



KELLS

1.0 CONTEXT

Location

Kells is a small coastal settlement located on land sloping north to Kells Bay. The settlement is situated 2.5km west of the N70, approximately 15 km south west of Glenbeigh and approximately 13 km north east of Cahersiveen. The development is centred around Kells Bay and the beach area.



Demographics

There are no population figures for the village of Kells itself. It is located within the ED of Killanane. The population in this ED decreased from 290 to 271 persons

between 1996 and 2002 but increased marginally in the last census period to 273 persons.



Functions/

Kells is essentially a residential seaside settlement with very limited facilities. Many of the residences are occupied on a seasonal basis.

Facilities

The village has one guesthouse and a caravan park located on the beach front. The nearest shop is located on the N70 2km to the south. There is also a Community Resource Centre located at the old railway complex known as Kells Junction. This facility serves the community in the surrounding hinterland. The bay area provides a safe haven for a large number of pleasure craft.

Infrastructure

Kells is supplied with water from a group water scheme. There is no existing wastewater treatment plant in the village and there are no plans to install one.

2.0 DEVELOPMENT ANALYSIS

Urban Form

The settlement developed originally around the coastguard complex and is comprised of a loose grouping of dwellings without a clearly defined core or streetscape. In essence the topography of the area has determined the form of the settlement.

Built Heritage

There are no Recorded Protected Structures within the proposed plan area. There is however one structure which because of its architectural and historical significance should be included in the Record of Protected Structures.

Archaeology

There is one Recorded Monument within the proposed plan area. This is a cillin or children’s burial ground ( Ref. KE062-002) located between the old coastguard building and the seafront.



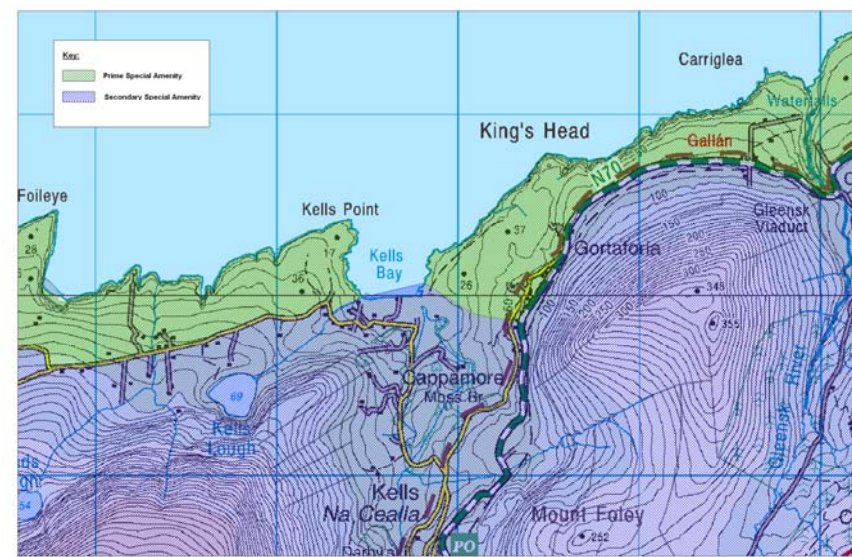
Natural Environment

Kells Bay has an EU Blue Flag beach designation. The area surrounding the settlement is lush and trees are a dominant part of the landscape as one approaches the village from the N70. When viewed from the N70 the settlement resembles a tranquil idyll. The village area is





designated Secondary Special Amenity in the 2003-2009 Kerry County Development Plan



Zoning Designations  
Kerry County Development Plan 2003-2009

**Vehicular and Pedestrian Traffic**

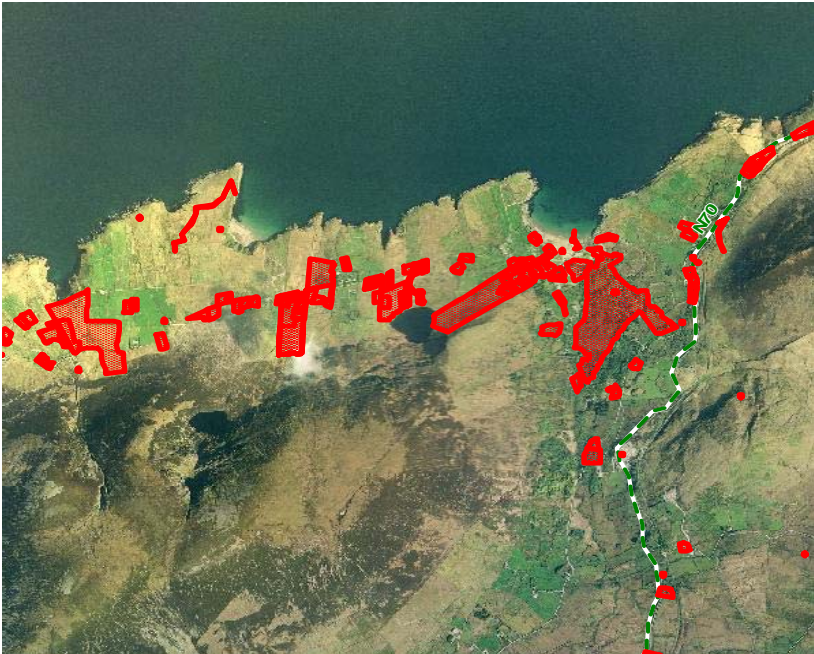
The road connecting the settlement with the N70 is meandering but has a good surface, while within and beyond the settlement core it is quite narrow. There is pressure on parking in the village at peak holiday times.

**Employment**

There are little or no employment opportunities within the settlement.

**Growth and Residential Development**

Whereas there has been minimal development in the core village area surrounding the beach, ribbon development has taken place to the west towards Roads townland. There has been some development on the approach road from the N70, but due to the wooded nature to the terrain this development is far less prominent. The dearth of facilities and limited infrastructure in terms of effluent treatment and the road network militates against any large scale development in Kells over the lifetime of the plan.



Development Pressure 1999 to Sept. 2007

The above aerial photograph is a clear indication as to the intensity of development pressure in this rural area and its linear nature indicating the pressures for linear ribbon development that exists.

**3.0 DEVELOPMENT STRATEGY**

The development strategy is to provide for the limited development of Kells as a small coastal village on a scale commensurate with its infrastructural capacity. Due to topographical constraints additional development will be very restricted. All development will by its nature and design contribute to its identity and sense of place. This will be achieved by ensuring any new developments are of an appropriate local scale, and preserve its character and heritage.

In effect the settlement at Kells is a grouping of residential development around the attractive Kells Bay. There is no wastewater infrastructure and no proposal to construct one. 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 secondary special amenity policies of the current Kerry County Development Plan.

**4.0 OVERALL OBJECTIVES**

| Objective No. | Overall Objectives<br>It is an objective of the Council to:   |
|---------------|---|
| OO-1          | Retain a compact and sustainable village structure by ensuring that any new development is contiguous with existing development and makes effective use of backland and infill sites. |
| OO-2          | Require any new development to integrate with the existing village, and to take account of the topography of the area.  |
| OO-3          | Ensure that development shall not have a significant detrimental impact on the natural environment or on the visual or physical character of the area.                                |
| OO-4          | Prepare a tree preservation order for appropriate trees throughout the settlement and promote additional planting.  |
| OO-5          | Facilitate the construction of lay-bys where appropriate to facilitate traffic movements particularly during summer months.   |
| OO-6          | Facilitate the provision of additional car parking facilities at the beach area where possible.   |



5.0 SPECIFIC OBJECTIVES

Built Heritage

| Objective No | It is an objective of the Council to   |
|--------------|--|
| BH-1         | Secure the inclusion of the two storey structure immediately to the west of the Coastguard Station, Kells House, The Coastguard house and the Boathouse on the record of protected structures. |

