitality and viability of the existing town centre is protected from the impact of out of town shopping developments. Potential retail development sites within the town are provided for in the "mixed use", and "retail warehousing" sites shown on Map 2 and in some Opportunity Sites shown on Map 3.

The provision of the proposed relief road will provide the opportunity to develop new retail opportunities adjacent to the existing town centre from Strand Street north towards Goat Street. This street will function as a new town centre street providing an attractive new town centre extension, thereby contributing to the retail provision, the quality of the environment and development of An Daingean. It will provide an additional retail area to service the needs of the increasing population of An Daingean and it's catchment area. Pedestrian and vehicular access is to be provided from this new retail street to the proposed carpark and onto Green Street.

Retail Warehousing is an increasingly important sector of the retail industry, and as such, necessary to the development of

An Daingean as a higher order district retail centre. Retail warehousing units are generally large scale, single retail stores catering for the car-borne customer and specialising in non-food products such as furniture, carpets, tiles, DIY, electrical goods etc. An Daingean's town centre is unable to cater for these types of development in terms of size, servicing requirements, accessibility and goods sold. The central road network is congested and increased vehicle movements could not be accommodated without undermining other retailing uses. Land is zoned therefore, for the development of a retail warehousing park outside the town centre at Gort Onora as shown on Map 2

Applications for retail development must comply with the policies contained in the Retail Planning Guidelines for Planning Authorities issued by the Department of Environment Heritage and Local Government 2000.

Objective No.	Retail
	It is an objective of the Council to
R-1	Ensure that new retail development other than small scale convenience shopping and retailing/warehousing is located in the town centre, and where this is not viable on edge of centre sites.
R-2	Promote retail uses within the retail core, on mixed use sites (as indicated on map 2) and within some of the Opportunity Sites (as indicated on Map 3)
R-3	Zone lands as shown on Map 2 for the development of a "retail warehousing" park at Gort Onora.
R-4	Expand the retail provision available within the town both in the range of goods provided and the number of outlets available

Amenity

An Daingean's very location with the harbour to the south and hills to the north, west and east, make it an ideal location and base for leisure activities and informal recreation. The marina attracts large numbers of leisure craft to the town.

It will be the policy of the Council to protect the natural and recreational amenities of the town for both residents and visitors while facilitating the sustainable development of An Daingean as a major tourist destination.

The provision of amenity infrastructure and facilities is dependent on a Supplementary Development Contribution Scheme, in accordance with Section 49 of the Planning and Development Act 2000, which will be adopted separately by the elected members of Kerry County Council.

Objective No.	Amenity
	It is an Objective of the Council to
A-1	Continue to promote the marina as a major asset for both townspeople and tourists.
A-2	Facilitate the development of the harbour area and the improvement of it's visual amenity including the provision of appropriate street furniture and improved parking areas.
A-3	Continue to preserve and maintain the existing Town Park (O'Donnell Park) and seek additional pedestrian access routes to it.
A-4	Facilitate the development of a community centre incorporating sporting facilities within the town.
A-5	Preserve the pedestrian walk along the waterfront from the boathouse at Cooleen to the Rocket House, the lighthouse and Beenbawn.
A-6	Seek to incorporate all the towns cultural, physical and environmental assets into a designated and signposted "Heritage Trail".
A-7	Facilitate the development of a theatre.

A-8	Seek the continuation of the promenade from the Marina to the northern quay and onto Cooleen.
A-9	Preserve the linear park along The Mall River, from Spa Road to the sea, and along the seafront from Cooleen to the Rocket House.

1.4 Urban Design and Built Heritage

Urban Design

Good urban design contributes to an improvement in factors affecting quality of life, and can create the physical conditions for economic regeneration.

The streets, as open spaces, form the "theme" off which there are laneways and courtyards which provide An Daingean with it's particular character. The character of the town is particularly demonstrated by the tight cluster of buildings which step up from the waterfront.

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. Urban design is essential in creating community identity and making places that are successful both socially and economically, good to live in, and attractive to visit. It is effective planning in the widest sense, and it can help to deliver better public services. 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. This will involve the use of landscape architects, planners, architects and engineers working in a planned coordinated fashion to produce a safe attractive and functional development which capitalises on the assets of a site, integrates with the surrounding character of an area and produces a development with a sense of place, identity and character.

The Landscape Architect should be involved in analysing and understanding sites from the start of the planning and design process, rather than being brought in at a late stage to disguise ugly buildings with some planting. Similarly roads engineers should use their skills to make places that are pleasant to be in and to walk through, rather than focusing narrowly on keeping the traffic moving. The design of the open space, its functionality and its quality is critical. Once this space has been properly designed and detailed the structures enclosing it can be seen in a more contextual setting and be designed appropriately.

It is the intention of the planning authority in promoting good design for the town of An Daingean; to rely less on prescriptive standards and to assess development proposals on their individual design merits. In order to promote this aim it is the intention of the planning authority that applications for development within the town will be accompanied by Urban Design Statements. Every development either detracts from or contributes to the Urban Environment and, while the detail of the Urban Design Statements will vary according to the size of the proposed developments, each application should be accompanied by a design statement including a site analysis and design assessment.

Objective No	Urban Design
	It is an objective of the Council
UD-1	To ensure that a high quality urban environment is provided throughout the town of An Daingean.
UD-2	To require Urban Design Statements for large or significant developments

	within the Town.
UD-3	To require that all application for new development should be accompanied by a design statement.

Urban Design Statements should address the following issues:

Site Context / Site Analysis

- Context relative to existing urban area
- Mapping
- Topography
- Vegetation
- Services
- Site Features
- Orientation
- Adjacent Developments
- Zoning Provisions
- Amenity Provision
- Aesthetic value

Overall Design Vision

- What is the main objective of the development?
- How will it relate to the town?
- How will it contribute to the town?
- Will it incorporate Environmental Sustainability?
- What are its Civic Aims?
- Will it meet the needs of the residents?
- Will it have distinctive character and a sense of place?
- Amenity Provision
- Aesthetic value

Design Objectives

- Appropriate location And Density
- Distance from town centre
- Integration
- Sense of Place
- Community/ neighbourhood

Architectural Objectives

- Respect existing Scale and Character

- Integration
- Proportion
- Active street frontages
- Detailing and Finishes

Sustainable Design

- Provision for urban transport
- Maximise sunlight
- Heating
- Design

Landscape Objectives

- Overall landscaping vision
- Hard Landscaping
- Materials / furniture
- Permeability and Accessibility
- Character
- Safety
- Public Domain / Private divide

Public Domain

- Design of the open space
- Permeability
- Pedestrian, bicycle and vehicular access
- Uses
- Meeting/ circulation area
- Passive recreational area
- Active sport area
- Combination
- Suitable for all year use
- Safety
- Ownership
- Clear public/ private divide

Applications should show how the proposed development fulfils the design objectives of the Urban Design Statement.”

Objective No	Built Heritage
	It is an objective of the Council
BH-1	To promote a high standard of architectural design throughout the town which will add to the quality of the built environment and

	promote the attractiveness of the town
BH-2	To protect the existing streetscapes of the town from inappropriate development which would alter their intrinsic character
BH-3	To use the statutory provisions of the Derelict Sites Act 1990, where appropriate, to eliminate dereliction.
BH-4	To facilitate the development of streetscapes along the northern and southern sides of The Tracks.

Opportunity Sites

1. North Quay Site
2. Imleach Thiar an Daingean Site
3. Fearann Na Cille site north of Strand Street
4. The Wood site adjoining Milltown Roundabout
5. Open site at Holyground/Bridge Street junction
6. Ballybeg site
7. Northern road frontage of The Tracks
8. An Cheapaigh site
9. Former Boatyard Site

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 economic growth of the town.

Site 1 –North Quay Site

Development of this unique waterfront site will require the preparation of a detailed urban design statement which 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. In addition, development proposals should be of high quality architectural design and contribute to the public domain.

Site 2 – Imleach Thiar an Daingean Site

This site is zoned “town centre”. Provision in any development layout shall be made for vehicular and

pedestrian access to the existing Cooleen Business Park, whose current access is also used by pedestrians to the amenity walk from the Cooleen along the seafront to the Rocket House and beyond.

The site is prominently located at the access to the town and it is critical in establishing a good image and maintaining an attractive entrance that the architecture is of a high quality and is in keeping with the established form of development throughout the town.

Site 3 – Fearann Na Cille site north of Strand Street

A number of laneways along Strand Street have the potential to be extended to integrate new housing development into the urban fabric in a sensitive way by extending the established pattern of stepped terraced housing or by building holiday cottages around courtyards off the new street network.

An Area Action Plan will be prepared to maximise the development potential of this site for the economic, physical and social benefit of An Daingean.

Site 4–Site adjoining Milltown Roundabout at The Wood

This is a visually prominent site, particularly as one approaches An Daingean from Ceann Trá. Residential density shall be similar to adjoining developments. The design, layout and quality of materials should take into account the topography, visual impact and characteristics of the site at this landmark location. Any proposal for development should be accompanied by a comprehensive Urban Design Statement.

Site 5– Open site at Holyground/Bridge Street junction

Given the provision for additional carparking, there is no longer a requirement for off street parking in the Holy Ground. It is planned to return this area to its former use as part of the town fabric, by developing it as an attractive urban space. The landscaping of this area will have to be of a very high standard.

Site 6– Ballybeg Site

An Area Action Plan will be prepared to maximise the development potential of this site for the economic, physical and social benefit of An Daingean by incorporating a high quality design, open space and amenity facilities.

Site 7 – Northern road frontage of The Tracks

A streetscape shall be developed here which fronts onto The Tracks. The design, scope and bulk of development will be

of traditional form incorporating retail uses on the ground floor.

Site 8 – An Cheapaigh Site

An Action Area Plan will be prepared to maximise the development potential of this site for the economic, physical and social benefit of An Daingean.

Site 9 – Former Boatyard Site

It is intended that the development at this landmark site should be for uses benefiting the community of An Daingean. Any proposal shall be of high quality design integrating with the waterfront location and contributing to the public domain. Provision is to be made for vehicular access on the south (water frontage) of this site from the pier to the North Quay so as to enable port related activity traffic travel from one to the other without the need to go onto Strand Street, thereby alleviating traffic congestion”.

Built Heritage

The architectural and archaeological heritage of a town gives expression to its social, economic and cultural heritage. It is also a marketable commodity attracting tourists and local visitors to use services and facilities. Therefore, for historical, social, and economic reasons, it is the aim of the Planning Authority to protect the town’s architectural and archaeological heritage.

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.

Objectives Urban Design	Built Heritage
BH-5	It is an objective of the Council in the exercise of its functions to take a balanced approach to the maintenance and development of architectural heritage. It will have regard to both the qualities of the given architectural context and the safety, comfort and usage requirements of modern living.
BH-6	It is an objective of the plan that the land adjoining the Relief Road would constitute an attractive streetscape to complement the existing urban character.

Protected Structures

The Record of Protected Structures affords special protection to structures which are of special interest from an architectural, historical, archaeological, artistic, cultural, scientific, social or technical point of view. Within the An Daingean town boundary there are currently 21 structures included in the Record of Protected Structures. These structures are listed in Appendix A contained in volume 2 of this plan and are indicated on Map 4.

In the preparation of this plan a detailed architectural survey has identified a further 33 structures (buildings and street furniture items) of sufficient merit to warrant consideration for inclusion in the Record of Protected Structures. The structures proposed are listed in Appendix B and indicated on Map 4. These buildings will be considered for inclusion in the Record of Protected Structures in accordance with the procedures detailed in the Planning and Development Act 2000.

While it is intended that items of cast iron street furniture and the Forge Pole be included as proposed protected structures, it is intended that local movement of these should not be precluded, so as to facilitate development at these locations. Should movement be necessary, it is intended that they will

remain clearly visible and accessible and where possible be returned to functional order.

Objectives Urban Design	Protected Structures It is an objective of the Council to
PS-1	Secure the inclusion of the structures identified in appendix B and indicated on map 4 on the record of protected structures.
PS-2	<p>Protect and enhance structures included in the Record of protected structures or proposed for inclusion by requiring that:</p> <ul style="list-style-type: none">▪ No such building is demolished▪ The maintenance, alteration, extension, replacement or insertion of any significant feature(s) or part(s) to a protected structure shall not be detrimental to the character of the structure.▪ Development shall be carried out and designed sympathetically having regard to the architectural character of the structure and the setting.▪ The erection of any structure adjacent to or within the vicinity of the structure shall not be detrimental to the character of the structure and the setting, and shall be sited and designed sympathetically with the character of the structure and the setting.▪ The Planning Authority shall secure retention and preservation of particular features of special interest.▪ The Planning Authority shall use its statutory powers to ensure protected structures are maintained in good order.

Recorded Monuments

These are monuments included in the Record of Monuments and Places and are afforded special protection. These are listed in

Appendix C and indicated on Map 4. Of special note here is the inclusion of much of the town centre of An Daingean in the Record of Monuments and Places.

Objectives Urban Design	Recorded Monuments It is an objective of the Council to
RM-1	Ensure the preservation of all archaeological monuments included in the Record of Monuments and Places as listed in Appendix C.
RM-2	Have regard to the recommendations of The Heritage Service, the National Museum of Ireland and other statutory agencies in the carrying out of its development control functions.
RM-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.

Architectural Conservation Areas

ACA’s recognise that the value of a historic area depends on much more than the quality, scale, material and detailing of individual buildings. It is also shaped by the layout and the vistas along streets and between buildings. Shop fronts, street furniture and hard and soft surfaces are also key to the historic character of the area. Consequently ACA’s are designed to conserve whole streetscapes, together with the buildings they encompass.

An Daingean’s town centre is of historic and environmental importance, and constitutes an economic asset as a tourist attraction and amenity. In order to protect this asset it is proposed during the period of the plan to designate one or more areas of An Daingean town as Architectural Conservation Areas. Proposed Architectural Conservation Areas/streetscapes for An Daingean are shown on Map 4.

Objectives Urban Design	Architectural Conservation Area
	It is an objective of the Council
AC-1	To designate an area or areas in the town as Architectural Conservation Areas in accordance with the provisions of the Planning and Development Act 2000 and the statutory guidelines for designation issued by the Heritage Service, during the period of the plan.
AC-2	That new development within the town centre reinforces the town’s local and regional identity by incorporating the vernacular architectural elements of the towns building traditions. This will include pavement building lines, rectangular sash windows, plain plaster renders and decorative plasterwork where appropriate.

1.5 ZONING

Introduction

Land has been zoned to facilitate development over the 6-year plan period only. An assessment of land requirements over the plan period have been based on an analysis of the functions of the town and the plan's strategy to develop the town as a high-level district centre. The zoning provisions are designed to achieve a sustainable compact form and optimal use of social and physical infrastructure.

Lands zoned adjoining the proposed relief road indicative corridor shall be deemed to have their particular zoning extended to the boundary of the landtake for the relief road once this landtake has been finalised.

Residential

It is the objective of this plan that these areas remain primarily residential in character and only development that is consistent with preserving and improving residential amenity shall be permitted.

Town Centre



A range of uses including retail, commercial, small industrial, residential and office uses serving the public directly will be permitted in the town centre where they do not detract from the character of the town centre and meet the development policies and standards of the Kerry County Development Plan 2003 -2009 .

Light Industry

A range of light industrial employment uses will be considered.

Service uses such as car repair workshops, which have similar environmental impacts to light industrial uses, will be considered within the area where they are of a sufficient scale to be inappropriate in a commercial or mixed use area.

Special Industries that are not compatible with urban areas by virtue of noxious or dangerous processes (such as noise, odour or pollution) will not be permitted.

Business Parks

Business / Office industry uses comprise a range of activities from tele-sales and computer programming companies to company headquarters etc. They are characterised by being clean non-polluting activities, which produce a product but do not serve the public directly. They are often offices, knowledge based or communications companies. Developments not directly related to business / enterprise uses, such as industrial, retail or residential will not be permitted.

Mixed Use Development

On land zoned as mixed-use, retail, office, recreational, tourist and housing uses will be permitted. The housing element of any

proposal should not exceed 70% of the site area in order to reserve land for other uses.

To promote good urban design, a development brief for mixed-use developments shall be submitted in advance of pre-planning discussions. This brief will address, *inter alia*, form, scale, open space, movement routes, and integration with the town centre area.

Institutional and Community Facilities

Community facilities including schools, churches and hospitals with their associated lands will normally be permitted. Limited residential or business uses are open for consideration, where they can be accommodated in the same zone without undermining the essential community use and potential of the zone. Business uses will only be permitted where they are functionally related and ancillary to community facilities. It is the objective of this zone to protect community facilities and amenities and to allow for their expansion.

Amenity

This zone is intended solely for recreational use, uses include the provision of playing pitches, town parks, children’s playgrounds, and leisure related indoor facilities, such as club houses, training and competing facilities. Unrelated uses, such as shops and houses, will not be permitted. The development of recreational buildings and car parks necessary for utilisation of the amenity will be considered. These uses, however, shall not detract from the primary amenity use.

An Daingean’s potential to develop as a centre for outdoor tourism has been identified. In order to support the development of this type of tourism, proposals for sporting venues and facilities will be considered in appropriate locations, where they comply with the development standards of the Co. Development Plan.

Zoning Matrix

The zoning matrix provides a guideline as to ‘permitted’ and ‘not permitted’ uses in each zone. In this table the following interpretation shall apply:

Key:	/	- Uses normally permitted
	O	- Uses open to consideration
	X	- Use not permitted

‘Open to Consideration’ means that there is no presumption in the plan that the proposed use will be acceptable within the particular zoning designation. Applications will be considered on their merits and the effect of the proposal on the overall development of the area as well as on adjoining properties will be relevant considerations in any assessment



ZONING MATRIX

Key: / - Uses normally permitted
 O - Uses open to consideration
 X - Use not permitted

ZONE	Residential	Town Centre	Mixed Use	Industry	Light industry	Retail Ware- housing	Business/ Office Park	General Amenity	Agriculture
Residential	/	O	O	X	X	X	X	x	X
Private Garages	/	O	O	X	X	X	X	X	X
Open Space	/	/	/	O	O	O	O	/	/
Public Service Installations	/	/	/	/	/	X	X	O	O
Car Parks	X	/	/	/	O	X	/	O	O
Educational/Schools	/	O	/	X	X	X	X	X	X
Places of Public Worship	O	/	/	X	X	X	X	X	X
Residential Institutions	/	O	O	X	X	X	X	X	X
Medical & Related Consultants	O	/	/	X	X	X	X	X	X
Health Centres /Clinics	O	/	/	X	X	X	O	X	X
Nursing Homes/ Hospitals	O	O	O	X	X	X	X	X	X
Community Halls	O	/	/	X	X	X	X	O	X
Recreational Buildings	O	/	/	O	X	X	O	O	X
Sports Clubs	O	/	/	O	X	X	O	O	O
Clubs (Private)	O	/	/	O	X	X	O	X	X
Cultural & Associated Uses Buildings	O	/	/	X	X	X	X	O	X
Guest Houses	O	O	O	X	X	X	X	X	O
Hotels	X	O	O	X	X	X	X	X	X
Caravan & Camping Parks	X	X	X	X	X	X	X	X	O
Restaurants	O	/	/	X	X	X	X	X	X
Public Houses	O	/	/	X	X	X	X	X	X
Cinemas/Theatres	X	/	/	X	X	X	X	X	X

Key: / - Uses normally permitted
 O - Uses open to consideration
 X - Use not permitted

ZONE	Residential	Town Centre	Mixed Use	Industry	Light Industry	Retail Ware-housing	Business/ Office Park	General Amenity	Agri-culture
Dance Halls/ Discotheques	X	O	O	X	X	X	X	X	X
Night Clubs	X	O	O	X	X	X	X	X	X
Amusement Arcades	X	O	O	X	X	X	X	X	X
Shops	O	/	/	X	X	X	X	X	X
Wholesale/ Cash & Carry	X	X	X	X	O	X	X	X	X
Offices	X	/	/	X	X	X	/	X	X
Tele Sales / Call Centre	X	O	X	X	X	X	/	X	X
Banks	X	/	/	X	X	X	O	X	X
Petrol Filling Stations	X	X	O	X	X	X	X	X	X
Repair Garages/ Workshops	X	X	O	X	O	O	X	X	X
Motor Sales Outlets	X	X	O	X	X	O	X	X	X
Agricultural related Industry and service.	X	X	X	O	/	X	X	X	X
Heavy Commercial Vehicle Parks	X	X	X		O	X	X	X	X
Warehouses/ Storage Depots	X	X	X	O	O	O	X	X	X
Industry – Light	X	O	O	O	/	X	X	X	X
Industry – General	X	X	X	X	O	X	X	X	X
Industry – Special	X	X	X	X	X	X	X	X	X
Advertising Signs/ Structures	X	O	O	O	O	O	O	X	X
Cattle Mart	X	X	X	O	X	X	X	X	O
Hay Shed	X	X	X	X	X	X	X	X	/
Take-Away / Fast Food	X	O	O	X	X	X	X	X	X

APPENDIX A – Existing Protected Structures

(shown on Map 4)

- | | |
|-------------------------------|---|
| 1. Council Ref. 21400617 | Former School House, The Mall. |
| 2. Council Ref. 21400611 | Terraced House, Bridge Street. |
| 3. Council Ref. 21400612 | Terraced Building, Strand Street. |
| 4. Council Ref. 21400619 | Semi Detached House, Strand Street. |
| 5. Council Ref. 21400613 | Detached House, Green Street. |
| 6. Council Ref. 21400614 | Dingle Carnegie Free Library, Green Street. |
| 7. Council Ref. 21400615 | St. Mary's Catholic Church, Green Street. |
| 8. Council Ref. 21400616 | Presentation Convent, Green Street. |
| 9. Council Ref. 21400601 | Temperance Hall, Main Street. |
| 10. Council Ref. 21400601 | 2 Terraced Houses, The Global Village, Main Street. |
| 11. Council Ref. 21400609 | Centra Supermarket,. Terraced House, Main Street. |
| 12. Council Ref. 21400608 | Terraced House, Main Street. |
| 13. Council Ref. 21400607 | Terraced House, Main Street. |
| 14. Council Ref. RPS- 053-001 | Former Railway Station, An Fearann. |
| 15. Council Ref. 21400605 | Benner's Hotel, Main Street/Benner's Lane. |
| 16. Council Ref. 21400604 | Commodum/Al's Hairshop, Main Street. |
| 17. Council Ref. 21400621 | Bridge, Main Street |
| 18. Council Ref. 21400618 | Terraced House, John Street. |
| 19. Council Ref. RPS-043-003 | Terraced House, M. Neilligan, Main Street. |
| 20. Council Ref. 21400610 | St., James's Church of Ireland, Main Street. |
| 21. Rice House, Green Street. | |

APPENDIX B – Proposed Protected Structures

(shown on Map 5)

22. House on Main Street
23. Dick Mack's Bar, Green Street.
24. Lisbeth Mulcahy Shop, Green Street.
25. De Staic House, Green Street
26. Spanish House, Green Street.
27. Cabin, Dykegate Street.
28. Cast-Iron Vent Pile, Dykegate Street.
29. Courthouse, The Mall.
30. CBS, School
31. Cast-Iron Pump, The Mall
32. Cast-Iron Pump, An Fearann.
33. Forge Pole, Holyground
34. No. 1 Emlagh Cottage.
35. No. 2 Emlagh Cottage.
36. No. 3 Emlagh Cottage.
37. No. 4 Emlagh Cottage.
38. No. 5 Emlagh Cottage.
39. No. 6 Emlagh Cottage.
40. No. 7 Emlagh Cottage.
41. No. 8 Emlagh
42. No. 9 Emlagh Cottage.
43. Coastguard Boat House, Emlagh.
44. The Rocket House.
45. Hannah Griffin's Bar, Strand Street
46. Michael Flahive's Bar, Strand Street.
47. Cast-Iron Pump, The Wood.
48. Siopa an Dearud at Milltown Bridge
49. Hospital
50. Cast-Iron Vent Pipe, Goat Street
51. Cast-Iron Pump, Goat Street.
52. Cast-Iron Pump, Goat Street.
53. Cabins, Chapel lane.
54. Fearann Na Cille House.



REGISTRATION NUMBER NUMBER ON MAP: 22

LOCATION:

Name: House
Address: Main Street
Town: An Daingean
Townland: An Grobh
County: Kerry

TYPE:

Original Type: Terraced House | Dwelling
Additional Use Public House| Public Building| Recreation
In use as: Terraced House| Dwelling

DATE: 1800 - 1840

CONDITION: Good

COMPOSITION: Terraced, three-bay two-storey house, built c. 1820. Pitched slated roof. Early panelled timber front door with overlight. Early, possibly original timber sash windows to first floor and one to ground floor. Fixed glass display window with timber glazing bars to one side of ground floor. Painted rendered façade, construction likely to be of rubble stone.

APPRAISAL: This house is an important surviving townhouse, in a prominent position on Main Street. It retains an exceptional amount of fabric to the façade, including early timber sash windows and panelled door. Interior access was not possible, but it is reported to retain much early internal fabric, including staircase, door and window joinery, and plan form. For sale Dec 2005.



REGISTRATION NUMBER NUMBER ON MAP: 23

LOCATION:

Name: Dick Mack's Bar
Address: Green Street
Town: An Daingean
Townland: An Daingean
County: Kerry

TYPE:

Original Type: Public House| Inn| Tavern| Public Building
Additional Use: Dwelling
In use as: Public House| Inn| Tavern| Public Building

DATE: 1890 - 1900

CONDITION: Good

COMPOSITION: Detached four-bay two-storey public house, with residential accommodation above, built c. 1899. Pitched slated roof. Timber sash windows. Façade divided into two sections, with separate timber panelled door to two-bay residential accommodation section to one side, and fixed glass display window to shop/pub front to other side. Plaster moulded details to shopfront cornice, cills, quoin details and window and door surrounds. Sheeted timber gates with strapwork to south. Entrance to yard to rear of building to north. Yard contains two ranges of terraced two-storey outbuildings, which may be considered part of the curtilage of the main building. Very intact interior, formerly bar and shop, now in use as bar, with timber bar counter and shelving. Formerly residential back kitchen area also now open to bar, retaining terracotta floor tiles, timber joinery and chimneypieces. Building was built by present owner's grandfather, the Dingle Station Master in 1899, sold shoes and boots from 1938 and the present owner's father undertook leather repairs from the 1960's.

APPRAISAL: Particularly intact late 19th century shop and pub, with very intact associated residential accommodation. The continuous ownership and operation by the same family has contributed to the level of survival of the internal features, and forms part of its significance. The building, especially the interior, has been very well maintained.





REGISTRATION NUMBER NUMBER ON MAP: 24

LOCATION:

Name: Lisbeth Mulcahy
Address: Green Street
Town: An Daingean
Townland: An Daingean
County: Kerry

TYPE:

Original Type: Terraced House | Dwelling
In use as: Retail Outlet| Public Building| Commercial

DATE: 1800 - 1840

CONDITION: Good

COMPOSITION: Terraced, three-bay three-storey house, one of a pair, built c. 1820. Carriage arch to side leads to rear yard with outbuildings. Pitched slated roof. Later timber sash windows to first and second floors. Later shopfront. Rendered rubble stone façade. Important surviving original internal fabric includes timber dogleg staircase with elaborate curved handrail, floorboards, panelled timber doors and shutters to windows. House retains original plan form to first and second floors, although ground floor shop appears to have been altered. Two-storey return to rear.

APPRAISAL: This house is a particularly well maintained important early nineteenth-century three-storey townhouse, one of a pair which retain particularly good original timber staircases and joinery, including doors and window shutters. It retains its original yard arrangement to the rear, although the two storey outbuilding, now in use for weaving, has been altered.



REGISTRATION NUMBER NUMBER ON MAP: 25

LOCATION:

Name: de Staic Jewellers
Address: Green Street
Town: An Daingean
Townland: An Daingean
County: Kerry

TYPE:

Original Type: Terraced House | Dwelling
In use as: Retail Outlet| Public Building| Commercial
Additional Use: Restaurant| Public Building| Recreation

DATE: 1800 - 1840

CONDITION: Good

COMPOSITION: Terraced, three-bay three-storey house, one of a pair, built c. 1820. Pitched slated roof. Early, possibly original timber sash windows to first and second floors. Render removed from front façade, some roughcast render survives to rear façade. Important surviving original internal fabric includes timber dogleg staircase, panelled timber doors and shutters to windows. House has a large single storey modern rear extension, in use as restaurant. Garden to rear.

APPRAISAL: This house is an important surviving three-storey townhouse, one of a pair which retain particularly good original timber staircases and joinery, including doors and window shutters. It retains a garden to the rear. The loss of the render to the front façade is regrettable, and the reinstatement of an appropriate lime render should be encouraged.





REGISTRATION NUMBER NUMBER ON MAP: 26

LOCATION:

Name: The ‘Spanish’ House
Address: Green Street
Town: An Daingean
Townland: Fearann Na Cille
County: Kerry

TYPE:

Original Type: Terraced House| Dwelling
In use as: Terraced House| Dwelling

DATE: 1800 - 1840

CONDITION: Good

COMPOSITION: Terraced three-bay two-storey house, containing carved stone inserted into wall above entrance, depicting three birds. The stone is believed to be of 16th century date and to have related to the Spanish trading links with Dingle. The house has a pitched slated roof, rendered walls and timber fixed windows to the ground floor with timber sash windows above.

APPRAISAL: This house is significant both for its scale on the street and intactness of early building materials to its façade, as well as for the earlier carved stone set into its wall. Of the three houses on Green Street containing carved stones of that period, this one appears to be the most intact. The interior was not accessible.



REGISTRATION NUMBER NUMBER ON MAP: 27

LOCATION:

Name: ‘River Lane’
Address: Dykegate St
Town: An Daingean
Townland: An Daingean
County: Kerry

TYPE:

Original Type: Thatched Cottage| Dwelling
In use as: Retail Outlet| Public Building| Commercial

DATE: 1800 - 1840

CONDITION: Good

COMPOSITION: Terraced, three-bay house, now in use as a shop. Likely to have been a thatched ‘cabin’, and possibly built in the late eighteenth or very early nineteenth century. The building has a corrugated metal roof, rubble stone walls and modern timber windows. Interior retains an open hearth to gable end and has later timber beamed ceiling, with exposed painted rubble stone wall finish. The front façade walls of other terraced cabins survive on either side.

APPRAISAL: The building is an example of a typical ‘cabin’ house, one of many which would have populated the side streets and lanes of Dingle in the eighteenth and nineteenth centuries. This is one of the few surviving examples which is still in use and the surviving context in the form of the front facades of the neighbouring cabins add further to its significance. These walls on either side may be considered as part of the building’s curtilage.





REGISTRATION NUMBER

NUMBER ON MAP: 28

LOCATION:

Name: Vent pipe
Address: Dykegate Street
Town: An Daingean
Townland: An Daingean
County: Kerry

TYPE:
Original Type: Vent Pipe| Street Furniture|
In use as:

DATE: 1850 - 1900

CONDITION: Good

COMPOSITION: Painted cast-iron vent pipe, c. 1870, no longer in use. Fluted shaft. Domed head.

APPRAISAL: One of four surviving cast-iron vent pipes in the town. Significant as part of the historic street character of Dykegate Street.



REGISTRATION NUMBER

NUMBER ON MAP: 29

LOCATION:

Name: The Courthouse
Address: The Mall
Town: An Daingean
Townland: An Fearann
County: Kerry

TYPE:
Original Type: Courthouse| Public Building| Administration
In use as:

DATE: 1840-1845

CONDITION: Good

COMPOSITION: Detached, three-bay two storey courthouse, built in 1845 and now disused. Recessed central bay, with steps leading to a first floor entrance, c. 1975. Original entrance was to rear of building, through stone entrance loggia. The building is of ashlar sandstone, severely weathered in places, a hipped, slated roof with corbelled eaves and modern timber sash windows. The double-height courtroom retains sheeted timber built-in furniture, timber staircases, and galleries with cast-iron columns and cornice mouldings. Timber panelled doors, limestone and cast-iron chimneypieces and limestone floor flagstones also survive. Interior refurbished c. 1985

APPRAISAL: Exceptionally intact mid-nineteenth century courthouse, retaining the majority of internal fabric and plan form, in good condition internally but sandstone facade is severely weathered.



REGISTRATION NUMBER NUMBER ON MAP: 30

LOCATION:

Name: Christian Brothers' School
Address: John Street/ The Mall
Town: An Daingean
Townland: An Fearann
County: Kerry

TYPE:

Original Type: School| Educational
In use as: School| Educational

DATE: 1870 - 1875

CONDITION: Good

COMPOSITION: Detached two-storey school and monastery building, on an 'L'-shaped plan, now entirely in school use, built 1873. Roughcast render with quoin and window surround stones left proud of render. Snecked, rusticated sandstone to projecting entrance bay, carved corbel stones at eaves to slated pitched roofs. Apex gables have stone crosses. Predominantly timber sash windows. Later wing to south with 20th century lean-to structure. Classroom interiors retain much early joinery, floor finishes, glazed partitions and dado sheeted timber panelling. Interiors, windows and roof lost to monastery wing following fire in 2005. Surrounded by gardens, including terraced garden with steps to Mall, stone wall boundary to secondary lane entrance from The Mall, and orchard and former cemetery to rear. Remains of former Bridewell wall form boundary to west.

APPRAISAL: Christian Brothers arrived to An Daingean in 1848, with first school in former Linen Hall, moving to this purpose-built school and monastery in 1873. The building is on the site of the town's former barracks, next to the site of a pre-emancipation Roman Catholic chapel. The elevated site has an important and dominant position in the town. The significance of the school building is enhanced by the gardens and stone boundary walls to the site, its elevated position, and the retention of some early interior classroom features.



REGISTRATION NUMBER NUMBER ON MAP: 31

LOCATION:

Name: Water Pump
Address: The Mall
Town: An Daingean
Townland: An Daingean
County: Kerry

TYPE:

Original Type: Water Pump| Street Furniture|
In use as:

DATE: 1850 - 1900

CONDITION: Good

COMPOSITION: Painted cast-iron water pump, c. 1870, no longer in use. Fluted shaft and domed head, with pinnacle. Lever handle and spout lost. Modern tap fitted to former spout.

APPRAISAL: One of five surviving cast-iron water pumps in the town. Significant as part of the historic street character of The Mall.





REGISTRATION NUMBER NUMBER ON MAP: 32

LOCATION:

Name: Water Pump
Address: An Fearann
Town: An Daingean
Townland: An Fearann
County: Kerry

TYPE:
Original Type: Water Pump| Street Furniture|
In use as:

DATE: 1850 - 1900

CONDITION: Good

COMPOSITION: Painted cast-iron water pump, c. 1870, no longer in use. Fluted shaft. Domed head and Lever handle lost.

APPRAISAL: One of five surviving cast-iron water pumps in the town. Significant as part of the historic street character of An Fearann.



REGISTRATION NUMBER NUMBER ON MAP: 33

LOCATION:

Name: Forge Pole
Address: Holyground, An Daingean
Town: An Daingean
Townland: An Daingean
County: Kerry

TYPE:
Original Type: Old Forge Pole| Street Furniture|
In use as:

DATE:
CONDITION: Good

COMPOSITION: Painted blacksmiths bending pole, no longer in use. The pole was originally a ships spar. This is one of the last known blacksmiths bending poles in Ireland..

APPRAISAL: Significant as part of the historic street character of Holyground.





REGISTRATION NUMBER NUMBER ON MAP: 34

LOCATION:

Name: 1 Emlagh Cottages
Address: Emlagh Cottages
Town: An Daingean
Townland: Imleach Thiar an Daingean
County: Kerry

TYPE:

Original Type: Cottage| Coastguard
In use as: Terraced House| Dwelling

DATE: 1820-1840

CONDITION: Good

COMPOSITION: End-of-terrace three-bay single-storey house, formerly a coastguard cottage, built c. 1830. Pitched slated roof with rooflights. Modern UPVC door and windows. Interior modernised.

APPRAISAL: One of a terrace of cottages built in the early 19th century as a coastguard station. Their significance lies in their survival as a group. Interior access was not possible but most interiors appear to be substantially altered, and in any case would originally have been quite simple in detail.



REGISTRATION NUMBER NUMBER ON MAP: 35

LOCATION:

Name: 2 Emlagh Cottages
Address: Emlagh Cottages
Town: An Daingean
Townland: Imleach Thiar an Daingean
County: Kerry

TYPE:

Original Type: Cottage| Coastguard
In use as: Terraced House| Dwelling

DATE: 1820-1840

CONDITION: Good

COMPOSITION: Terraced three-bay single-storey with dormer attic house, formerly a coastguard cottage, built c. 1830. Pitched slated roof with dormer windows. Single storey projecting porch with crenellated detail to flat roof appears to have been added in early 20th century. Modern UPVC door and windows. Interior modernised.

APPRAISAL: One of a terrace of cottages built in the early 19th century as a coastguard station. Their significance lies in their survival as a group. The porch may have been added when the cottages were in use as Burnham estate cottages. Interior access was not possible but most interiors appear to be substantially altered, and in any case would originally have been quite simple in detail.





REGISTRATION NUMBER NUMBER ON MAP: 36

LOCATION:

Name: 3 Emlagh Cottages
Address: Emlagh Cottages
Town: An Daingean
Townland: Imleach Thiar an Daingean
County: Kerry

TYPE:

Original Type: Cottage| Coastguard
In use as: Terraced House| Dwelling

DATE: 1820-1840

CONDITION: Good

COMPOSITION: Terraced three-bay single-storey with dormer attic house, formerly a coastguard cottage, built c. 1830. Pitched slated roof with dormer windows. Single storey projecting porch with rail detail to flat roof appears to have been added in early 20th century. Modern timber door and windows. Interior modernised.

APPRAISAL: One of a terrace of cottages built in the early 19th century as a coastguard station. Their significance lies in their survival as a group. The porch may have been added when the cottages were in use as Burnham estate cottages. Interior access was not possible but most interiors appear to be substantially altered, and in any case would originally have been quite simple in detail.



REGISTRATION NUMBER NUMBER ON MAP: 37

LOCATION:

Name: 4 Emlagh Cottages
Address: Emlagh Cottages
Town: An Daingean
Townland: Imleach Thiar an Daingean
County: Kerry

TYPE:

Original Type: Cottage| Coastguard
In use as: Terraced House| Dwelling

DATE: 1820-1840

CONDITION: Good

COMPOSITION: Terraced three-bay single-storey house, formerly a coastguard cottage, built c. 1830. Pitched slated roof with dormer windows. Sheeted timber door and modern casement windows.

APPRAISAL: One of a terrace of cottages built in the early 19th century as a coastguard station. Their significance lies in their survival as a group. The window and door sizes appear to be original in this house. Interior access was not possible but most interiors appear to be substantially altered, and in any case would originally have been quite simple in detail.





REGISTRATION NUMBER NUMBER ON MAP: 38

LOCATION:

Name: 5 Emlagh Cottages
Address: Emlagh Cottages
Town: An Daingean
Townland: Imleach Thiar an Daingean
County: Kerry

TYPE:

Original Type: Cottage| Coastguard
In use as: Terraced House| Dwelling

DATE: 1820-1840

CONDITION: Good

COMPOSITION: Terraced three-bay single-storey with dormer attic house, formerly a coastguard cottage, built c. 1830. Pitched slated roof with dormer windows. Modern uPVC casement windows and front door.

APPRAISAL: One of a terrace of cottages built in the early 19th century as a coastguard station. Their significance lies in their survival as a group. Interior access was not possible but most interiors appear to be substantially altered, and in any case would originally have been quite simple in detail.



REGISTRATION NUMBER NUMBER ON MAP: 39

LOCATION:

Name: 6 Emlagh Cottages
Address: Emlagh Cottages
Town: An Daingean
Townland: Imleach Thiar an Daingean
County: Kerry

TYPE:

Original Type: Cottage| Coastguard
In use as: Terraced House| Dwelling

DATE: 1820-1840

CONDITION: Good

COMPOSITION: Terraced three-bay single-storey with dormer attic house, formerly a coastguard cottage, built c. 1830. Pitched slated roof with dormer window. Modern uPVC casement windows and front door.

APPRAISAL: One of a terrace of cottages built in the early 19th century as a coastguard station. Their significance lies in their survival as a group. Window and door opening sizes appear to be original in this house. Interior access was not possible but most interiors appear to be substantially altered, and in any case would originally have been quite simple in detail.





REGISTRATION NUMBER NUMBER ON MAP: 40

LOCATION:

Name: 7 Emlagh Cottages
Address: Emlagh Cottages
Town: An Daingean
Townland: Imleach Thiar an Daingean
County: Kerry

TYPE:

Original Type: Cottage| Coastguard
In use as: Terraced House| Dwelling

DATE: 1820-1840

CONDITION: Good

COMPOSITION: Terraced three-bay single-storey house, formerly a coastguard cottage, built c. 1830. Pitched slated roof with rooflight. Modern casement windows and front door.

APPRAISAL: One of a terrace of cottages built in the early 19th century as a coastguard station. Their significance lies in their survival as a group. Window and door opening sizes appear to be original in this house. Interior access was not possible but most interiors appear to be substantially altered, and in any case would originally have been quite simple in detail.



REGISTRATION NUMBER NUMBER ON MAP: 41

LOCATION:

Name: 8 Emlagh Cottages
Address: Emlagh Cottages
Town: An Daingean
Townland: Imleach Thiar an Daingean
County: Kerry

TYPE:

Original Type: Cottage| Coastguard
In use as: Terraced House| Dwelling

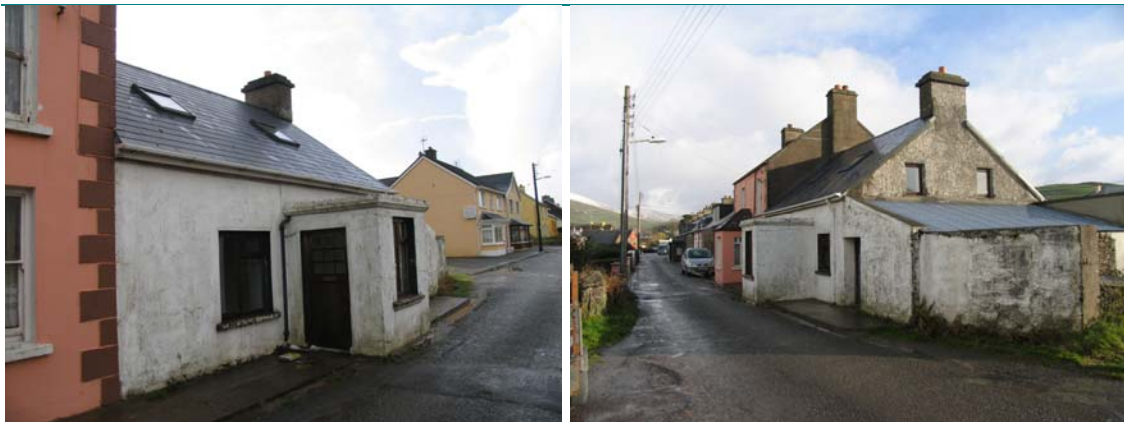
DATE: 1820-1840

CONDITION: Good

COMPOSITION: Terraced three-bay two-storey house, formerly a coastguard cottage, built c. 1830. Pitched slated roof. Second storey a later addition. Single-storey projecting porch to front also added later. Timber sash windows.

APPRAISAL: One of a terrace of cottages built in the early 19th century as a coastguard station. Their significance lies in their survival as a group. This house is the only one of the group to have had a second storey added. Interior access was not possible but most interiors appear to be substantially altered, and in any case would originally have been quite simple in detail.





REGISTRATION NUMBER NUMBER ON MAP: 42

LOCATION:

Name: 9 Emlagh Cottages
Address: Emlagh Cottages
Town: An Daingean
Townland: Imleach Thiar an Daingean
County: Kerry

TYPE:
Original Type: Cottage| Coastguard
In use as: Terraced House| Dwelling

DATE: 1820-1840

CONDITION: Good

COMPOSITION: End-of-terrace three-bay single-storey house, formerly a coastguard cottage, built c. 1830. Pitched slated roof with rooflights and gable windows. Single-storey projecting porch to front and lean-to structure to side added later. Modern casement windows.

APPRAISAL: One of a terrace of cottages built in the early 19th century as a coastguard station. Their significance lies in their survival as a group. Interior access was not possible but most interiors appear to be substantially altered, and in any case would originally have been quite simple in detail.



REGISTRATION NUMBER NUMBER ON MAP: 43

LOCATION:

Name: Boathouse
Address: Emlagh
Town: An Daingean
Townland: Imleach Thiar an Daingean
County: Kerry

TYPE:
Original Type: Station| Coastguard
In use as: Detached House| Dwelling

DATE: 1840 - 1850

CONDITION: Good

COMPOSITION: Detached two-storey former coastguard boat house, built c. 1841, now incorporated into larger residence. Pitched modern slated roof. Timber sash windows. Plaque in eastern gable wall gives date of construction.

APPRAISAL: The former coastguard boathouse has significance due to its relatively early date of construction and the retention of its boat entrance to the waterfront elevation.





REGISTRATION NUMBER NUMBER ON MAP: 44

LOCATION:

Name: Rocket House
Address: Coastguard Station, An Daingean
Town: An Daingean
Townland: Imleach Thiar an Daingean
County: Kerry

TYPE:

Original Type: Station| Coastguard
In use as: Station| Coastguard

DATE: 1850-1870

CONDITION: Good

COMPOSITION: Semi-detached single-bay single-storey coastguard station, formerly a Rocket House, built c. 1850 for coastguard use. Pitched slated roof. Rendered walls with exposed brick surrounds to openings. Sheeted timber double doors to front. Conserved and integrated into new coastguard station in late 1990's, with new building forms using existing building as a reference.

APPRAISAL: The Rocket House has significance as the only one of a number of coastguard buildings around the coastline at Emlagh to remain in coastguard use. It has been sensitively integrated into the new coastguard station by the OPW.



REGISTRATION NUMBER NUMBER ON MAP: 45

LOCATION:

Name: Hannah Griffin's Bar
Address: Strand Street
Town: An Daingean
Townland: Farranakilla
County: Kerry

TYPE:

Original Type: Terraced House| Dwelling
Additional Use: Public House| Inn| Tavern| Public Building
In use as: Terraced House| Dwelling

DATE: 1820-1840

CONDITION: Fair

COMPOSITION: Terraced, three-bay two storey house, formerly with public bar to ground floor, built c. 1830. Pitched slated roof with rooflights. Front façade had painted and lined-out plaster render; wall construction likely to be off rubble stone. Fixed arched timber display windows to ground floor and two-over-two timber sash windows to first floor. Interior retains sheeted timber half-doors, staircase and plan form. Ground floor bar intact but no longer in use.

APPRAISAL: Intact terraced house with bar to ground floor, appears to be present on 1st edition (1841-2) OS map. Makes a significant contribution to the streetscape appearance of lower Strand Street, as façade and display windows are particularly intact.





REGISTRATION NUMBER NUMBER ON MAP: 46

LOCATION:
Name: Flahive's Bar
Address: Strand Street
Town: An Daingean
Townland: An Daingean
County: Kerry

TYPE:
Original Type: Public House| Inn| Tavern| Public Building
Additional Use: Dwelling
In use as: Public House| Inn| Tavern| Public Building

DATE: 1850-1870

CONDITION: Good

COMPOSITION: Detached three-bay two-storey public house with residential accommodation to first floor, built c. 1860. Pitched slated roof with rooflights. Modern casement windows and door. Modern plate glass ground floor display windows. Interior retains apparently early 20th century layout of timber shop and bar counters, sheeted timber ceiling, timber snug with tiled floor and sheeted doors.

APPRAISAL: Good example of harbour front bar and shop, retaining substantially intact interior, from which most of its significance derives. Continuing ownership within the same family has contributed to the survival of much of its internal fabric.



REGISTRATION NUMBER NUMBER ON MAP: 47

LOCATION:
Name: Water Pump
Address: The Wood
Town: An Daingean
Townland: The Wood
County: Kerry

TYPE:
Original Type: Water Pump| Street Furniture|
In use as:

DATE: 1850 - 1900

CONDITION: Good

COMPOSITION: Painted cast-iron water pump, c. 1870, no longer in use. Fluted shaft. Top of pump missing, covered by metal sheet. Base of pump set into paving concrete. Lever handle lost. Spout survives.

APPRAISAL: One of five surviving cast-iron water pumps in the town. Significant as part of the historic street character of the Wood.





REGISTRATION NUMBER

MAP NUMBER: 48

LOCATION:

Name: Siopa an Dearúd
Address: Milltown Bridge
Town: An Daingean
Townland: The Wood
County: Kerry

TYPE:

Original Type: Terraced House | Dwelling
Additional Use: Retail Outlet| Public Building| Commercial
In use as:

DATE: 1820 - 1840

CONDITION: Fair

COMPOSITION:

Pair of terraced two-storey buildings, one a four-bay house, the other a three-bay former shop, with a two-storey extension to one side. Recent fire at shop destroyed roof. House retains pitched slated roof. Both have smooth plaster facades. Timber doors and uPVC casement windows. Shop retains plaster shopfront details including cornice. Plaster quoins to both buildings. Side extension to shop had lean-to roof, now also lost.

APPRAISAL:

This group of buildings is locally as Griffin’s House and Siopa an Dearúd, the ‘last’ shop on the road west out of Dingle, where forgotten items could be purchased. The significance of the group derives from their appearance, marking the beginning of the town of Dingle just across the bridge from the west. They represent, in scale, form and materials, the predominant urban building type in Dingle town.



REGISTRATION NUMBER

NUMBER ON MAP: 49

LOCATION:

Name: Hospital
Address: Goat Street
Town: An Daingean
Townland: Fearann Ui Fhlaitheartaigh
County: Kerry

TYPE:

Original Type: Workhouse| Health
In use as: Hospital| Health

DATE: 1850 - 1860

CONDITION: Good

COMPOSITION:

Detached seventeen-bay three-storey hospital building, on ‘H’ shaped plan, originally built by Poor Laws Commissioners as a Union Workhouse in 1852 to a design by George Wilkinson. The building was converted to hospital use in the early 20th century. Previously a much larger complex of buildings, what now remains is the central ‘H’-plan block, with the main hospital to the south and a short bridge linking it to a single-storey hall to the rear, formerly a chapel and dining hall, but now in use as storage. A separate detached two-storey block also survives to the east. Buildings have pitched slated roofs and rendered walls. Modern uPVC casement windows to areas in hospital use, with mixture of early timber sash and casement windows surviving elsewhere. The original workhouse interior survives intact to the third floor of the main block, with timber sleeping platforms. Three-storey cantilevered stone staircase survives intact. Hall to rear block retains exposed timber roof structure. Some door and window joinery survives elsewhere, and some tiled floor surfaces.

APPRAISAL:

This is an important surviving workhouse building, retaining a particularly intact internal arrangement to the currently disused third floor, as well as other internal features of note such as the cantilevered stone staircase. The building has particular social significance to the An Daingean area, given the impact of poverty and famine in the area in the mid 19th century, and this contributes to the building’s significance. Although many of the associated workhouse buildings have now been lost, the site remains largely intact, including a burial ground for workhouse inmates to the north.



REGISTRATION NUMBER NUMBER ON MAP: 50

LOCATION:

Name: Vent pipe
Address: Goat Street
Town: An Daingean
Townland: Fearann Na Cille
County: Kerry

TYPE:
Original Type: Vent Pipe| Street Furniture|
In use as:

DATE: 1850 - 1900

CONDITION: Good

COMPOSITION: Painted cast-iron vent pipe, c. 1870, no longer in use. Fluted shaft. Domed head. Situated outside boundary wall of hospital.

APPRAISAL: One of four surviving cast-iron vent pipes in the town. Significant as part of the historic street character of Goat Street.



REGISTRATION NUMBER NUMBER ON MAP: 51

LOCATION:

Name: Water Pump
Address: Goat Street (1)
Town: An Daingean
Townland: Fearann Ui Fhlaitheartaigh
County: Kerry

TYPE:
Original Type: Water Pump| Street Furniture|
In use as:

DATE: 1850 - 1900

CONDITION: Good

COMPOSITION: Painted cast-iron water pump, c. 1870, no longer in use. Fluted shaft, domed head and integral spout. Lever handle lost.

APPRAISAL: One of five surviving cast-iron water pumps in the town, and the second of two on Goat Street. Significant as part of the historic street character of Goat Street.



REGISTRATION NUMBER NUMBER ON MAP: 52

LOCATION:

Name: Water Pump
Address: Goat Street (2)
Town: An Daingean
Townland: An Grobh
County: Kerry

TYPE:
Original Type: Water Pump| Street Furniture|
In use as:

DATE: 1850 - 1900

CONDITION: Good

COMPOSITION: Painted cast-iron water pump, c. 1870, no longer in use. Fluted shaft and head. Lever handle and spout lost. Located just beside the ‘Holy Stone’. Foundry Stamp to base: ‘Glenfield & Kennedy Ltd, Kilmarnock’, a Scottish company founded in 1865 who manufactured waterworks products exported worldwide.

APPRAISAL: One of five surviving cast-iron water pumps in the town, and the first of two on Goat Street. Significant as part of the historic street character of Goat Street. The surviving foundry stamp adds to its significance.



REGISTRATION NUMBER NUMBER ON MAP: 53

LOCATION:

Name: Cabins
Address: Chapel lane
Town: An Daingean
Townland: Fearann Ui Fhlaitheartaigh
County: Kerry

TYPE:
Original Type: Thatched Cottage| Dwelling
Additional Use: Buildings| Farm
In use as:

DATE: 1800 - 1840

CONDITION: Poor

COMPOSITION: Group of three terraced, single-storey buildings, central building originally a thatched cottage or cabin, with farm outbuildings on either side. Currently in use for storage or disused. Buildings now have pitched, corrugated metal roofs. Concrete blockwork and sliding metal door replace front stone wall of building to south. Remains of timber windows and doors to central house.

APPRAISAL: The three buildings represent the only survivals of what would have been an entire lane of thatched cabins and outbuildings in the eighteenth and nineteenth centuries. The lane, although just off the Main Street of An Daingean retains a predominantly rural character. Chapel lane is significant in the town’s history as the site of a pre-emancipation Roman Catholic chapel survives in a field to the north of the lane.





REGISTRATION NUMBER NUMBER ON MAP: 54

LOCATION:

Name: Fearann Na Cille House
Address: Goat Street
Town: An Daingean
Townland: Fearann Na Cille
County: Kerry

TYPE:

Original Type: Detached House| Dwelling
In use as: Local Authority Offices| Public Building| Administration

DATE: 1800 - 1830

CONDITION: Good

COMPOSITION: Detached, three-bay two-storey over semi-basement house, built c. 1800, now in use as local authority offices. Steep, slated hipped roof, with stone sprocketed eaves and single large chimney stack to apex. Single-storey lean-to structure to side. Three-storey elevation to rear. Front façade of coursed ashlar sandstone with quoin stones, other external walls of coursed rubble stone, still retaining remains of roughcast lime render in places. Railed area to front and sides, with house entered at front by limestone steps and bridge, part removed for access ramp. Tooled painted limestone doorcase with ionic engaged columns and timber fanlight. Modern double doors. Modern uPVC windows. Some low rubble stone walling survives to demesne, but development has taken place in eastern part of demesne, and no associated outbuildings survive. Interior retains fine dog-leg staircase, window and door joinery in some rooms, some decorative ceiling plasterwork and stone flagged floor to basement.

APPRAISAL: Important surviving early 19th century country house, built in late Georgian classical style, retaining some interior features of note. Significance has been substantially compromised by loss of eastern area of demesne, and some recent changes, such as uPVC windows, have been unsympathetic. The relationship between the house and the view of the bay, and demesne to the south, is more intact and is significant. The remaining rubble stone walling to access drive is an important part of curtilage.



APPENDIX C – List of Monuments

APPENDIX C List of Monuments in An Daingean included in the Record of Monuments and Places		
Reference No.	Description	Location
KE043-224	Town	An Daingean An Fearann (Co. By.) An Daingean ED Fearann Ui Fhlaitheartaigh Fearann Na Cille (Co. By.) An Daingean ED. Gort Onora An Grobh
KE053-016	Rath Site	Imleach Thiar an Daingean (Co. By.) An Daingean ED
KE053-01601	Souterrain	Imleach Thiar an Daingean (Co. By.) An Daingean ED
KE053-01602	Ogham Stone	Imleach Thiar an Daingean (Co. By.) An Daingean ED
KE053-017	Enclosure Site	An Fearann (Co. By.) An Daingean ED
KE053-088	Town	Imleach Thiar an Daingean (Co. By.) An Daingean ED An Fearann (Co. By.) An Daingean ED