



Kerry County Council

Supplementary Development Contributions Scheme

Planning and Developments Acts 2000-2007

Tralee Ring Roads Project

In accordance with the provisions of the Planning and Development Act 2000, Kerry County Council proposes to make a Supplementary Development Contribution Scheme to facilitate the construction of the Tralee Ring Roads Project. Section 49 of the Planning and Development Act, 2000 enables Kerry County Council to include a planning condition requiring the payment of a contribution in respect of any public infrastructure project or service, as defined in the Act and specified in a Supplementary Development Contribution Scheme. Specifically these relate to public infrastructure or service, including specific road projects, as well as sanitary projects. These supplementary development contributions are separate from and in addition to the contributions levied under the General Development Contributions Scheme (Section 48), as already adopted by the Council.

Under the Supplementary scheme:

- There must be a direct benefit to the development, which is the subject of the permission.
- The particular public infrastructure or service provided or to be provided must be specified.

In determining the contributions to be levied under the Supplementary Scheme, Kerry County Council has had regard to the actual estimated costs of providing the public infrastructure, service, or project, to which it relates and has excluded any benefit that accrues in respect of existing development, as required by Sections 48 (3) of the Planning and Development Act 2000.

The Supplementary Scheme sets out the basis for determining the contributions to be paid in respect of different classes or descriptions of developments which are provided, or are to be provided, with the public infrastructure, service, or project, the subject of the Scheme, namely the Tralee Ring Roads Project.

Provision has been made for the payment of a reduced or no contribution in certain circumstances (e.g. Voluntary/non profit Groups).

A Supplementary Scheme is needed for the implementation of The Tralee Ring Roads Project, as it is critical to the development and implementation of an integrated traffic management plan for the town and its environs and will facilitate the coordinated growth of the town into the future.

It is an Objective of the Kerry County Development Plan 2009-2015 as stated in objective **INF 8-9** to *"Increase the emphasis on public transport in accordance with the principles of sustainability"* and *"Promote the development of all transportation links both within and out of the county in co-operation with the three Town Councils of Tralee, Listowel and Killarney as well as Limerick County Council and Cork County Council so as to integrate the different modes of transport"*.

In addition, it is an Objective of the Kerry County Development Plan 2009-2015 as stated in objective **(INF 8-15)** to *"construct new... roads along the routes listed in table 8.5"*. The proposed roads listed in Table 8.5 of the County Development Plan include both the Tralee Northern Link Roads and the Tralee Western Ring Road.

The **Tralee & Killarney Environs Plan (April 2007)** states in Section 3.2 that the *"implementation of"* proposed Northern Relief Roads *"will be critical, reducing congestion in the town centre by removing traffic that has no requirement to use the centre"*. In Section 3.2.3, it states;

It is an objective of the Council to:

T7 - *In Tralee, reserve strategic road corridors for the development of the following routes:*

T7.2 *A northern relief route that will connect the N69 (Listowel Road) to the R556 (Abbeydorney Road)*

T7.3 *A northern relief route that will connect the R556 (Abbeydorney Road) into the recently completed link road from the R556 to the R551 (at Mounthawk) - this will connect immediately north of the Monavalley Industrial Park.*

T7.4 *A western relief road that will connect the R558 (Fenit Road) southwards through the townlands of Farranstephen and the Kerries, ...connecting with the N86...*

The **Tralee Town Development Plan 2009-2015** states that “the improvement of the road network is one of the primary aims of the Council’s Transportation policy objectives”. To this end, it is proposed to actively pursue the construction” of “the N69 at Forge cross to the R556 Abbeydorney Road in order to link with the newly completed Bracker O’Regan Road.

The **Tralee Town Development Plan 2009-2015** states

“It is the policy objective of Tralee Town Council to:

RDPO2 – Support the construction of the Tralee Eastern Ring Road and associated routes in conjunction with Kerry County Council”

RPPO4 - Support the construction of the Tralee Western Ring Road in conjunction with Kerry County Council

The Project

The project will consist of the construction of the following roads:

Project Phase	Project Name	Project Description	Project Cost
Phase 2(a)	Proposed Northern Link Road	2x5.0m carriageway lanes, 2x3m Verges, & 2x2.5m footway/cycleway	€5,000,000
Phase 2(b)	Proposed Northern Link Road	2x5.0m carriageway lanes, 2x3m Verges, & 2x2.5m footway/cycleway	€7,000,000
Phase 3	Proposed Western Ring Road	2x5.0m carriageway lanes, 2x3m Verges, & 2x2.5m footway/cycleway	€15,000,000
Phase 4	Proposed Link Road	2x5.0m carriageway lanes, 2x3m Verges, & 2x2.5m footway/cycleway	€3,000,000
Phase 5	Proposed Slip Lane at Clash	6m carriageway, 3m & 2m verges	€500,000

The projected capital cost of the project is €30,500,000.

Area to which the Supplementary Scheme Applies

The scheme will apply to the lands within the development boundary of The Tralee Environs Plan and the Tralee Town Development Plan.

The Supplementary Scheme shall not apply to agricultural developments.

Basis for Contributions.

The cost of the project has been apportioned-between the projected development categories within this designated area, which is outlined in Table 1 hereunder:

Zoned Areas for categories of development within the Tralee Environs Plan and the Tralee Town Development Plan

Tralee Town Development Plan

The Estimated Net Area which is leviabale having regard to the Tralee Town Development Plan equates to 15.51 hectares and 4,575 housing units.

Tralee Environs Plan

The Estimated Net Area which is leviabale having regard to the Tralee Environs Plan equates to 60.18 hectares and 2,175 housing units.

Having regard to the most recent population projections for the Tralee – Killarney Hub, as set out in Section 1.4.3 of the Kerry County Development Plan 2009 - 2015, only 65% of the above lands are projected to be developed over the timescale for the development and funding of the road (20 years). Accordingly, it is estimated that 1,248,507 sq m of residential and non-residential development will be the subject of the supplementary development contribution scheme.

It is envisaged, therefore, that the estimated levy totals from these will be as shown.

The charges to be levied which are set out in Table 2 hereunder, are based on the actual estimated costs of the project (Tralee Ring Roads Project), excluding any benefit that accrues in respect of existing development.

Table 2: Level of Contributions Payable --

Development type (within the Town and Tralee Environs Plans development boundary)	Unit	Rate
Residential	square metre	€24.43
Retail and other non-residential development	square metre	€29.31

Note 1: These rates of contribution will be subject to indexation and will be updated on an annual basis in line with the Wholesale Price Index for Capital Goods, Buildings and Construction Scheme as published by the Central Statistics Office. During the lifetime of the scheme, contributions shall be payable at the index adjusted rate pertaining to the year in which implementation of the planning permission is commenced.

Note 2: The floor area of proposed development shall be calculated as the gross floor area. This means the gross floor area determined from external dimensions of the proposed buildings, including the gross floor area of each floor including mezzanine floors and revenue generating external floor areas.

Exemptions and Reduced Contributions

Under Section 49(3) of the Planning & Development Act 2000 “a scheme may allow for the payment of a reduced contribution or no contribution in certain circumstances, in accordance with the provisions of the scheme”.

Therefore Kerry County Council have applied the following exemptions and percentage reductions in respect of the categories listed in Table 3 hereunder:

Table 3 : % Reductions in respect of specified categories of development

Categories	Reduction
Provision of facilities by Organisations, which are considered to be exempt from planning fees as outlined in Part 12 (Article) 157 (1 a-c) of the Planning & Development Regulations 2001.*	100 %
Voluntary Organisation or Voluntary /Co-Operative Housing Bodies as outlined in Part 12 Article 157 (2) of the Planning & Development Regulations 2001.**	100 %
Social Housing Units, including those provided, in accordance with an agreement made under Part V of the Planning & Development Act 2000, [as amended by the Planning & Development (Amendment) 2002 Act] or which are provided by a voluntary or co-operative housing body which is recognised as such by the County Council.	100 %
Work to Protected Structures which is necessary to maintain the fabric of the protected structure.	100 %

Affordable Housing Units provided, in accordance with an agreement made under Part V of the Planning & Development Act 2000 , [as amended by the Planning and Development (Amendment) 2002 Act] or which are provided by a voluntary or co-operative housing body which is recognized as such by the County Council or as part of the Government's various Affordable Housing Schemes.	100 %
In the case of a change of use, where the intended use is likely to increase the demands on services, a contribution towards the cost of the services will be levied on the basis of 25% of the rate applied to new developments.	75 %

** “ Where a planning application consists ofis designed or intended to be used for social, recreational educational or religious purposes by the inhabitants of a locality, or by people of a particular group or religious purpose denomination, and is not to be used mainly for profit or gain.*

Is designed or intended to be used as a workshop, training facility, hostel or other accommodation for persons with disabilities and is not to be used mainly for profit or gain”.

*** “ Where a planning application consists of or comprises the provision of houses, or development ancillary to such provision, which is proposed to be carried out by or on behalf of a Body approved for the purposes of Section 6 of the Housing (Miscellaneous Provisions) Act, 1992 (No 18 of 1992) and is not to be used mainly for profit or gain,”*

Term of the Supplementary Development Contribution Scheme:

The Supplementary Development Contribution Scheme shall remain in force until such time as the cost (including financing costs) of the infrastructural project (Tralee Rings Road Project) is fully recovered. It is proposed that the scheme will be implemented following its adoption by Kerry County Council.

The Supplementary Development Contribution Scheme may be varied by the resolution of Kerry County Council at any time, for the purpose of modifying the manner of determining a contribution pursuant to a condition under Section 49 (1), where the cost of carrying out or providing, as the case may be, the public infrastructure project or service is less than the cost that was estimated when Kerry County Council first determined the amount of the Contribution.

The review of the implementation of the Supplementary Scheme will be included in the County Manager's progress report, on securing the objectives of the Development Plan.

Signed: _____
Cathal O Súileabhain, Charlie O'Sullivan
Stiúrthóir Seirbhísí, Director of Services
Bóithre, Iompar agus Sábháilteacht,
Roads, Transportation and Safety.

Date: _____

Tralee Ring Roads Project Supplementary Development Contributions Scheme

PHASE 4:
Proposed Link Road

PHASE 2(a):
Proposed Northern
Link Road

Bracker O'Regan Road

PHASE 2(b):
Proposed Northern
Link Road

Phase 5:
Proposed
Sideroad at Clash

Proposed Eastern
Ring Road
by NRA

Phase 3:
Proposed Western
Ring Road



