

**Variation No. 3
to the
Tralee Town Development Plan
2009 - 2015**



Adopted 12th December, 2016

Third Variation to the Tralee Town Development Plan 2009 – 2015

**Adopted on 12th December, 2016
By the Members of Kerry County Council**

Reason for Variation No. 3

The Planning and Development (Amendment) Act 2010 amends Section 10 of the Principal Act by introducing the requirement of a “core strategy that shall show 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”.

Section 19 (2B) of the 2010 Act indicates the need to analyse adopted plans for their consistency with the Core Strategy. Where inconsistencies exist, planning authorities are required to vary/amend their plans accordingly.

Therefore the reason for the Variation No. 3 is to include the population allocation and housing land requirement as contained in the Core Strategy of the Kerry County Development Plan 2015-2021 into the Tralee Town Development Plan 2009 – 2015.

This Variation addresses the following issues:-

1. The Core Strategy
2. Flood Risk Management Guidelines

It also makes amendments to the Tralee Town Development Plan 2009-2015 as required.

Details on Variation No. 3

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 co-ordinate 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 sequential manner which is sustainable and protects its social, cultural, environmental and economic assets for future generations.

The variation redesignated lands in Tralee from Housing Phase 1 & 2 to Proposed Residential, rezoned lands from Parks/Recreational to Proposed Residential, and also rezoned parcels of land from Housing Phase 1 & 2 to other land uses that reflect their existing use, so that it is in line with the Housing Land Requirement of the Core Strategy of the Kerry County Development Plan 2015-2021.

The CFRAM (Catchment Flood Risk Assessment and Management) maps have highlighted lands that are at risk of flooding and are deemed inappropriate for residential development due to the potential flood risk.

The amount of land zoned is in accordance with the Core Strategy and has a strong emphasis on a sequential approach and on lands with extant planning permissions.

This variation relates only to the **population allocation and housing land requirement** part of the Core Strategy.

Additions to the text of the Tralee Town Development Plan 2009-2015 are in *italic* with deletions in ~~strikethrough~~.

Variation No. 3

The following changes have been made to the Tralee Town Development Plan 2009-2015.

Revision 1:

Section 7.17 Core Strategy

Existing Section 7.17 shall be omitted and replaced with the following text in *italic*:

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 lands zoned proposed residential to meet the population projections set out in plans at county, regional and national level. It is proposed to remove the concept of Medium and Low density and phased zoning.

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 co-ordinate 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.

7.17.2 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.

Under its Core Strategy, the Kerry County Development Plan 2015-21 has designated a population growth target for Tralee town of 2,969 people between 2015 and 2021, in line with the South West Regional Planning Guidelines 2010–2022. This population target would equate to a requirement of approximately 1,142 housing units at an occupancy rate of 2.6 per unit.

	Population Allocation 2015-21	Housing Requirement	Housing Land Requirement
Tralee	2,969	1,142	81.5 ha

Core Strategy table details from Kerry County Development Plan 2015-2021

It is not envisaged that all residential development will take place on lands zoned proposed residential. It is estimated that **approximately** 10% of new development (c.114 units) will take place on lands other than those zoned proposed residential. 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 Town Development Plan does not prescribe densities for town centre sites, but does promote high density developments. It is envisaged that the remaining requirement of 1,028 residential units will be provided on lands zoned proposed residential. Taking an average density of 21 units per hectare, **approximately** 50 hectares (75 ha with 50 % Headroom), will be required.

7.17.3 Housing Density

Lands zoned for housing development should provide for between 10-30 dwellings per hectare (4-12/acre). This density guideline allows for a mix of both higher and lower densities within the one site, provided that the overall site is within the above density range. It is envisaged that this will promote social integration and allow for a greater mix of house types.

Proposals for densities of development outside of this recommended range will have to clearly demonstrate how they comply with the policies and principles outlined in this Development Plan. Proposals for densities in the upper ranges will have to clearly demonstrate that a high quality of residential amenity is being achieved with good urban design and high quality public domain.

There are a number of substantial land banks zoned for new residential development, in addition to lands zoned for other uses that include residential development as an additional use.

As such, while certain areas are suitable for lower density development, other tracts of zoned lands located to the north (Caherslee, Mounthawk, Ragoonane, Muing) and east (Rathass and Killerisk) of the town and may be better capable of accommodating higher density development. This level of designation will ensure that there will be an adequate supply of housing land over the Plan period. This will facilitate a range of choice of location and housing type/size and will facilitate the provision of affordable housing. This in turn will help counterbalance the trend towards urban generated rural housing and bring about a more sustainable response to housing demand and supply.

7.17.4 Zoning Criteria

In order to determine whether lands should be zoned for residential use, 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), Sustainable Residential Development in Urban Areas Guidelines (2009), Flood Risk Management Guidelines and section 3.1.2 of the Kerry County Development Plan 2015-21. 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.

Revision 2:

Section 7.18 Conclusion

Delete the following:

~~Approximately 205 units are required each year to meet projected demand for housing.~~

~~There will be a projected social and affordable need of circa 56 dwellings per annum in addition to meeting the accommodation needs of those on the current waiting list.~~

~~**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.~~

Revision 3:

Amend section 11.2 as follows:

The following shall be omitted:

~~3. Housing~~

HL: Housing Low Density

~~Lands zoned for low density development should provide for 10-25 dwelling units per hectare (4-10/acre)~~

~~***HM: Housing Medium Density*** Lands zoned for medium density development should accommodate densities in the range of 25-39 per hectare (10-16/acre).~~

Include the following:

3 Zoning: Proposed residential

Purpose of zoning: To provide for new residential areas and for associated facilities and amenities associated with those residential area.

Use of zoning: Primarily residential use.

18. Zoning: Agricultural

Purpose of zoning: This zoning is intended as primarily agricultural and only those uses normally ancillary to agriculture that are consistent with preserving the amenities of the area will be permitted. Agricultural diversification and residential (in certain cases) will be considered in these areas.

Use of zoning: Primarily agricultural.

Revision 4:

Amend section 11.5 as follows:

Existing Section 11.5 shall be omitted and replaced with the following text in *italic*:

11.5 Proposed Residential

Lands zoned for proposed residential purpose refer to landbanks available for new housing development. The purpose of this zoning is to provide for new residential areas and for associated facilities and amenities associated with those residential areas.

The range of additional uses open to consideration within the proposed residential zoning include community, social and medical facilities as well as small local shops, restaurants and public houses where it can be demonstrated that there is a need for such facilities and that it will not affect the predominantly residential nature of the area or the vitality and viability of the centre of the settlement.

Residential development shall only take place in conjunction with the provision of the necessary physical and, social services/facilities being provided. Lands used as green / amenity areas within residential developments have not been specifically identified as part of this plan but there is a presumption against the development of such land.

Lands zoned for proposed residential development should provide for between 10-30 dwellings per hectare (4-12/acre). This density guideline allows for a mix of both higher and lower densities within the one site, provided that the overall site

is within the above density range. It is envisaged that this will promote social integration and allow for a greater mix of house types.

Proposals for densities of development outside of this recommended range will have to clearly demonstrate how they comply with the policies and principles outlined in this Development Plan. Proposals for densities in the upper ranges will have to clearly demonstrate that a high quality of residential amenity is being achieved with good urban design and high quality public domain.

Applications for significant residential developments shall include an assessment of existing educational facilities serving the area.

Revision 5:

Amend section 11.19 as follows:

The unformulated zoning shall be amended (in *italics*) as follows:

This area is the subject of a Local Area Plan, currently being prepared by ~~Tralee Town Council~~ in conjunction with Kerry County Council.

Agricultural zoning to be included as follows:

11.19a Agricultural

This zoning is intended as primarily agricultural and only those uses normally ancillary to agriculture that are consistent with preserving the amenities of the area will be permitted. Agricultural diversification will be considered in these areas.

Residential type development will not normally be permitted within this zoning; however, 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. The dwelling shall be sited so as not to impinge on the future sustainable development of the land. Amenity uses such as playing fields or parks, diversification directly associated with agriculture may also be considered.

This zoning will ensure that urban sprawl and ribbon development is controlled in the town of Tralee.

Revision 6:

Amend part of section 11.24 Key for Matrix as follows:

11.24 Key for Matrix

H Housing

A Agricultural

PRRE Proposed Residential

Revision 7:

Amend part of section 11.25 Matrix of Schedule of Use as follows:

11.25 Matrix of Schedule of Use for A - Agricultural

Include Agricultural zoning as follows:

Agricultural

This zoning is intended as primarily agricultural and only those uses normally ancillary to agriculture that are consistent with preserving the amenities of the area will be permitted. Agricultural diversification will be considered in these areas.

Permitted Uses: *Proposals directly associated with Agriculture*

Open for consideration: *Limited housing for persons who can demonstrate a need to live in the agricultural zone (see Section 11.19 Agricultural use, above), amenity uses such as playing fields or parks, diversification directly associated with agriculture*

Not permitted: *Intensive development not associated with agriculture or uses that impact negatively on the environment or residential amenity.*

Revision 8:

Maps:

~~Delete~~ existing Map No. 1 Development Objectives and ~~delete~~ existing Map No. 8 Core Strategy and **replace** with Land Use Zoning Map Variation No. 3. December 2016.

Revision 9:

Delete: Appendix 4 - Significant development anticipated over the Plan period

Revision 10:

Delete: Appendix 5 – Phase 1 lands

Regeneration of the town core

Revision 11:

It is proposed to include the following statement under the bullet points in **Section 3.7 Viability and Vitality:** *The Council encourages development that will regenerate the core of the town and contribute to a vibrant town that people will want to live in, work in and visit.*

Revision 12:

It is proposed to include the following statement under the bullet points in **Section 11.1:** *To encourage and promote town centre living by facilitating proposals such as living over the shop and the redevelopment of brownfield sites.*

Habitats Directive Assessment (HDA)

A Stage 1 Habitats Directive Assessment of the variation no.3 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. 3 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 third Variation to the Tralee Town Development Plan 2009 – 2015 on 12th December 2016 by the Members of Kerry County Council a Findings of No Significant Effects report was completed.

Strategic Environmental Assessment (SEA)

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