

CAHERDANIEL

CONTEXT

Location

Caherdaniel is a scenic coastal village located on the N70 Ring of Kerry Road, approx 13km southeast of Waterville and approx. 20km west of Sneem. The village is just under a kilometre from Derrynane Bay. Derrynane House the home of Daniel O Connell is less than 3 km to the west of the village



Demographics

There are no specific population figures available for the village of Caherdaniel. The village is located in the Caherdaniel ED. Over the 2002-2006 census period the population increased by 3.9% to reach 348 persons, despite a decline of 13% over the previous inter-censal period 1996-2002.

Functions

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

Facilities

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

Infrastructure

Current wastewater infrastructure is inadequate. There are however proposals for a new wastewater treatment plant.

DEVELOPMENT ANALYSIS

Urban Form

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

Built Heritage and Archaeology

The village takes its name from the nearby caher, Cathair Donaill. There is one Recorded Protected Structures within the proposed development boundary: St Crohan’s Catholic Church.

The streetscape on the southern side of the Derrynane Road from the junction with the N70 as far as the entrance to St. Crohan’s is considered to be of significant architectural and heritage value and as such should be included as a proposed Architectural Conservation Area

(ACA). There are no Recorded Monuments within the proposed development boundary

Natural Environment

The village is located in a very scenic coastal location with panoramic views of mountain terrain and seascape. The Coomnahorna River flows through the village. An extensive area to the south and east of the village and a small area within the proposed development boundary is zoned Secondary Special Amenity in the current Kerry County Development Plan. The Kenmare River SAC is just over a kilometre to the southwest of the village.



Vehicular and Pedestrian Traffic

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

Growth and Residential Development

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



the south of the village. Permission has also been granted for a 24 house development within the proposed boundary to the southwest of the primary school. The vast majority of these developments are comprised of holiday homes.

Employment

Employment possibilities within the village are very limited.



DEVELOPMENT STRATEGY

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

N70 and an infill site also offer potential sites for additional streetscape development.

OVERALL OBJECTIVES

Objective No	It is an objective of the Council to
OO-1	Retain a compact and sustainable village structure. New development shall contribute towards a compact settlement structure through making effective use of backland and infill sites and zoned lands contiguous with existing development.
OO-2	Facilitate development that integrates with the existing village, takes account of the topography and existing building heights and is consistent with the character of its traditional village form.
OO-3	Consider low density development to cater for detached housing. Such proposals will be required to demonstrate how the development contributes to the creation of an attractive urban structure while integrating with the existing village structure.
OO-4	Encourage developers to adopt existing distinctive local design features and to preserve and enhance existing archaeological and historical features.
OO-5	Seek the improvement of pavements where required.
OO-6	Ensure that residential development shall be accompanied by an increase in the level of social and retail

	facilities necessary to support a growing population and create a viable community.
OO-7	Require that new development shall be preceded by works to widen and improve the carrying capacity of local roads serving the development.
OO-8	Encourage employment uses at appropriate locations to provide local employment and sustainable growth.
OO-9	Ensure that development shall not have a detrimental impact on the natural environment or on the visual or physical character of the area.
OO-10	Prepare a tree preservation order for appropriate trees throughout the settlement and promote additional planting.
OO-11	Develop a riverside park.



Commercial / Mixed Uses

Objective No.	Specific Zoning Objective It is an objective of the Council to
Z-M1	Encourage and facilitate small scale commercial tourism related development within the village boundary, where appropriate, and where development will not have a negative effect on residential or visual amenity.

Architectural Heritage

Objective No.	Specific Zoning Objective It is an objective of the council to
AH-1	Designate the area as shown on Zoning Map as a proposed Architectural Conservation Area under the provisions of the Planning and Development Act 2000 as amended.

Vehicular and Pedestrian Traffic

Objective No.	It is an objective of the Council to
T-1	Reserve new access points to facilitate orderly in-depth development as indicated on map.
T-2	To facilitate traffic calming measures along the N70 if required.
T-3	Provide additional footpaths within the proposed village boundary as indicated on the Zoning Map.

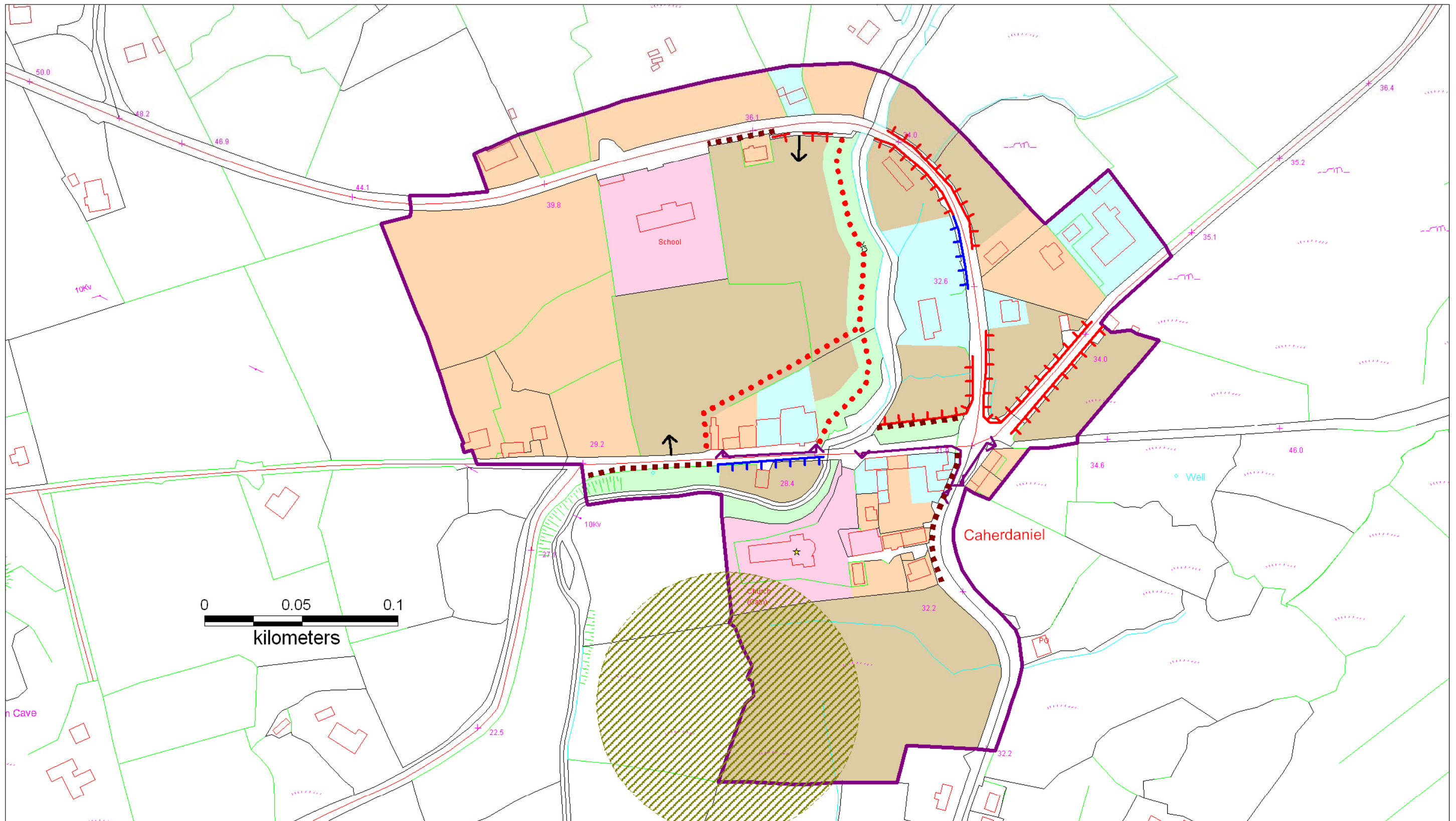
Natural Environment

Objective No.	Specific Zoning Objectives It is an objective of the Council to
Z – N1	Ensure that no development shall be permitted within the plan area, which through siting scale or bulk would have a negative impact on the amenities or natural beauty of the area.
Z –N2	Provide a linear riverside park incorporating a pedestrian walkway along the west bank of the Coomnahorna river from the N70 to the Derrynane road.



Residential

Objective No	Residential Development: It is an objective of the Council that
R -1	20% of the land zoned in this plan for residential development or for a mix of residential and other uses, is reserved for the provision of social and affordable housing. .



Caherdaniel

Map
Land Use Zoning
Adopted
Feb. 2008

Kerry County Council
 Planning Policy Unit



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|-------------------------|-----------------------|-------------------------|
| Residential (ext.) | Amenity | Residential Streetscape |
| Residential (prop.) | Protected Structure | Footpath Provisions |
| Mixed Use | Recorded Monument | Pedestrian Walkway |
| Community/Institutional | ACA | Pedestrian Walkway |
| | Mixed Use Streetscape | Development Boundary |