

1.0 Core Strategy

Under Section 10 (1B) of the Planning and Development (Amendment) Act 2010 Planning Authorities are required to incorporate a Core Strategy into their development plan. The core strategy takes account of national and regional population targets and ensures that a Development Plan co-correlates with national, regional and local policies.

The 2010 Act indicates the need to analyse adopted local area plan for consistency with the Core Strategy. Where inconsistencies exist, planning authorities are required or amend their plans accordingly.

This document sets out the 'evidence based' core strategy which is to be read in conjunction with the Town Development Plan. It will set the overall framework for the objectives of the Plan, identifies the pre-determined population targets and the overall development strategy for the development of the Town for the period of the Plan. In this context, the population targets will form the basis for guiding the scale and location of new developments within Listowel Town up to 2015.

In meeting the requirements of the future population targets, the Listowel Town Development Plan 2009-2015 will be varied by way of phasing the development of zoned residential undeveloped lands. This will ensure the availability and orderly development of zoned land for housing and retail development in the town and that infrastructure provision is sufficient to accommodate the population requirements under the life time of the Plan. This Core Strategy shall coordinate development and promote sustainable growth of the town ensuring that adequate, suitably located and serviced land is available to cater for the orderly development of the town in a manner which is sustainable and protects its social, cultural, environmental and economic assets for future generations as laid down elsewhere in the Town Development Plan.

1.1 Strategic Aims

The Strategic Aims of the Core Strategy for Listowel are:

- To demonstrate how the Listowel Town Development Plan 2009 -2015 takes account of any National and Regional Planning Strategies, Guidelines and Policies including National and Regional population targets.
- To provide the policy framework to ensure a strategic approach to zoning that allows an appropriate level of development throughout the plan area at the right time and in the right place.
- To set the context for the key infrastructure of Listowel and its role.
- To provide a framework within which the provision of sustainable infrastructure, amenities & economic investment and development can take place to maximise the use of resources in the county, for current and future generations.
- To take account of any policies of the Minister in relation to National & Regional population targets.

1.2 Core Strategy for the Listowel Town Development Plan 2009 - 2015

A key concept of the Core Strategy is to demonstrate how the Listowel Development Plan 2009-2015 takes account of any policy of the Minister in relation to national and regional population targets, thus strengthening further the role of the Town Development Plan as the fundamental link between national, regional and local policy. In this regard this Core Strategy utilises national and regional frameworks to inform and structure the policies and objectives of this plan, which in turn provides a basis for day-to-day planning decisions.

1.3 Relevant Plans, Policies and Strategies

In accordance with the Planning and Development Act 2000 as amended, Planning Authorities must have regard to national and regional policy. In the preparation of the Listowel Town Development Plan 2009 - 2015 it had regard to the following guidelines and documents:

- National Spatial Strategy (NSS 2002 – 2009)
- National Development Plan (NDP 2007-2013)
- Sustainable Development – A Strategy for Ireland (1997)
- National Climate Change Strategy (2007-2012)
- The National Action Plan for Social Inclusion (2007-2016)
- Regional Planning Guidelines for the South West Region (2004-2010)
- Regional Waste Management Plan (2006-2011)
- Water Quality Management Plan
- Méitheal Chiarraí (2002-2011)
- Draft Kerry County Development Plan (2009-2015)
- Telecommunications Antennae and Support Structures, Guidelines for Planning Authorities, 1996.
- Childcare Facilities Guidelines, 2000.
- Retail Planning Guidelines, 2000, (as amended, 2005).
- Draft Guidelines for Planning Authorities on Landscape and Landscape Assessment, 2000.
- Guidelines for Planning Authorities on Architectural Heritage Protection for Places of Public Worship, 2003.
- Architectural Heritage Protection, Guidelines for Planning Authorities, 2004.
- Guidelines for Planning Authorities on Quarries and Ancillary Activities, 2004.
- Assessment of the effects of Plans and Programmes on the Environment- Guidelines for Regional and Planning Authorities, 2004,
- Implementing Regional Planning Guidelines, Best Practice Guidance, 2005.
- Sustainable Rural Housing, Guidelines for Planning Authorities, 2005.
- Wind Energy Development Guidelines for Planning Authorities (DoEHLG, 2006).
- Quality Housing for Sustainable Communities, 2007
- Sustainable Residential Development in Urban Areas 2008
- The Planning System and Flood Risk Management – Guidelines (DoEHLG 2008)

Since the adoption of the Plan the South West Regional Planning Guidelines has been adopted to include new population targets for the County and for the Listowel functional area. It is essential that the Town Development Plan is varied to include the most recent regional populations targets as set out in the South West Regional Planning Guidelines (SWRPG).

1.4 Compliance with National and Regional Population Targets

The Town Development Plan in going forward needs to adopt an approach to population targets that is dependent on the implementation of the National Spatial Strategy. This new approach is in line with Government advice on population targets to local authorities issued in January 2009 and supplementary guidance in August and October 2009. As a result, future populations are to be expressed as 'targets' rather than 'projections', to ensure adequate investment in infrastructure, which will help to maintain Listowel's economic growth and avoid infrastructural deficits. The following table sets out the quantum of developed and undeveloped zoned land in Listowel Town as well as populations targets as they apply to Listowel town.

Table 1: Quantum of developed and undeveloped residential zoned land in Listowel Town boundary

Zoning	developed	undeveloped	Total (acres)
medium density	78.96	21.96	100.74
Low density	205.5	273.5	479

Table 4.2: Core Strategy Table: Population Targets and household targets for Listowel Town 2010-2016

Core Strategy Population Allocation 2010-16	Housing Requirement (Ha)+	Existing Zoning (residential & mixed use)	Proposed Zoning (Phase1)	Housing Yield (Residential Lands Ha & units)	Housing Yield (Other Lands)
850	13	135.5	13	13	0 ¹

1.5 Listowel Towns Key Infrastructure

Ryan Hanley Consulting Engineers were commissioned in 2002 to undertake a report entitled "*Listowel Town Council, Water Supply Improvement Scheme & Main Drainage Scheme, Stage 2, Socio-Economic Report*" to establish the state of infrastructure with respect to water supply and waste water services in Listowel Town. The findings of the report are as follows:

- Capacity of existing facilities needs to be assessed and upgraded, if necessary to cater for increased ongoing and future development
- Capacity of existing facilities needs to be assessed and upgraded, if necessary to cater for greater density of housing in residential zoned areas
- Capacity of existing facilities needs to be assessed and upgraded, if necessary to cater for greater density of infill development in areas already serviced
- Existing facilities need to be extended to unserved lands zoned for ongoing and future development.

¹ This refers to the Mixed Use Opportunity Site. Residential units are not permitted in the matrix.

1.5.1 Deficiencies in water system:

The report highlighted deficiencies in the existing water system in terms of quality, quantity and continuity of water supplied to consumers as well as concerns relating to safety and pollution. The locations of these deficiencies was Tarbet Road, Ballybunion road and Dromin Road

Storage capacity was noted to be considerable less than the required capacity. Some of the existing mains were noted as undersized.

Overall improvements were proposed to improve the quality of life for all consumers directly, by enhancing the quality and quantity of water services and indirectly, by maximising protection of human health and the environment. Further improvements were considered to lead to economic and social development. Estimate costs for improvements were €3.5million. So far no funding has been made available and no improvements have been made. The current water system is deficient and inadequate and requires immediate attention. Until such time that funding is attainable and major improvements are carried out, there is no justification for the quantum of undeveloped residential zoned lands given the poor water infrastructure in place. Subsequently the development of undeveloped lands in these areas is premature and prohibited given the inadequate deficient water infrastructure in place.

1.5.2 Deficiencies in waste water treatment system:

The report highlighted deficiencies in relation to the waste water treatment system with upgrading taking the form of piecemeal development. These were categorised in terms of capacity, storm water flow, stormwater overflows and the extent of the system. The following sewers were indicated as being deficient:

Ballylongford road, Ballybunion road, Greenville road and Dromin road.

Flooding was seen as causing an overflow of sewerage onto the road surface and sewerage backing up causing overflows at private dwellings posing as a health risk to local residents, passing motorists and pedestrians. The report indicated that there are recurring problems at the inlet to the treatment works and along the main sewer (along the Greenville road) upstream of the treatment works, during wet weather the report highlighted how the inlet chamber at the treatment works becomes flooded and backup occurs along the main sewer with outflow at manholes and on some house connections.

1.5.3 Treatment works capacity.

The reports highlighted how the capacity of the treatment system is periodically exceeded during race week where in wet weather the inlets works becomes flooded and excess flow is raised by the screw pump and passed through the treatment system. The report highlighted the non existence of facilities for nutrient removal and operational difficulties

1.5.4 Storm water flow:

The report highlighted that the overall network needs to be reassessed and remodelled to examine the possibility of reduction in volumes of storm water to be carried in the existing combined flow sewers.

Overall the report recommended funding of up to €6.2 million to upgrade the system, improving the capacity of the sewer network to alleviate deficiencies which are creating a health hazard, to have the necessary infrastructure so to support development and to ensure compliance with EU National Regulations.

So far no funding has been made available and no significant improvements have been made. The current waste water system is deficient and requires immediate attention. Until such time that funding is attainable and major improvements are carried out, there is no justification for the quantum of zoned lands given the poor infrastructure in place. Subsequently the development of zoned land is premature and prohibited given the inadequate deficient in waste water infrastructure.

1.6 Current live planning permissions on residential zoned lands

There are currently 8 applications which are live, granted permission for a total of 386 units.

Of these 8 planning permissions:

- One planning permission is expiring on 11/9/2011 for 63 houses.
- 5 planning permissions due to expire in 2012 for 209 houses
- 2 planning permissions to expire in 2014 for 114 houses

1.7 Variations to the Listowel Town Development Plan 2009-2015

Variation Aspect 1:

Land Use Zoning Map (map 6)

National and Regional Policy and Guidelines indicates a population target from 2011-2016 to be 850. Taking average household size at 2.6 persons per unit, there is a requirement for 326 units from 2011-2016. Total undeveloped residentially zoned land in Listowel Town boundary is calculated at 119.6 hectares with a construction capacity of 2,950 units. There is currently a surplus of lands zoned for 2,699 units.

In line with population targets it is necessary to phase the development of undeveloped residential zoned lands. Please see land use zoning map indicating same. The phasing of lands includes 50% headroom. The development of lands is to be developed in 3 phases.

Phase 1: All lands in this phase are to meet the projected populations targets and housing need as set down by the RPG'S. These lands shall be substantially developed first before any planning applications can be considered in phases 2 or 3. Consideration will be given, in the case of a bona fide application, for the construction of a dwelling house, for a person who is farming lands or in exceptional circumstances, for rural generated dwellings within the context of Government Guidelines on sustainable rural dwellings (DEHLG 2005) and the Environmental Protection Agency Code of Practice "Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. < 10)".

Phase 2: Lands within Phase 2 are next to be developed where developments in phase 1 are substantially completed. Planning applications will also be considered for development in phase 2 where there is a justification for such development, i.e. Development that is supported by population growth. Any planning application must include strong supporting evidence for their development. Consideration will be given, in the case of a bona fide application, for the construction of a dwelling house, for a person who is farming lands or in exceptional circumstances, for rural generated dwellings within the context of Government Guidelines on sustainable rural dwellings (DEHLG 2005) and the Environmental Protection Agency Code of Practice "Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. < 10)".

Phase 3: These lands are on the periphery of the town and in many cases are not adequately serviced. These lands are not to be considered for development until such time lands in phase 1 and 2 are substantially developed.

Consideration will be given, in the case of a bona fide application, for the construction of a dwelling house, for a person who is farming lands or in exceptional circumstances, for rural generated dwellings within the context of Government Guidelines on sustainable rural dwellings (DEHLG 2005) and the Environmental Protection Agency Code of Practice "Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. < 10)".

The total number of units granted planning permission on residentially zoned undeveloped lands which have yet to be constructed is 386 units. There is currently sufficient number of units granted permission to facilitate the population target. The phasing of residential zoned lands will not affect existing planning permissions. However any applications for extension of planning permission will be subject to the provisions of the adopted Core Strategy and the objectives of the Listowel Town Development Plan 2009-2015.

The development of undeveloped zoned lands will be assessed under the existing objectives of the Town Development plan which requires the lands be developed in a sequential/phased manner. This will relieve pressure on the strategic infrastructure which is currently deficient. ***There is no re-zoning of lands proposed as part of the Variation.***

Variation Aspect 2:

Chapter 2: Legal Preamble and Development Plan Context:

To vary 2.1 Legal Preamble of the Town Development Plan to include:

- Kerry County Development Plan (2009-2015).
- Shannon International River Basin Management Plan (2009-2015) *and associated Programme of Measures.*
- *South West Regional Planning Guidelines 2010-2022.*
- The Planning System and Flood Risk Management, Guidelines for Planning Authorities, November 2009.
- *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities (NPWS/DoEHLG, 2009)*

Variation Aspect 3

Chapter 2: Legal Preamble and Development Plan Context:

To omit section 2.3 of the Listowel Town Development Plan 2009-2015 and replace with the following:

2.3 Listowel within its Regional Context

2.3.1 The South West Regional Planning Guidelines 2010

In accordance with the Planning and Development Act, 2000, the South West Regional Authority adopted and published Regional Planning Guidelines in 2010-2022. Legislation requires that the Guidelines are reviewed by the authority within six years.

The South West RPG were adopted in July 2010. The South West Regional Planning Guidelines (RPGs) formulate public policy for the south west region, covering Cork and Kerry, integrating land-use, transport, economic growth and investment, to enable the region to continue to grow as a sustainable high quality location for investment and one in which to live, work and visit.

Listowel falls within the northern area. Such an area is characterised as a predominantly attractive rural area of high amenity and cultural value, with attractive towns and villages, together with strategic assets. The aim of these planning areas, generally, is to maintain the quality of life, by encouraging a balance in growth between rural and urban areas. In order to encourage economic growth in these planning areas it will be necessary to focus on promoting entrepreneurial development throughout the area. Population growth in these areas will be predominantly employment led.

The main focus for the Northern Area specifically is to:

- *Raise the productive potential of the local economies, particularly indigenous industries and services which utilise the strengths of the area in a sustainable manner.*
- *Optimise spatial development patterns as an essential requirement for infrastructural development.*
- *Provide improvements in local infrastructure and communications in a sustainable manner.*

RPG Policy for the Settlements located in the Northern Strategic Planning Area (incl. Listowel)

The strategy for the Northern Area is to improve and strengthen its urban fabric, to concentrate economic and population growth on the towns and to strengthen the main towns as local service centres for the surrounding areas. Any growth in population in the area must be distributed in a manner so that there is a balance between the town and villages/rural areas.

RPG Regional Settlement Strategy RSS-06 Settlements in the Northern Area

It is an objective that these towns act as vibrant centres for employment and services within their catchment areas. The urban fabric of the settlements will need to be strengthened and greater links forged with their surrounding hinterlands. Any population growth will be distributed in a manner so that there is a balance between the town and villages/rural areas. Controls should be introduced for rural areas under pressure from urban generated housing.

It will also be an objective to promote and develop areas of cultural heritage including the Sliabh Luachra traditions in tandem with policies which will encourage sustainable economic development in order to ensure vibrant communities.

Variation Aspect 4:

Chapter 4: Overall Strategy and Vision:

To vary 4.1.1 Core Strategy Objective 1: A POSITIVE PHYSICAL + NATURAL ENVIRONMENT to include the following:

- To ensure the Listowel Town Development Plan 2009 -2015 takes account of any National and Regional Planning Strategies, Guidelines and Policies including National and Regional

population targets in setting the framework to ensure a strategic approach to zoning that allows an appropriate level of development throughout the plan area at the right time and in the right place *and in accordance with the principles of sustainable development.*

- *To ensure in implementing the Variation, the Policies /objectives of key higher level Plans/Programmes/Strategies responsible for the protection of environmental sensitivities (Biodiversity, National and International Conservation Sites, Water Quality, Landscape etc. are not adversely affected).*
- *To commit to the implementation of recent National and European Environmental Guidelines / legislation during the life time of the Listowel Town Development Plan 2009 -2015.*

Variation Aspect 5:

Chapter 5: Overall Strategy and Vision:

To replace Table 4.2: The distribution of the population and household growth of Listowel Town and the County of Kerry as outlined in the Housing Strategy for the County.

Projected population and household growth in Kerry and Listowel Town 2009 to 2015						
	2009 pop	2015 pop	Percentage increase	2009 households	2015 households	Percentage increase
Kerry	145621	160363	10.1 %	51529	59614	15.7 %
Listowel T	4118	4600	11.7 %	1580	1855	17.4 %

To be replaced with the following table:

Table 4. 2: Core Strategy Table: Population Targets and household targets for Listowel Town 2010-2016

Core Strategy Population Allocation 2010-16	Housing Requirement (Ha)+	Existing Zoning (residential & mixed use)	Proposed Zoning (Phase1)	Housing Yield (Residential Lands Ha & units)	Housing Yield (Other Lands)
850	13	135.5	13	13	0 ²

Variation Aspect 6:

New Objective: H8 (a): Chapter 5: Housing Strategy:

Planning applications for residential development in lands located in phase 2 and 3 shall not be permitted until lands identified for residential purposes in the preceding phase (s) have been substantially developed to the satisfaction of the Planning Authority.

² This refers to the Mixed Use Opportunity Site. Residential units are not permitted in the matrix.

Variation Aspect 7:

New Objective: H15 (a): Chapter 5: Housing Strategy

To consider, in the case of a bona fide application, the construction of a dwelling house, for a person who is farming lands located within each phase of development or in exceptional circumstances, for rural generated dwellings within the context of Government Guidelines on sustainable rural dwellings (DEHLG 2005) and the Environmental Protection Agency Code of Practice "Wastewater Treatment and Disposal Systems Serving Single Houses (p.e. < 10)".

Variation Aspect 8:

New Objective: ENH 2 (a): Chapter 10: Environment and Natural Heritage

To promote the implementation of the Noise Directive and associated national regulations and any specific measures /actions set out in Noise Action Area Plans within the Plan area and ensure that any proposed mitigation measures are compliant with Article 6 of the Habitats Directive and avoid or mitigate negative impacts on Natura 2000 sites

Variation Aspect 9:

Chapter 10: Environment and Natural Heritage

Amend Objective ENH 28: It is an objective of the Council to develop a habitat map for Listowel in conjunction with the Heritage Officer of Kerry County Council for the protection of ecological networks and habitats, *the scope of the mapping to be agreed in consultation with the National Parks and Wildlife Service – Department of the Environment, Heritage and Local Government, the Heritage Council, the Inland Fisheries Ireland and other relevant statutory and non statutory nature conservation interest groups.*

Variation Aspect 10:

Chapter 10: Environment and Natural Heritage

Amend Objective ENH 29: It is an objective of the Council to promote and implement measures as detailed in the Kerry Heritage and Biodiversity Plan 2008-2012 to control and manage invasive non native species and noxious weeds in consultation with Kerry County Council and the National Parks and Wildlife Service, and to implement guidelines relevant to the control of non native invasive species contained with the NRA (2008) document *"Management of noxious Weeds and Non Native Invasive Plant Species on National Roads and in relevant "Invasive Species Action Plans" produced by Invasive Species Ireland and the National Biodiversity Data Centre.*

Variation Aspect 11:

New objective: ENH 35 (a): Chapter 10: Environment and Natural Heritage

To enhance biodiversity richness by protecting rivers and stream corridors and valleys by reserving riparian zones/ecological corridors, maintaining them free from inappropriate development and discouraging culverting or realignment.

Variation Aspect 12:

Chapter 10: Environment and Natural Heritage

Amend Objective ENH 40: Liaise with relevant authorities in the implementation of the Shannon River Basin District Management Plan *and associated Programme of Measures (POM)* and to promote the implementation of the measures outlined therein.

Variation Aspect 13:

Chapter 10: Environment and Natural Heritage

Amend Objective ENH 41: Protect and enhance surface water and groundwater resources and associated habitats and species, *including fisheries* which are essential as part of an integrated approach to the management of water resources, necessary to ensure the highest water quality into the future, as set out in the Water Framework Directive with the aim of maintaining or surpassing "good status" by 2015.

Variation Aspect 14:

New objective: ENH 45: Chapter 10: Environment and Natural Heritage

To promote the preservation of best ambient air quality compatible with sustainable development.

Variation Aspect 15:

New objective: EFWM21: Chapter 11: Energy Food and Waste Management

To have regard to publications and recommendations of reports and findings of the Environmental Protection Agency relating to waste management

Variation Aspect 16:

New objective: TPWDF RM 15 (a): Chapter: 13: Telecommunications, Public Water, Drainage, & Flood Risk Management

To incorporate the recent Surface Water Legislation 'Environmental Objectives (Surface Waters) Regulations 2009 (S.I. No 272) of 2009 where relevant and appropriate.

Variation Aspect 17:

New objective: TPWDF RM 37: Chapter 13: Telecommunication Public Water, Drainage and Flood Risk Management.

To have regard to The Planning System and Flood Risk Management Guidelines for Planning Authorities, DoEHLG, November 2009 and to OPW Flood Risk Appraisal Maps and to Catchment Flood Risk Management Plans (CFRAM) when available.

Variation Aspect 18:

New objective TPWDF RM 38: Chapter 13: Telecommunication Public Water, Drainage and Flood Risk Management.

To ensure that development proposals for single houses in unsewered areas is in accordance with the Environmental Protection Agency's Code of Practice: Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.<10.) (EPA 2009).

Following the Habitats Directive Assessment undertaken in conjunction with the drafting of the Core Strategy two additional variations were recommended, these are:

Variation 19

- Existing Objective ENH35 amended as follows:
To ensure that the ecological integrity of the lower river Shannon cSAC, of which the River Feale forms part is safeguarded, development proposals including any ecological reports submitted in support of same, should have regard to the following potential significance indicators:-
 - Reduction / erosion / fragmentation of key habitat(s),
 - Disturbance / mortality / harm of key species (e.g. from noise or light pollution, trampling, general disturbance),
 - Alteration of key environmental conditions (e.g. water quality, water supply, air quality),
 - Facilitation of the introduction / spread of exotic invasive species within / to Natura 2000 sites,
 - Interference with the movement of key species within, between or in the vicinity of Natura 2000 sites, and

- Interactive / cumulative / in combination impacts including potential climate change impacts and those with other plans and projects

Variation 20

- Existing Objective ENH 41 amended as follows (amendment in Bold):

Protect and enhance surface water and groundwater resources and associated habitats and species (as listed on the WFD Register of Protected Sites) which are essential as part of the an integrated approach to the management of water resources, necessary to ensure the highest water quality into the future, as set out in the Water Framework Directive with the aim of maintaining or surpassing “good status” by 2015

1.8 Justification for the phasing of residential zoned lands

1. Objective LUZ 2 of the Listowel Town Development Plan states the following:

It is an objective of the Council that, irrespective of land use zoning, planning permission shall be dependent on the availability of adequate services and on compliance with the other objectives of the plan.

The Hanley report highlighted that the capacity of existing infrastructure needs to be assessed and upgraded. The wastewater network within the town is still inadequate to serve undeveloped residential zoned lands in the town notwithstanding the improvements that have taken place in terms of storm water separation in areas such as Church Street, Market Street, Greenville Road, Bridge Road and smaller residential areas such as Knockroe Drive, Hawthorn Drive, Cherrytree Drive, Gurtinard & Hollytree Drive. Due to the lack of an overall plan and detailed hydraulic analysis of the network much more needs to be done in relation to storm water separation with a substantial amount of work remaining. The subsequent phasing of residential development is justified given the inadequate water and waste infrastructure in place. The phasing of development of these lands complies with objective LUZ 2.

2. Objective H1 of the Listowel Town Development Plan states:

It is an objective that there is a sufficient quantum of residentially zoned land within Listowel to meet the needs of the town, while having regard to Regional and National Guidelines.

Recent National and Regional Planning Policy and Guidelines indicate that the level of units required for Listowel is 326. There is currently sufficient land zoned for 2950 units. In the interest of proper planning and sustainable development, there is a need to phase the amount of undeveloped residential zoned land in meeting this requirement.

3. Objective H3 Objective H1 of the Listowel Town Development Plan states:

It is an objective to promote the concept of a ‘compact town’ by encouraging appropriate forms of development in suitable locations and by resisting sporadic isolated developments. The phasing of development complies with this objective.

4. Objective H4 of the Listowel Town Development Plan states:

It is an objective of the council to co-ordinate and facilitates the release of new residential development, giving priority to locations that enhance the existing urban structure (sequential test) and which can be integrated into existing public services. Development of Greenfield sites will therefore be encouraged to occur in a sequential manner with the lands nearest the town centre and to available and adequate services being developed first. The development of undeveloped residential zoned lands on the fringes of the town centre boundary would not be granted permission as it would contravene this objective of the plan which is to enhance the existing urban structure

with residential zoned lands nearest the town centre being developed first. The phasing of development indicated on the land use zoning map facilitates this and complies with this objective.

1.9 Retail Development

As part of the adoption of the Town Plan in 2009-2015 a Retail Strategy was undertaken including detailed health check assessment for Listowel. The key objective of this assessment was to assess the vitality and viability of Listowel Town Centre up to 2020

The health check assessment identified Listowel as a vibrant retail centre displaying a high degree of vitality and viability. This is based on a variety of key indicators including diversity of uses, retail representation, accessibility, physical structure, environmental quality and recent development.

1.9.1 Retail Opportunity Sites

In order to achieve the balanced and sustainable development of retail floorspace in Listowel, sites have been identified which have the potential to be developed for enhanced town centre related uses, including retailing provision. 5 no. key Retail Opportunity Sites have been identified. These are:

ROS1: Backlands off William Street and Market Street.

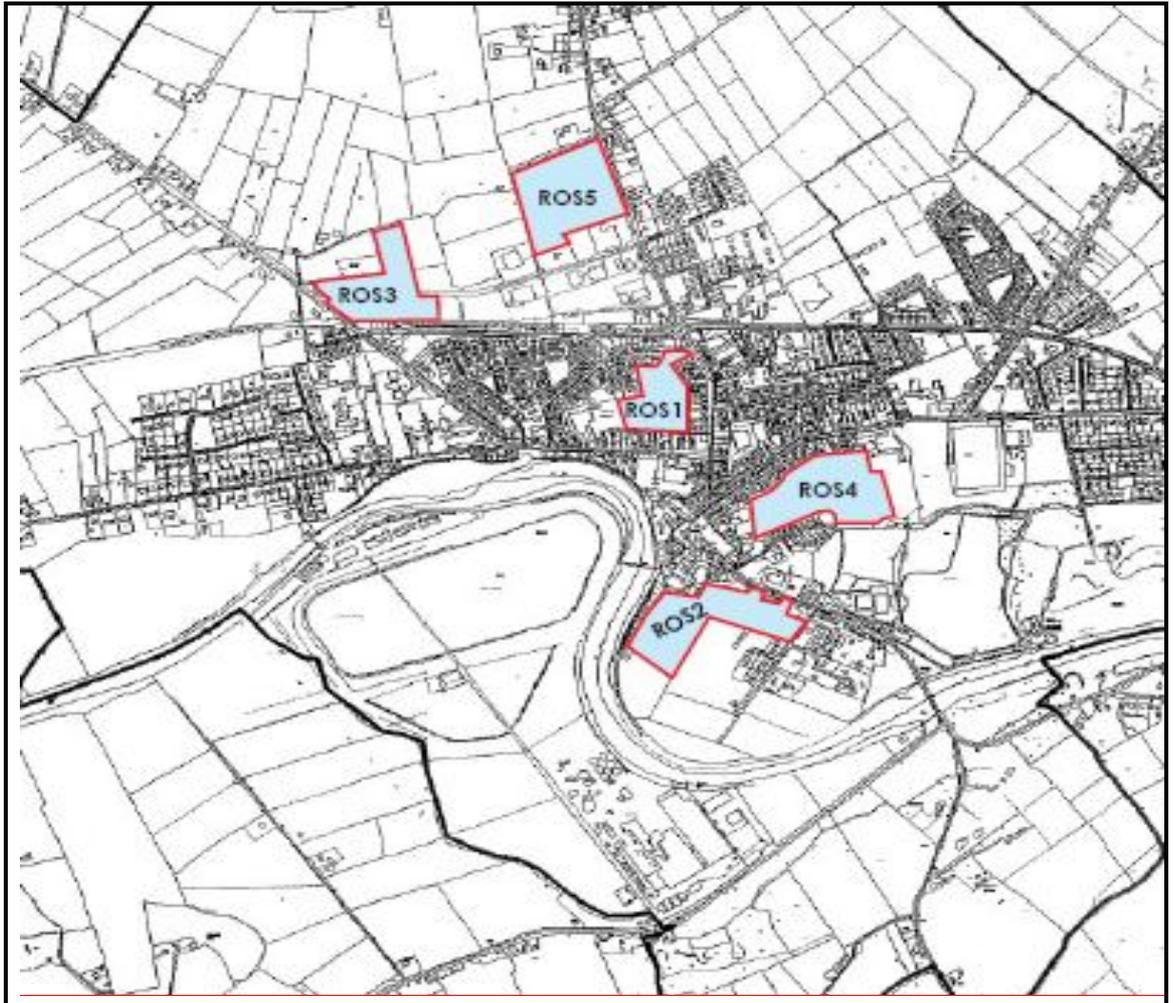
ROS2: Greenfield Land to the Rear of Listowel Castle.

ROS3: Lands located adjacent to the John B. Keane and Ballybunion Roads.

ROS4: Backlands off Church Street.

ROS5: Lands on the Ballylongford Road.

Listowel Retail Opportunity Sites



All retail applications on the opportunity sites identified are assessed against the criteria for significant retail development set out in Section 7.6 of the Town Plan.

As the Retail Strategy was undertaken 2 years ago as part of the adoption of the Town Development Plan, it is considered that the strategy is an accurate assessment of current retail development in the town and the retail expansion of the town. As such it is considered that there is no requirement for the plan to be varied in relation to retail development.

2.0 Transportation Plans and programmes.

Map 3 and 4 of the Town Plan show proposed link roads & walking/cycling routes.

The links roads are largely to the north of the town where lands are currently zoned low density development. It was envisaged at the time of the Town Plan adoption that the link roads would open up these areas for development providing appropriate access. As the creation of these link road are subject to funding and given that these green field lands are to be reverted back to agricultural, it is considered that these roads may not be developed.

Plans are also in place for a by pass for the town which is indicative. An allocation of up to €100,000 this year from the NRA is required so as to pick the preferred route corridor from the various route options they have considered. At this stage it is unclear whether funding will be made available or not which will influence the timescale for the project.

2.1 SEA and HDA requirement

Listowel Town Council undertook a screening exercise in January 2011 to determine the requirement for an SEA of the proposed variations to the Town Development Plan as per the requirements of Article 14A of the 2004 Regulations which states that:

“Where a planning authority proposes to prepare or amend a local area plan... the planning authority shall, before given notice under section 20(3) of the Act, consider whether or not implementation of the local area plan or amended plan would be likely to have significant effects on the environment, taking account of relevant criteria set out in Schedule 2A”.

Only the proposed variations required for the incorporation of the Core Strategy (detailed in Section 1.7) were screened for a SEA. The existing objectives/policies of the Listowel TDP underwent a full SEA in May 2009³ as part of the adoption of the TDP.

As a result of the screening exercise it was determined that the proposed first variation to the TDP required to incorporate the Core Strategy did not require a full SEA. Listowel Town Council is subsequently not required to prepare an Environmental Report in respect of the preparation of the variation to the Town Development Plan. The screening report is available for viewing in Listowel Town Council.

³ SEA Statement, by Hyder Consulting, May 2009, Appendix D of the Listowel Town Development Pland 2009-2015

Habitats Directive Assessment

In addition the first proposed variation to Listowel TDP (as detailed in Section 1.7) was screened for a Habitats Directive Assessment

Appropriate Assessment was not required pending a number of recommendations. These recommendations were subsequently incorporated into the Core Strategy and are included in this report. The screening report is available for viewing in Listowel Town Council.

To conclude, following the screening exercise for a SEA and HDA Listowel Town Council determined that a strategic environmental assessment and full Appropriate Assessment would not be warranted in this case. Both screening reports are available for viewing in the public file in Listowel Town Council.