



**Variation No. 1
to the
Tralee Town Council
Development Plan 2009 - 2015**

1.0. Reason for Variation

The Planning and Development (Amendment) Act 2010 amends Section 10 of the Principal Act by introducing the requirement for a “*core strategy which shows that the development objectives in the development plan are consistent, as far as practicable, with national and regional development objectives set out in the National Spatial Strategy and regional planning guidelines*”.

In compliance with the requirements of the Act, it is proposed to include a Core Strategy in the Tralee Town Council Development Plan 2009-2015. The Strategy will provide for the phasing of lands currently zoned Housing Medium Density and Housing Low Density in accordance with the population targets of the Kerry County Development Plan 2009-2015, the South West Regional Planning Guidelines (RPGs) 2010-2022 and the National Spatial Strategy (NSS) 2002-2020. In addition to the variation of the Development Plan to incorporate the Core Strategy, the opportunity is also being taken to include/modify objectives and policies to reflect the provisions of the following:

1. Shannon International River Basin Management Plan 2009-2015
2. Water Framework Directive 2000/60/EC
3. The Planning System and Flood Risk Management 2009
4. South-West Regional Planning Guidelines 2010 – 2022
5. Smarter Travel – A Sustainable Transport Future, New Transport Policy for Ireland 2009-2020
6. Kerry Local Authorities Noise Action Plan 2008

2.0. Proposed Variations

It is proposed that the following variations shall be made to the Tralee Town Council Development Plan 2009-2015:-

Section 2.4 Regional Planning Guidelines Strategic Context (Page 36)

Omit existing Section 2.4 and replace with the following:

The Planning and Development Act 2000 requires Regional Authorities to make Regional Planning Guidelines (RPGs) in respect of their region and to review the Guidelines at intervals not exceeding 6 years. In 2010, the existing 2004 South West RPGs were reviewed to cover the strategic planning period from 2010 to 2022 and the RPGs will be again reviewed in 2016.

Section 2.5 Regional Planning Guidelines Strategic Concepts and Key Considerations Strategic Context (Page 37)

Omit existing Section 2.5 and replace with the following:

In the 2010 South West RPGs, the Tralee/Killarney hub towns are envisaged to be the focussed engines of growth in County Kerry. The guidelines state that “the aim is to position the hub towns as sufficiently sized urban zones to attract additional employment and population, which will increase their competitiveness and attractiveness as national and regional investment locations”. The following measures are identified as being required to achieve this vision:

- Realignment and reinforcement of spatial planning and landuse policies specific to the linked hub area
- Focus population growth into Tralee and Killarney towns
- Establish strong linkages between Tralee and Killarney
- Focus of economic and investment strategy on employment creation
- Front loading of infrastructure and implementation of an integrated transport strategy for the area and linking it with the Cork and Limerick Gateways and Atlantic corridor.
- Recognise the central role of the Tralee-Killarney Linked Hub, to strengthen local linkages between the towns, capitalise on their identified capacities and concentrate population and economic growth in the Hub in a sustainable manner. Further investment is required in sustainable transport, infrastructure, services and public domain, building on the reputation of the towns as attractive and unique locations for investment and as places to live.

Section 5.3 Public Transport (Page 86)

Insert new objective:

PTPO7 Have regard to *Smarter Travel: A Sustainable Transport Future, New Transport Policy for Ireland 2009-2020*, in the assessment of applications and policies.

Section 5.7 Roads Policy Objective (Page 91)

Amend existing objective to omit reference to “Draft” Noise Action Plan and to include text in **bold**:

RDPO10 Require new developments to comply with the ~~Draft~~ Noise Action Plan 2008 as published by Kerry County Council in accordance with the terms and provisions of the Noise Regulations 2006 **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.**

Insert new objectives:

RDPO13 Have regard to the provisions of the Spatial Planning and National Roads (Consultation Draft) Guidelines for Planning Authorities.

RDPO14 Maximise the beneficial return on investment in transport infrastructure by protecting the carrying capacity of all routes in the interest of value for money and public safety.

Section 6.3 Water Policy (Page 98)

Insert new objective:

WPO7 (a) Achieve water quality targets by implementing the Shannon International River Basin Management Plan (and associated programmes of measures) and to ensure that development undertaken or permitted by the local authority; other public agencies or private operators, shall not contravene the objectives of

the Water Framework Directive, the European Communities Environmental Objectives (Surface Waters) Regulations 2009 SI 272 of 2009 and the European Communities Environmental Objectives (Groundwater) Regulations 2010, SI 9 of 2010.

- (b) Promote the protection of Protected Areas as outlined in Annex (IV) of the Water Framework Directive and the application of relevant Government Guidance in this area.

Section 6.4 Drainage and Wastewater Treatment (Page 99)

Insert additional text at the end of the section:

In accordance with the Waste Water Discharge (Authorisation) Regulation (SI 684 of 2007), where the planning authority forms an opinion that the discharge from a proposed development would result in non-compliance with or a significant breach of the combined approach (as outlined in article 3 of the Regulations), the planning authority shall either:-

- refuse permission for the development,
- impose conditions on any grant of permission or approval to ensure that the discharge will not cause non-compliance with, or a significant breach of, relevant limits; or
- decide not to proceed with the development (as in the case of local authority's own development).

Section 6.4 Drainage and Wastewater Treatment (Page 101)

Insert new objective

DWTPO17 All wastewater discharges, including storm water discharges, which come within the scope of The Waste Water Discharge (Authorisation) Regulations, 2007 (S.I No.684) shall be licensed.

Section 6.5 Flood Risk Management (Page 103)

Omit existing objective FRPO7 and replace with the following:

FRPO7 Implement the recommendations and provisions of the Planning Guidelines on the Planning System and Flood Risk Management (DoEHLG 2009) and the OPW Flood Risk Appraisal Maps and to Catchment Flood Risk Management Plans (CFRAM) when available and ensure that flood risk assessment policies, plans or projects are compliant with Article 6 of the Habitats Directive and avoid or mitigate negative impacts on Natura 2000 sites.

Section 6.8 Air and Climatic Factors (Page 107)

Amend existing objective ACLPO3 to include text in **bold**:

ACLPO3 Encourage regular air quality monitoring by appropriate authorities in accordance with the EU Framework Directive in Air Quality to assess air quality in Tralee **and to promote the preservation of best ambient air quality compatible with sustainable development.**

Section 7.17 Core Strategy (Page 116 – New Pages 115.1 – 115.X)

Existing Section 7.17 Conclusion to become Section 7.18 Conclusion.

The following text to be inserted under Section 7.17 Core Strategy:

7.17.1 Introduction

Under the Planning and Development (Amendment) Act 2010 it is required that a Core Strategy be included in Development Plans. The Strategy is to demonstrate that the objectives of the Plan are consistent, as far as practicable, with development objectives set out in the National Spatial Strategy and Regional Planning Guidelines especially with regard to the (i) hierarchy of development (e.g Gateways, Hubs etc) and (ii) giving effect to the hierarchy by setting population targets and associated requirements for housing land.

It is proposed that the Tralee Town Council Core Strategy will provide for the phasing of lands zoned Housing Medium Density and Housing Low Density to meet the population projections set out in plans at county, regional and national level. It is not proposed to re-zone or de-zone existing lands.

The Core Strategy will provide for the orderly development of suitably zoned lands for housing development as well as ensuring that adequate infrastructure is provided to service these lands to accommodate the targeted population growth for Tralee town. The Strategy will coordinate development and promote the sustainable growth of the town by 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.

The Guidance Note on Core Strategies issued by the Department of the Environment, Heritage and Local Government (2010) requires that in addition to a Core Strategy section of the written statement, urban Planning Authorities must provide a Core Strategy map outlining the following:

- ❖ Town centre areas
- ❖ Retail centres
- ❖ Areas where significant greenfield or brownfield development is anticipated over the plan period; and
- ❖ How the above relates to the availability of public transport.

The Core Strategy Map is attached (Map 8) and it shows the town centre and primary, secondary and tertiary retail areas. The map also indicates five areas where significant development is anticipated over the Plan period and details of these developments have been included in proposed new Appendix 4. Existing bus routes and cycle lanes are also indicated on the map, as are the lands proposed as Housing Phase 1 and Housing Phase 2.

Section 10(2A)(e) of the Planning and Development (Amendment) Act 2010 requires that the Core Strategy shall show that, in setting out objectives regarding retail development contained in the development plan, the planning authority has had regard to any guidelines that relate to retail development issued by the Minister under Section 28. It is not proposed to insert or amend any retail objectives of the current Plan at this time. The provisions of the current development plan with regard to retail

development are in accordance with the 2005 Retail Planning Guidelines issued by the Minister under Section 28.

The Guidance Note on Core Strategies states that planning authorities should ensure that sufficient lands are identified for employment purposes at suitable locations. In relation to the provision of employment, it is considered that this has already been adequately addressed in the current Plan and there is not a need to provide an additional zoning. Land zonings such as Office, Leisure/Tourism, Retail Warehouse, Landmark Gateway, Business and Science Technology, Neighbourhood Centre, General Industry, Mart Industry and Mixed Use provide for employment uses. These zonings are distributed throughout the town, in proximity to population centres, often including areas that already contain such uses. The lands are also generally well serviced in terms of physical infrastructure, water and access.

The Guidance Note on Core Strategies states that the Housing Strategy should be informed by the Core Strategy as regards overall population and housing land requirements. The Housing Strategy for County Kerry, including the town councils, is prepared by Kerry County Council and will be reviewed in due course.

7.17.2 Strategic Context

The strategic context of the Core Strategy is that of the Development Plan itself, which reflects the requirements of higher level plans, national plans and Departmental guidance. Since the adoption of the current Plan, the South West RPGs 2010-2022 have come into force. These set population targets for each of the planning areas within the region, namely Cork Gateway, Greater Cork Area, Kerry Linked Hub, Northern Area and Western Area. Tralee comes under Kerry Linked Hub as it is part of the Tralee/Killarney Linked Hub designated under the National Spatial Strategy. The Planning Policy Unit of Kerry County Council used RPG population targets to extrapolate targets for Kerry, including the Town Councils of Tralee, Killarney and Listowel. The population target for Tralee was used as the basis for determining the land requirements for Phase 1. It is a key requirement of the Planning & Development Act 2010 in relation to the Core Strategy that zoned lands and population targets for the lower level plans are in line with those higher in the plan hierarchy.

7.17.3 Housing Land Requirement

The Core Strategy must provide a transparent evidence-based rationale for the amount of land proposed to be zoned for residential and allied mixed use zonings, in compliance with higher level plans, national planning policy guidance and EU Directives. In this way, the Core Strategy utilises national and regional frameworks to inform and structure the policies and objectives of the plan, which in turn provides a basis for day-to-day planning decisions.

Under its Core Strategy, Kerry County Council has designated a population growth target for Tralee town of 2,967 people between 2010 and 2016, in line with the South West Regional Planning Guidelines 2010–2022. This population target would equate to a requirement of approximately 1,141 housing units at an occupancy rate of 2.6 per unit. On the basis of the Department of the Environment, Heritage and Local Government (DoEHLG) National Housing Development Survey 2010, it is estimated that there are approximately 125 units within the town boundary where development has either commenced, or where development has been completed and the units are vacant. Therefore, the number of new units required is taken to be 1,016.

It is not envisaged that all residential development will take place on lands zoned Housing Medium Density and Housing Low Density. It is estimated that approximately 10% of new development (c.102 units) will take place on lands other than those zoned Housing Medium Density and Low Housing Density. As per the Matrix of Schedule of Use, residential development would be “normally permitted” on lands zoned Residential, Housing Protection, Mixed Use, Education/Community/Institutional, Landmark Gateway and Neighbourhood Centre. The Development Plan does not prescribe densities for town centre sites, but does promote high density developments. It is envisaged that the remaining requirement of 914 residential units will be provided in lands currently zoned Housing Medium Density and Housing Low Density. Taking an average density of 25 units per hectare, approximately 37 hectares will be required. The density of 25 units/ha reflects the average density permitted on lands currently zoned for Medium Density Housing (25-39 units/ha) and Low Density Housing (10-25 units/ha). The density of development on these lands is taken as 30 to 50 units/ha, which at an average density of 40 units/ha would give a requirement of 3 hectares (2.6ha).

7.17.4 Proposed Phasing

There is approximately 187 hectares of land zoned Housing Medium Density and Housing Low Density in the current Development Plan. In the Core Strategy, the Planning Authority proposes to introduce a phasing of those residentially zoned lands. It is envisaged that lands designated as Phase 1 (37 ha) will meet the housing requirements of the targeted population growth. Having regard to the population targets for Tralee, there is currently a surplus of lands zoned for Housing Medium Density and Housing Low Density to meet the requirements of the current plan period. It is therefore proposed to provide for the phased development of these lands. Lands required to meet the population targets for the plan period are included in Phase 1 with the remaining lands included in Phase 2.

Permission will not normally be granted for development on Phase 2 lands, unless the 75% of lands included in Phase 1 have been developed to the satisfaction of the Planning Authority.

The Development Plan review will commence in 2013, but the proposed phasing and all other zonings will remain in place until the adoption of the new Development Plan in 2015. Lands that have been included in Phase 1 and have not been developed may be re-zoned for a non-residential use in the new Plan. The proposed phasing will not have any impact on existing grants of permission.

There are two sites currently zoned Housing Medium Density at Rathass and Manor West, where permission has been granted for residential development and works have commenced on site. The units permitted on these sites were including in the calculation of the existing housing stock of Tralee. These sites will be zoned as Phase 1 but are not included in the lands required to meet the future population target as required under the Core Strategy.

The Core Strategy Table (Table 9A) below summarises the key statistics in the Core Strategy as regards the population target and future housing requirements for the remainder of the lifetime of the Plan.

Table 9A Core Strategy Table

Core Strategy Population Growth Allocation¹	Housing Land Requirement (Ha)⁺²	Housing Yield Residential Lands (Phase 1)³	Housing Yield Other Lands⁴	Existing Residential Zoning (Ha)⁵	Excess (Ha)⁶
2,967	43	910 units 43 hectares	102 units 3 hectares	187	144

- ¹ Population growth allocation for Tralee as extrapolated from the South West Regional Planning Guidelines 2010 – 2022
- ² Total amount of land required to meet population growth allocation and educational requirements
- ³ Housing yield of lands zoned Housing Medium Density (25–39 units/ha) Phase 1 and Housing Low Density (10-25 units/ha) Phase 1 with an average density of 25 units per hectare
- ⁴ Housing yield of lands under other relevant zonings
- ⁵ Existing extent of lands currently zoned Housing Medium Density and Housing Low Density
- ⁶ Amount of lands currently zoned Housing Medium Density and Housing Low Density that are in excess of lands required to meet population growth allocation until 2016

7.17.5 Phasing Criteria

In order to determine whether lands should be included in Phase 1 or Phase 2, criteria were used in accordance with guidance in the National Spatial Strategy, the Department of the Environment Heritage and Local Government’s Development Plan Guidelines (2007) and Sustainable Residential Development in Urban Areas Guidelines (2009). It is important that zoning is carried out in a logical and informed manner which will provide for the long-term sustainable development of the town as a whole. The following criteria were used to decide the phasing of development on lands zoned Housing Medium Density and Housing Low Density to ensure that:

Need and Policy Context

- The amount of land zoned for Phase 1 development is in accordance with the calculated population targets for the town as per the Kerry County Development Plan Core Strategy and the South West Regional Planning Guidelines
- The lands zoned have regard to the Land Use and Transportation Study (LUTS) 2001 and relevant Action Area Plans namely the Ballyard/Cloghers Action Area Plan 2000, the Manor West Action Area Plan, 2000 and the Monavalley Action Area Plan, 1982.

Sequential Approach

- A strong emphasis be placed on encouraging infill opportunities and better use of under-utilised brownfield lands
- Phasing extends outwards from the centre of an urban area, with undeveloped lands closest to the core and public transport routes being given preference (i.e. leapfrogging to more remote areas should be avoided)

Capacity of Water, Drainage and Roads Infrastructure

- All Phase 1 lands have key physical infrastructure, including water, drainage and roads infrastructure either in place or can be easily provided on site.

- Development of Phase 1 lands will not negatively impact on the safety, efficiency and capacity of the national road network and be consistent with the recommendations of the Spatial Planning and National Roads (Draft) Guidelines for Planning Authorities.

Supporting Infrastructure and Facilities

- Consideration is given to the future availability of, or the capacity to provide, supporting infrastructure, such as community facilities, health-care, schools, public open space, retail and other service provision and public transport when phasing residential lands for development.
- Adequate land zonings are available to facilitate the sustainable development of future supporting infrastructural projects and facilities at appropriate locations.

Physical Suitability

- In addition to environmental considerations, the form and location of phasing offers the best “value for money” in terms of efficient use of existing infrastructure, while minimising the need for costly new infrastructure.
- The provisions of Flood Risk Management Objectives of the current Plan are adhered to in relation to flood risk management and the development of land.

Environmental and Heritage policy, including conservation of habitats and other sensitive areas

- River basin management plans, groundwater vulnerability maps, ecologically and visually sensitive areas and potential impacts on built and natural heritage sites (including Natura 2000 sites) are taken into consideration when phasing and developing lands. Appropriate buffer zones between sensitive sites and areas zoned for development will be provided.

7.17.6 Phasing Assessment

All of the lands zoned in the current Development Plan as either Housing Medium Density or Housing Low Density were assessed under the criteria outlined above to determine whether they should be included under Phase 1 or Phase 2. The majority of the lands with the above zonings are greenfield, although there are some infill and brownfield sites. The lands were divided into sections and assessed under the criteria outlined above. It was considered that provision should be made for the expansion of Blennerville, therefore these lands were sequentially assessed with regard to distances from the centre of the village.

A Strategic Environmental Assessment and an Appropriate Assessment were undertaken with regard to all of the provisions of the current adopted Development Plan, therefore it is considered that the all of the lands currently zoned Housing Medium Density and Housing Low Density are suitable for development on environmental grounds. The existing zoned lands include i) lands to the north and adjacent to the canal at Ballyvelly and ii) lands to the south of the new Lee Valley Park at Ballyard. These lands were highlighted in the Environmental Report for the Strategic Environmental Assessment of the current Development Plan as being at risk of flooding. The Planning Authority is satisfied that the lands indicated as at risk in Ballyvelly have been removed from the flood plain by raising the lands by

approximately 2m and that only a small portion of the northern end of the lands at Ballyard are low enough to be considered as at risk.

Furthermore a planning application submitted to Tralee Town Council for 52 dwelling units at lands adjacent to the canal at Ballyvelly (PDA 7961/16/11, see Area 11 on Map 8) was screened for an Article 6 Appropriate Assessment for significant effects on the Tralee Bay and Magharees Peninsula, West to Cloghane cSAC and the Tralee Bay SPA¹. The AA screening for the SPA ruled out any significant impact on the Natura 2000 site. The AA screening for the cSAC concluded that the Natura site *would not be directly affected by the proposed development and with the mitigation measures proposed; the integrity of the cSAC would not be affected by indirect impacts. Indirect impacts during the construction stage affecting the qualifying habitats and qualifying species of the cSAC are evaluated as imperceptible and short term.* The planning development application was granted by Tralee Town Council on May 10, 2011 and has since been appealed to An Bord Pleanala on June 7.

7.17.7 Phase 1

The amount of land included in Phase 1 was limited to 37 hectares in order to meet the housing requirements of the projected population growth as outlined above. The lands outlined in Table 9B are proposed for inclusion in Phase 1 as per Map No. 8 Core Strategy. It is envisaged that these lands will cater for the residential development requirements of Tralee and Blennerville for the remainder of the lifetime of the current Development Plan.

Table 9B Phase 1 lands* (See proposed new Appendix 5 for details on these areas)

Area Number	Location	Size
Area 1	Rahoonane	4.6ha
Area 2	Ballinorig Road	1.0ha
Area 3	Ratass	1.5ha
Area 4	Cloonmore/Manor West	1.9ha
Area 5	Cloonmore/Hawley Park	2.2ha
Area 6	Killerisk	7.4ha
Area 7	Cloghers	2.8ha
Area 8	Cloghers	4.3ha
Area 9	Ballyard	4.2ha
Area 10	Knockmoyle	0.6ha
Area 11	Ballyvelly**	2.5ha
Area 12	Ballyvelly	2.6ha
Area 13	Blennerville	1.0ha
Area 14	Caherslee	6.0ha
		Total: 43ha

*Lands at Manor West and Rathass where works have commenced on permitted residential development will be zoned as Phase 1 Housing Medium Density. These

¹ Proposed Residential Development at Ballyvelly, Tralee, Co Kerry, Tralee Bay and Magharees Peninsula, West to Cloghane cSAC Site Code 002070, Article 6 AA Report (Stage 1 Screening), Ecofact, 2011 and Proposed Residential Development at Ballyvelly, Tralee, Co Kerry, Tralee Bay SPA, Site Code 004018, Article 6 AA Report (Stage 1 Screening), Ecofact, 2011

permitted units have been included in the calculation of the existing housing stock, and therefore are not included in the 37 hectares required for new housing.

**This land, as part of the PDA 7961/16/11, has undergone an Article 6 Appropriate Assessment (Stage 1 Screening) Report for both the Tralee Bay SPA and the Tralee Bay and Magharees Peninsula, West to Cloghane cSAC. See *Section 7.17.6 Phasing Assessment* above for further details.

7.17.8 Phase 2

The remainder of the lands currently zoned Housing Medium Density and Housing Low Density, which are not included in Phase 1 as outlined above, will be designated as Phase 2. It is envisaged that development on these lands will not take place until 75% of the lands in Phase 1 have been developed to the satisfaction of the Planning Authority.

New Section 7.18 Conclusion (Page 117)

Insert new objective:

HPO19 Co-ordinate and facilitate the release of new residential development, giving priority to available land in Phase 1 locations.
Planning applications for residential development on Phase 2 sites shall not normally be permitted until 75% of all lands identified for residential development under Phase 1 have been developed to the satisfaction of the Planning Authority.

Section 9.2 Natural Heritage and Biodiversity (Page 139)

Amend existing objective HBPO17 to include text in **bold**

HBPO17 Promote and implement measures to control and manage alien/noxious species and noxious weeds as outlined in the Kerry Heritage and Diversity Plan, 2008-2012 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 within the NRA (2008) document “Management of Noxious Weeds and Non-Native Invasive Plant Species on National Roads” and in “Invasive Species Action Plans” produced by Invasive Species Ireland and the National Biodiversity Database Centre.**

Insert new objectives:

HBPO20 Encourage the management of features of the landscape such as traditional field boundaries, important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.

HBPO21 Facilitate the National Parks and Wildlife Service in the implementation of the “Main Objectives Over The Coming Five Years and Beyond” as set out in the Conclusions of the National Parks and Wildlife Service Report “The Status of EU Protected Habitats and

Species in Ireland”, (NPWS, Department of the Environment, Heritage and Local Government) (2008) and in the implementation of conservation management plans for Natura 2000 sites.

HBPO22 To ensure that the ecological integrity of the cSAC 002070 Tralee Bay, Magharees Peninsula West to Cloghane and the SPA 004018 Tralee Bay 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.

Proposed Maps and Appendices

Omit existing Map No. 1 Development Objectives and replace with new Map No. 1 incorporating the following amendments to Map 1:

- Amend current Housing Medium Density and Housing Low Density zoning to provide for Housing Medium Density Phase 1, Housing Low Density Phase 1, Housing Medium Density Phase 2 and Housing Low Density Phase 2

Insert new Map No.8 – Core Strategy

Insert new Appendix 4 - Significant development anticipated over the Plan period

Insert new Appendix 5 – Phase 1 lands

Appendix 4 Significant development anticipated over the Plan period

- 1.** Tralee Institute of Technology/Kerry Technology Park expansion (within Kerry County Council functional area).
- 2.** John Mitchells/Austin Stacks Mixed Use Development – PDA. 07/7560 (An Bord Pleanala Ref. PL.81.229217): Demolition of existing structures and construction of mixed development with floor area of 38821sq.m. comprising; 3 no. anchor units, 31 no. retail units and 7 no. kiosks, restaurants/bars/cafes, medical centre, community facilities, 28 residential units, parking, modification to road network and associated works.
- 3.** Mitchel’s/Boherbee Community Regeneration Project
- 4.** Clashlehane Meadows Residential Development – PDA.10/97102: Extend duration of planning permission to erect 63 houses with roads, services and ancillary site works.
- 5.** Lee Valley Project

Appendix 5 Phase 1 Lands

Area 1 Rahoona (4.6ha)

- This site is located approximately 1.35km from the town centre, taken as The Square.
- The site is part of an area earmarked as a Strategic Development Area (SDA) in the LUTS Plan, and is within the Monavalley Action Area Plan under which it was designated for residential development.
- Whilst direct roads access is not available on site, it can be easily provided and the site is within easy reach of both the Regional Road R556 and the National Secondary road N69. The site is within easy walking and cycling distance of the town and is in close proximity to the rail and bus terminus.
- It is considered that the area is well served by supporting facilities and infrastructure in the area. The site is proximate to an existing Neighbourhood Centre and Suburban Shopping Centre, and is adjacent to an Indicative Neighbourhood Centre.
- The site is located in an area well served by educational, recreational and amenity facilities including Monavalley Industrial Estate, C.B.S school, Sports Complex, sports grounds etc.
- This site is not located in or adjacent to a Flood Risk area, or in or adjacent to any environmentally sensitive sites, including Natura 2000 sites.

Area 2 Ballinorig Road (1.0ha)

- This site is located approximately 1.6km from the town centre, taken as the Square. As this site is both urban in-fill and brownfield, its development for residential development would be preferable to that of a greenfield site.
- This site is easily accessible from the N21 National Primary road. The site is also in close proximity to the rail and bus terminus.
- This area is located close to significant educational, employment and amenity centres including Kerry County Council, Kerry General Hospital, Manor West Retail Park. The site is served by two existing Suburban Shopping Centres.
- This site is not located in or adjacent to a Flood Risk area, or in or adjacent to any environmentally sensitive sites, including Natura 2000 sites.
- This site can be easily provided with sanitary services and there is an existing roads access.

Area 3 Ratass (1.5ha)

- This site is located approximately 1.8km from the town centre, and is an urban infill and brownfield site.
- The site is directly accessible from the N21 National primary road. The site is also in close proximity to the rail and bus terminus.
- This area is located close to significant educational, employment and amenity centres including I.T Tralee South Campus, Clash Industrial Estate, Kerry General Hospital and the Horan Centre etc.
- This site can be easily provided with sanitary services and there is an existing roads access.
- This site is not located in or adjacent to a Flood Risk area, or in or adjacent to any environmentally sensitive sites, including Natura 2000 sites.

Area 4 Cloonmore/Manor West (1.9ha)

- This site is located approximately 1.8km from the town centre, and is an urban infill and partially brownfield site.
- This site is directly accessible from the N21 National Primary road and is easily accessible from the N69 National Secondary road.
- The area is served by a People's Bus route and is also in close proximity to the rail and bus terminus.
- This area is located close to significant educational, employment and amenity centres including Kerry County Council, Kerry General Hospital, Manor West Retail Park. The site is served by two Suburban Shopping Centres.
- This site is not located in or adjacent to a Flood Risk area, or in or adjacent to any environmentally sensitive sites, including Natura 2000 sites.
- This site can be easily provided with sanitary services and there is an existing roads access.

Area 5 Cloonmore/Hawley Park (2.2ha)

- This site is located approximately 1.4km from the town centre, taken as The Square and is an urban infill site, surrounded on all sides by development.
- Whilst direct roads access to the site does not exist, it is considered that this can be easily provided.
- The site is considered to be easily accessible by foot or bicycle due to its close proximity to the town centre.
- The site is well served by employment, educational and recreational facilities due to its central location. The site is close to a Suburban Shopping Centre as well as the town centre. The site is close to Kerry General Hospital, the library, Clash Industrial Estate, I.T Tralee South Campus and schools. The site is also located close to two identified significant developments in the Mitchells and at Austin Stacks.
- This site is not located in or adjacent to a Flood Risk area, or in or adjacent to any environmentally sensitive sites, including Natura 2000 sites.
- There are existing sanitary services on this site.

Area 6 Killerisk (7.4ha)

- The site is partially brownfield and opens up to existing greenfield to the north. Development of this site would be welcome given its infill and partially brownfield nature.
- The site was designated as an Opportunity Site in the LUTS Plan.
- This site is easily accessible from the N21 National Primary road. There is an existing roads access to the site and it can be easily provided with sanitary services.
- The People's Bus serves the area. This area is located close to significant educational, employment and amenity centres including Fels Point, Manor West Retail Park, Kerry County Council and Kerry General Hospital etc. The site is served by two Suburban Shopping Centres.
- This site is not located in or adjacent to a Flood Risk area, or in or adjacent to any environmentally sensitive sites, including Natura 2000 sites.

Area 7 Cloghers (2.8ha)

- This site is located approximately 1.1km from the town centre, taken as The Square.
- The site is part of an area earmarked as a Strategic Development Area (SDA) in the LUTS Plan, and is within Ballyard/Cloghers Action Area Plan where it is designated for residential development.
- Whilst the site is not currently directly accessible by road, this can be easily provided on site.
- The site is well served by facilities due to its proximity to the town centre. In addition, the site is also close to the Aqua Dome and Fels Point, which provides leisure and employment opportunities in the hotel, offices and cinema. There are educational facilities nearby.
- The site is located adjacent to a flood risk area, however the site itself is not at risk. Furthermore any application in the Area will be in accordance with *The Planning System and Flood Risk Management Guidelines for Local Authorities*, Nov 2009, DoEHLG.
- There are existing sanitary services on this site.

Area 8 Cloghers (4.3ha)

- This site is located approximately 1.3km from the town centre, taken as The Square.
- The site is part of an area earmarked as a Strategic Development Area (SDA) in the LUTS Plan, and is designated for residential development under the Ballyard/Cloghers Action Area Plan.
- The site is currently served by direct roads access.
- The site is well served by facilities due to its proximity to the town centre. In addition, the site is also close to the Aqua Dome and Fels Point, which provides leisure and employment opportunities in the hotel, offices and cinema. There are educational facilities nearby and the site chosen is close to existing residential development.
- The site is not adjacent to environmentally designated sites or to flood risk areas.
- There are existing sanitary services on this site.

Area 9 Ballyard (4.2ha)

- This site is located approximately 1.1km from the town centre, taken as The Square.
- The site is part of an area earmarked as a Strategic Development Area (SDA) in the LUTS Plan, and is designated for residential development under the Ballyard/Cloghers Action Area Plan.
- The site is well served by facilities due to its proximity to the town centre. In addition, the site is also close to the Aquadome and Fels Point, which provides leisure and employment opportunities in the hotel, offices and cinema. There are educational facilities nearby and the sites chosen are close to existing residential development.
- The site is within easy walking distance of the town centre and there are existing sanitary services on this site.

Area 10 Knockmoyle (0.6ha)

- This site is located approximately 1.4km from the town centre, taken as The Square and is a brownfield, infill site. The development of this site for residential development would be preferable to that of a greenfield site.
- There is existing roads access and sanitary infrastructure on the site.
- Given the proximity of the site to the town centre, it is considered that it is well served by facilities such as education, recreation and employment.

Area 11 Ballyvelly (2.5ha)

- This site is located approximately 1.4km from the urban core, taken as The Square.
- There is roads access to the site, through existing residential development.
- The site is close to the town centre and its facilities as well as the recreational area of the canal. There is an existing neighbourhood centre close to the site. The site is adjacent to existing residential development.
- Whilst the site is indicated as being at risk of flooding, the Planning Authority is satisfied that as the lands have been raised by approximately 2m, they are suitable for development. Furthermore any application in the Area will be in accordance with “The Planning System and Flood Risk Management Guidelines for Local Authorities” (DoEHLG 2009). It is noted that these areas were considered to be suitable for residential development under the current Development Plan and its SEA and AA.

Area 12 Ballyvelly (2.6ha)

- This site is located approximately 1.4km from the town centre, taken as The Square.
- It is served by both public transport and a cycle lane.
- It is not in an area at risk of flooding or adjacent to a Natura 2000 site.
- The site is located in an area characterised predominantly by residential development, but is located in close proximity to the Bon Secours Hospital, schools, sports grounds.
- The site is served by an exiting roads access.

Area 13 Blennerville (1.0 ha)

- This area is included to provide for the expansion of the existing settlement of Blennerville.
- These lands are centrally located close to the village core and are in close proximity to the services provided in the settlement.
- These lands are adjacent to lands at risk of flooding but are not themselves at risk. The lands are not adjacent to a Natura 2000 site.
- It is considered that the development of these lands would provide for a more compact settlement rather than the other lands zoned for Housing Medium Density.

Area 14 Caherslee (6.0 ha)

- This area provides for the expansion of the town to the north-west of the town centre.

- This area is well served by educational facilities, community infrastructure and neighbourhood services.
- This site is not located in or adjacent to a Flood Risk area, or in or adjacent to any environmentally sensitive sites, including Natura 2000 sites.
- There are existing roads and sanitary services adjacent to the site.