



AUGHACASHLA

1.0 CONTEXT

Location

Aughacashla is a small development node/rural area located along the R560 approximately 5km to the west of Camp and 4km to the south east of Castlegregory.

Demographics

There are no population statistics for the Aughacashla plan area. Aughacashla is located within the Deelis ED. The population of this DED has been decreasing from a population of 321 in 1996, 299 in 2002 and 288 in 2006.

Functions

Aughacashla is a small rural settlement with a farming hinterland. Aughacashla provides some basic services to its rural hinterland. The location of the development node on the Conor Pass tourist route and its servicing role for adjacent caravan parks gives it a moderate tourism role.

Facilities/Services

Aughacashla has a basic range of services which includes one shop and petrol pumps, a primary school and a large guesthouse (formerly The Tralee Bay Hotel) and a number of caravan parks. There are also several one-off developments in the plan area.

Employment

Agriculture was the biggest source of employment in the Deelis DED in 2006.

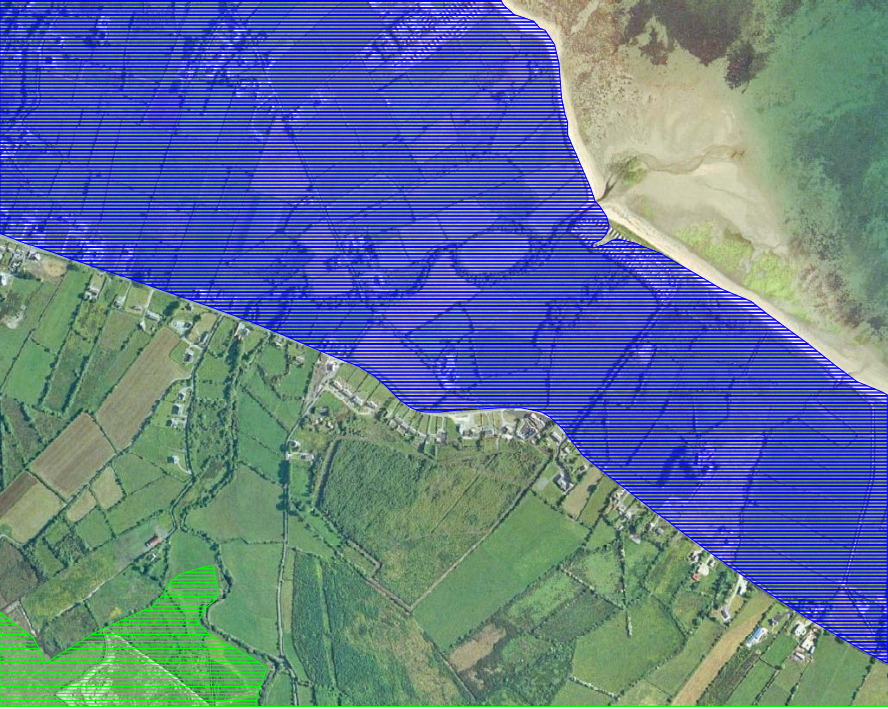
Infrastructure

There is currently no public waste water treatment plant in the village and dwellings are served by individual septic tanks and waste water treatment systems. The village is served by a public water mains supply.

The constraint on existing effluent treatment facilities will be a limiting factor in the future development of Aughacashla in the short-term.

Vehicular and Pedestrian Traffic

Aughacashla is located along the R560 regional road and is on the route to An Daingean via the Conor Pass. Traffic through the settlement peaks during the summer tourist season. There is no public car park in the plan area or immediately outside of the plan area.



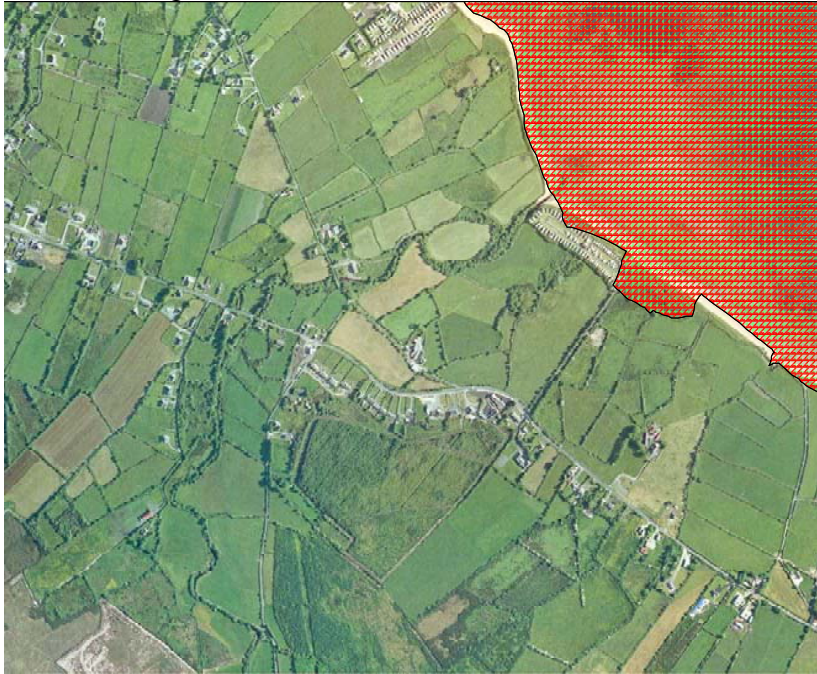
Prime (green) and Secondary (blue) Special Amenity Areas

2.0 DEVELOPMENT ANALYSIS

Natural Heritage

There is a designated NHA and SAC (Tralee Bay) within 500m north of Aughacashla. The area to the north of the R560 is designated Secondary Special Amenity.

There is a Prime special amenity area some 500 m south of Aughacashla.



SAC and NHA designations

Archaeological Heritage

There are a number of recorded monuments within the proposed plan area.

Built Heritage

There is one existing protected structure in the east of the plan area i.e. Thatched Cottage, Deelis, Castlegregory (Duchas Ref 21303610)

Settlement Pattern

Aughacashla consists of ribbon development of one-off developments on the southern side of the R560.



Development Pressure 1999 to 2007

3.0 DEVELOPMENT STRATEGY

Aughacashla is a dispersed rural settlement area. There is no public waste water treatment facility in Aughacashla. A preliminary report has been prepared although this infrastructure is unlikely to be provided within the lifetime of this plan. Given the lack of any facilities in the area and the absence of an existing village/settlement structure, the need to prioritise investment into existing settlements and the existence of the regional centre of Tralee 19km away, it is not intended to develop a new village settlement in Aughacashla. Development potential for the area is very limited and it is the strategy of the plan that applications for development in the area will be dealt with in accordance with the rural policies of the current Kerry County Development Plan.

4.0 GENERAL OBJECTIVES

Objective No.	It is an objective of the Council to:
OO-1	Ensure that future development in the area should comprise of permanent occupation one-off dwellings or cluster type developments, located on the south side of the public road. A commercial/retail facility may also be considered at a suitable location. The capacity of the landscape to absorb new development will be a factor in determining development proposals.
OO-2	Ensure that any new development shall be of a high design standard to ensure integration into this sensitive open landscape.
OO-3	Ensure development shall not have a detrimental impact on the natural environment or the visual or physical character of the area.
OO-4	To facilitate, where possible, the construction of permanent dwellings for local people.
OO-5	Ensure that new development in the area will be dealt with in accordance with the rural policies of the current Kerry County Development Plan.
OO-6	To ensure that in the assessment of proposed developments adjacent to cSAC that priority is given to the protection of the cSAC and development will not have a detrimental effect on the quality of the receiving waters