

MINUTES OF THE SPECIAL PLANNING MEETING OF KERRY COUNTY COUNCIL HELD IN THE COUNCIL CHAMBER, ÁRAS AN CHONTAE, TRALEE ON MONDAY 12th MAY, 2008.

MIONTUAIRISCÍ NA CRUINNITHE SPEISIALTA DE COMHAIRLE CONTAE CHIARRAÍ A THIONÓLADH I SEOMRA NA COMHAIRLE, ÁRAS AN CHONTAE, TRÁ LÍ, AR AN LUAN, 12 BEALTAINÉ 2008.

PRESENT/I LÁTHAIR

Councillors/Comhairleoirí

R. Beasley	T. Buckley	M. Cahill
M. Connor-Scarteen	B. Cronin	T. Ferris
S. Fitzgerald	T. Fitzgerald	T. Fleming
N. Foley	M. Gleeson	D. Healy-Rae
D. Kiely	P. Leahy	B. MacGearailt
P. McCarthy	A. McEllistrim	C. Miller
T. O'Brien	B. O'Connell	J. O'Connor
P. O'Donoghue	M. O'Shea	L. Purtill
J. Sheahan	M. Healy Rae	

IN ATTENDANCE/I LÁTHAIR

Mr. T. Curran, Co. Manager	Mr. M. McMahon, Director of Planning
Mr. J.D. Flynn, Dir. of Corp. Services	Mr. P. Stack, S.E., Planning
Mr. G. O'Brien, A/SEO Corp. Affairs	Mr. T. Sheehy, S.E., Planning
Mr. J. O'Connor, Head of Finance	Ms. A. Haugh, Dir. Of Environment
Mr. C. O'Sullivan, Dir. Of Roads	Mr. J. Breen, Dir. Of Housing
Mr. D. Murphy, SEE Planning	Ms. M. Enright, Sen. Exec. Planner
Ms. J. McCarthy, SEO Planning	Ms. L. Sexton, Executive Planner
Mr. D. O'Malley, Sen. Exec. Planner	Mr. A. Doyle, Assistant Planner
Mr. D. Burke, Assistant Planner	Mr. D. Ginty, Executive Planner
Mr. P. Corkery, Press & Comm. Off.	Ms. B. Reidy, S.S.O. Corp. Affairs
Ms. Kena Felle, CO Corporate Affairs	

The meeting commenced at 10.45am.

The Mayor, Cllr. M. Healy-Rae, took the Chair.

VOTES OF SYMPATHY

The Mayor extended a vote of sympathy to the family and friends of the late Mrs. Kay Doyle, Waterville. Kay was a member of the Spring family from Tralee who worked so hard in the Council Chambers and in the Dáil for the people of North Kerry. He extended his sincere sympathy to the Doyle and Spring families.

The Mayor also extended a vote of sympathy to the family of the late Bill Kirby, Tralee. Bill was an institution in the Town of Tralee who did much for various charitable organisations.

The Mayor also extended a vote of sympathy to the families of the late John and Mary O'Connell, Caherciveen, who were tragically killed while on holiday in Spain. They were an extremely nice couple and they will be sadly missed.

Cllr. T. Fitzgerald said that he wished to be associated with these expressions of sympathy, in particular, to Michael Doyle on the death of his wife Kay. Kay was a very fine lady and she will be a tragic loss. He added, that Bill Kirby's contribution to charity and sporting organisations in the town was immeasurable and he was well known by both locals and those visiting the county.

Cllr. J. O'Connor said that he wished to be associated with these expressions of sympathy.

Cllr. N. Foley said she wished to be associated with the votes of sympathy to all three families. She added that the contribution by Bill Kirby to the Town of Tralee and the county in general was immeasurable. He had a huge heart and was very generous.

Cllr. R. Beasley said that he wished to be associated with the expressions of sympathy to the Doyle, Spring and Kirby families and also the O'Connell family in Caherciveen. He added that this was a very tragic year for the county.

Cllr. T. Ferris said that she wished to be associated with the expression of sympathy to the Kirby family on the death of Bill Kirby and she said that he was a very generous man.

Cllr. M. Gleeson extended a vote of sympathy to the family of the late Mossie Horgan who worked in the Great Southern Hotel who passed away recently.

Cllr. T. Fitzgerald extended a vote of sympathy to the family of the late Mossie Daly who was a former employee of Kerry County Council.

Cllr. N. Foley seconded this vote of sympathy.

Cllr. P. McCarthy said he wished to be associated with all of the votes of sympathy and proposed that a minute's silence be observed in their memory.

This was agreed.

A minute's silence was then observed.

VOTE OF CONGRATULATIONS

Cllr. M. Gleeson extended a vote of congratulations to the Kerry Under 21 Team on winning the All-Ireland title.

All Members said they wished to be associated with this vote of congratulations.

WTO NEGOTIATIONS

The Mayor informed the meeting that all Members were contacted by the IFA and he was contacted by the County Chairman, who wanted him to bring the following motion before the Members of Kerry County Council for approval.

“That the position of EU Trade Commissioner, Peter Mandelson, in the WTO negotiations represents a grave and unacceptable threat to Irish farming, the food industry and employment in the Irish economy. We call on the Minister for Agriculture, the Minister for Foreign Affairs and the Taoiseach to assert Ireland’s vital national interest at the highest level in Europe by rejecting Mandelson’s concessions”.

Mayor M. Healy-Rae formally PROPOSED the motion.

Cllr. J. O’Connor SECONDED the motion and it was unanimously agreed.

MEMBERS DUTY UNDER ETHICS LEGISLATION

The Mayor read the following statement into the record of the meeting.

“I wish to remind Members of their requirements under Part 15 (Ethics Framework) of the Local Government Act 2001 and the Code of Conduct for Councillors. Councillors should be aware that the onus for complying with the requirements of the Act and the Code of Conduct lies with each individual Councillor. I wish to remind Councillors that under the beneficial interest provision, and should that provision apply, a Councillor must:

1. Disclose the nature of his or her interest or the fact of a connected person’s interest at the meeting and before discussion or consideration of the matter commences and
2. Withdraw from the meeting for so long as the matter is being discussed or considered, and accordingly, he/she shall take no part in the discussion or consideration of the matter and shall refrain from voting in relation to it”.

08.05.12.01 OPENING OF TENDERS

On the PROPOSAL of Cllr. M. Gleeson, SECONDED by Cllr. R. Beasley, it was agreed to approve the opening of tenders for the construction of a single rural cottage at Boolteens East, Castlemaine.

08.05.12.02 APPROVAL TO ATTEND CONFERENCES

- (a) On the PROPOSAL of Cllr. T. Fitzgerald, SECONDED by Cllr. P. McCarthy, it was unanimously agreed to authorise the attendance of Cllr. J. Brassil at the Seminar for Councillors on the theme "Local Government and the Environment" to be held in Ballyvaughan, Co. Clare, from 16th to 18th May, 2008.
- (b) On the PROPOSAL of Cllr. C. Miller, SECONDED by Cllr. M. Gleeson it was unanimously agreed to authorise the attendance of Mayor M. Healy-Rae at the official launch of An Turas Adventure Racing Ireland World Series to be held in Dublin on 14th May, 2008.
- (c) On the PROPOSAL of Cllr. T. Fitzgerald, SECONDED by Cllr. P. McCarthy, it was unanimously agreed to approve the attendance of Mayor M. Healy-Rae at the IPA Reception to mark the launch of "Politics in a Changing Ireland 1960 – 2007" which was held in Dublin on 29th April, 2008.

08.05.06.02 GENERAL DISCUSSION ON CURRENT PLANNING ISSUES

The Mayor informed the meeting that all Councillors are experiencing difficulties with planning problems. He urged Members to use the review of the County Development Plan to address these issues and to try to come up with an overall strategy for this purpose. He urged Members to be concise in their contributions.

Cllr. D. Healy-Rae informed the meeting that all Members have been inundated with problems regarding planning applications, in particular for family members who are trying to getting planning permission on family landholdings. He acknowledged the tremendous work being done by Planners, who have resolved a number of these issues, however, he felt that the current work load on Planners is excessive and this should be reviewed. In the past the County Manager informed Members that there would be just two grounds on which family members would be refused planning permission (i) if there was a possibility of pollution or (ii) if the proposed development would pose a traffic hazard

However, additional reasons are now being used in planning refusals in rural areas. One applicant was refused because the proposed development was not near enough to the farm buildings and this was unreasonable. Another reason for refusal is that the proposed development could be visually obtrusive. He pointed out that many parts of Scartaglin and Kilgarvan are elevated and family members should be facilitated. He believed that with guidance from Planners, it should be possible to agree the location and design of a house. He acknowledged that a number of issues can be resolved in the review of the County Development Plan. He then referred to the issue of family members using existing entrances onto national routes and said that it is unreasonable in most cases that permission would be refused. In many instances, other family members have moved away from home and the applicant is using the existing entrance. In the Killarney Electoral Area if you live in the town and are given a site out in the country, in areas such as Kilcummin, Barleymount, etc., planning

permission will not be granted. He felt that this was undemocratic and many young people want to move to rural areas while many older people want to move into towns.

Cllr. J. O'Connor said that many Planners have a very large work load, however, some problems are resolved through dialogue. A number of the reasons for refusals are very vague, such as the development would be in an open rural landscape or would be visible from the Ring of Kerry Road. He believed that the reasons for refusals should be more specific and these should be incorporated in the County Development Plan. The sons and daughters of landowners who want to build a house on the family landholding do not want to be forced to build their house in the lowest part of the landholding. He believed that the answer would be an adequate landscaping programme. He referred to Knocklyne Estate and said that the Bond had been drawn down by the Council almost 8 months ago, yet the work has still not been completed. He asked that the booklet on architectural design would be updated. He also requested that a briefing seminar would be held for Planners, Councillors and Agents, where there could be a frank debate on planning. Planners are refusing to meet with applicants for pre-planning meetings if councillors are present and he felt that this was unreasonable and elected members should be facilitated.

Cllr. R. Beasley said that the Elected Members in North Kerry are experiencing major difficulties with planning, especially in Ballylongford, Moyvane, Asdee and Ballyduff. It has now become virtually impossible to get planning permission in these areas. The best of sites have been sold off and houses built and the policy now appears to be to protect the views from these properties. People born in the countryside should be permitted to build houses there. He asked if the difficulties being encountered with percolation could be resolved by having raised areas. With the current down turn in the economy many local builders would benefit if planning permission was granted for one-off rural houses. At a recent conference Minister Roche mentioned that planners should be sympathetic to those building their first house.

Cllr. T. Ferris said that she had nothing but respect for the majority of the staff in the Planning Department. In the past she had refused to support Section 140 Motions. It is becoming apparent that planning permission will not be granted in North Kerry over the next few years. A Directive from the E.U. indicates that consideration will not be given to people who want a bay window or an extension to the side of their property in local authority housing estates. However, in private estates, there are many different designs of houses. Many working class people may purchase their local authority homes and want to extend it but are refused permission as they are told that all houses must be the same. She added that she was aware of one planning applicant who had a pre-planning meeting and had agreed the design of a house with a planner, however, that planner was subsequently moved and the new planner would not agree with the plans submitted. The original cost of the plans was €2,500 and the applicant had

to spend a further €1,000 to change the plans, in accordance with the wishes of the new planner. This is unacceptable and many applicants are having major problems in getting planning permission on their own land. She acknowledged that it is important that the environment and landscape are protected but on many occasions it is very difficult to explain to the applicant why they were refused.

Cllr. Ferris referred to a public right of way on Fenit Island and said that the private landowners are prohibiting access to the general public. She requested the Council to intervene and said that she was now informed that the Legal Department would not be pursuing this matter with the private landowners. She understood that the Council can protect a public right of way to ensure that the general public can walk to Fenit Island. She called on the County Manager to speak to the Legal Department on this issue. A local committee was recently established and 89 people attended the first meeting and they are outraged that the Council will not protect their rights. The Planning Department promised to produce A Design Manual 3 years ago but it has still not be presented to Council. She added that design is very subjective and it is important that guidelines are put in place. Many planners are opposed to big windows and circular conservatories and this is unreasonable. She added that she was not threatening to re-introduce Section 140 Motions but she was simply expressing her frustration with the planning system. She said there should be more co-operation between the applicants, agents and planners.

Cllr. M. Gleeson said that planning and pain are synonymous. He was born and raised in rural Ireland and he lives there, yet he has spent all of his working life in urban settings, at first in a badly planned and largely unserved Dublin suburb where gangland violence has become endemic. We must be wary of that happening in Kerry. For the last 34 years he taught in the thriving town of Killarney and for the past 14 years he was honoured to serve on Killarney Town Council. Many of his past pupils and now constituents have fallen victim to the affluence of their town and a generalisation of the County Development Plan. The majority are unable to find the minimum €300,000 to buy a site in the Town Council area while this County's Development Plan prohibits them from building in the rural periphery. Their refusal states that they are "urban generated entities" as if each was a stick of furniture rather than a productive social being with the capacity to create and enrich. When he was a teenager there was no Spa GAA Club, its young men and women were in the Bronx and Camden Town. But Liebherr came and built in rural Kerry and Spa was reborn and continues to prosper. And so do Glenfesk, Gneeveguilla, Rathmore and Kilcummin, and others, vibrant, dynamic rural communities with Community Centres and Club Houses as their epicentre. The granting of planning permissions for splendid homesteads have allowed for these realities. The passage of time and the reality of advancing years demand that there must be a continued reasonable level of planning permission.

The greatest problems facing Ireland, rural and urban, at present are not rural homes but (a) proper water quality and (b) rampant excess alcohol consumptions, the latter having particular relevance to the wellbeing of sporting clubs. Cllr. Gleeson said that he was recently surprised to learn in a reply to a notice of motion that this Council does not undertake even spot checks on at least some newly built septic tanks. He added that planning is not always about where a house may be built or what type of house. Planning is at times almost subversively political. Planning is about the family some 5 km from Killarney who have verbally assailed my canvassers because they were told, probably implicitly, that he and far more regrettably a former councillor, who was ever a gentleman, opposed their planning application. He said they never did any such thing. Planning is about the pre-elections frenzy that results in ones name being forged onto a Section 140 Notice. Planning is about the imperfection of a Planning Department that fails to fulfil its legal obligation to forward the list of applications and decisions to a councillor for almost one year. Planning is about having a line drawn on a map and being told anywhere below that line will be o.k. The message was conveyed and a life long friendship was ruptured. The planning was granted above the line. Councillors and the public have difficulty in understanding the inconsistency that is 'density'. Its use, bordering on abuse is selective, and therefore, discriminatory. Density should mean the same in Minish as it does in Ardaneanig, all other things being equal. Any person that happens to have surplus money knows full well that its value is poorly preserved in financial institutions. Anyone with young children has a deep commitment to their future. It is incomprehensible to him that the council invariably refuses planning permission sought by parents for a child. An ownership clause properly implemented would eliminate any speculative fears.

Most people realise that a badly located house in the environs of Killarney or on the Ring of Kerry could do severe damage to the tourism product. That which would be unduly prominent or obtrusive in these locations need not necessarily be so elsewhere. Scartaglin, Gneeveguilla, Currow and Kilcummin, with their undulating terrain are rich in folklore, music and vibrant traditions. Those, unlike the beauty of the Ring of Kerry, would not be diminished by well built houses at some elevation but would indeed be enhanced. The much discussed Local Area Plans, if they are to prove of value, must dispose with the universal generalisations which have plagued planning. Each particular location must have and be allowed have its particular entitlement. With good design and careful landscaping much could be achieved and much permitted. Maybe there is need for greater insistence on adherence to reasonable conditions attaching and less to pouring over window width and door sizes in plans.

He added there must be flexibility for the wellbeing of the family unit and the County Development Plan should allow for this objective. He asked that each planning applicant would be treated in the context of the area in which they are applying for planning permission.

Mayor, M. Healy-Rae welcomed the 5 Planners present in the Chamber to hear the views of Members and said that he respected their work.

Cllr. P. Leahy said that since he was elected to Kerry County Council in 1999 he has had the greatest respect for the Planning Department and for the work of planners who do a very difficult job. However, members also have a very difficult job to do when it comes to securing planning permission for family members. He acknowledged that since Mr. P. Stack, Senior Engineer, moved to the Planning Department, there has been a huge improvement. He complimented members. He pointed out that people who do not own land and want to purchase a site and get planning permission are facing major difficulties. The cost factor determines where they can afford to buy a site and he fully supported their right to live in the countryside. He added that there is a major problem with percolation in North Kerry and he believed an engineering solution should be possible. He requested that people who do not own land but acquire a site be facilitated.

Cllr. A. McEllistrim said that planners have a very difficult job to do in trying to facilitate those who are seeking planning permission. Since she first became a councillor in 2004 there have been major changes in her workload. She has files of people who are encountering difficulties in getting planning permission and these are mostly family members. She believed that on-site pre-planning is not widely used or available and also the design of houses permitted is a major problem. Architects have studied design for 7 years and they know what design of a house fits into a landscape. It is important that Kerry County Council produces a Design Guidelines Manual. She added that she has sympathy for applicants who have a house designed and this is rejected as they must then pay to have a new design prepared. She called on planners to discuss house design at pre-planning meetings in detail with the applicant, as this should help to avoid future problems. People with strong rural connections who may not own land should be accommodated if they wish to live in rural areas. She added that shared entrances onto national primary or national secondary roads should be accommodated. She acknowledged that views need to be protected but she said that planners should be reasonable in trying to facilitate family members where possible.

Cllr. N. Foley acknowledged the tremendous work done by the Planning Department and she also acknowledged the professionalism of planners. However, she said that there are some issues in planning which are causing problems. Pre-planning meetings, when they are working right, are a positive step forward, however, some applicants leave those meetings and they are unsure of the outcome. She requested that within reason planners would advise applicants specifically on what would be acceptable. She also pointed out that what is acceptable to one planner is not acceptable to another and this causes difficulties when planners' areas are changed. She added that family members should be facilitated on their own land where possible. She acknowledged that in theory landowners offspring are accommodated and added that the parents like

to have family members nearby. However, in the Tralee Electoral Area planning permission is not granted in some areas. She acknowledged that many sites have been sold off to speculators but said that where sites are sold for one or two houses it may be to provide for children's education or their care in old age. She asked how is rural connection proved. She acknowledged that many people are granted planning permission and it is only the problem cases that come to members attention. Applicants with limited resources find it very difficult to get planning permission and it is becoming a huge financial drain on them.

Cllr. P. McCarthy thanked the planners for their courtesy and assistance with planning applications. He added that the criteria used by planners in assessing planning applications are based in legislation. Members now have an opportunity to influence the County Development Plan which sets out the policy for planners. It is important that Kerry County Council would invest necessary resources to provide an appropriate form of pre-planning or on-site pre-planning, so that all issues can be properly considered in advance of an application being submitted. He believed that many issues can be resolved at the pre-planning stage and it also provides an opportunity to the planner to inform the applicant that it would not be possible to grant planning permission on a particular site. It is important that planners are well resourced to allow them to do this work efficiently. He then referred to the granting of planning permission on national primary and national secondary roads and pointed out that planners must follow the rules and guidelines issued by the NRA. He added that Kerry needs a good road infrastructure and as far as the NRA is concerned when a new national road is provided the adjoining land is sterilised and this is causing huge difficulties for landowners. Other local authorities and the NRA should be contacted with a view to achieving a compromise on this issue.

Cllr. M. Cahill requested that every effort be made to accommodate local people who are applying for permission. The Ring of Kerry Road is a national secondary road and the number of refusals on this road is a major problem. Where an entrance can be improved or shared, consideration should be given to the granting of planning permission. Cllr. Cahill referred to a case where a daughter applied for planning permission and she had lived at home all her life. If the entrance to this property could be improved to make it safer, consideration should be given to granting her planning permission. In another instance a relative wants to give the applicant a site to build a house. This relative has 37 acres and there are 3 old buildings on the landholding. The applicant is willing to accept any suggestion on the 37 acres of a suitable site on which they can build a house. He asked that this case be reviewed. He then referred to the blending of houses into the surroundings and said that with good design and landscaping this can be achieved in most cases. He added that where a local person is trying to buy a site if the landowner has sold sites in the past it is a black mark against them and this should not be the case. Councillors have an important role in the planning process and he requested that planners and officials would revert to them in a reasonable timeframe on their queries. He acknowledged the role of

the County Manager, Senior Management Team, planners and staff in the Planning Department in the planning process.

Cllr. M. Connor-Scarteen expressed concern that young people who want to apply for planning permission cannot make contact with planners to arrange pre-planning meetings. One individual made 10 phone calls to the Planning Office but the planner did not phone him back. Similar complaints have been received from Architects and Engineers who find it impossible to contact planners. He called on Mr. Paul Stack to address this issue. In some instances landowners are finding it difficult to get planning permission on sites where there are existing houses. He understood that the County Development Plan makes provision for landowners to do up houses to supplement their income. Landowners are asked for Land Registry maps and he felt this was unfair. He requested that young people would be facilitated where possible and said that on many occasions a site can pass a percolation test and have adequate sight distance but the application is still refused.

Cllr. M. O'Shea said that planning has advanced very much in recent years in particular with the establishment of the Forward Planning Unit. He added that much of the Dingle Electoral Area is elevated and applicants who engage in pre-planning meetings have failed to identify a suitable site on their landholding. Efforts must be made to address this. Some applicants are being refused on the grounds of excessive density and where there are 2 or 3 houses in a locality this is the reason for refusal. This did not seem to be logical as this reason is also used when an applicant applies for permission on a green field site. This has resulted in a lot of confusion amongst planning applicants. It is important for the Planning Department to work with an applicant who is genuine and wants to build a house on his/her own land. He added that it should be possible to resolve difficulties being encountered with percolation problems with engineering solutions. In conclusion, he asked that when members request a planning report they should be provided with it but at the present time the Mayor is the only person who is given a planning report. In conclusion, he acknowledged the tremendous work done by the staff in the Planning Department.

Cllr. S. Fitzgerald said that planners have a very difficult job and there have been improvements in his area over the past few months but new problems have been created. Holiday homes were being granted permission where the applicant has no connection to the area. The last County Development Plan provided that no holiday homes would be permitted and that permission would only be granted to farmers' sons or daughters who came back on holidays. For the past 12 months these applicants are being refused. He could not see the sense in providing for this in the County Development Plan when it is subsequently changed. He referred to percolation on sites and to bio-cycle units which are installed. He asked if there operating successfully and if there are spot checks on these as he felt it is the duty of the Council to carry out spot checks on them. The reason for refusing permission in some cases is on the grounds of road safety but the Area

Engineer would have no difficulty with the granting of permission on the particular site and this is unfair. He pointed out that it is necessary to clarify the term "from the area" as an applicant from Ballydavid applied for permission in Ballyferriter and were informed that they were not from the area. He added that one particular applicant was refused permission on the grounds of density, yet there was only one other house in the area. Refusals are being decided by one or two people, when in fact, there should be a panel to decide on these applications and this panel should include one or two elected members. He urged the County Manager to put a panel in place including independent people to assess any proposed planning refusals.

Cllr. L. Purtill said he had the utmost of respect for planners and they had been very fair with him. He stated that he views every site before he makes representations and he applies a common sense approach. However, on occasion he is amazed at some applications that have been refused. Some of these are very genuine cases where everything possible has been done to satisfy the requirements of the Planning Department. One applicant, who is a farmer's son, inherited 100 acres and he has been informed that no site is suitable on percolation grounds. Every effort must be made to identify a suitable site to facilitate this applicant. In conclusion, he acknowledged that Planners have a very difficult job to do.

Cllr. T. Fitzgerald complimented the planners on the efficient and courteous way in which they deal with elected members. He referred to the term "density" which is used in planning refusals and said it is very vague. He believed that with modern technology there should be some engineering solution to deal with percolation issues. The County Development Plan should be pro-development. A house is an asset in an area and houses can be built in a way that would not detract or infringe on an area. He added that it is vital that the new County Development Plan is pro-development. These are changing times when there are less farmers engaged in farming and the Planning Department must facilitate new people who want to live in rural areas.

Cllr. T. Buckley complimented the planners and the staff of the Planning Department on their excellent work. In the last County Development Plan there was a greater emphasis on facilitating the sons and daughters of landowners yet that is the most problematic area for members. There is a breakdown in the line of communication between agents and applicants who have great difficulty in contacting planners to arrange pre-planning meetings and he requested that this be addressed.

Mayor M. Healy-Rae pointed out that at the meeting held on 22nd February, 2008, members agreed to accept the report from the Planning S.P.C. presented by Cllr. T. O'Brien, Chair of the Planning S.P.C. on the way the County Development Plan would be dealt with. On that occasion, it was agreed that members would sign off on each Chapter as they dealt with them and there would be no question

of revisiting a Chapter already dealt with. So far, members had not made any proposals and he wanted to alert members that they should make proposals to be incorporated in the County Development Plan.

In response, Mr. T. Curran, County Manager, said that he took comfort from the remarks from councillors and said that overall members appear to be happy with progress in planning and that by and large sons and daughters of landowners are being accommodated. He pointed out that 3,968 units were granted planning permission in 2007, including the Town Councils and this is sufficient to accommodate 9,020 people. From 2002-2006 the population of Kerry increased by 7,000 people approximately and sufficient planning was granted in 2007 to cater for this increase in population. He acknowledged that the role of councillors in the planning process is a difficult one as they are usually involved in hopeless cases. He emphasised the need for consistency in planning and said that this involves what lands are there being preserved for upcoming sons and daughters of landowners. He referred to the term "local need" and said that there was no argument when this was applied to family members but councillors then want to broaden this to people who are born in the area, who do not have land and members want to have them accommodated. This was then extended to accommodate people who want to move out of town. It can be problematic trying to achieve a balance and yet accommodate all these needs. He pointed out that some applicants feel that they should be granted planning permission simply because it is the only site available to them. However, planning does not work that way. There is a need to protect ground waters and it is difficult to reconcile this with members saying that the Planning Department is too strict in refusing planning applications on percolation grounds. He pointed out that there is not an engineering solution for everything.

Mr. Curran then referred to the term "density" and said the same definition of density cannot be used in scenic areas as in other areas and density refers to the capacity of the landscape to absorb development. This is being acknowledged in the new County Development Plan. It is important to have different policies for different areas. He asked members in dealing with the new County Development Plan not to be unduly influenced by individual cases. The County Development Plan sets out a strategy for development of the county and the Local Area Plans are trying to fund infrastructure. Kerry is unique in that it has vast coastal mountain ranges and it is the unspoilt scenery that tourists come to see and it is important to preserve this. This poses a challenge for everyone. He said that he did not envy the role of councillors knocking on doors in the coming 12 months in the run up to the Local Elections. Planning legislation says that the County Manager and his planning officers must determine planning applications. The Design Guidelines are presently being finalised and work is ongoing on putting a panel of assessors in place. Planners work to deadlines and a lot of time can be spent in returning phone calls. Planners try to return calls within 3 working days where possible. On many occasions, planners are returning calls to explain why they are refusing planning permission. He welcomed the debate by councillors

and their openness and the fact that members say that tremendous inroads has been made in planning in recent times. It is important that staff and members would work as a team in an effort to resolve any outstanding issues.

Cllr. D. Healy-Rae said that a planning applicant may have the option of a site in a rural area and there now appears to be a blanket ban on granting permission to these applicants and he was not prepared to accept this as other people in rural areas prefer to move into town.

Cllr. M. Gleeson pointed out that the cost of sites in Killarney is phenomenal and prohibitive for many people wishing to provide a home and for this reason many people from Killarney Town want to build a house outside of the town and it is reasonable to ask that they be given favourable consideration.

08.05.12.04 DRAFT COUNTY DEVELOPMENT PLAN 2009-2015

Mr. M. McMahon, Director of Planning, said that many things have changed since 2003 when the last County Development Plan was compiled. There has been unprecedented development and huge pressure for development around the county. The last County Development Plan indicated that Local Area Plans would be prepared for 87 settlements. To the credit of elected members and planners these will be completed by the summer. We will then have a strategy to develop these settlements and propose to provide proper sewerage in these towns and villages. It was agreed that the County Development Plan would be dealt with Chapter by Chapter. When the Draft Plan is approved it will be put on public display and a series of public meetings will be held. He referred Members to the document "Kerry County Development Plan 2009-2015 Draft for Discussion (Volume 1) and to Page 1-3, where the timeframe for the review of the County Development Plan is set out. This process commenced in October 2007 with an initial round of public consultation. A Draft County Development Plan has now been prepared to address the major issues of concern and there are major fundamental decisions to be taken. He hoped to engage with members during the course of the coming meetings to go into the detail of the Plan. The Draft Plan will then be put out on public display. He added that a power-point presentation would be made to members which would highlight the main changes in the Draft Plan. The Draft County Development Plan is broadly in the same structure as the previous one but because of the importance of tourism a chapter on tourism has been included.

Mr. T. Sheehy, S.E., Forward Planning, then addressed the meeting.

Mr. Sheehy informed members that a brief summary would be given of each chapter and then members would be afforded the opportunity to discuss any issues that arise and some issues may require a vote. It is intended that each chapter will be signed off on as it is dealt with.

CHAPTER 1 INTRODUCTION

Mr. T. Sheehy referred members to Page 1 of Chapter 1 on the introduction. At the end of that page is included a list of objectives that must be included in the County Development Plan and on Page 2 there is a list of Guidelines issued by the Department and there is an obligation on a planning authority to have regard to these when reviewing the Development Plan. The detail of the Plan review process is as set out on Page 2. It is intended that the Draft County Development Plan will be put on public display on the 18th June, 2008, and he was anxious to meet this date. The Draft Plan would then be available for public inspection for 10 weeks and within 22 weeks of the 18th June, 2008, the Manager would revert to members with his report on submissions received. Following consideration by members of the Managers Report amendments would then be put on display for a period of 4 weeks and it is hoped to finalise the plan by February or March 2009. If the Draft Plan is put on display on 18th June, 2008, it is intended that members will be issued with the Manager's Report by the end of November. The Draft Plan also includes a description of the county in a physical context and the population projections for the coming years. He referred members to Page 5 of Chapter 1 where the population statistics are set out. It is projected that there will be an increase in the number of households by 1,500 by 2015 and it is important to provide for this increase. He then briefed members on the structure of the Draft Plan. Part 1 contains the Draft Plan for discussion. Part 2 contains Maps and Part 3 is the Strategic Environmental Assessment Plan, which will be sent to members later in the process.

Cllr. T. Fitzgerald PROPOSED that the Introduction contained in the Draft Plan be agreed.

Cllr. N. Foley SECONDED this proposal and it was unanimously agreed.

CHAPTER 2 – OVERALL STRATEGY

Mr. T. Sheehy, S.E., Planning informed the meeting that every local authority has an obligation to consider the proper planning and development of the county in preparing a strategy for the county. He then referred to Section 28 of the Planning and Development Act which obliges a local authority to have regard to Government Guidelines and he pointed out that if the Council does not have regard to Government Guidelines An Bord Pleanála will.

Cllr. T. Fitzgerald asked if local authorities had any input into those Guidelines.

In response, Mr. T. Sheehy said that local authorities were invited to make submissions prior to the issuing of the Guidelines.

Cllr. M. Gleeson asked if the overall Plan assumes that the Tralee/Killarney Hub is still viable.

In response Mr. T. Sheehy said that it does. Mr. Sheehy then referred members to Section 31(1) of the Planning and Development Act 2000, which reads as follows:

"Where the Minister considers that any draft development plan fails to set out an overall strategy for the proper planning and sustainable development of the area of a planning authority or otherwise significantly fails to comply with this Act, the Minister may, for stated reasons, direct the authority to take such specified measures as he or she may require to ensure that the development plan, when made, is in compliance with this Act and, notwithstanding the requirements of Chapter 1, the authority shall comply with any such direction".

Mr. Sheehy added that members must bear this in mind when considering the Draft County Development Plan. Chapter 2 sets out the Overall Strategy in the formulation of policies and objectives in the plan and the planning authority must have regard to the following documents:

- National Development Plan 2007-2013
- National Spatial Strategy 2002-2020
- Sustainable Development – A Strategy for Ireland 1998
- Departmental Planning Guidelines.
- Regional Planning Guidelines
- Meitheal Chiarraí 2002-2011
- Kerry Local Authorities Access for All Implementation Plan 2008-2015
- Údarás na Gaeltachta – Beartas Forbartha 2005-2015

The Council is obliged, in the performance of its functions, to have regard to Government policies and guidelines and it is within the context of these policies that local policies are developed.

The National Development Plan 2007-2013 is a blueprint for the economic and social development of the Country up until 2013. One of the principal objectives of the plan is to promote balanced regional development. This plan builds on the previous National Development Plan which identified the need for a National Spatial Strategy, in order to promote regional development throughout the country by the identification of a number of development corridors at Gateways and Hubs in individual regions. These development corridors have been designated to act as development growth areas that will be promoted in terms of infrastructure and investment to act as economic drivers for their region.

The identification of development corridors is only the initial step in the process of balanced regional development. The success of the Spatial Strategy in its role of achieving strong and sustainable economic growth is dependent on a number of factors including the development of an area's **Potential, Critical Mass and Linkages**. The policies and objectives contained in the County Development Plan promote these concepts through facilitated improved linkages, promoting

the development of critical mass and protecting and promoting the potential of the county. In addition to the economic and spatial objectives, an improved quality of life is also an objective of the NDP. It is considered that proper spatial planning can contribute to an improved quality of life and it is one of the overall objectives in the plan to achieve this. The plan also includes objectives to address urban design, rural de-population, sustainable employment opportunities, tourism, energy and the Irish language. The policies and objectives of the County Development Plan have been formulated having regard to local and national guidelines and reports. These policies are intended to facilitate development throughout the county. They are not intended to limit development but rather to regulate it in accordance with the principles of proper planning and sustainable development.

Mr. T. Sheehy then read paragraph 2.9 - Overall Objectives, into the record of the meeting.

“Objective No.	Overall Objectives
	It is an objective of the Council to:
OS 4-1	Provide an improved quality of life for all the citizens of the area by promoting the area’s economic potential, protecting its natural and built environment and safeguarding its cultural heritage.
OS 4-2	Provide for the development of the area in a manner which is sustainable and protects its social, cultural, environmental and economic assets for future generations.
OS 4-3	Provide for balanced growth throughout the area by promoting the strengthening of rural communities and provide the infrastructure to facilitate job creation in these areas.
OS 4-4	Strengthen towns and villages throughout the County, improve the infrastructure provided, develop the critical mass necessary to maintain and expand the service provision within them, and make them more attractive places in which to live.
OS 4-5	Promote the development of the Tralee Killarney Hub as a means of strengthening the economic base of the County and acting as a focus for inward investment.
OS 4-6	Ensure that the existing provisions, including land-use zoning, of the adopted Local Area Plans will remain in force pending their review during the lifetime of this Plan.
OS 4-7	Provide a high quality of design in private and public development, increasing the quality of the public realm while maintaining the character, form and settlement pattern of the villages.
OS 4-8	Provide the infrastructure and support for the development and expansion of employment opportunities, including indigenous knowledge based industries.

- OS 4-9** Protect the linguistic and cultural heritage of the County and promote Irish as the living community language.
- OS 4-10** Promote renewable energy measures and sustainable settlement patterns in order to promote energy conservation and sustainable communities and travel patterns in the future.
- OS 4-11** Protect the landscape of the County as an economic asset in addition to its intrinsic beauty and amenity value.

In conclusion, Mr. Sheehy said that was a brief summary of Chapter 2 on the Overall Strategy and he welcomed any comments or questions from members.

Cllr. D. Healy-Rae PROPOSED that family members be facilitated and given access to the N22.

The Mayor informed Cllr. Healy-Rae that that was not relevant to the Chapter under consideration and he asked members to give their views on the 11 objectives outlined by Mr. Sheehy.

Mr. T. Sheehy informed Cllr. D. Healy-Rae that his proposal should be made when Chapter 8 was being considered.

Cllr. M. Gleeson said that he presumed that all these objectives would be clarified in due course.

Mr. T. Curran, County Manager, asked members if they had any issues with the broad objectives outlined by Mr. Sheehy.

Cllr. D. Healy-Rae referred to Page 11 and the issue of the conversion of farm buildings.

Mayor M. Healy-Rae stated that Section 3.1 of the Draft Plan deals with that issue.

Mr. T. Curran, County Manager, said that the County Development Plan will set out policies in relation to all these issues and when the relevant chapters are being considered members could make their appropriate proposals.

Cllr. S. Fitzgerald asked when would prime and special amenity be dealt with?

In response Mr. T. Sheehy said that this issue is contained in Chapter 12.

Mayor M. Healy-Rae referred to Objective OS 4-6 which reads as follows:
“Ensure that the existing provisions, including land-use zoning, of the adopted Local Area Plans will remain in force pending their review during the lifetime of this plan”.

Mayor Healy-Rae stated that there are specific areas such as Killorglin where a landowner who lives within a 5 mile radius of the town who has 5 acres and he is being told that he cannot be given special consideration and must move into Killorglin. This policy is being implemented in Killorglin. He asked if this issue could be addressed in Chapter 2 or would it be more appropriate to another chapter in the Draft Plan.

Mr. T. Sheehy said that this matter can be considered with the Rural Settlement Policy.

Mayor M. Healy-Rae said that there appears to be an issue with landowners who own smaller parcels of land. He asked that provision be made in the Draft County Development Plan that where smaller parcels of land are owned by family members that consideration be given to the granting of permission to their sons and daughters.

Cllr. M. Gleeson pointed out that they are the sons and daughters of landowners.

Mayor M. Healy-Rae stated that the Planning Department have informed such landowners that their landholding is too small and is not operating as an agricultural holding.

Mr. T. Sheehy again stated that the development of land in rural areas will be dealt with in accordance with the Rural Settlement Policy.

Mayor M. Healy-Rae said that he wanted to make provision for landowners with small landholdings in the Draft Plan.

Cllr. D. Healy-Rae supported this suggestion and added that this is also the experience in Killarney.

Mayor M. Healy-Rae referred to Objective OS 4-11 which reads:
“Protect the landscape of the County as an economic asset in addition to its intrinsic beauty and amenity value”.

He said that this objective is very broad and may have a detrimental effect on people who apply for planning permission in areas such as Inch and Annascaul. He said that this objective needed to be debated.

Mr. T. Sheehy said that this objective is simply saying that it is necessary to protect the landscape and this is a mandatory objective. This objective is a recognition of the economic asset of the landscape.

Cllr. M. O'Shea expressed concern that when an applicant applies for planning permission on their own land, planners will use this objective to refuse permission.

Mr. T. Sheehy again pointed out that it is a mandatory objective to preserve the landscape.

Mayor M. Healy-Rae asked if it would be possible to change this wording.

In response Mr. T. Sheehy said that it would not be possible to do this.

Mayor M. Healy-Rae asked that the wording of this objective be changed to ensure that planners do not use it to refuse permission in the future.

Mr. T. Sheehy said that what members are requesting would be properly dealt with in Chapter 3.

Mr. M. McMahon, Director of Planning, said that it is hard to argue with this objective in Kerry because of the importance of tourism to the county. There is also a specific chapter on tourism in the Draft Plan in recognition of the importance of tourism to the county. He added that it is a core element of the Draft Plan to protect the landscape of the county.

Cllr. M. Gleeson said that this could be achieved while taking cognisance of the rights of planning applicants.

Cllr. M. O'Shea suggested that the words "while having regard to local applicants" could be included in this objective.

Mr. T. Sheehy said that the question would then arise with regard to what takes precedence. This statement would be very ambiguous as an overall objective and it is important that objectives are clear. The subsequent chapter deals with the zoning of land and members could raise their concerns at that time.

Cllr. M. O'Shea again expressed concern that if this provision is not included in Chapter 2, this objective will be used to refuse permission to local people. It is important to protect local applicants who want to build houses in scenic areas in all parts of South and Mid-Kerry.

Mr. M. McMahon, Director of Planning, said that it was inevitable that there would be objectives that conflict with each other but it is important to get a

balance and provision can be made to facilitate the sons and daughters of landowners.

Cllr. M. O'Shea said that he understood what the Director of Planning was saying but if one objective was included in Chapter 2 and a different objective was included in Chapters 3 and 4 the objective in Chapter 2 could be used to refuse permission.

Mayor M. Healy-Rae PROPOSED that the objective be amended as follows:
"Notwithstanding this, special consideration will be given to the sons and daughters of landowners"

Cllr. M. O'Shea SECONDED this proposal.

Mr. T. Sheehy asked members if they were stating that the objective would not be included that would protect the landscape.

The Mayor indicated that that was not the intention, but simply to facilitate the sons and daughters of landowners.

Mr. T. Sheehy said the staff in the Planning Department implement the County Development Plan every day and if an ambiguous objective is included in the Plan it makes their work very difficult.

The Mayor said that the intention of the members is very clear, they want to protect the environment but they also want special consideration to be given to the sons and daughters of landowners.

Cllr. M. Gleeson asked what would happen with a landowner who had a nephew whom he wanted facilitated.

Cllr. D. Healy-Rae asked if an uncle wanted to give a site to his nephew or niece would they get special consideration.

Cllr. T. Fitzgerald asked if there was anything illegal about the proposal made.

In response, Mr. T. Sheehy said that the planning authority is obliged to protect the landscape and he was concerned that the amendment proposed would result in the landscape being protected only where it does not conflict with the needs of sons and daughters of landowners and could result in legal difficulties.

Cllr. M. O'Shea again stated that he was concerned that this objective would be used as a reason for refusal.

Cllr. R. Beasley said that many planning applications are refused on the grounds of being visually obtrusive. He was familiar with one such case where there were

20 other houses in the area yet the landowner could not get permission for his two sons.

Cllr. B. MacGearailt asked if there was not a general policy which stated that all efforts would be made to accommodate family members. Many small villages are an economic asset and beauty is in the eye of the beholder. He believed that if a general statement was already included in the Draft Plan which would accommodate the sons and daughters of landowners there was no need for this amendment. He asked management to give consideration to what is the beauty in the landscape. Many members want to see permission for a few houses here and there in order to preserve rural areas.

SUSPENSION OF STANDING ORDERS

The Mayor informed the meeting that it was 1.30 p.m. and it would be necessary to suspend Standing Orders.

On the PROPOSAL of Cllr. M. Cahill, SECONDED by Cllr. N. Foley, it was agreed to suspend Standing Orders to allow the meeting to continue.

CHAPTER 2 – OVERALL STRATEGY (Cont'd)

Cllr. A. McEllistrim suggested that the term “consideration” in the context of family members would be the appropriate term to include in the Draft Plan.

Mayor M. Healy-Rae pointed out that he had used this term in his proposal.

Cllr. D. Healy-Rae suggested that family members should include nieces and nephews.

Mr. T. Sheehy advised members that it is very important to define family members and this definition is already included in Chapter 3 of the Draft Plan.

Mr. T. Curran, County Manager, said that he understood the dilemma of councillors but he asked if the landscape of the county was worth fighting for. There are 1.2 million visitors to the county each year and he asked were members willing to compromise the landscape at the risk of losing tourists. The definition of family members is very important and this is where the problem will arise. Members originally put forward a reasonable argument in favour of sons and daughters of landowners but now this is being extended to nieces and nephews, cousins, etc., and it is becoming very unreasonable.

Cllr. M. O'Shea suggested that special consideration be given for local need in the current chapter and that later in the Plan consideration should be given to the facilitation of nieces and nephews.

Mr. T. Curran, County Manager, said that local need could refer to rural dwellers which is a definition for anyone who wants to live in the area. This term is too broad.

Cllr. R. Beasley suggested that the Draft Plan should seek to accommodate sons and daughters or nieces and nephews of landowners.

Mr. T. Sheehy said that this would be completely unworkable.

Cllr. M. Connor-Scarteen said that an individual may get a site and yet their job would be up to 20 miles away and they could commute. These people should be facilitated in order to protect small villages, churches and local shops. He believed there were very few people involved in this category.

Cllr. N. Foley suggested that the term “immediate family” could be used.

Mr. M. McMahon, Director of Planning, said that he was dealing with 2 cases at the present time and the applicants in both cases are grandchildren, so it is very difficult to know where to draw the line.

Cllr. N. Foley said that member’s intention was to include this provision under this objective. She asked if the objective would be weakened if it was included under the relevant objective in Chapter 3.

Mr. M. McMahon, Director of Planning, said that sons and daughters could be catered for under the Rural Housing Policy in accordance with the guidelines in Chapter 3.

Cllr. D. Healy-Rae acknowledged the need to protect the landscape but said it is also important to protect our people. For far too long people had to emigrate and it is important that they are catered for and this must include nephews and nieces. This should be incorporated in the Plan.

Mr. T. Curran, County Manager, said that Local Area Plans for 87 settlements are now almost complete and permission was granted for in excess of 3,000 houses last year. Members must decide if they value the county as a premier tourist county and if they do it must be incorporated in the Plan. Members cannot consider individual applications in drawing up the policies to be contained in the new County Development Plan. The 87 Local Area Plans were prepared to cater for the needs of small villages, schools, shops, etc.

Cllr. T. Fleming said that the biggest difficulty in the County Development Plan is the integration of housing into the landscape. He believed that any house could be blended into the landscape with a suitable screening programme. He believed that local people could be accommodated and that it should be possible to find a solution to this issue.

Cllr. M. Cahill referred to Chapter 3 and in particular Objective SS 3 and said that an objective could be included to facilitate family members.

Mr. T. Sheehy referred to Objective SS 32 on Page 3-14 which reads as follows: "Ensure that the provision of sustainable rural housing encompasses its social, economic, cultural and environmental impacts".

Mr. Sheehy asked if members were now suggesting that this objective would apply to everyone else except family members. He also brought members attention to Objective SS 31 which reads as follows: "Provide for the development of sustainable rural housing in the county" and he asked if family members would have to have regard to these objectives.

Cllr. M. Cahill suggested that in Chapter 3 provision could be made to facilitate, where possible, family members on their own land.

Mr. T. Sheehy referred Members to Objective SS 33 which caters for this and reads as follows:

"Facilitate where possible, in accordance with proper planning and sustainable development, family members on their own land".

He added, this could also be included as a separate Objective OS 4-12 in the current chapter.

The Mayor asked all members if they were satisfied with this suggestion.

Mr. M. McMahon, Director of Planning, informed members that this issue would arise throughout the Plan.

Mr. T. Sheehy, advised members that an objective is also included in the Plan to provide roads and to preserve the environment and a balance must be achieved in this.

Cllr. M. Cahill PROPOSED that Objective 4-12 as outlined by Mr. Sheehy be included in the Draft Plan.

Cllr. A. McEllistrim SECONDED this proposal and it was unanimously agreed.

On the PROPOSAL of Cllr. S. Fitzgerald, SECONDED Cllr. A. McEllistrim, it was unanimously agreed to adopt Chapter 2 with the addition of Objective 4-12.

The Mayor informed the meeting that it was 1.50 pm and the meeting would be adjourned for lunch and would resume at 2.30 p.m.

The meeting resumed at 2.35 p.m.

CHAPTER 3 – SETTLEMENTS STRATEGY AND RURAL DEVELOPMENT POLICIES

Mr. T. Sheehy informed the meeting that this chapter is presented in two parts, Part 1 deals with the Settlement Strategy for the County and incorporates Sections 3.1 to 3.5. In effect Part 1 examines the relationships and complementary roles between the settlements of the County and identifies the different functional areas and their relative importance or sphere of influence from a service provision perspective. He identified the Hub area on the map together with all the settlements influenced by it. He referred Members to Page 3-4 where a map shows the functional areas and complimentary roles within the county. He referred Members to Page 3-2 where the Settlement Strategy Overall Objectives are set out.

Cllr. S. Fitzgerald asked if the nodes would be the same as in the previous County Development Plan. He had tried to get areas zoned in Aughacasla and he wanted to know how they would fit into the new Plan.

In response Mr. T. Sheehy said that much of the zoning has been dealt with in the context of the Local Area Plans and the amount of zoning of land will be very limited in the County Development Plan.

Mayor M. Healy-Rae referred to Objective SS 5 which reads as follows:

“Ensure that the settlements throughout the county are developed in accordance with the urban design principles outlined in Chapter 13 of this plan, thereby making them attractive environments in which to live.”

Mayor Healy-Rae asked if a new objective SS 9 could be included, whereby applications for planning permission by family members on small parcels of land outside towns and villages would be given consideration even though they do not operate as farms.

Mr. T. Sheehy asked if this would be their principle residence.

Mayor M. Healy-Rae said that he knew a number of cases where a house was proposed to be constructed on 5, 6 or 10 acres of land and he believed that it was the unofficial policy in the Killorglin Electoral Area that permission would not be given on these landholdings. He wanted to ensure that provision is made for these cases in the new County Development Plan.

Mr. T. Sheehy said that the most appropriate place to deal with this would be under Part 2 of Chapter 3 in the Rural Development Policies.

Cllr. M. O'Shea asked if it would be appropriate to debate density in towns and villages.

In response, Mr. T. Sheehy said that development inside settlements must be dealt with in the Local Area Plans.

Cllr. M. Gleeson requested clarification on the issue of the Hub in the context of the current chapter and said that it was unclear.

Mr. T. Sheehy said that the issue of the Hub is dealt with in Chapter 3 and is not clarified in any other chapter.

Cllr. M. Gleeson asked if there was any Government policy on the Hubs as the perception is that in the medium to short-term there is no progress on the development of Hubs.

In response Mr. T. Sheehy said that it is stated Government policy that the Hubs are to be developed. It is the planning authority's intention to keep the concept of them for the purposes of securing funding.

Cllr. D. Healy-Rae asked if this Chapter related to farm buildings.

The Mayor indicated that it was not and he called for a proposer for the adoption of Part 1 of Chapter 3.

On the PROPOSAL of Cllr. M. Gleeson, SECONDED by Cllr. R. Beasley, it was unanimously agreed to adopt Part 1 of Chapter 3 on the Settlement Strategy.

Mr. T. Sheehy then referred to the Part 2 of Chapter 3 on Rural Development Policies and informed members that in the last County Development Plan there was a lot of zoning in rural settlements. Since then, the Government has published Sustainable Rural Housing Guidelines and planning authorities must have regard to these in preparing the County Development Plan. The zoning in the Draft Plan considers landscape and sustainability and also areas under urban pressure together with stronger rural areas and weak rural areas. Rural areas under strong urban influence are those areas, generally adjacent to larger towns, where there is or has been ongoing pressure for residential development from the population of the adjoining urban centres. These areas typically display significant or rapid population increases and a high density of rural housing. In common with the areas under intense pressure, this type of development can have adverse impacts on the orderly development of the adjacent towns, create future demands for expensive inefficient services, compromise infrastructural development such as roads in the vicinity of the town and lead to inefficient public transportation patterns, thereby undermining its viability.

The definition for areas under intense urban influence is:

“Rural areas under intense urban influence are those areas, generally adjacent to larger towns where there is or has been intense pressure for residential

development from the population of the adjoining urban centre. These areas typically display significant or rapid population increases and have already or are approaching capacity in terms of their ability to absorb further development. This type of development can have adverse impacts on the orderly development of the adjacent towns, create future demands for expensive, inefficient services, compromise infrastructural development, such as roads in the vicinity of the towns and lead to inefficient public transportation patterns, thereby undermining its viability”.

Mr. Sheehy then displayed a map which indicated the planning applications in the Tralee area which demonstrates the pressure for development in this area. He displayed a further map and informed members that the areas outlined in red are defined as weak rural areas which have been displaying a population loss. The green line on the map indicates urban pressure, while the yellow line indicates areas under intense urban pressure. These various categories are set out on Page 3.22 of the Draft Plan.

Cllr. M. O'Shea asked what area was indicated in blue on the map displayed by Mr. Sheehy.

In response Mr. T. Sheehy said that was secondary special amenity existing and the light blue areas are the proposed extensions to the secondary special amenity areas.

Cllr. M. O'Shea said that he did not understand that the parish of Castlemaine was zoned secondary special amenity.

Mr. T. Sheehy said that there are areas in the mountains that are zoned secondary special amenity.

Cllr. P. O'Donoghue pointed out that if all the areas shaded a lighter blue which are proposed secondary special amenity are zoned secondary special amenity there will be very few areas remaining.

Mr. Sheehy advised members that it was important to consider the map in conjunction with the matrix set out on Page 3-22 of the Draft Plan.

Mayor M. Healy-Rae said that when the last County Development Plan was being prepared all members travelled by bus to view the various zonings throughout the county and the observations or suggestions made by councillors at that time were incorporated in the new County Development Plan.

Mr. T. Sheehy said that there is very little difference between the secondary special amenity areas and the stronger rural areas.

Cllr. P. O'Donoghue said that he felt that this policy was very restrictive. He added that he was from the town of Caherciveen and got a site from an uncle outside the town. He asked would he now qualify to get planning permission in a rural area.

Mr. T. Sheehy said that under the proposed policy he would not.

Cllr. P. O'Donoghue said that the proposed policy is far more restrictive.

Mr. T. Sheehy pointed out that there is an obligation on the planning authority to implement the Guidelines for Rural Development. The zoning is exactly the same as in the previous plan and this is in accordance with the Rural Housing Guidelines. He acknowledged that the remaining capacity is very limited. He pointed out, however, that if a person wanted to move from Caherciveen to a weak rural area there would not be a difficulty with that.

Cllr. P. O'Donoghue requested a list of weak rural areas in the county.

Cllr. D. Healy-Rae said that members have been concerned about the Rural Housing Guidelines since their introduction. He believed that if these Guidelines are fully implemented it will be more restrictive than the previous County Development Plan. He added that he had a notice of motion submitted for the May Council Meeting dealing with the occupancy clause. A small number of family members are finding it difficult to sell their houses because there is a 7 year occupancy clause attached to the planning permission and not a 2 year clause as members had proposed and agreed. He requested clarification on this matter.

In response, Mr. T. Curran, County Manager, said that the planning authority is anxious to facilitate the sons and daughters of landowners but if houses constructed on the foot of permissions granted are subsequently sold they will have no where to go.

Cllr. D. Healy-Rae said that he felt that it was reasonable to allow 5 or 6 houses for this category of applicant in an area.

Cllr. S. Fitzgerald said that when members travelled out to view the county prior to the adoption of the last County Development Plan they were able to distinguish the boundaries on the ground. He referred to prime special amenity areas and PROPOSED that they would remain the same as in the last County Development Plan.

Mayor M. Healy-Rae said members did not want further restrictions imposed in the County Development Plan.

In response Mr. T. Sheehy said that he was not ignoring the work done by the Council in the adoption of the last County Development Plan. However, policies have changed and members must have regard to them.

Mayor M. Healy-Rae pointed out that the additional areas zoned prime and secondary special amenity in the Draft County Development Plan are those that were excluded by members in the last County Development Plan and if these areas are incorporated it will result in a lot of planning applications being refused.

Cllr. M. O'Shea said that an insufficient amount of land was zoned in the Local Area Plans and if the prime and secondary special amenity areas are increased this will have serious implications for the future.

Cllr. P. O'Donoghue said that these restrictions will have serious implications. He believed that a planning applicant who works in a town will not satisfy the criteria to be granted planning permission even in a weak rural area under the new County Development Plan and he rejected this.

Cllr. M. O'Shea asked if the Planning Department was suggesting that only direct siblings would be granted planning permission in rural areas when the County Development Plan is in force.

Mr. T. Sheehy said that if you grow up in a rural area you may be granted planning permission in that rural area.

Cllr. P. O'Donoghue requested clarification on the term "immediate locality".

In response, Mr. T. Sheehy said that if you were born within a few miles you would satisfy this requirement.

Cllr. B. MacGearailt said that he presumed that if a person was permanently resident in an area and applied for planning permission with a suitable site that they would get favourable consideration.

Mr. T. Sheehy suggested that members should first consider the areas zoned prime special amenity.

The Mayor asked Members if they were all in agreement to revert to Views and Prospects and zonings as they are in the current County Development Plan.

Cllr. P. O'Donoghue indicated his agreement with the suggestion made by the Mayor that there should be no extension of existing prime and special amenity areas.

Mayor M. Healy-Rae stated that it was the members wish that Views and Prospects and zoning should be as per the 2003 County Development Plan.

Mr. T. Sheehy said that these should be dealt with in conjunction with the policies outlined in Chapter 3. Under the last Plan there was no policy restricting occupancy other than prime special amenity and there was no restriction for the sons and daughters of landowners. The Draft Plan introduces a concept to protect difference rural areas.

The Mayor stated that if the Draft Plan as presented is agreed it will make life very difficult for planning applicants.

Mr. M. McMahon, Director of Planning, said that in Tralee the areas around Listellick, Leith, etc., are almost developed to capacity. There have been a number of debates on density and density relates to the capacity of an area to take development. These areas are under intense urban pressure and it is important that the remaining land would be kept for the sons and daughter of landowners.

Cllr. A. McEllistrim pointed out that somebody from Ardfert wishing to build a house in Banna will not be permitted to do so.

Mr. McMahon again stated that the Planning Department are maintaining that the existing capacity should be retained for the sons and daughters of landowners, otherwise in 10 years time the landowners in Banna will not have any capacity for their sons and daughters.

Cllr. M. O'Shea referred to the greater Tralee area out as far as Camp and said that in accordance with the provisions of the Draft Plan this area is under strong urban pressure and a landowner with just 2 or 3 acres will not be granted permission.

Mr. M. McMahon pointed out that a person from Tralee will not be granted permission in Camp.

Cllr. M. O'Shea asked if a family in Camp who are seeking permission and the area is zoned 'under strong urban pressure' would they be granted permission.

In response, Mr. T. Sheehy said that if they were reared in the locality they can buy a site and apply for permission.

Cllr. D. Healy-Rae said that current planning policies are very restrictive and he could not support a County Development Plan which will be even more restrictive.

Mr. T. Sheehy said that he would not be too opposed to the Views and Prospects and zonings remaining the same as in the previous County Development Plan. There is not much of a difference if land is zoned rural general or secondary

special amenity. If members accepted that the zoning would be on the basis of the previous plan and deal with areas under strong urban influence, stronger rural areas and weaker rural areas that would be acceptable. In South Kerry members could consider existing prime special amenity areas and also consider areas under urban influence.

Mayor M. Healy-Rae PROPOSED that the Views and Prospects and zonings in the current County Development Plan would also apply in the Draft County Development Plan being considered.

Cllr. S. Fitzgerald SECONDED this proposal.

Cllr. M. Cahill asked what about applicants who had applied for permission in the past, but because of the location of the site they were informed that the application could be given favourable consideration when the new County Development Plan was adopted. He asked if the Mayor's proposal would impact on this.

The Mayor said it is very difficult for members to zone land for one particular individual.

Mr. T. Sheehy pointed out that the area referred to by Cllr. Cahill is zoned secondary special amenity in the Draft Plan.

Mr. M. McMahon said that this site could be included in the resolution and this one area would be changed from prime to secondary special amenity.

On the PROPOSAL of Mayor M. Healy-Rae, SECONDED by Cllr. S. Fitzgerald, that this Council resolves to keep the Views and Prospects and areas zoned prime special amenity and secondary special amenity and rural general as contained in the County Development Plan 2003-2009 with the exception of a portion of the townland of Faha, Glenbeigh, which is to be zoned secondary special amenity.

A vote was taken on this proposal which resulted as follows:

For: Councillors M. Cahill, M. Connor-Scarteen, S. Fitzgerald, D. Healy-Rae, D. Kiely, P. Leahy, B. MacGearailt, A. McEllistrim, P. O'Donoghue, M. O'Shea, M. Healy-Rae **(11)**

Against: None **(0)**

Not voting: None **(0)**

Absent: Councillors R. Beasley, J. Brassil, T. Buckley, B. Cronin, T. Ferris, T. Fitzgerald, T. Fleming, N. Foley, M. Gleeson, P. McCarthy, C. Miller, T. O'Brien, B. O'Connell, J. O' Connor, L. Purtill, J. Sheahan **(16)**

The Mayor declared the resolution carried.

Mr. T. Sheehy confirmed that the zonings would remain the same as the last County Development Plan. However, there are weak rural areas which suffer severe population loss and the areas which he indicated in yellow on the map are under intense urban pressure. In prime special amenity areas farm family members only would be considered for the granting of planning permission. He asked if members were satisfied to sign off on and agree the Rural Development Policy.

Cllr. P. O'Donoghue pointed out that for 4 or 5 miles around Caherciveen only the sons and daughters of landowners will be considered for planning permission.

Cllr. A. McEllistrim referred to the Tralee area and the area shaded yellow. She said she could not support this zoning as a person from Ballymacelligott would not be permitted to build a house in the greater Tralee area. She PROPOSED that this restriction would not be included in the Draft Plan.

Mr. T. Curran, County Manager, said the planning authority was simply trying to resolve the issue with regard to density and to cater for the sons and daughters of landowners. It is important to safeguard those areas for the sons and daughters of landowners into the future.

Cllr. A. McEllistrim said that somebody with a strong rural connection should be considered for planning permission in this area.

Mayor M. Healy-Rae PROPOSED that in relation to Killorglin this would not be adopted.

Cllr. D. Healy-Rae SECONDED this proposal, and said that there is a big area around Gneeveguilla also where the policy is very restrictive. This will not allow for any tourism development and family members and locals are looking for planning permission.

Mayor M. Healy-Rae asked Mr. Sheehy if he had any objection to removing these designations from the Draft Plan.

In response Mr. T. Sheehy said the planning authority has an obligation under the Planning Guidelines to identify these areas and how development will be regulated in them. In a few years the sons and daughters of landowners will be applying for planning permission and will be refused and members will not be

able to understand why if provision is not made for them now. He acknowledged that members may consider this policy restrictive but he asked who were members trying to facilitate. If they were trying to facilitate the sons and daughters of landowners that policy should be retained but if they wanted to facilitate somebody moving out from town then it should be removed.

Cllr. D. Healy-Rae said that members were anxious to cater for the current generation. He pointed out that there are no views in Gneeveguilla and Rathmore and the proposals are too restrictive.

Mr. T. Sheehy said that while the County Development Plan is in place for a period of 6 years the strategy applies for a longer period. He then indicated on the map that the areas inside the yellow lines are already under development pressure and if planning permission continues to be granted over the next 2 or 3 years all suitable development land will be used up. Members will then ask why this has happened and why the local person cannot be facilitated on their own land. He said that many of these areas are reaching capacity and the remaining capacity should be kept for the sons and daughters of landowners.

Cllr. D. Healy-Rae said that Gneeveguilla is not under development pressure and a lot of people have left this area and the proposed restrictions are ridiculous.

Mayor M. Healy-Rae said that National Guidelines oblige the planning authority to identify these areas but members are objecting to them. He was objecting in particular to the restriction on lands around Killorglin and there was no obligation on members to accept this.

Mr. T. Curran, County Manager, said that if Members reject these zonings what provision are they making for the sons and daughters of landowners. In the past many landowners sold sites and are now trying to get planning permission for family members. He urged members not to just consider the short-term but to plan for the future generations of landowners.

Cllr. P. McCarthy asked if the Draft Plan is catering for the sons and daughters of landowners only.

In response Mr. T. Curran, County Manager, said that this is the case within the area shaded yellow on the map.

Cllr. D. Kiely acknowledged that the landscape must be protected but said the people must also be allowed to live.

Mayor M. Healy-Rae again stated that he did not agree with the restrictions being imposed around Killorglin and said there was no obligation on elected members to adopt it.

Mr. T. Sheehy said that his Department had a policy to facilitate family members and they are trying to protect areas for family members. He agreed there was a lot to be considered in the Draft Plan but said that it would be important that the Plan would be put out for public consultation by the 18th May, 2008. He intended to hold Area Meetings by the 9th June, 2008, where this matter can be discussed further.

Mayor M. Healy-Rae said that was simply putting off the inevitable. He accepted that the policy has been to facilitate family members, however, members have refrained from submitting Section 140 Motions but they want to cater for local people in the best way possible. He added that he had every confidence in the Planning Department and said that he hoped they had every confidence in elected members. He pointed out that a proposal was made and seconded and he then PROPOSED that this matter would not be deferred to Area Meetings.

Mr. T. Curran, County Manager, said that he was concerned that there would be further confusion regarding planning and he felt that the proposals contained in the Draft Plan brought clarity to these issues.

Cllr. P. McCarthy said that he did not own a farm. He son plays football with Ballymac GAA and he asked if he would be granted planning permission in the area if he could secure a site.

Mr. T. Sheehy said that members could provide that if an applicant's family have lived in the area they could be facilitated.

Cllr. A. McEllistrim pointed out that if a person lived in Ballyseedy they would not be permitted to construct a house in Ballymacelligott.

In response Mr. T. Sheehy said that he would consider Ballymacelligott to be in the same area as Ballyseedy. Area could relate to the immediate area of approximately 2 miles radius. It is virtually impossible to pin this down exactly and common sense must apply. Mr. Sheehy reminded members that An Bord Pleanála have regard to areas under urban pressure. The new County Development Plan affords members the opportunity to define these areas. If this does not happen An Bord Pleanála will continue to have regard to these areas if they are not designated.

Mayor M. Healy-Rae said that a small percentage of planning applications are referred to An Bord Pleanála.

Mr. T. Sheehy advised members that they are running a significant risk of the Development Plan being sent back by the Department if they proceed.

Mr. P. Stack, S.E., Planning, said that up to now people spent a lot of money in having plans drawn up and applying for planning permission but had their applications refused because they did not know where they stood as the policies were too vague. We owe it to the people of the county to spell out the policies very clearly so they understand what chance they have of getting planning permission before they apply. He pointed out that planners must have regard to the Rural Planning Guidelines issued by the Department.

Mayor M. Healy-Rae said that he was very disappointed with the views expressed by Mr. Stack. He was stating that while members adopt the policies, planners would unofficially get direction from senior planners and the unofficial policy in Killorglin is to refuse planning permission on the outskirts of Killorglin.

Cllr. P. O'Donoghue said that members were being asked to introduce an exclusion zone of 4 miles around Caherciveen where only sons and daughters of landowners would be granted permission.

Mayor M. Healy-Rae said that he wanted to include wording in the Draft Plan to allow for the granting of permission on a 3, 4 or 10 acre landholding.

Mr. T. Sheehy pointed out that in reality these policies are already being implemented in certain areas such as Lisardboola, Tonavane, etc., as these townlands are already full. It is important to incorporate clear policies in the Draft Plan to restrict the remaining capacity for sons and daughters of landowners.

Cllr. P. McCarthy referred to Page 3-14 Objective SS- 35 which reads as follows:

“Promote the preservation and strengthening of rural communities throughout the county in accordance with their social, economic and environmental sustainability”.

He asked how this objective related to the restrictions already discussed.

Mr. T. Sheehy said that this would apply to areas where there is no restriction.

Cllr. P. McCarthy pointed out that this is not clearly stated in the Draft Plan.

Cllr. M. Cahill said that in the map displayed by Mr. Sheehy, Glenbeigh is designated as an area under intense urban pressure, yet the sewer services almost half of the area and he understood that second homes would be permitted in this area. This is very confusing as it now appears only sons and daughters of landowners will be accommodated.

Mr. T. Sheehy pointed out that much of the area referred to by Cllr. Cahill is contained in the Local Area Plan for that area and when that Plan is adopted the zoning of this area will change to urban.

Mr. M. McMahon, Director of Planning, stated that when the Local Area Plan is adopted it will take precedence.

Mr. T. Sheehy informed the meeting that notwithstanding what policies are contained in the County Development Plan, when Planners assess a planning application and they feel that an area is almost full they must refuse the application. For this reason he was advocating that any remaining land should be reserved for the sons and daughters of landowners or local people.

Cllr. S. Fitzgerald said that he did not agree with some of the proposed designations in parts of West Kerry and he urged Mr. Sheehy to meet with the councillors from the Dingle Electoral Area to discuss them.

Cllr. M. O'Shea said that he was opposed to the designations in the Draft Plan. Kilfinane is recorded as an area under strong urban pressure and this is not so. He agreed that this matter should be brought to Area Meetings for further discussion.

The Mayor stated that he had made a proposal and it was seconded.

Mr. T. Sheehy said that consideration must be given to how this proposal can be facilitated. Planners simply want to ensure that in areas under intense pressure the remaining land is safeguarded for sons and daughters of landowners.

Cllr. P. O'Donoghue said that this is a bit of a generalisation. Part of his area is recorded as being under pressure and this is not so. He believed that all this should have been discussed at area level prior to bringing it to a full Council Meeting.

Cllr. B. MacGearailt said that members must look to the future and cannot be seen to be irresponsible. His main concern was to cater for local people and to ensure that villages are allowed to continue. No summer houses are permitted west of Dingle. He agreed with the suggestion that this matter should be discussed at Area Meetings.

Mr. M. McMahon, Director of Planning, said that it is important that the County Development Plan should reflect what is happening on the ground. Planning applicants are paying huge sums to their agents to draw up plans yet they do not know what is likely to be permitted. Many planning applications presently being received should never be submitted.

Mayor M. Healy-Rae said that members could not be asked to police planning agents.

Mr. M. McMahon, Director of Planning, said that members now have an opportunity to clearly inform the general public of what is permitted so they will not be pursuing hopeless cases.

Mr. T. Curran, County Manager, said that the Council has an obligation to identify areas under pressure.

Cllr. P. O'Donoghue asked if members ignore the advice given by planners and the County Manager would it be possible that the Minister would reject the County Development Plan.

In response, Mr. M. McMahon, Director of Planning said that planning legislation is to be changed before the end of the year and this legislation will state that the Council shall have regard to Government Guidelines and shall demonstrate that it has complied with them.

The Mayor asked members if they wanted to vote on his proposal.

Cllr. P. McCarthy said that most members would be satisfied if people living in the area would be accommodated.

Cllr. A. McEllistrim asked how would a person who was reared in the Kerries but cannot afford a site there be accommodated.

Cllr. P. McCarthy said that they must be accommodated once they identify that they have lived in a rural area.

Mr. M. McMahon, Director of Planning, said that the main problems arise with people who want to move from the town to a rural area.

Mr. T. Sheehy said that one of the major problems facing Kerry County Council is providing roads around houses which have already been constructed. These houses will generate a demand for transport and having houses spread around the county will have serious implications for urban sprawl. It is important to plan for the future. Around the Tralee and Killarney environs land has been zoned for low density sites to create a choice of residential development.

Cllr. D. Healy-Rae pointed out that land zoned in Barraduff was bought up by a developer and he will not sell a site.

In response, Mr. T. Sheehy said that land zoned low density is specified in the Tralee and Killarney Environs Local Area Plans.

Mayor, M. Healy-Rae PROPOSED that a vote be taken on his proposal.

Cllr. P. Leahy said that he would prefer if this issue was referred to Area Meetings where further debate could take place on it.

Mayor, M. Healy-Rae said that he did not believe that would achieve anything.

Mr. T. Curran, County Manager, said that a planning authority must meet Government requirements in identifying areas and how development will be dealt with in those areas.

Cllr. A. McEllistrim said that she was concerned that a lot of land will be sterilised as a result of these designations.

Mr. T. Curran, County Manager, said that a lot of people have no land and once they demonstrate local need they can satisfy this criteria. The planning authority is simply trying to compile clear policies in the new County Development Plan.

Mayor M. Healy-Rae said that if a person from Tulligmore wants to move to Lonhert they will not be permitted to do so and will not be granted planning permission.

In response Mr. T. Curran, County Manager, said that this can be defined and we should be trying to define areas under strong urban pressure.

Mr. T. Sheehy urged members to debate this matter further at a round of Area Meetings.

Cllr. D. Healy-Rae said that these designations must be removed from the County Development Plan as he believed that very few applicants live within a 2 mile radius of where they are applying for permission.

Mr. T. Curran, County Manager, said that he understood from members that 80%-90% of issues are being dealt with by planners. He did not believe that zoning would still be an issue for members.

Cllr. D. Healy-Rae said that he was very concerned with the line drawn around Gneeveguilla which would restrict future development and he asked where would people be granted permission.

Cllr. M. O'Shea suggested that the wording incorporated in the plan for weak rural areas should be applied to the entire county.

Cllr. B. MacGearailt pointed out that if you live within the area marked red or green it does not mean that planning permission will not be granted.

Mr. T. Sheehy said that the policies are clearly set down and he referred Members to Objective SS 33 which reads:

“Facilitate where possible in accordance with proper planning and sustainable development family members on their own land”.

Cllr. D. Healy-Rae said that he was familiar with one applicant who had an uncle in Tiernaboul who was willing to give him a site but the nephew would not be granted planning permission under this policy.

Mr. T. Sheehy said that members cannot legislate for one case.

Cllr. P. O'Donoghue said that if members reject the Rural Development Policy they also reject the provisions in relation to weak rural areas. It is important to consider these areas in the context of bigger urban areas. He believed this policy deserved further consideration before the next meeting.

Mr. T. Sheehy said that other areas are under pressure and it should be possible to identify the areas at local level which have almost reached their development potential.

Cllr. P. O'Donoghue said that he would not agree with the designations for his area contained in the Draft Plan.

Mr. T. Sheehy said that there are areas in Tralee and Kenmare and other parts of the county which are under development pressure and there is an obligation on the planning authority to give clear direction in the Plan.

Cllr. A. McEllistrim said that it is important that people are not taking a chance in applying for permission and incurring substantial costs in having plans drawn up.

Mr. T. Sheehy said that members come under pressure when planning applicants are refused or are about to be refused permission. He again urged members to further consider this matter at Area Meetings.

Mayor M. Healy-Rae called for a show of hands on whether this matter should be further discussed at a round of Area Meetings. This resulted in six members indicating their agreement with referring it to Area Meetings and four members opposed to this.

Cllr. B. MacGearailt said that there has been a lot of discussion between members and planners in his electoral area and the situation has improved. It is important that members would give serious consideration to this issue otherwise the general public will not be satisfied.

Mayor M. Healy-Rae requested that these Area Meetings would be held in the evenings.

Special Planning Meeting

Mr. T Sheehy said that this would result in officials having to attend five night meetings.

Mr. T. Curran, County Manager, said that this would be considered the following week.

Cllr. M. O'Shea requested that a more detailed map would be made available to members for these Area Meetings.

Cllr. D. Healy-Rae PROPOSED that the Killarney Area Meeting would be held in the evening.

Mayor M. Healy-Rae PROPOSED that the Killorglin Area Meeting would also be held at night.

The meeting concluded at 5.00 p.m.

G. O'Brien
A/S.E.O Corporate Affairs

Mayor of Kerry