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MINUTES OF THE MEETING OF THE MEMBERS OF THE MUNICIPAL DISTRICT OF TRALEE HELD IN THE COUNCIL CHAMBER, ÁRAS AN CHONTAE, TRALEE ON MONDAY 7th September 2015.

MIONTUAIRISCÍ NA CRUINNITHE DE CHEANTAR BARDASACH THRÁ LÍ A THIONÓLADH I SEOMRA NA COMHAIRLE, ÁRAS AN CHONTAE, TRÁ LÍ, AR AN LUAN 7 Mean Fomhair 2015.

PRESENT/I LÁTHAIR

Councillors/Comhairleoirí

P. Daly	N. Foley	T. McEllistrim
T. Ferris	S. Locke	T. O'Brien
G. Spring	P. McCarthy	J. Finucane

In attendance/i láthair

Mr. C. O'Sullivan	Delegated Executive for the MD of Tralee
Mr. G. O'Brien	Meetings Administrator
Mr. C. Lynch	E.E.
Mr. J. Fitzgerald	E.E.
Ms. J. O'Sullivan	C.O.
Ms. B. Conway	A.O.
Ms. J. Foley	A.O.
Mr. C. Mangan	S.E.E.
Mr. J. Ahern	E.E.
Mr. M. Scannell	S.E.O.
Mr. F. Hartnett	S.E.E.
Mr. G. Riordan	S.E.
Mr. P. Stack	S.E.
Mr. T. Sheehy	S.E.
Mr. D. Doyle	S.E.
Mr. L. Brosnan	A.O.
Mr. L. Quinlan	S.E.O.

The meeting commenced at 11.30 a.m.

The Cathaoirleach, Cllr. T McEllistrim took the Chair.

15.09.07.01 Confirmation of Minutes

On the PROPOSAL of Cllr. S. Locke SECONDED by Cllr. T. O'Brien, it was agreed that the Minutes of the meeting of the members of the Municipal District of Tralee held on the 6th July 2015 be confirmed.

15.09.07.02 Presentation from Inspired.

Cllr. T. McEllistrim welcomed Marie O'Connor from Inspired.

Ms. M. O'Connor said she wished to thank Kerry County Council and the members for inviting her to speak today on behalf of Inspired and proceeded to show a video about the organisation and the some of the work that they carry out.

She said that Inspired commenced last September, opening on Mondays only and within a few weeks they had started to open three days per week. She said that it is very important to the people who attend Inspired to have a voice and have choices and to also be a part of the community. She said that Inspired helps people lead to employability, feeling of high value and contribute to their local community.

She said that they carry out many activities at Inspired eg. photography, cookery, drama. She mentioned some of the projects they organised including a Zumbathon and a fashion show where all the students are participants.

She said that they a charity based organisation that depends on donations. Inspired is based at No. 2 The Square, Tralee but will have to vacate the building within 2 months and look for a new premises.

Ms. M. O'Connor invited (*Name withheld for data protection purposes. A paper copy of unedited Minutes available on request*) to speak of their experiences in Inspired. They spoke of how Inspired has helped them individually and helped them become part of the community, they told of how they helped plant flowers within the town centre, how Inspired helped them to become more confident and enabling them to prepare for college and the workplace.

Ms. M. O'Connor thanked the members for the opportunity to meet with them and tell them about the organisation.

Cllr. T. McEllistrim thanked Ms. M. O'Connor and all the speakers. He said that he acknowledged all the hard work that Inspired carry out and the focus they give on ability, developing education, employment skills and inclusion in the community. He said that the Local Authority supports people with disabilities and helping people to become active citizens in the community and in Kerry.

Cllr. T. Ferris thanked Ms. M. O'Connor for an informative presentation and congratulated (*Name withheld for data protection purposes. A paper copy of unedited Minutes available on request*) who spoke so well and who play a big part of the community in Tralee. She suggested that volunteers with different skills assist at inspired. She suggested the help of the Community College in Tralee that could provide IT skills, social skills and where all staff are Garda vetted. She offered her help and support as a council member and in any way she can. She also mentioned contact should be made with the ETB to see if there were any suitable available areas in the Tralee town centre for new premises for inspired.

Cllr. P. McCarthy thanked Ms. M. O'Connor for her presentation. He said he is aware of the great work that they carry out at Inspired and the confidence they give to people who avail of it. He said that he concurred with Cllr. T. Ferris and offered to help out in any way possible.

Cllr. S. Locke thanked the speakers and welcomed their presentation. He said he knew of the hard work that is being carried out by Inspired and that he had met (*Name withheld for data protection purposes. A paper copy of unedited Minutes available on request*) personally through the Special Olympics. He said that the important point here is premises and how important it is to acquire new premises. He offered his help and support.

Cllr. N. Foley thanked Ms. M. O'Connor for her presentation and also the other speakers. She said it was very important to acknowledge what Inspired is bringing to the town and its positive proactive contribution to the town such as their involvement in tidy towns. She also acknowledged Inspired's involvement in the Rose of Tralee Parade. She said that there may be some element of funding in the Community Support Fund for 2016 where they might be able to apply for funding. She said that there is great importance in making Tralee an ability friendly town, and congratulated them on the work that they carry out.

Cllr. P. Daly congratulated Ms. M. O'Connor and the speakers. He said that it was important to keep this organisation in the Town Centre. He said that Inspired was a credit to the families involved as there was a gap in the services provided.

Ms. M. O'Connor said that people can't wait for things to change and have to make the changes for themselves. She also said that acquiring a premises in the centre of town is critical.

Mr. J. Finucane thanked Ms. M. O'Connor and the other speakers. He said that the work that Inspired carried out with the Fucia in the Town Centre added to the attractiveness to the town. He said that he was conscious of the work that Inspired carries out and that their contribution to the people of Tralee is both significant and important.

Cllr. T. O'Brien welcomed and thanked the speakers for their impressive presentation. He said that it is very important to let people know what they do and that keeping the premises in the town was very important, as he said what tends to happen is that such organisations are based outside of the town. He wished (*Name withheld for data protection purposes. A paper copy of unedited Minutes available on request*) the best of luck for college.

Cllr. G. Spring welcomed and congratulated all the speakers on their presentation and speeches and offered his assistance to them.

Mr. C. O'Sullivan thanked all the speakers on their presentation. He said that Kerry County Council have won awards for being pro-active in promoting ability. He congratulated Inspired on the work that they carry out in the Town and their contribution to local community initiatives in winning awards like Tidy Towns etc. He said that everyone has a role to play and that the Municipal District works with the community to promote active engagement and if help and support is needed to contact Jean Foley Tralee Municipal District Co-ordinator.

15.09.07.03 Business prescribed, by Statute, Standing Orders or Resolutions of the Municipal District Members for transaction at such meeting.

Ethics Declaration

Cllr. J. Finucane declared in accordance with Section 177 of the Local Government Act 2001 that he was an agent for this building for the previous owner and that he represented a number of people in the town and would leave the meeting while this item was been considered.

Cllr. J. Finucane then left the meeting.

Cllr. N. Foley declared in accordance with Section 177 of the Local Government Act 2001 that she does not own property in the town, but is a connected person to someone in the town who has property available for rent and would leave the meeting while this item was been considered.

Cllr. N. Foley then left the meeting.

Cllr. T. Ferris said that she knows people who own property in the town and also represented people from the town but did not see any conflict so will not be leaving the meeting.

Cllr. G. Spring said that he had family members who own property in the town and will be engaging in the vote and will not be leaving

Cllr. P.Daly said that he has his own commercial property in the town and will also be staying in the meeting.

Cllr. T. Ferris said that she did not understand why some of the members had to leave as she saw no direct conflict.

Cllr. T. McEllistrim said that it was a matter for each of the members

Mr. G. O'Brien briefed the members on the following report which had been circulated to the members:

**Report on Item for
Sept 2015 Tralee Municipal District Meeting**

Implementation of the Material Contravention Procedure under and in accordance with Section 34 of the Planning & Development Act, 2000 as amended by Section 23 of the Planning and Development (Amendment) Act, 2010 in relation to application for the following:

- (A) Retention permission to retain existing educational/warehousing/light industrial development within revised site boundaries and
- (B) Permission for change of use of 303.5sqm at ground floor, 1044.5sqm at first floor and 588.4sqm at second floor level from permitted warehousing and light industrial use to Class 3 office use as per Schedule 2, Part 4 of the Planning and Development Regulations, 2001 (as amended) and

- (C) Permission to extend the parking area to the west of the site for the provision of 33 no. additional car parking spaces, including all associated site works and ancillary services.

Planning Register No. 15/240

Name of Applicant: *(Name withheld for data protection purposes. A paper copy of unedited Minutes available on request)*

Site Location: Liber House, Cloonanorig, Monavalley Industrial Park, Tralee, County Kerry

Agent: Oliver Daly, Castleisland, County Kerry

Date application lodged: 27th March 2015

Further information received: 29th May 2015, 3rd July 2015 and 17th July 2015.

Decision due date: 10th September 2015

Proposal

The proposed development may be summarised as follows:

- (1) Retention permission is sought to retain the existing development at Liber House within revised boundaries so as to include an adjoining area of un-used ground currently within the curtilage of the High Tech Tubes Factory to the west which is proposed to be acquired in order to develop additional surface car parking,
- (2) Permission to change the use of 1,936.40sqm existing floor space (part of ground floor and effectively the entire first and second floors) from permitted warehousing and light industrial use to Class 3 Office Use.
- (3) Permission to extend the surface parking area into the adjacent site to the west in order to provide 33 additional car parking spaces.

Class 3 Office Use described in the application public notices refers to Schedule 2, Part 4 of the Planning and Development Regulations 2001 (as amended). Part 4 where Class 3 Office Use is described as *"Use as an office, other than a use to which Class 2 of this part of this Schedule applies"*.

Class 2 is *"Use for the provision of:*

- (a) financial services,*
 - (b) professional services (other than health or medical services)*
 - (c) any other services (including use as a betting office)*
- where the services are provided principally to visiting members of the public.*

Description of Site and Surroundings

The application site is located in Monavalley Industrial Estate to the north of the town centre. There is an existing 3-storey over basement industrial/warehouse unit on site (Liber House) which has remained largely vacant since its construction. The site is a corner site located at the entrance to the Monavalley Industrial Estate off the R588 Tralee-Abbeydorney Regional Road. Access to the property is from the estate road serving the industrial park to the north of the application site. The rear or southern boundary partially abuts the public road which serves the Gallowsfield and Cloonanorig residential estates and partially adjoins the garden of a detached two storey dwellinghouse. The eastern boundary abuts the R558 Tralee to Abbeydorney Regional Road and the western boundary abuts the High Tech Tubes factory. The overall site area of the application site is 0.53ha.

The majority of the existing units in Monavalley Industrial Estate are in manufacturing/industrial use while the Kerry Education Training Board building to the north of the application site is used primarily for education and training purposes. The land to the south of the application site is in residential use.

Site Location Map





South and east elevations of Liber House viewed from R558 Regional Road



West and north elevations of Liber House viewed from site entrance



Existing surface parking provision to west of Liber House



Existing un-used land within curtilage of High Tech Tubes Factory where it is proposed to develop additional surface parking to serve Liber House



Existing boundary treatment to south of Liber House



Existing boundary treatment to south of High Tech Tubes site

Site notices

Three site notices were in place, legible and correctly worded on the day of the site inspection at all three locations indicated on Site Layout Plan.





Pre-Planning Consultation

Pre-planning took place in relation to the principle of the proposal.

Land Use Zoning Objective

Site located in an area zoned %General Industry+in the Tralee Town Council Development Plan 2009 . 2015. The purpose of this zoning is to: %provide for industrial development+:

Zoning Map