

## APPENDIX 1

### Opportunity Sites (OS 1 & OS 2)

#### **Town Centre Opportunity Site (OS1)**

*Aim: To sustainably develop this large brownfield site as a new mixed use urban streetscape providing new residential and commercial outlets in close proximity to the town centre and providing direct pedestrian access between Langford St. and Annadale Road.*

#### **Site Location and Description**

This brownfield site is roughly rectangular in shape and is located between Langford St. and Annadale Road and occupies almost 0.7 ha(1.686acres) and is approx 158 metres from east to west. There are a number of sheds and outbuildings along the perimeter of the site, the centre is an open hardsurfaced area. There are also a small number of two storey buildings along Langford St. to the north of the entrance to the site which if they are incorporated into the proposed development site would allow for the development of a substantial length of new streetscape along Langford St. This would regenerate this central part of town and serve as a possible focus for further regeneration in the vicinity, it would also serve to anchor new development within the site.

The site is bounded to the north by the rear gardens and outbuildings of Lower Bridge St. and Main St. and is overlooked by the former St. James' Church. To the south the site is bounded by The Paddocks housing scheme and some more residences accessed from Annadale Road. Langford St. and Annadale Road form the western and eastern boundaries.

#### **Access**

Access is via Langford St., where there is a large entrance gateway which served the former enterprise on the site.

#### **Development Potential**

The redevelopment of this site presents an opportunity to regenerate a large site close to the heart of the town. The size, location and configuration of the site will allow for the development of a new streetscape through the centre of the site parallel to Main St. The proposed streetscape would be contemporary in design but would reflect a traditional Irish streetscape in scale and massing. The development would be mixed use including a mixture of residential types and small scale commercial units typical of any town centre site. Killorglin has a number of examples of contemporary architecture such as the new Civic Offices/Library complex and the nearby Paddocks development to the south of the proposed site both of which demonstrate how a contemporary development can add new life to a small country town. The retention and sensitive and imaginative re-use of some of the existing stone structures on the site will also be encouraged.

It is of significant importance that the relevant landowners work together to ensure the entire land is developed in a uniformed and coherent approach. Piecemeal development of these lands will not be favorably considered.

### **General Requirements**

To ensure that the proposed development is a success and will integrate easily into the surrounding townscape, the design and layout of the development will be required to be of a high design standard and must contribute to a visual identity that can be marketed outside the area. Permeability for both pedestrians and car users is of utmost importance throughout the development. It is envisaged that there will be pedestrian access only to Annadale Road.

The reinstatement of the overbridge across Annadale Road to the old mill site may prove feasible and could be promoted as a feature of the proposed redevelopment in tandem with the redevelopment of the old mill on Annadale Road.

Given the size of the site an urban design statement must be prepared and submitted to the council with any planning application for the lands. The urban design statement must comply with the requirements of section 13.3 of the County Development Plan 2009-2015.

A high standard of finished materials, landscaping (both hard and soft) and street furniture including lighting, will be expected. The use of public art which has been such a huge success in the Civic Office/Library complex will also be encouraged as will the creation of a public art space.

It is envisaged that all new buildings will be energy efficient and should incorporate renewable energy technologies in a sensitive manner, where possible. The use of sustainable urban drainage system (SUDS's) in addition to a high level of water conservation will also be required.

### **Dromavally(N72) Opportunity Site (OS2)**

<p><i>Aim: To sustainably provide for the transitory service needs of recreational vehicle users.</i></p>
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### **Site Location and Description**

This site is roughly rectangular in shape and is located between the River Laune and the N72 Killorglin to Killarney National Secondary Roadway. The site is also strategically located in proximity to the Town Centre and to the Killorglin Bridge where the N70 and N72 Roadways meet on the entrance to the Town.

An existing petrol filling station and ancillary shop are located in the northern part of the opportunity site. A portion of the remainder of the opportunity site has been infilled with the remainder consisting of Greenfield lands.

### **Development Potential**

The development of this site presents an opportunity to provide for the transitory service needs of recreational vehicles users in a sustainable manner. It is envisaged that such a facility would be compatible with and would compliment the existing use on the Opportunity Site of the petrol filling station and facilities such as fuelling facilities, a rest area, restrooms, drinking water, waste stations, laundry facility, information points and picnic area would be considered. Overnight accommodation / parking shall be for recreational vehicles / camper van type vehicles only and shall be restricted to short stay periods. Mobile homes, caravans and camping facilities for similar static type units will not be permitted within this Opportunity Site.

## **Development Constraints**

### **Nature Conservation**

This Opportunity site adjoins a Natura 2000 site, which is a nature conservation site of international importance. Accordingly development proposals will be required to demonstrate compatibility with the conservation objectives of the Natura 2000 site and a Natura Impact Statement should be submitted as part of any development proposal. A buffer zone between the Natura 2000 site and a development proposal may be required. As part of the NIS, the potential for wildlife disturbance, trampling of sensitive vegetation and the potential spread of invasive introduced species should be considered. It is noted that stands of Japanese Knotweed are currently located within the Opportunity Site. This is a vigorous introduced invasive species and accordingly development proposals for these lands should include proposals for the appropriate removal and long term control of this species.

### **Flood Risk Management**

The site is also partly located on the historic floodplain of the River Laune. Development proposals will be required to incorporate sustainable flood risk management designs and practices as recommended in the DoEHLG (2009) publications 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities and Technical Appendices'. As part of this proposals should not reduce the overall flood water storage capacity in the area and sustainable urban drainage systems (SUDS) should be incorporated.

### **Water Quality**

Development proposals should include detailed proposals for dealing with surface water runoff from the site so as to ensure that water quality of the River Laune is not adversely affected. As part of this hydrocarbon filters and sediment traps should be incorporated, where appropriate.

### **Access**

Access onto these lands is via the N72. Proposals should be supported with a road safety audit and a traffic and transport assessment.

### **Visual impact**

Proposals should be appropriately screened and carefully designed having particular regard to its sensitive location on the approach road to the Town from Killarney and to its visibility from the opposite bank of the River Laune, which is used for recreational purposes. Landscaping proposals should be compatible with the Nature Conservation objectives of the adjoining Natura 2000 site, while a high standard of finished materials will be expected.

### **Waste Management**

Development proposals shall be accompanied with a detailed waste management plan which shall cover both the construction and operation phases of the development.