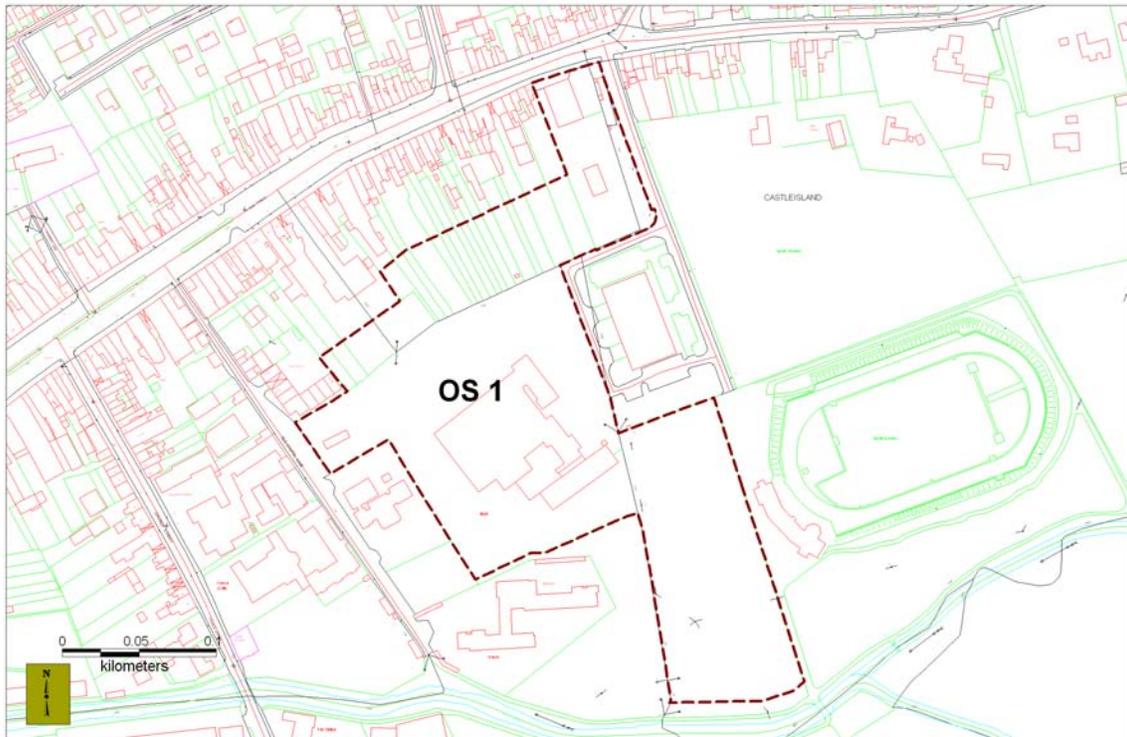


Appendix A

Opportunity Site Development Briefs

Town Centre Opportunity Site (OS1)

Aim: To redevelop this large and centrally located site as a new and attractive urban area in the town centre with a mix of vibrant uses appropriate to its location.



Location and Site Description

The site is located in the town centre to the south of Main St and has an area of 5.168 Ha. It is mainly brownfield site with a portion of undeveloped land at the southeast of the site adjacent to the river. It consists of the mart site (currently in use as a mart twice weekly), Aherns site with frontage onto Main St (currently not in use), part of the rear of several properties along the eastern end of Main St and the greenfield site to the east of the school and north of the river.

The development of the opportunity site will necessitate the relocation of Castleisland Livestock Mart which will be encouraged and facilitated by the Council. The mart site is a large site in the middle of the town centre which has been underutilised to date. The agricultural use at the site would be better suited to an out of town centre location. Towns such as Mallow have seen the successful relocation of the mart from a town centre location and the subsequent large-scale redevelopment of the mart site as Market Square which is an important mixed use area in the town of high quality design. The extent of the mart site and its location provides the opportunity to redevelop the site and create a large and attractive urban space along with a new street with a

vibrant mix of town centre uses and ample parking. The redevelopment of this site is of crucial importance to the future of the town centre and the town in general.

The southern part of the rear gardens of the properties along Main St have also been included in the Opportunity Site. These gardens are long and narrow (some of them are up to 97m in length) and are currently underutilised. Their inclusion in the opportunity site is vital to the redevelopment of the area. It is envisaged that a private service road off the relief road will be provided to serve the rear of these properties. Aherns site is also important site in the overall development as it provides dual frontage onto the Main St and the Relief Road. This location would be suitable for a landmark building, which adds significantly to the streetscape of the town and is of a high quality architectural design.



View of mart site from north



Existing link road



View towards Main St from An Riocht



Rear view of the properties on Main St seen from the Mart

Access

The site is currently accessed from Main St via Old Chapel Lane to the west and the road leading to An Ríocht to the east. There is also an existing road linking this road with old Chapel Lane which is in poor condition. There are proposals to construct a relief road along the eastern boundary of the site and construct a link road to Old Chapel lane. This gives the opportunity to create a new street along the link road.

Development Potential

It is envisaged that the site will be developed with a mix of uses suitable for a town centre location, ranging from residential to commercial.

The site is ideal for a large anchor retail unit and such companies will be encouraged by the Council to locate here. The new street will provide the opportunity to introduce new streetscape into the town with retail units at ground floor and residential units/office space at the upper floors. A car and bus park is also included to the east of the site for ease of access to schools and the town centre.

The development of this site presents the opportunity to increase the quantity and quality of the public domain and urban space in the town by providing a public square, market area and event space. Hard and soft landscaping and street furniture will be incorporated and public art installations will be encouraged at suitable locations.

The site fronts onto the river Maine and this should be maximised in any future development by the inclusion of attractive built frontage facing onto the river with a landscaped area immediately adjacent to the river.

General Requirements

It is important that the relevant landowners work together to ensure that the entire site is developed in an effective and coherent planned manner for the benefit of the landowners and the town as a whole.

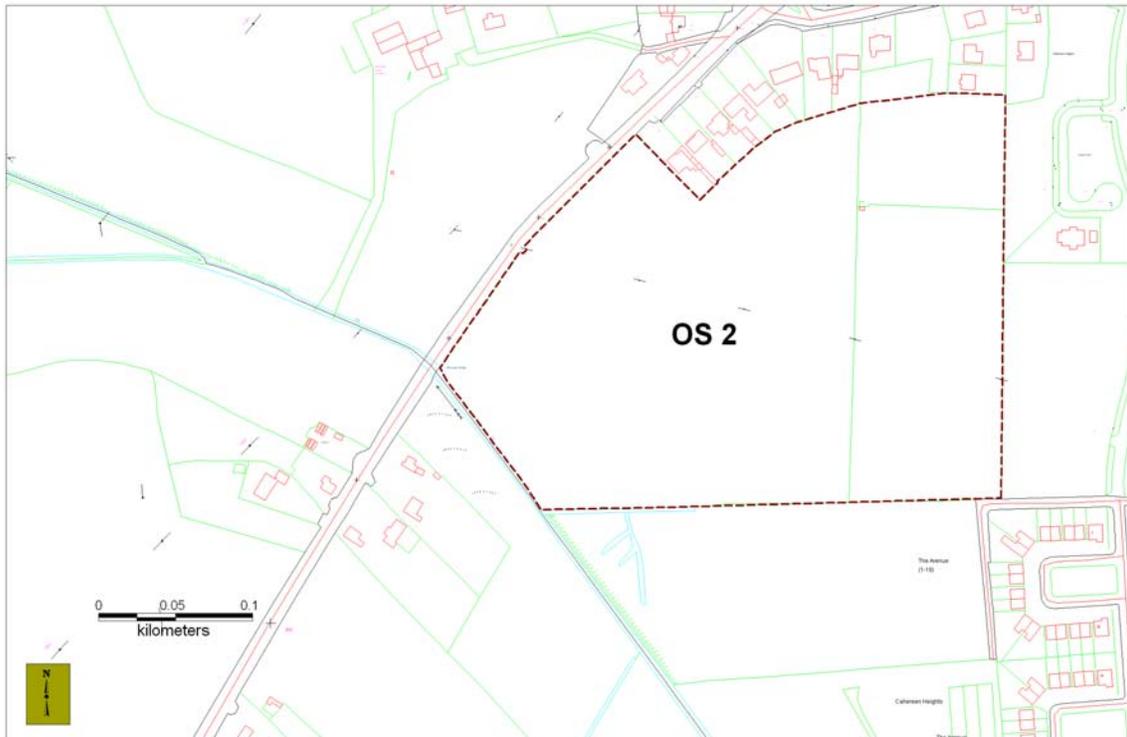
New buildings along the proposed link road should be of a scale and massing which reflect that of the existing town centre. New development should generally not exceed three storeys in height. However, increases in height may be appropriate for landmark buildings at junctions or other significant locations. Roof profiles should generally have a pitch between 35 and 45 degrees and skylights should be used in favour of dormer windows. Colour schemes, paving, lighting and street furniture should be chosen to integrate with Main St and to provide a sense of continuity in the town centre.

It is important in the redevelopment of this site that it is done in an environmentally sustainable manner. New buildings will be required to be energy efficient and will be required to incorporate renewable energy technologies in a visually sensitive manner. The development will also be required to utilise Sustainable Urban Drainage Systems along with a high level of water conservation e.g. water collection/harvesting. Any proposals for development at the site should ensure that the biodiversity of the area is protected and enhanced and sustainable transport initiatives provided as part of the development such as bicycle parking facilities, employee shower and changing facilities etc.

The site will be included in the Town Centre Strategy and any development will be required to adhere to any relevant objectives contained in this strategy. A detailed masterplan and urban design statement will be required for any planning application at the site which will satisfactorily address the design issues at the site and pre-planning consultation with the Planning Authority is essential. The Council will ensure that the development of the town centre opportunity site is of the highest quality design, scale and layout to create an attractive and vibrant urban environment and extension of the existing town centre. It is also imperative that it integrates with the existing town centre and is well connected to the Main St.

Employment Opportunity Site (OS2)

Aim: To facilitate the development of a business/enterprise park at a strategically located site in the town to provide employment.



Views from Killarney Rd



Location and Site Description

The site is a large greenfield site with an area of 7.786 Ha on the edge of town. This site was chosen due to its location on the Killarney Road and ease of access to transport links at Farranfore. The site is on the eastern side of the Killarney road and is somewhat undulating in topography. There is a row of dwellings along the northern boundary of the site. When developed, it will form an attractive entrance into the town.

Development Potential

The site has the potential to be developed as a business/enterprise park in the town with the opportunity to create local employment. Businesses and enterprises of varying types and sizes will be facilitated at the site. Retail development will not be permitted. Development of this site is dependent on the completion of the Castleisland Bypass. In the interests of traffic safety any application at the site shall be accompanied by a Traffic and Transport Assessment

General Requirements

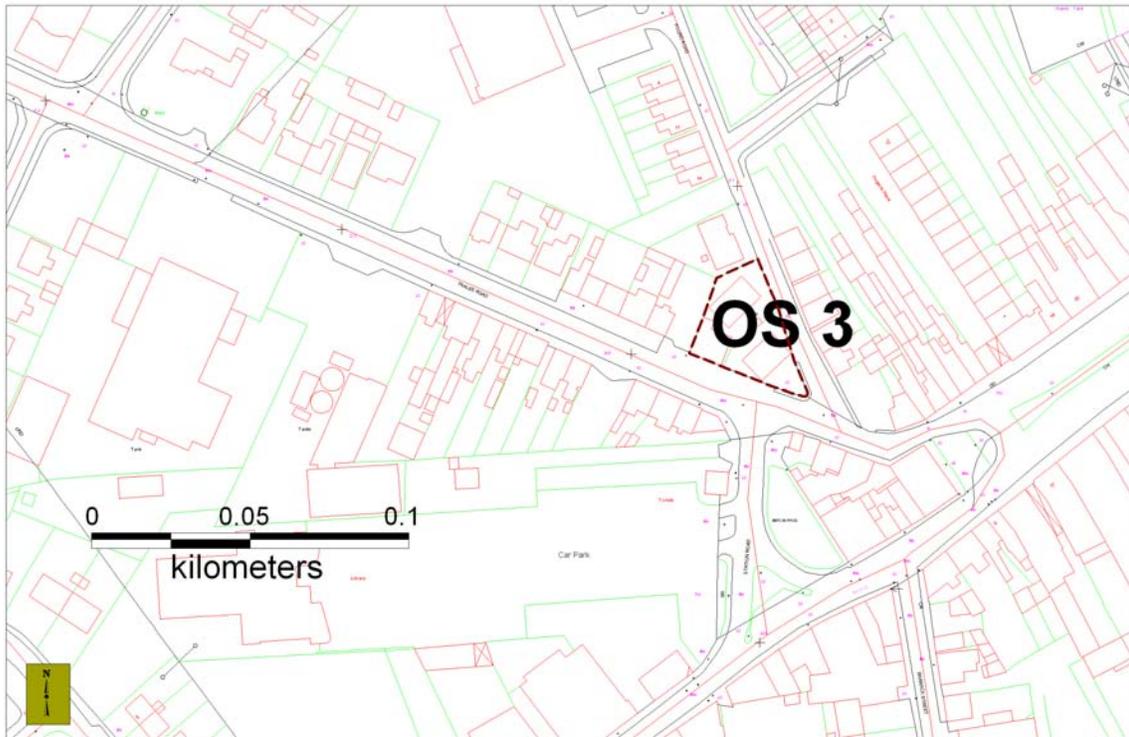
A minimum of a 20m buffer area shall be provided around the extant remains of the recorded monument located within OS2. In addition, an appropriate level of landscaping shall be provided outside of this buffer area so as to ensure that the setting of the recorded monument is adequately protected. The design and layout of the overall site shall take cognisance of the sites archaeological heritage.

It is important in the redevelopment of this site that it is done in an environmentally sustainable manner. New buildings will be required to be energy efficient and will be required to incorporate renewable energy technologies in a visually sensitive manner. The development will also be required to utilise Sustainable Urban Drainage Systems along with a high level of water conservation e.g. water collection/harvesting. Any proposals for development at the site should ensure that the biodiversity of the area is protected and enhanced and sustainable transport initiatives provided as part of the development such as bicycle parking facilities, employee shower and changing facilities etc.

A detailed urban design statement will be undertaken for the development of the site as a whole. The site will be developed in an overall coherent manner and will be designed in a high quality campus-style layout with attractive landscaping and sufficient parking. It may contain a large landmark building fitting to the site and its location on one of the main entrance roads into the town.

Landmark Building Opportunity Site (OS3)

Aim: To facilitate the redevelopment of this prominent town centre site with an attractive landmark building with mixed uses.



Location and Site Description

The site has an area of 0.068Ha and is located at an important junction in the town where traffic from Pound Road and the Tralee and Killarney merge. The site is therefore a visually prominent one and is in need of careful consideration in terms of design and layout. It is triangular in shape with frontage onto the Tralee Road and Pound Road. At present there is a disused petrol station at the site and garage to rear.



Views of site

Development Potential

The site has the potential to accommodate a landmark building, 3-4 storeys in height, which takes into consideration the sites prominent location, the shape of the site and the somewhat restricted nature of the site. The site has been deemed a town centre site in the plan, which would permit a mix of uses.

General Requirements

Due to the sites prominent location and restricted nature, any development at this site should be architect-designed and should respond to the design challenges of the site. As the site is restricted, the Council are willing to accept car parking contributions in lieu of adequate parking provision at the site.