

**Variation No. 2  
*of the*  
Tralee Town Development Plan  
2009 - 2015**

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

## **Second Variation to the Tralee 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 Tralee 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. 2**

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

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

7.17.4 Proposed phasing varied as follows:

#### **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.

*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 7.17.8 Phase 2 varied as follows:

#### **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. *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.*

Objective HPO19 varied as follows:

**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. *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. 2 to the Tralee 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. 2 to the Tralee 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 Second Variation to the Tralee 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.2 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.