

**Variation No. 3  
*of the*  
Killarney Town Development Plan  
2009 - 2015**

**Adopted 9<sup>th</sup> March 2015**

## **Third Variation to the Killarney Town Development Plan 2009 – 2015**

**Adopted on 9<sup>th</sup> March 2015  
By the Members of Kerry County Council**

### **Reason for Variation**

The variation amended the restriction on the development of lands in Phase 2 especially in cases of the landowner or the sons and daughters of the landowner or the favoured niece or nephew of the landowner requiring a dwelling for their full time permanent residence.

### **Location of Site**

There are a number of sites designated in phase 2 in the Killarney Town Development Plan 2009 – 2015. The number of sites designated or the area of land designated has not changed from what was shown on the previous maps.

### **Variation No 3**

#### **Changes made to the Killarney Town Development Plan 2009 – 2015.**

Note: In this report the text in *italics* indicates recommended additional text.

#### **POLICY POP 01 (d) -Development Strategy varied as follows:**

To comply with national and regional population targets by zoning 25.4 hectares of land for residential development on a phased basis. This land is contained in the 'Residential Phase 1' land use zoning designation. It is proposed that 'Residential Phase 1' will provide adequate lands to meet the population projections in accordance with Kerry County Council Core Strategy and the South West RPGs. The remaining undeveloped zoned lands will be designated as Phase 2. Permission will not normally be granted for development on Phase 2 lands, unless 80% the lands included in Phase 1 have been developed to the satisfaction of the Planning Authority. *Consideration will be given, in the case of an application, for the construction of a dwelling house for the landowner or the son or daughter of the landowner or the favoured niece or nephew of the landowner to be used as their full time permanent residence.*

#### **Section 12.3.3.2 Residential Phase 2 varied as follows:**

##### **12.3.3.2 Residential Phase 2**

Objective is as per objectives of Residential Phase 1 and to permit residential development in the identified area only on completion of development on 80% the lands within Phase 1. *Consideration will be given, in the case of an application, for the construction of a dwelling house for the landowner or the son or daughter of the landowner or the favoured niece or nephew of the landowner to be used as their full time permanent residence.*

### **Habitats Directive Assessment (HDA)**

A Stage 1 Habitats Directive Assessment of the variation no.3 to the Killarney Town Development Plan was undertaken and it identified no significant effects on Natura 2000 sites arising from the adoption and implementation of the variation. In accordance with Section 177U of the Planning and Development Act 2000 (as amended), and on the basis of the objective information provided in the HDA report it is concluded that the variation no.3 to the Killarney Town Development Plan 2009-2015, both individually, and in combination with other plans and projects, will not have a significant effect on a European site (Natura 2000 Site), and as such, a Stage 2 Appropriate Assessment/Natura Impact Report is not required.

Further to the adoption of the Third Variation to the Killarney Town Development Plan 2009 – 2015 on 9<sup>th</sup> March 2015 by the Members of Kerry County Council a Findings of No Significant Effects report was completed.

### **Strategic Environmental Assessment (SEA)**

The variation no.3 was screened under SEA Directive 2001/42/EC to ascertain if the variation would have a significant effect on the environment and require an SEA. Further to Article 13k of the Planning and Development Regulations, 2001, as amended, it was concluded that the variation would not cause significant effects on the environment and a SEA was not required.