

## 3.2 Regional Towns (Cahersiveen, Kenmare & Killorglin)

### 3.2.1 Cahersiveen (Cathair Saidhbhín)

#### 3.2.1.1 Context

Cahersiveen is located on the northern coast of the Iveragh Peninsula on the N70, Ring of Kerry, and on the Wild Atlantic Way. It is approximately 42 kilometres southwest of Killorglin and approximately 65 kilometres from Tralee. Cahersiveen serves as an important centre for trade and commerce with tourism and service industries providing local employment in the South Kerry area. Cahersiveen has a wide range of educational, social infrastructure and facilities, providing a higher range and order of services and functions than similar sized settlements in the county.

#### 3.2.1.2 Vision and Strategy

The long-term vision for Cahersiveen is to enhance its position as a tourist destination that is nationally and internationally competitive in attracting investment, talent, enterprise and visitors. This Plan supports the policies and projects contained in the Rural Regeneration Development Fund grant entitled 'Cahersiveen Town Centre Regeneration Project' which is based on the sustainable development of the 'Daniel O'Connell Quarter' and the animation of the "Ocean Meets Sky at the Edge of the World" story (Fáilte Ireland Visitor Experience Development Plan).

Cahersiveen's pathway to transition and regeneration will further build on its location on the South Kerry Greenway, Ring of Kerry and Wild Atlantic Way, its competitiveness in attracting new residents, visitors and national and international investment. This will be achieved through increased high-quality employment spaces, residential opportunities and the development of an excellent quality environment, by means of strategic investment in office development, public realm improvements, leisure and amenity areas and strengthening the town's sense of place and identity.

Cahersiveen should develop in an economically and environmentally sustainable manner aligned with the National Climate Action Plan 2023 and the policy initiatives and objectives of the European Commission's 'Green Deal'.



**Figure 3.1: View of Cahersiveen**

#### 3.2.1.3 Planning Considerations and Proposals

Cahersiveen as a designated regional town will be a focus for development in the Kenmare MD area. Population increase is critical to the long-term development of this town and this Plan facilitates and encourages a population increase appropriate to its status as a regional town. The consolidation of the town settlement and the retention and improvement of local services and facilities to serve the town and surrounding rural area is encouraged. Unused buildings and sites in the town provide opportunity for appropriate development which would assist in the further enhancement of the streetscape.

The Plan supports key sustainable development initiatives needed to stimulate and facilitate development and population growth in Cahersiveen. One of the key considerations for the future development of Cahersiveen is the revitalisation of the town centre in several key areas identified under an application for the Rural Regeneration Development Fund. The construction of the South Kerry Greenway which goes through the town has significant potential to act as a catalyst for further development in the area.

It is a policy of this Plan to promote the development and enhancement of Cahersiveen as an important tourist centre in the south-west, encouraging a focus on the town as an important accommodation and heritage centre with ready access to numerous activities and outdoor based amenities. It is important that the natural and built heritage of the town and surrounding area is safeguarded against inappropriate development.

### 3.2.1.4 Population and Sustainable Land-Use Development

The population of Cahersiveen has seen a steady decline for the period 2006 to 2016. Cahersiveen's population in 2006 was recorded at 1,294, before declining to 1,168 in 2011 and to 1,041 in 2016. The decline between 2011 and 2016 at 10.9% was the highest decrease in population recorded for a settlement in Kerry between 2011 and 2016. In 2022, the population of Cahersiveen was 1,297. The age profile for the town (Census 2016) as indicated in Figure 3.2 shows an ageing population with 17.9% of the population over 70 as compared with 11.2% for the county. This Plan seeks to address the significant decline in the population in Cahersiveen by creating sustainable economic opportunities.

| Census year | 2006  | 2011  | 2016  | 2022  |
|-------------|-------|-------|-------|-------|
| Cahersiveen | 1,294 | 1,168 | 1,041 | 1,297 |

Table 3.2: Population Change



Figure 3.2: Population Age Profile (Census 2016)

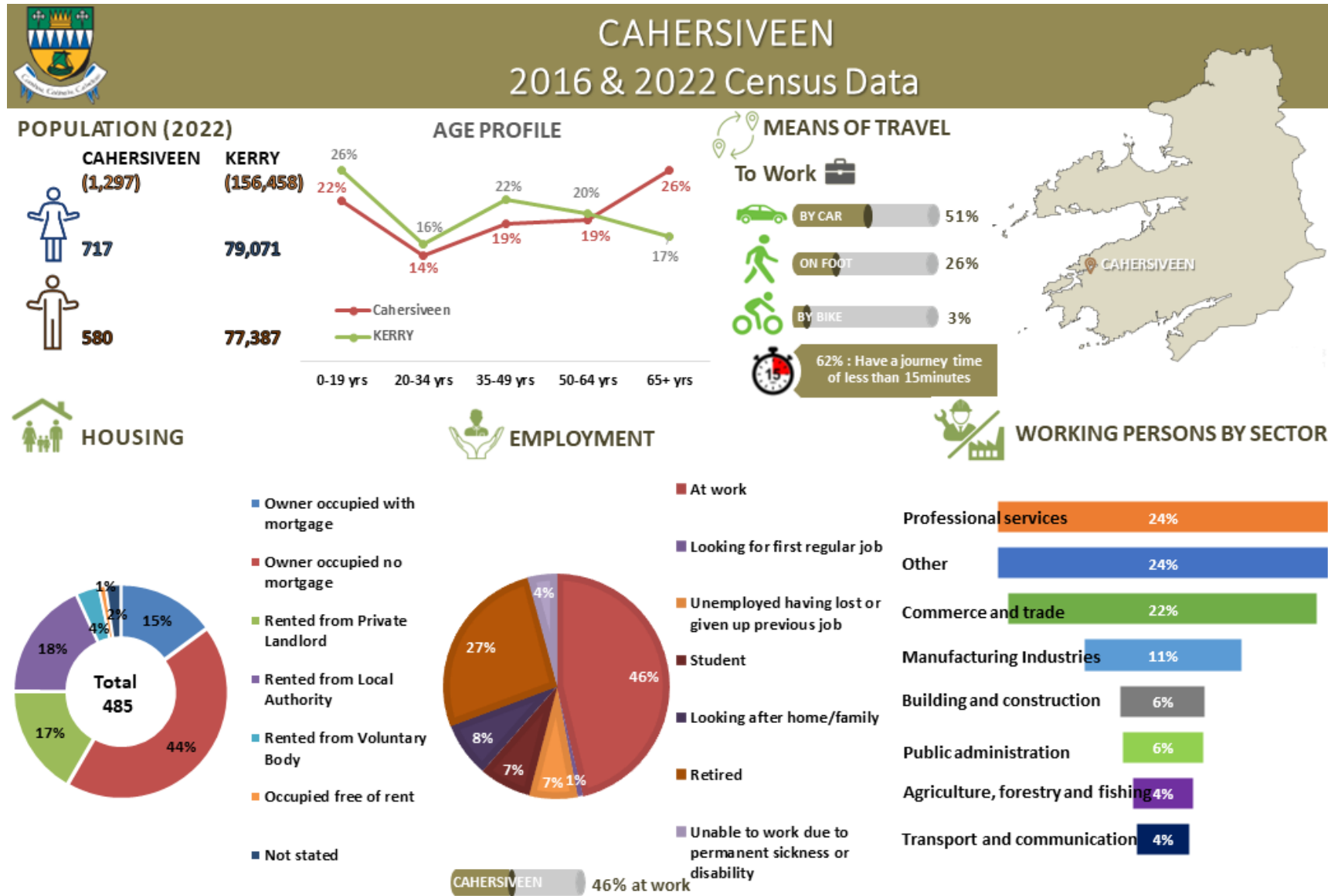


Figure 3.3: Cahersiveen MD- Key Statistics (2016 & 2022 CSO)

### 3.2.1.4.1 Residential Development

Cahersiveen had one of the lowest numbers of permitted residential units, at three, of all the settlements in the Kenmare MD for the period 2015-2022. Cahersiveen has been allocated a target of 101 additional housing units in the KCDP.

Sufficient lands have been zoned to accommodate the proposed population target growth. To achieve this, the Plan carries forward much of the previously zoned lands within the existing West Iveragh LAP 2019-2025. Geo-directory figures for the period 2012-2022 illustrate a small growth in housing stock at 15 units.

Future residential development will only be permitted on appropriately zoned land, on infill sites and on sites contiguous with the town centre. This is to ensure a sustainable and compact urban form and to ensure that residents are within easy walking distance of town centre facilities. New developments shall recognise the need to allow for the consolidation of the town and development of a sense of place. Development must integrate with the landscape and provide a good range of house types. There are several infill and vacant sites within close proximity of the town centre. It is proposed to prioritise the development of residential units on vacant and infill sites within existing cluster developments. Priority will also be given to the promotion of renovation and use of existing residential property stock in the town first over greenfield development.

| Settlement  | Housing Target |
|-------------|----------------|
| Cahersiveen | 101            |

**Table 3.3: Housing Target 2022-2028**

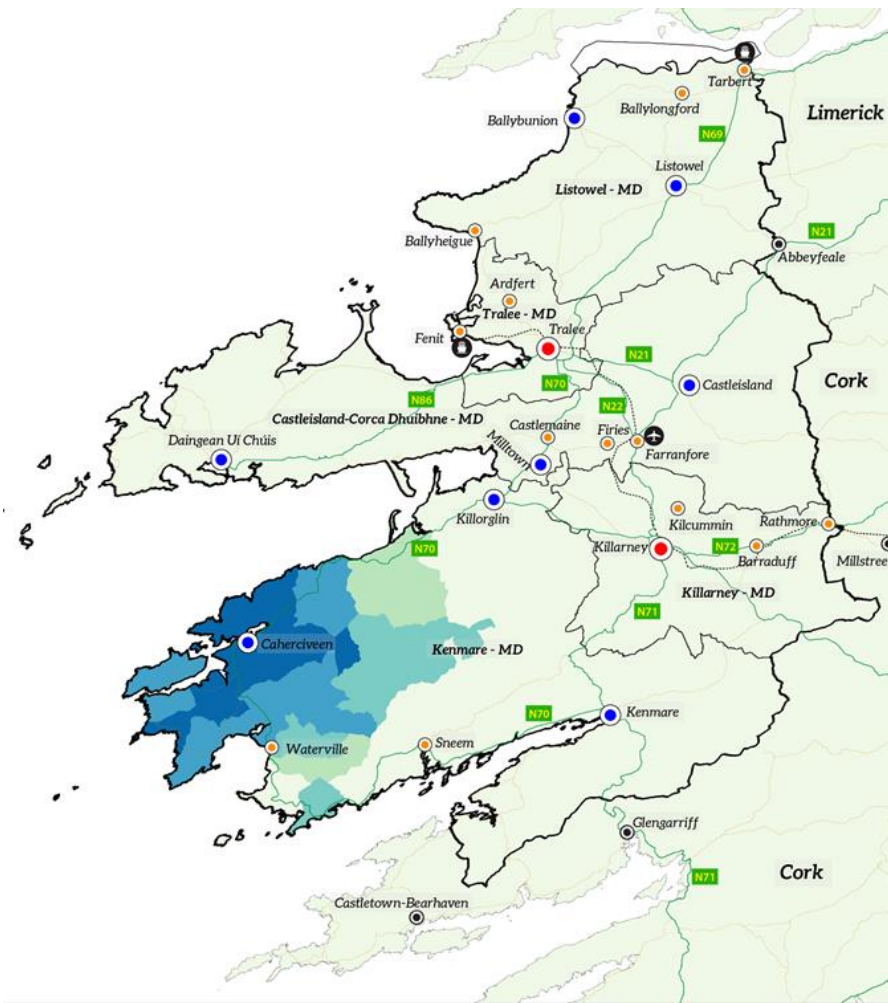
### 3.2.1.4.2 KCC Commuting Profile - Cahersiveen (February) 2022

Cahersiveen has the most rural commuter catchment area and the lowest inflow of commuters from any other settlement in Kerry. Cahersiveen and its environs (including Renard) are the eighth-

largest employment node in County Kerry. There are 870 jobs in this settlement, of which fewer than one third (31.6%) are held by workers who reside locally (i.e. within the settlement). Relative to its employment base, Cahersiveen is more dependent on inbound commuters than any other town in the county. Almost two-thirds of the jobs are held by workers who commute to Cahersiveen from other parts of Kerry, mainly West Iveragh, while the remainder (2.4%) are workers who commute to Cahersiveen from outside the county.

As the first of the two commuter-origin maps shows (Figure 3.4), Cahersiveen's main commuter catchment is relatively small; it extends from Foilmore to Waterville, and it includes Portmagee and Valentia Island. Low levels of long-distance commuting are associated with physical distance, topography and the pattern of the road network. The second of the commuter-origin maps (Figure 3.5) shows persons travelling to Cahersiveen as a proportion of the resident workforce (in all EDs). This map illustrates the significance of Cahersiveen as an employment node for West Iveragh – from Kells to Waterville. Over thirty percent of resident workers, who reside within 10km of Cahersiveen work in the settlement. Over fifteen percent of the resident workforce in Gaeltacht Uíbh Ráthaigh (An Dromaid and Baile and Sceilg) works in Cahersiveen, but the proportion is notably lower in communities to the south of Waterville. There are 497 resident workers living in Cahersiveen. Thus, the settlement has a surplus of jobs over workers (+373). Of Cahersiveen's resident workers, just over half (55.3%) are employed locally. Almost a fifth of resident workers (19%) commute to rural parts of County Kerry; these include persons travelling to work in the primary sector, notably marine activities and tourism. Among the 1,188 persons who work in Cahersiveen, just over one third (36%) are aged under forty, and slightly below half (47%) have a third-level qualification. These statistics reinforce Cahersiveen's status as a Regional Town, which also serves a wider hinterland. Cahersiveen is in a strong position for future economic development, aided by the presence of an educated workforce, and population growth.





**% Resident Workforce - Cahersiveen Commuting**

Map Legend  
% ED flows to:  
Cahersiveen

- < 5%
- 5% to < 10%
- 10% to < 15%
- 15% to < 30%
- > 30%

**Contextual Layers**

- Kerry County Council
- Municipal Districts (MDs)
- Motorway
- Primary Roads
- Other Roads
- Railway

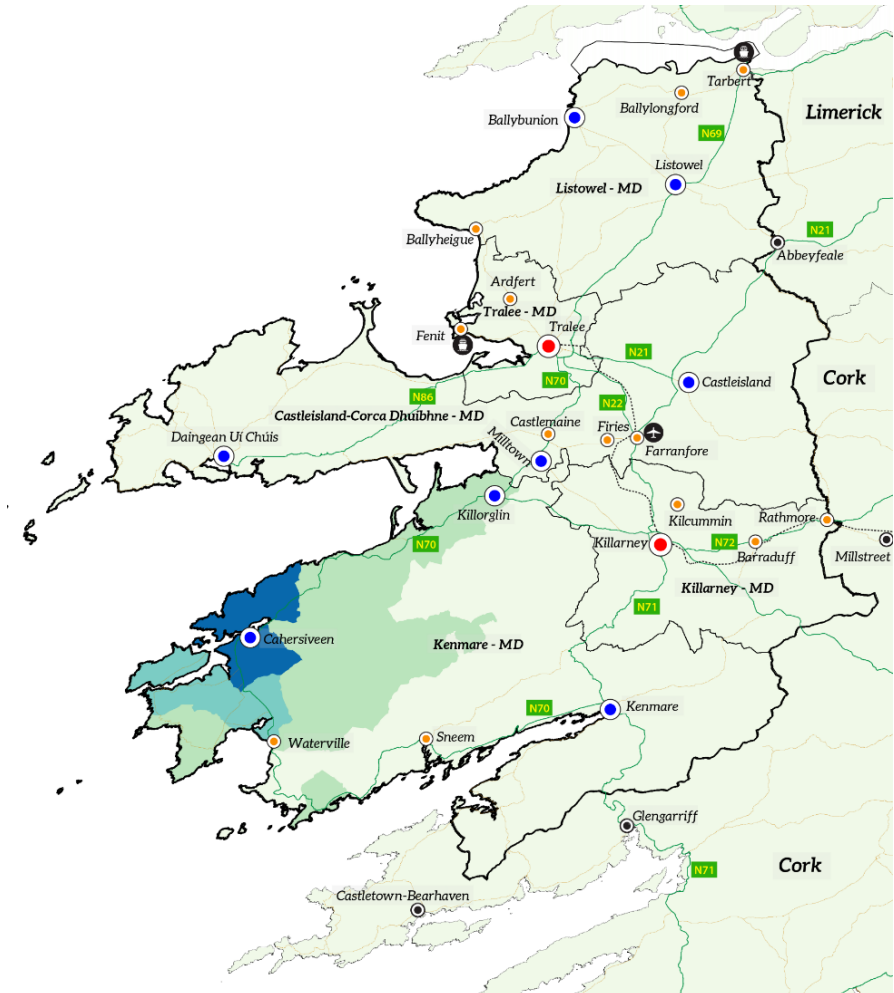
**Settlement Hierarchy**

- Key Town
- Regional Town
- District Town
- External Town

Comhairle Contae Chiarraí  
Kerry County Council



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**Count Flows per ED - Cahersiveen Commuting**

Map Legend  
# ED flows to:  
Cahersiveen

- < 5
- 5 to < 25
- 25 to < 60
- 60 to < 90
- > 90

**Contextual Layers**

- Kerry County Council
- Municipal Districts (MDs)
- Motorway
- Primary Roads
- Other Roads
- Railway

**Settlement Hierarchy**

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**Figures 3.4 & 3.5: Cahersiveen Commuting Patterns**

### 3.2.1.5 Town Centre

To maintain a vibrant town centre, it is essential that the level of retail provision, commercial activity and residential use in the town centre is not only maintained but also increased and enhanced. Significant levels of vacant and underused buildings exist along the town's primary streets. In tandem with addressing this rate of vacancy the historic character of the town and its built fabric must be preserved, improved and maintained. The Council is progressing a comprehensive regeneration project for the town funded through the RRDF, which is supported in this LAP - see Section 3.2.1.5.1 for details.



**Figure 3.6: View of Main Street, Cahersiveen**

Cahersiveen is classified as a regional town in the second tier of settlements in the retail hierarchy of the KCDP and as a fourth-tier town in the National Retail Planning Guidelines 2012. Cahersiveen

provides convenience shopping, either in the newly constructed ALDI or in medium sized supermarkets or convenience shops and some comparison-shopping including furniture appliances, household, car sales, hardware and clothing. Most of the independent smaller shops and services are located on Main Street making this the retail core area. These attract many out-of-town shoppers which has a multiplier effect on other shops and services within the town. The recent retail development has had a positive impact on footfall in the town centre and should have a knock-on effect on secondary investment in the town.

There are several professional services in the core area. 'Office Light' is a new initiative offering coworking/shared office space located on the Main Street. It provides a working space with customised facilities for entrepreneurs, SMEs and startups. Cahersiveen also has a strong café/restaurant day economy, some of which is seasonal in nature.

Cahersiveen's proximity to Killorglin and Kenmare and the towns of Killarney and Tralee, which have a wider range of retail outlets results in a certain amount of revenue leakage to these larger urban centres.

In order to protect existing retail development and to encourage retail expansion it is essential that:

- The vitality and viability of the retail core area in the town centre is maintained.
- An attractive shopping environment is created with a wide range of shops and services and ample centrally located parking.
- A sequential approach is adopted in the assessment of all retail planning applications.



A Retail Core Area along Main Street has been identified. It is imperative that the vitality and viability of this area is protected. This area has been included on Figure 3.14.



**Figure 3.7: View of Mural in Cahersiveen**

### 3.2.1.5.1 Cahersiveen Town Centre Regeneration Project

The LAP supports the policies and projects contained in the Rural Regeneration Development Fund grant for Cahersiveen. This Cahersiveen Town Centre Regeneration Project builds on the significant locational, environmental, historical, tourism and cultural assets and opportunities that Cahersiveen possesses as well as the strong relationships developed with third level educational institutions. The town centre project has four main objectives as follows:

#### 1. **Revitalise Cahersiveen through the sustainable development of the 'Daniel O'Connell Quarter'**

The Daniel O'Connell Quarter is envisaged to be a focal point within Cahersiveen and a catalyst for the town's transformation. The Quarter will be a driver for sustainable economic development, innovation, higher education, tourism and social growth. It will provide an opportunity to create a unique brand for Cahersiveen as a "Destination Town" and provide a series of employment opportunities, enhanced services and cultural attractions. The development of the 'Daniel O'Connell Quarter' will also have the additional benefit of creating a sense of place and establishing a compact town centre core. The following elements are key to the development of the 'Daniel O'Connell Quarter'.

- Optimise use/repurposing of Key Public Buildings (Carnegie, Library, Courthouse)
- Repurposing of other Key Buildings
- Addressing Dereliction in the Town Centre Core
- Creation of a focal point – at Carnegie Building (Carnegie Plaza, Main Street and New Market Street)
- Placemaking- Wayfinding, branding & marketing

#### 2. **Re-orientate the town towards the sea** by providing improved permeability, connectivity and access between the town centre, the waterfront and amenity areas. This will stimulate Cahersiveen's potential as a coastal location on the Ring of Kerry, Wild Atlantic Way, Dark Sky Reserve and the proposed South Kerry Greenway with an overall aim of increasing tourism numbers. The project also seeks to extend the tourism season and visitor dwell time and to broaden the unique regional visitor experience and offering. This will be achieved through the enhancement of the public realm and development of a Movement Management Plan to create a sense of place that will encourage local people and visitors

to spend time in Cahersiveen. The Movement Management Plan for Cahersiveen will facilitate the orientation of the town towards the waterfront, provide opportunities for coach parking, pedestrian/cyclist permeability and increased visitor numbers and dwell time in the town.

3. **Address the significant decline in the population in Cahersiveen by creating sustainable economic opportunities**

This project seeks to sustain and augment the population of Cahersiveen and surrounding area through an enhanced tourism product and the development of Cahersiveen as an education and innovation model of excellence. This will include the further development of the third level research centres, the Skellig Centre for Research and Innovation (UCC/KCC/SKDP) and the Skelligs CATALYST hub managed by the Living Iveragh DAC and affiliated to UCD.

4. **Enhance the vitality and vibrancy of Cahersiveen to make it an attractive town in which to live, work, visit, and invest.**

This project will build on the unique identity of Cahersiveen through a series of public realm enhancements. These will strengthen and increase awareness of Cahersiveen's cultural, architectural and natural heritage. These enhancements will improve the overall attractiveness, accessibility and liveability of the town for both residents and visitors of all ages and will reinforce its role and function as a Gaeltacht Service town and a tourism hub for the West Iveragh Peninsula.

Several transformative interventions have been identified by KCC in conjunction with the partner organisations and stakeholders, in accordance with the hierarchy of national, regional and local plans, policies and guidelines. These interventions will deliver on the objectives and maximise the potential of the opportunities for Cahersiveen. Figure 3.8 summarises the projects proposed.

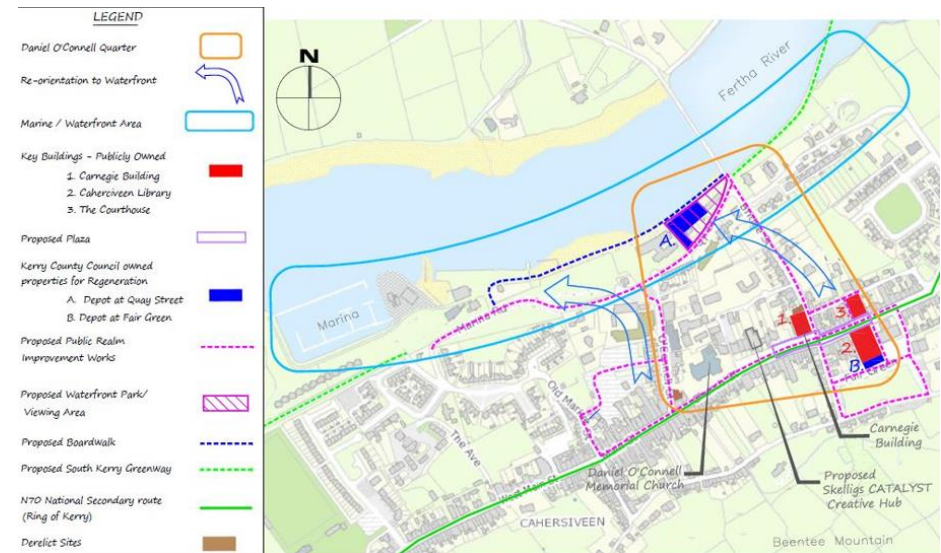


Figure 3.8: Cahersiveen Town Centre Regeneration Project

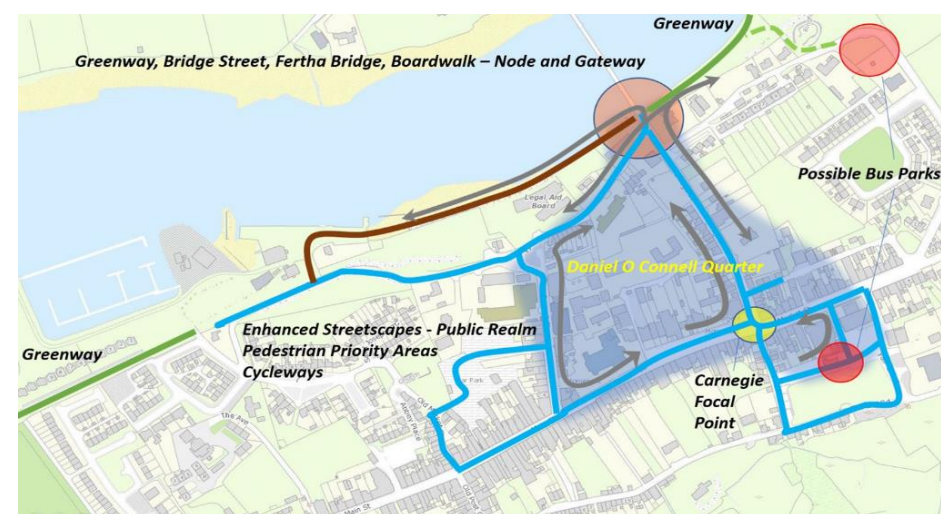
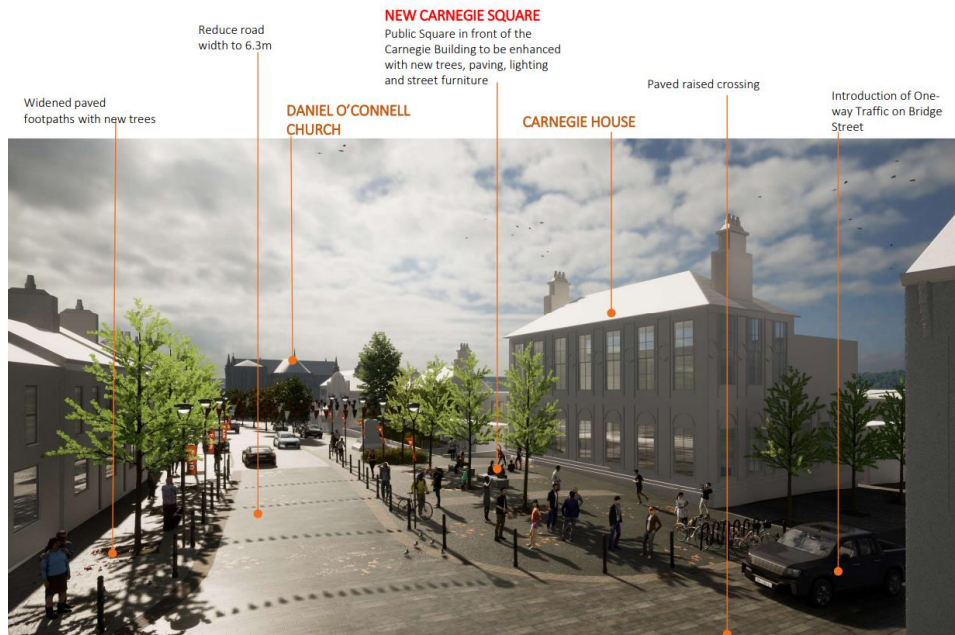


Figure 3.9: Proposed Improvement Works





**Figure 3.10: Proposed Public Realm Improvements**

### 3.2.1.5.2 Waterfront Amenity Enhancement

The development and regeneration of the waterfront area offers a significant tourism and economic opportunity to the town and is an objective of this Plan. Through the RRDF, the Council aim to acquire a site to relocate the existing Council depot, in addition the Council will also seek to acquire lands and secure a Foreshore Licence, where necessary, to develop a boardwalk /cycleway along the waterfront and acquire two other private properties to develop a waterfront amenity area. This proposal also includes completion of the design up to pre-construction stage including the Part 8 statutory planning process and the preparation of detailed design and tender documentation.



**Figure 3.11: Quay Street/Waterfront Proposed Regeneration Works**

### 3.2.1.5.3 Opportunity Sites

In addition to the projects identified under the RRDF, the following opportunity sites have been identified in the LAP. The development of these is of prime importance to the future vibrancy and regeneration of the town centre. Reduced development contributions will apply to sites identified as an 'opportunity site' as set out in the KCC Development Contributions Scheme 2017.

#### 1. Marina/Waterfront

This area (Figure 3.12) lies between the Marina and the Legal Aid Board site and comprises land that is partly vacant land, and partly hard-surfaced quayside. Part of the site is known formerly as the Rod & Reel Site.



**Figure 3.12: Marina/Waterfront Opportunity Site**

**Aim:** To sustainably develop this large landmark waterfront brownfield site as a new mixed use urban streetscape providing new tourist facilities in close proximity to the waterfront and town centre while also facilitating the South Kerry Greenway.

#### Development Potential

To fully realise the untapped potential for Cahersiveen of this uniquely located water-side asset, this site could be utilised for tourist-related activities. Its redevelopment presents an opportunity to regenerate a large waterfront site close to the heart of the town. The size, location and configuration of the site will allow for the development of a new streetscape along Quay Street. The

proposed streetscape would be contemporary in design but would reflect a traditional Irish streetscape in scale and massing.

Any proposal shall be of high-quality design integrating with the waterfront location and contributing to the public domain. The harbour front side would facilitate tourist/commercial uses such as café/restaurants while respecting its daily use as a working fishing harbour. Only water compatible development will be permitted on the part of this site which is subject to flood risk.

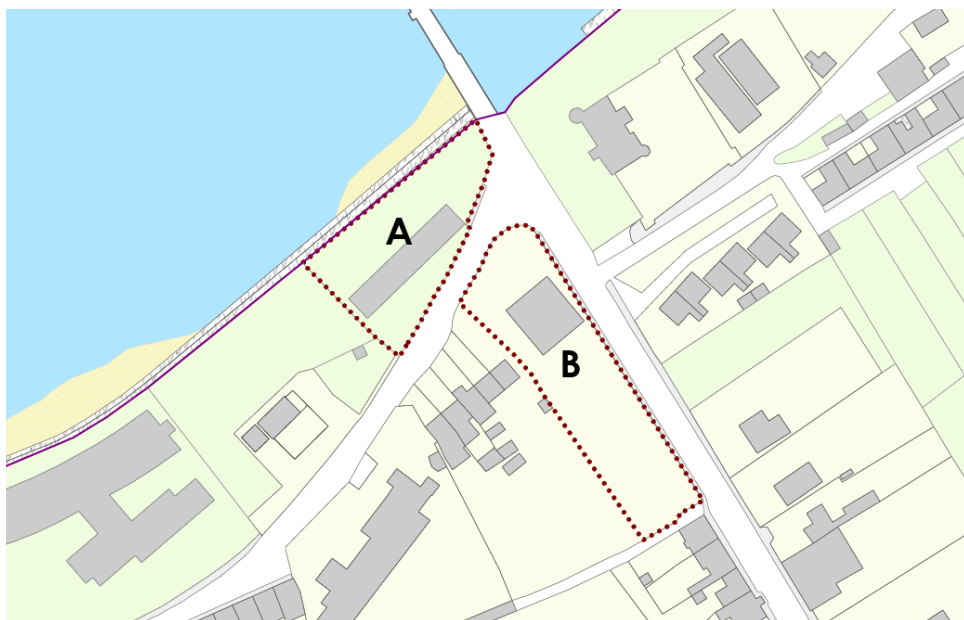
#### **2. Site at Quay Street/Bridge Street Junction**

This area lies at the corner of Bridge Street and Quay Street and consists of two sites. Site A is adjacent to the Bridge and the impressive former RIC barracks building and currently includes a derelict industrial unit, once used as a storage area for Sive Mineral Company, a derelict industrial unit directly south and the old oil depot yard east of the Legal Aid Board Building. Site B is located to the south of Site A and also contains a warehouse/industrial unit.

**Aim:** To sustainably develop these brownfield sites as a waterfront park while also facilitating the South Kerry Greenway.

#### Development Potential

Site A has the potential to be a significant leisure quarter within the town. There is an opportunity to redevelop this site with tourism related uses centred on a square/civic space. Site B could accommodate new commercial and/or residential development. Any new development must contribute to the creation of a new public space addressing both the waterfront and Quay Street. Only water compatible development will be permitted on Site A and the northern section of Site B.



**Figure 3.13: Opportunity Site at Quay Street/Bridge Street**



#### 3.2.1.5.4 Additional Town Renewal and Regeneration Measures

Development consisting of the conversion or renovation of upper floors of buildings into business/commercial or residential uses in areas zoned as Town Centre shall be exempt from development contributions as per the provisions of the KCC Development Contributions Scheme 2017.

A reduction in development levies shall apply to areas/streets that are identified in this LAP for renewal and regeneration. Two areas have been identified as regeneration areas in Cahersiveen, New Street and the north side of New Market Street. These regeneration areas are identified on Figure 3.14. In particular these residential

regeneration areas contain vacant properties that can be brought back into use as new homes.

In addition, there are several unused infill and brownfield sites that have the potential to provide small scale retail and new town centre residential development. The Council will encourage, support and facilitate the redevelopment of these sites.

| Cahersiveen Town Centre Objectives   |  |
|--|--|
| Objective No.  | It is an objective of the Council to:  |
| <b>KENMD-CH-1</b>  | Facilitate improvement works to Main Street to enhance the public realm subject to environmental assessment.                                       |
| <b>KENMD-CH-2</b>  | Encourage and facilitate appropriate retail development within the identified Retail Core on Main Street.  |
| <b>KENMD-CH-3</b><br> | Facilitate and support the projects and developments proposed under the RRDF to encourage the sustainable renewal and regeneration of Cahersiveen. |
| <b>KENMD-CH-4</b><br> | Work with relevant stakeholders to seek the sustainable development of the identified opportunity sites in the town.                               |



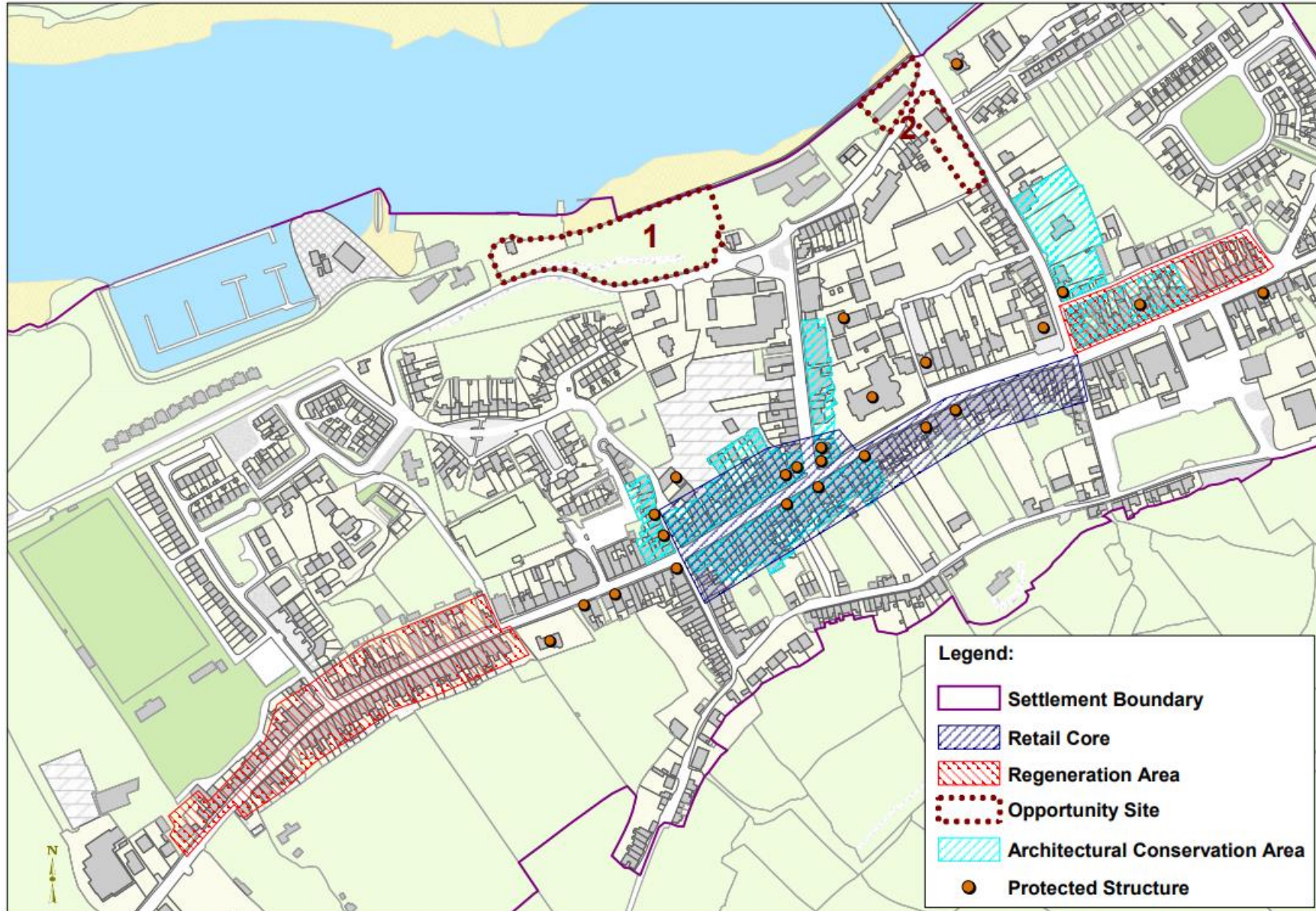


Figure 3.14: Retail, ACA, Regeneration Areas & Protected Structures

### 3.2.1.5.5 Design Brief

A Design Brief has been prepared for a large undeveloped greenfield site within the town. This design briefs seek to provide a development framework for the sustainable, phased and integrated development of these residential zoned lands.

The Design Briefs establish the broad development principles for the areas. They will set out in broad terms the general distribution of land uses, circulation systems and key access points.



Figure 3.15: Indicative Design layout

The Design Brief includes an indicative residential layout incorporating varying densities, with a higher level of density in the northern part of the site. It includes main circulation routes for both vehicular and pedestrian movement. It also includes increased permeability into existing residential areas and the shared use of open space and other recreational facilities. Existing hedgerows and trees are retained and incorporated into the layout.

| Design Brief Objective |   |
|------------------------|---|
| <b>KENMD-CH-5</b>      | Encourage and facilitate appropriate development on the site located off New Street / Barr na Sraide. |

### 3.2.1.6 Sustainable Communities

#### 3.2.1.6.1 Community Facilities

Cahersiveen has a wide range of educational, social infrastructure and facilities including a primary and secondary school, Garda station positioned at the Fair Green, children's playground, a heritage centre, public library, tourist information centre on Main Street, St Anne's Community Hospital, Post Office, HSE office, and many other diverse community services.

The provision of community facilities, which can cater for the demands of an increasing population, and which will be accessible for all sectors and age groups of the population is a central element in the delivery of sustainable communities. The Council will normally favour any development proposals for sustainable recreational and community facilities in appropriate locations.



| Sustainable Communities |   |
|-------------------------|---|
| Objective No.           | It is an objective of the Council to:   |
| <b>KENMD-CH-6</b>       | Facilitate the development of a Marine Education and Citizen Science Facility (WEAVE) at an appropriate location. |
| <b>KENMD-CH-7</b>       | Facilitate the development of swimming facilities in Cahersiveen at an appropriate location.                      |
| <b>KENMD-CH-8</b>       | Support & facilitate the sustainable development of community facilities within the town.                         |

### 3.2.1.6.2 Skellig Centre for Research & Innovation

Skellig Centre for Research & Innovation (Skellig CRI) is a unique higher education and community development partnership between KCC, University College Cork and South Kerry Development Partnership, located in Cahersiveen. It is an outreach campus for higher education, research and entrepreneurship and a space which fosters collaboration and community building.

Skellig CRI is also a social enterprise which will remain true to its natural environment and community, with research and education in the areas of science, technology, environment, social sciences, arts and humanities. It is a space which is open to various universities and educational institutes both nationally and internationally, and which will facilitate the delivery of higher education programmes, research and practice.

### 3.2.1.7 Gaeltacht Areas & Heritage

#### 3.2.1.7.1 Baile Seirbhíse Gaeltachta

Cahersiveen has been designated as a Baile Seirbhíse Gaeltachta. KCC acknowledges the importance of the Irish language as the vernacular of the Gaeltacht and for the promotion of the language outside the Gaeltacht. Cahersiveen, as a town situated adjacent to a Gaeltacht area, has a significant role in providing public services, recreational, social, and commercial facilities for the Gaeltacht area. A language plan for Cahersiveen is currently under preparation and The Council is committed to actively supporting and facilitating the implementation of this language plan.

In addition to language planning, a key element of the regeneration proposals is to strengthen the role of Cahersiveen as a Baile Seirbhíse Gaeltachta. It is proposed to achieve this by developing opportunities in language training within the Daniel O'Connell Quarter and also by animating the language in terms of the development of wayfinding signage throughout the town, as part of the Movement Management Plan.

**For further information also see the KCDP 2022-2028, specifically Chapter 8, which deals comprehensively with the Gaeltacht area.**

| Baile Seirbhíse Gaeltachta Objective |  |
|--------------------------------------|--|
| Objective No.                        | It is an objective of the Council to:  |
| <b>KENMD-CH-9</b>                    | Facilitate and support the language plan for Cahersiveen, a designated Baile Seirbhíse Gaeltachta, to achieve its target of increasing the number of daily Irish Speakers. |




### 3.2.1.7.2 Built Environment and Heritage

The basic linear form of the town has remained essentially unaltered since the original Ordnance Survey map of 1842. The location of the principal streets and roads remains the same.

Main Street and Church Street are the central core of the town. Main Street has a good mix of uses including a bank, pubs, restaurants, cafes and offices. The building line of a section of Main Street is set back creating a larger square. This area is at present used for on street carparking but with funding obtained through the RRDF public realm improvements are to be carried out. The main focal point on Church Street is the imposing Daniel O'Connell Memorial Church. The vista down Bridge Street towards the Barracks and the bridge is one of the most interesting and attractive views in the town.

Future development in the town should not detract from the nature of the town and should be carried out in a coherent manner on infill sites, brownfield sites and sites contiguous to the built-up area. Developing the town in this manner will help reinforce its compact form and will help create an attractive and sustainable settlement.

Cahersiveen contains a number of traditional shopfronts, which contribute to the distinctive character of the town. The Council will encourage, through its *Shopfront Design Guidelines* (February 2018), the preservation and refurbishment of existing traditional shopfronts and name plates, and where appropriate the development of new high-quality shopfronts in traditional design. Non-traditional design shopfronts will only be considered if their design is sympathetic to adjacent facades and enhances, rather than detracts from the visual amenity of the streetscape.

| Built Environment Objectives  |   |
|---|---|
| Objective No.   | It is an objective of the Council to:   |
| <b>KENMD-CH-10</b><br> | Ensure that future development in the town takes place on infill, brownfield and greenfield sites contiguous with the built-up area and consolidates the compact urban form of the town making it an attractive and sustainable settlement. |
| <b>KENMD-CH-11</b>  | Promote attractive approaches into the town.  |
| <b>KENMD-CH-12</b>  | Re-locate car parking and develop a public realm improvement scheme at The Square on Main Street subject to environmental assessment.   |
| <b>KENMD-CH-13</b>  | Ensure that the design of premises or the refurbishment of existing premises in the town is sympathetic to existing development in the vicinity and is of a design composition that enhances the streetscape.                               |
| <b>KENMD-CH-14</b>  | Encourage the preservation and refurbishment of existing traditional shopfronts and name plates in appropriate materials.   |
| <b>KENMD-CH-15</b>  | Protect important views to and from landmark buildings, historic buildings and associated prospects to ensure the character of these places is adequately protected.  |
| <b>KENMD-CH-16</b>  | Ensure that new roadways, new road widening schemes, vehicle parking areas and junction   |

|                    |   |
|--------------------|---|
|                    | improvements works are carried out in a visually sensitive manner, where possible.  |
| <b>KENMD-CH-17</b> | Ensure new developments front onto public spaces or walkways and that they provide an active frontage of attractive design and scale. |

### 3.2.1.7.3 Architectural Conservation Areas (ACA's)

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. Shopfronts, street furniture and hard and soft surfaces are also key elements of the historic character of the area. Consequently, ACAs are designed to conserve whole streetscapes. Elements of Cahersiveen's streetscape display an architectural harmony which is not only visually attractive but forms an intrinsic part of the urban character of the town. ACA's have been identified along Main Street, O'Connell Street, Bridge Street and New Market Street as identified in Figure 3.14.

|                    |   |
|--------------------|---|
| <b>KENMD-CH-20</b> | Liaise with key stakeholders to identify measures to implement improvements relating to the special character of ACA's.   |
| <b>KENMD-CH-21</b> | Preserve the town's architectural heritage and encourage development that is designed in a manner that is in keeping with the scale, character and pattern of the existing built fabric and urban form. New developments must be designed to a high architectural standard and must take cognisance of local design features and materials. |

| Architectural Conservation Area Objectives |  |
|--|--|
| Objective No.                              | It is an objective of the Council to:  |
| <b>KENMD-CH-18</b>                         | Prepare an ACA Management Plan to protect the character of the designated ACA's that are of special importance to the architectural, historical, cultural or social character of the town. |
| <b>KENMD-CH-19</b>                         | Encourage local initiatives which promote the preservation of the special character of ACA's.  |



Figure 3.16: Buildings within the Cahersiveen ACA

### 3.2.1.8 Employment and Economic Activity

Cahersiveen and its environs (including Renard) is the eighth-largest employment node in County Kerry. There are 870 jobs in this settlement, of which fewer than one third are held by workers who reside locally (i.e. within the settlement). This is the lowest level of any town in Kerry. Thus, relative to its employment base, Cahersiveen is very dependent on inbound commuters, similar to Killorglin.

As seen in Section 3.2.1.4.2, Cahersiveen plays a key role within the economy of the wider area and functions as the main employment centre for those areas separated by distance from the development corridor of Tralee and Killarney. Cahersiveen, therefore provides a higher range and order of services and functions than similar sized settlements in the county.

Amongst Kerry's towns, Cahersiveen has the highest proportion of persons (13%), who are employed in public administration. This is associated with national-level statutory bodies having offices in the town, rather than with Cahersiveen being a county-level public service centre. Over one third (35%) of workers belong to the three highest socio-economic groups, while non-manual workers account for the single largest cohort (42%). Whilst the vast majority (82%) use private modes of transport – mainly cars – to travel to work, the proportion who walk or cycle to work (12%) is above the median value for Kerry's towns.

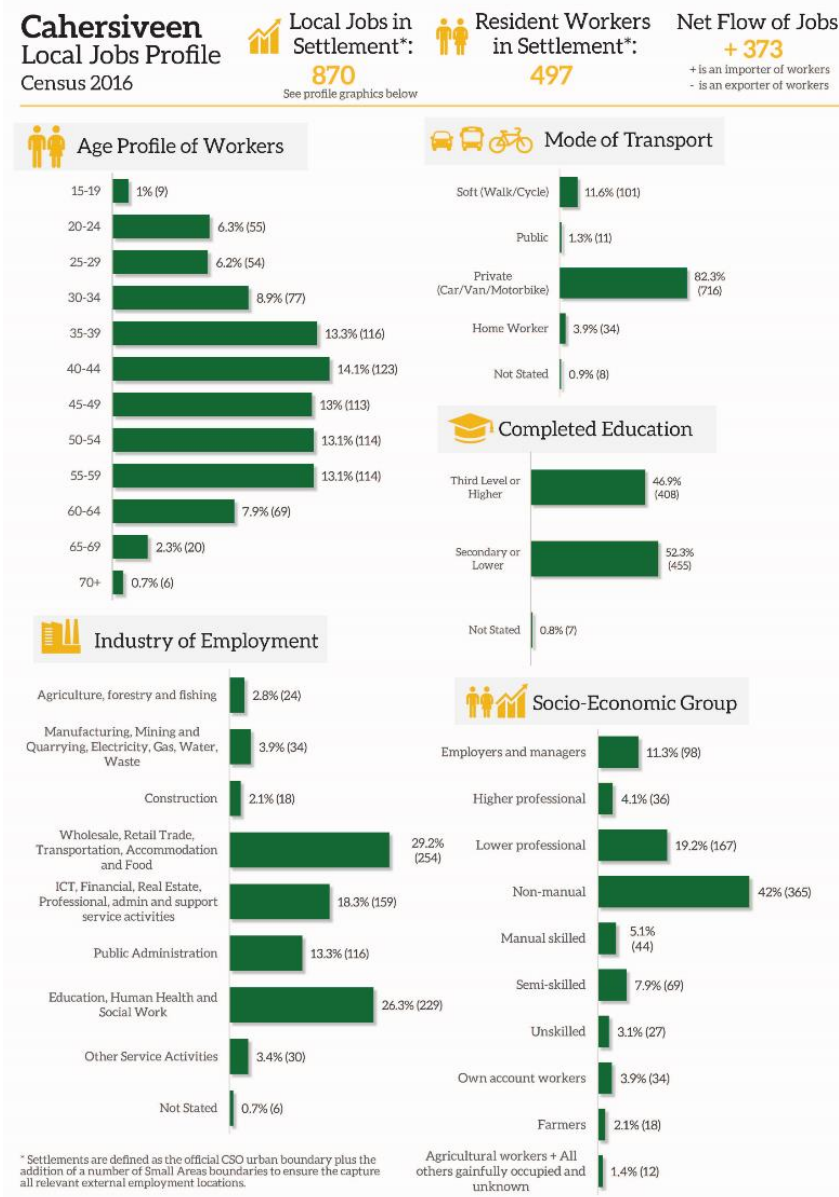


Figure 3.17: Cahersiveen Local Jobs Profile



According to Census 2016, the main employment sectors in Cahersiveen include commerce, trade and professional services with 29% and 23% of those at work employed in those areas respectively. 6.5% of those at work are employed in Manufacturing Industries and with 6.1% employed in Public Administration. Further details on this are contained in Section 3.2.1.4.2 of this Plan.

The town is closely linked to its rural hinterland through the agricultural sector. This link is strengthened by the location of the mart adjacent to the town and provides a much-needed boost to the economy of the town.

There are several land use zonings in the town that will accommodate employment uses - these include mixed use (which includes town centre as a sub-category), industrial, enterprise and employment. The zoning of land for such employment uses and the promotion of tourism in the town will help stimulate development at appropriate locations and provide employment opportunities.

A site to the west of the sports ground at Gurranebane, Valentia Road has been zoned for C2 (Industrial/Enterprise). A mix of uses that promote economic and employment activity will be encouraged here, however, town centre specific uses such as retail will not be permitted here. The overall development of the landholding and proposed South Kerry Greenway should be considered in any future proposal submitted.

The projects proposed under the RRDF, as well as other projects such as the South Kerry Greenway, have the potential to be transformative for Cahersiveen. See Sections 2.1.3 & 3.2.1.5.1 (RRDF) and Section 2.8.5 (Greenway) for further details on these projects.

KCC is aware of the intention of the Educational Training Board to establish a diving school in Cahersiveen, this school will provide educational opportunities and training in professions that are

underrepresented in Ireland currently. KCC fully supports the sustainable development of any such facility.

| <b>Employment and Economic Activity Objectives</b> |  |
|--|--|
| <b>Objective No.</b>                               | <b>It is an objective of the Council to:</b>   |
| <b>KENMD-CH-22</b>                                 | Facilitate future employment provision within the town and stimulate activity to support the development of Cahersiveen as a thriving and economically sustainable town. |
| <b>KENMD-CH-23</b>                                 | Facilitate the development of local enterprise units so that local and indigenous industries have the opportunity to develop.  |
| <b>KENMD-CH-24</b>                                 | Facilitate the appropriate and sustainable redevelopment of the Waterfront/Marina area as a potential economic generator.  |
| <b>KENMD-CH-25</b>                                 | Facilitate the development of a farmer's market at an appropriate location.  |
| <b>KENMD-CH-26</b>                                 | Promote the development of Cahersiveen as a Smart Town.  |

### **3.2.1.9 Tourism & Outdoor Recreation**

#### **3.2.1.9.1 Tourism in Cahersiveen**

Cahersiveen is situated within one of the Country's premier tourist areas - the Ring of Kerry, an internationally recognised tourist route. Cahersiveen is also a designated stop on the Wild Atlantic Way driving route. The town's setting offers spectacular views of the surrounding coastal and mountainous landscapes. The town centre streetscape is visually attractive and has several outstanding

buildings and excellent examples of traditional vernacular Irish architecture. In this regard, it is important to ensure that existing buildings are maintained and used, and new development enhances the existing streetscapes.

Cahersiveen however has significant untapped potential to develop as a major tourist destination. A high number of tourists exploring the Ring of Kerry travel through the town. However, the lack of designated tourist bus stops in the town centre discourages tours from stopping here, preferring to disembark in facilities available outside the town. Dedicated bus parking would encourage drivers to stop and allow visitors time to explore the town's history, streets, and waterfront area.

Cahersiveen offers an ideal base for exploring the spectacular coastal landscapes and mountain ranges of the South Kerry area, including major attractions such as Sceilig Mhichíl and Valentia Island. Cahersiveen's location on the south Kerry Coast with Valentia to its south-west make it an ideal location and base for leisure activities and informal recreation. The town has the potential to be promoted as a destination for outdoor pursuits, including water based and walking activities with high quality accommodation and hotel developments within the town as appropriate. A greater variety of visitor accommodation and restaurants in the town would increase the potential for overnight stays.



The South Kerry Greenway passes through Cahersiveen, the development of which is an objective of the KCDP and this LAP (See Section 2.8.5) and construction of the Greenway has commenced. The South Kerry Greenway offers significant potential to contribute towards the economic regeneration of Cahersiveen including transforming Cahersiveen into a Destination Town.

The marina is a major amenity and tourism asset and capitalises on maritime tourism, which can act as a catalyst for further

development. Fishing trips, boat tours, sailing, rowing, angling, and diving provide further recreational activities linked to the marina. Two waterfront opportunity sites have been designated in this plan. These sites have the potential to link to and build upon the existing marine tourism base at the marina and offer development opportunities for tourism, residential and associated mixed uses.

Cahersiveen needs to be marketed as a tourism destination, both in terms of the facilities available in the town and as a base from which to access the surrounding area. This will involve developing a tourism strategy for the town, promoting Cahersiveen as a tourism destination nationally & internationally improving tourist signage in and around the town and the provision of a tourist information office.

| <b>Tourism &amp; Outdoor Recreation Objectives</b> |   |
|--|---|
| <b>Objective No.</b>                               | <b>It is an objective of the Council to:</b>  |
| <b>KENMD-CH-27</b>                                 | Promote Cahersiveen as a year-round tourist destination.  |
| <b>KENMD-CH-28</b>                                 | Promote Cahersiveen as a service centre for visitors and tourists to the Iveragh peninsula/Ring of Kerry.   |
| <b>KENMD-CH-29</b>                                 | Facilitate the sustainable extension and diversification of tourist facilities throughout the town including improved signage where appropriate.                                    |
| <b>KENMD-CH-30</b>                                 | Encourage the sustainable improvement of existing and new recreational facilities at appropriate locations which would focus on the strengths of Cahersiveen, e.g., water activity, |

|   |   |
|---|---|
|   | sailing, canoeing, sea angling/fishing etc, and as a base for walking/cycling and other similar activities.   |
| <b>KENMD-CH-31</b><br> | Facilitate the sustainable development of the South Kerry Greenway as a recreational greenway.  |
| <b>KENMD-CH-32</b>  | Promote the development potential of the harbour/marina area in a sustainable manner.   |
| <b>KENMD-CH-33</b>  | Facilitate the opening of a dedicated tourist office in the town, at an appropriate location.   |
| <b>KENMD-CH-34</b><br> | Support the sustainable provision of a Blueway between Cahersiveen and Knightstown, subject to inclusion in National Strategy and subject to environmental assessments. |



**Figure 3.18: View of Old Market Street**

### 3.2.1.9.2 Outdoor Recreation and Walkways

Cahersiveen has a good range of recreational amenities. This includes a large sports facility at Castlequin and St. Marys GAA Club. The marina is used for sailing and other maritime, tourist and leisure related activities, co-ordinated from the Marina Office along the waterfront. The Council recognises the role that good quality open space, recreation and amenity facilities can play in creating healthy and active lifestyles to ensure the wellbeing and improved quality of life of the entire community. There is a need for additional recreational and amenity facilities to serve the town, in particular the development of swimming, walking and cycling facilities .

The Town Park is located along the southern bank of the Valentia River and north of the Heritage Centre. The park is a linear, open space with wonderful views of Valentia River, Valentia Island and Ballycarbery East, Cloghanelinaghan, known locally as 'Over The Water'. The park contributes hugely to the overall amenity of the waterfront area. Lands adjacent to and east of the existing park have been reserved for the expansion of this amenity. A central town park (Fair Green) is located to the rear of New Market Street and contains a children's playground.

It is envisaged that existing walkways will join up via a number of new (and natural) walkways along the marina/ waterfront and town park. It is envisaged that these walkways will connect with the town centre and environs, thus creating greater permeability between the urban and natural environment.

The disused railway line crossing the Valentia River is at present closed to users. This structure has the potential to create a huge amenity for the town by expanding the marina walkway for locals and tourist alike to use. This bridge forms part of the proposed South Kerry Greenway linking Glenbeigh to Cahersiveen and Renard. It therefore offers a significant contribution to walking routes in the town.



### 3.2.1.10 Water & Wastewater

Cahersiveen has adequate water and wastewater infrastructure capacity available to cater for the proposed population growth set out in this plan.

Surface water discharge from new developments will be designed in accordance with the principles of attenuation and controlled discharge (with the application of SuDS), and/or any storm water policy document that may be produced by the Council and in accordance with the KCDP. As part of this, where feasible nature-based solutions shall be utilised.

### 3.2.1.11 Flood Risk Management





The majority of the town is not usually at risk of flooding. There may be some seasonal tidal/coastal flooding along the waterfront. These areas are not zoned for highly vulnerable development. For further details see references in the SFRA.

### 3.2.1.12 Connectivity

The N70 National Secondary Road runs through Cahersiveen serving as the town's main street. The town is therefore subject to a significant volume of through-traffic including commercial vehicles and tour buses particularly during the tourist season. Its physical configuration as a single long street, coupled with narrow side streets reduces the options to manage peak traffic. The N70 route provides poor access to the waterfront area making it difficult to capitalise on one of the town's most significant physical assets. The pressure of servicing and shopping traffic combined with increased traffic volumes during the tourist season significantly affects the town's environmental qualities.

Good transport links, free flowing traffic and adequate parking are important determinants in achieving growth in population, employment and tourism as well as developing an attractive town.

The absence of adequate tour bus parking in the town centre as well as poorly accessible off-street parking further exacerbates the challenges of peak season traffic management.

| Connectivity Objectives   |   |
|---|---|
| Objective No.   | It is an objective of the Council to:   |
| <b>KENMD-CH-35</b><br>   | Protect access points to facilitate orderly infill & backland development.  |
| <b>KENMD-CH-36</b><br>   | Seek the provision/improvement of footpaths throughout the town and in particular on the Main Street.   |
| <b>KENMD-CH-37</b><br>  | Sustainably promote a more pedestrian and cyclist friendly environment through the provision of traffic calming measures and improved pedestrian and cyclist infrastructure. Improve pedestrian and cyclist linkages and movement between the marina/waterfront area & the town centre. |
| <b>KENMD-CH-38</b><br> | Promote the development of Cycleways and Greenways in and around Cahersiveen at appropriate locations.  |

|                    |  |
|--------------------|--|
| <b>KENMD-CH-39</b> | Support the sustainable development of dedicated tour bus parking in the town and provide additional car parking spaces to serve residents and visitors to the town, at appropriate locations. |
|--------------------|--|

### **3.2.1.12.1. Proposed Public Realm Improvement Plan**

As part of the Public Realm Improvement Plan it is proposed to develop a Movement Management Plan that best accommodates vehicles, cyclists and pedestrians.

The Movement Management Plan including one-way systems, cycleways and pedestrian facilities forms part of the Public Realm Plan, the Public Realm Design Strategy and the Town Centre Regeneration Project. It will lead visitors coming into the town on the Greenway past the Carnegie Building where information on the town's attractions will be available. Improved wayfinding will assist the town in promoting its local outdoor activity attractions such as the Beentee Mountain Loop Walk.

It is also proposed to identify, acquire and develop a site for coach parking that will enable the town to take full advantage of the tours on the Ring of Kerry that will seek to stop in Cahersiveen town centre. In tandem with the public realm improvements which may require the removal of on-street parking, consider the requirement for additional off-street parking areas and acquisition of back lands for this development.