

~~Kenny Heights~~  
Listowel  
Co Kerry  
~~\_\_\_\_\_~~

Senior Planner,  
Planning Policy Unit, Planning Dept,  
Kerry County Council, County Buildings  
Rathass  
Tralee, Co Kerry

27<sup>th</sup> November 2019

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**Submission/ Observations on Proposed Variation No.3 of Listowel Town Development Plan '09-'15**

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Dear Senior Planner,

The above proposed variation refers.

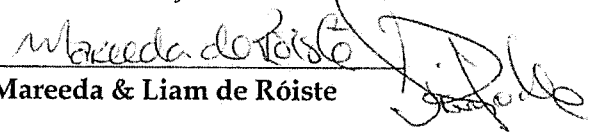
We the residents of number 17 Kenny Heights and in the vicinity of the proposed rezoning, wish to register our strong objection to the proposed residential zoning to the rear of Kenny Heights estate. We respectfully bring the following matters to your attention such that they may be considered when Kerry County Council make a decision on the proposed amendment.

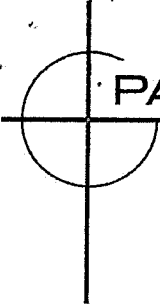
- This change in land use zoning and the realisation of associated future developments will result in permanent losses of areas of natural environment
- Any such rezoning and realisation of associated future development will detract from the compact nature of the existing development that is Kenny Heights
- We consider that this proposed rezoning will not provide any enhancement or improvement to the residential amenity of the existing residential area that being Kenny Heights – Indeed the contrary through:
  - Negative impact of additional traffic in the area – all houses traffic existing via our estate – into what is already a busy exit road from Kenny Heights and Golf View Estate
  - Nearby intersection ie Kenny Heights roundabout simply cannot handle dramatic increase in traffic associated with future developments if this area is rezoned as residential. As such a large additional volume of traffic exiting onto the very busy National Route (N69) leading into our estate creates an unwarranted high risk for road users and pedestrians. Indeed this roundabout has been the subject of several accidents and ‘near misses’ in terms of RTAs.
  - Negative impact on nature and wildlife in the vicinity

- Aesthetically – A negative impact on the visual amenity that is the vast open view from rear of Kenny Heights Estate (green area) as is currently enjoyed by all residents through the use of the green area for recreation
- This amendment and subsequent residential development is neither in keeping with nor harmonious to the existing public realm of the area
- The realisation of associated future developments on foot of this proposed rezoning will result in significant hazard and unnecessary inconvenience to residents of Kenny Heights by way of
  - Construction vehicles and staff access to the site
  - Noise and dust associated with large scale development
- In so far as moderate proportions of development progress in / in the vicinity of Kenny Heights may be acceptable, it should also be borne in mind that the Greenway development has recently been approved and indeed works commenced on same – this in itself encroaches upon many of the adjoining Kenny Heights property owners and as such any additional developments in the vicinity area, are considered disproportionate and unwarranted.
- As such there has been a complete lack of genuine neighbour engagement – apart from the open day held at the council on 21<sup>st</sup> November – This however was a medium to inform the neighbours of the proposed rezoning rather than to engage in dialogue or consider neighbours concerns.

In conclusion the Kerry County Council is respectfully requested to re-consider such a proposal for rezoning of this parcel of land.

Yours faithfully

  
Mareeda de Róiste  
Mareeda & Liam de Róiste



PAUL O'DOWD & ASSOCIATES

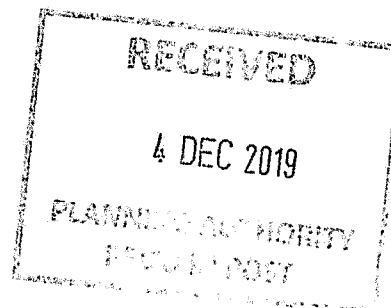
CONSULTING ENGINEERS

13 12  
Old Mill Lane,  
Charles St.,  
Listowel,  
Co. Kerry,  
V31 EK76.  
Tel: 068 - 22136

Email: paulod2011@gmail.com

29/11/19

Kerry County Council  
Planning Policy Unit  
Rathass  
Tralee  
Co. Kerry



Attention: Senior Planner

Re: Draft Listowel Municipal District Local Area Plan--- Ballybunion Area.

Dear Sir,

We are acting for John Brown who is the developer of the Links Housing Estate, Sandhill Road, Ballybunion.

Mr. Brown is at present completing stage 1 of the Links development. This phase will be completed by the end of 2020.

I wish to refer to the section of the above draft plan which deals with this estate. I enclose a copy of your map of the Ballybunion Area. We wish to draw your attention to the area marked 'A' on the enclosed map. This section of the property was re-zoned in the recent past. It is now proposed to remove this area from the Settlement Boundary.

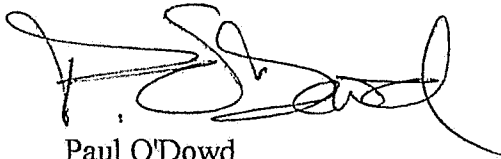
We would make the following points:

- Planning permission was granted for a housing development on these lands in 2008 under Pl:07/1270. This planning was since extended to the 31<sup>st</sup> December 2021 under Pl 07/991270.
- The planning granted was for a mix of house types with some holidays homes allowed. Some of these can still be built under the existing planning permission.
- The area can be fully serviced with connections to the main sewers and mains water.
- It is within easy reach of the main town centre. This area would seem to be the only location in Ballybunion that can be immediately developed.
- It is obvious from the map that excluding this area from the Settlement Boundary is dividing the town in two and therefore preventing the orderly development of the town.
- Continuing the Links development northwards into the area 'A' will allow for an orderly and planned approach to the permanent and holiday home demand in Ballybunion.

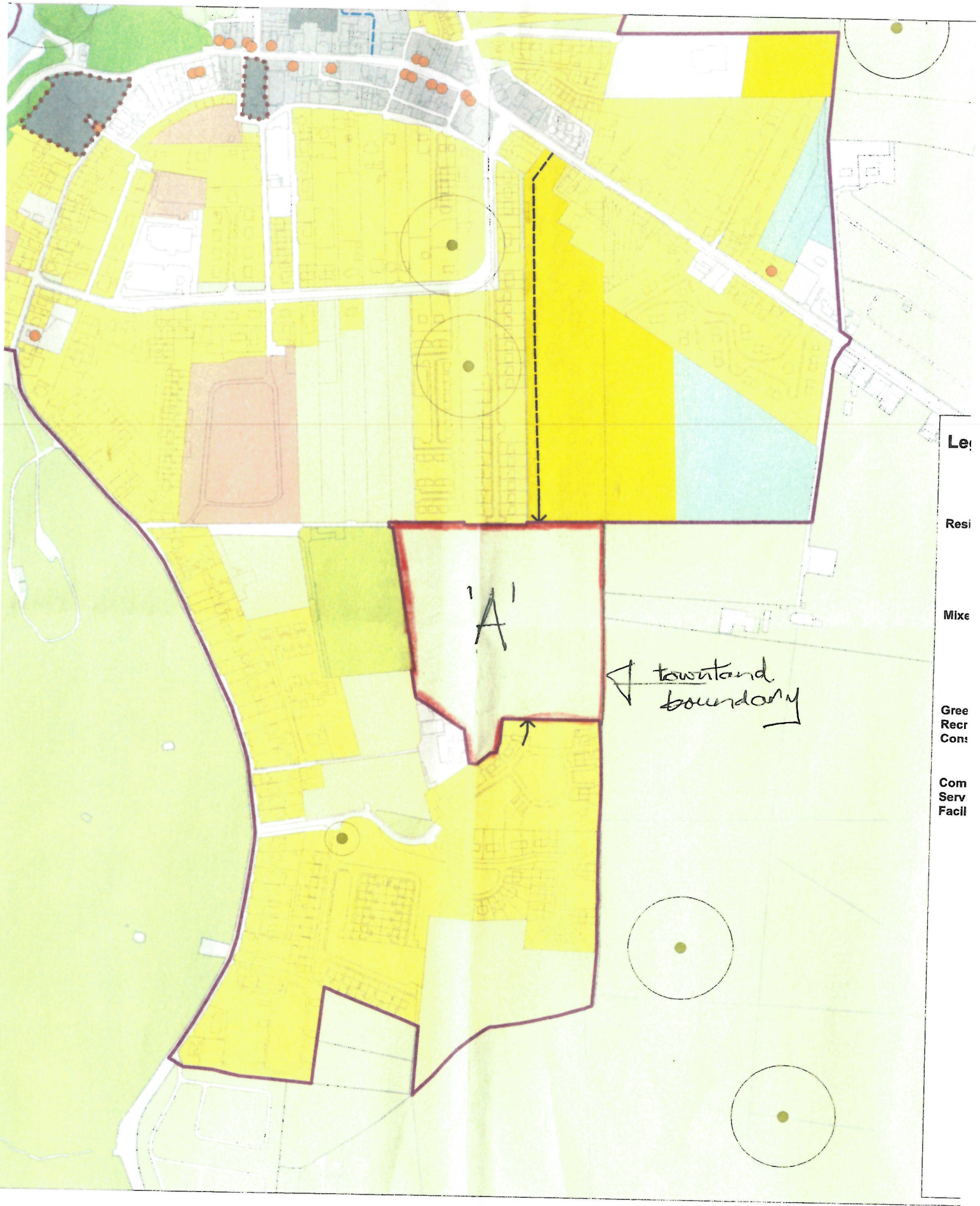
We fail to understand why this decision was made as the historic town boundary is the townland boundary which is the north south boundary of the area marked 'A'.

We wish to submit therefore that the zoning of the area marked 'A' on the enclosed map should be restored to R1 New/proposed Residential Phase 1.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Paul O'Dowd', with a stylized, cursive script.

Paul O'Dowd



- Le
- Resi
- Mixe
- Gre  
Recr  
Const
- Com  
Serv  
Facil

A

townland boundary



124 13



Senior Planner  
Planning Policy Unit  
Planning Department  
Kerry County Council  
County Buildings  
Rathass  
Tralee

Regional Inspectorate,  
Inniscarra,  
County Cork, Ireland  
Cigireacht Réigiúnach, Inis Cara  
Chontae Chorcaí, Éire  
T: +353 21 487 5540  
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W: www.epa.ie  
LoCall: 1890 33 55 99

5<sup>th</sup> December 2019

Our Ref: SCP180404.2

**Re. Draft Listowel Municipal District Local Area Plan 2019-2025 and SEA Environmental Report and Proposed Variation No. 3 to the Listowel Town Development Plan 2009-2015 (as extended)**

Dear Sir / Madam,

We acknowledge your notice, dated 30<sup>th</sup> October 2019, in relation to the Draft Listowel Municipal District Local Area Plan 2019-2025 (the 'Plan') and Strategic Environmental Assessment (SEA) Environmental Report and also the proposed Variation No. 3 to the Listowel Town Development Plan 2009-2015, as extended, (the Variation).

The EPA is one of five statutory environmental authorities under the SEA Regulations. In our role as an SEA environmental authority, we focus on promoting the full and transparent integration of the findings of the Environmental Assessment into the Plan and advocating that the key environmental challenges for Ireland are addressed as relevant and appropriate to the plan. Our functions as a SEA environmental authority do not include approving or enforcing SEAs or plans.

As a priority, we focus our efforts on reviewing and commenting on key sector plans. For land use plans at county and local level, we provide a 'self-service approach' via the **attached** guidance document '*SEA of Local Authority Land Use Plans – EPA Recommendations and Resources*'.

This document is updated regularly and sets out our key recommendations for integrating environmental considerations into Local Authority Land Use Plans. We suggest that you take this guidance document into account and incorporate the relevant recommendations, in finalising and implementing the Plan and Variation.

Kerry County Council should also ensure that the Plan and Variation align with key relevant higher-level plans and programmes. In particular, you should ensure that it is consistent with the relevant environmental objectives and policy commitments of the National Planning Framework and the Draft Southern Regional Spatial and Economic Strategy, soon to be adopted.

Specific comments on the Plan are provided in Appendix I, while comments on the SEA Environmental Report are included in Appendix II. Comments relating to the Variation are provided in Appendix III.

#### ***State of the Environment Report – Ireland’s Environment 2016***

In finalising the Plan and Variation and integrating the findings of the SEA into the Plan and Variation, the recommendations, key issues and challenges described in our most recent State of the Environment Report [\*Ireland’s Environment – An Assessment 2016\*](#) (EPA, 2016) should be considered, as relevant and appropriate.

#### **Future Amendments to the Plan and Variation**

You should screen any future amendments to the Plan and Variation for likely significant effects, using the same method of assessment applied in the “environmental assessment” of the Plan and Variation.

#### **SEA Statement – “Information on the Decision”**

Once the Plan is adopted, you should prepare a SEA Statement that summarises:

- How environmental considerations have been integrated into the Plan;
- How the Environmental Report, submissions, observations and consultations have been taken into account during the preparation of the Plan;
- The reasons for choosing the Plan adopted in the light of other reasonable alternatives dealt with; and,
- The measures decided upon to monitor the significant environmental effects of implementation of the Plan.

You should send a copy of the SEA Statement with the above information to any environmental authority consulted during the SEA process.

#### **Environmental Authorities**

Under the SEA Regulations, you should also consult with:

- The Minister for Housing, Planning and Local Government,
- The Minister for Agriculture, Food and the Marine, and the Minister for Communications, Climate Action and Environment, where it appears to you as the competent authority that the plan or programme, or modification to a plan or programme, might have significant effects on fisheries or the marine environment,



- The Minister for Culture, Heritage and the Gaeltacht where it appears to you as the competent authority that the plan or programme, or modification to a plan or programme, might have significant effects in relation to the architectural or archaeological heritage or to nature conservation, and
- any adjoining planning authority whose area is contiguous to the area of a planning authority which prepared a draft plan, proposed variation or local area plan.

If you have any queries or need further information in relation to this submission, please contact me directly. I would be grateful if you could send an email confirming receipt of this submission to: [sea@epa.ie](mailto:sea@epa.ie).

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Cian O'Mahony', written over a horizontal line.

---

Cian O'Mahony  
*SEA Section*  
*Office of Evidence and Assessment*



## **Appendix I – Comments on the Plan**

We note the environmental commitments included in the Plan, which cover aspects including invasive species, protection of local biodiversity, flood risk management, landscape protection and supporting the implementation of the Kerry County Council Climate Adaptation Strategy. The Plan would also benefit from including objectives related to protecting water quality and air quality.

With regards the intention to prepare masterplans for development of specific areas in the plan area, where these involve the zoning or development of lands, you should consider the requirements of the SEA and Habitats Directives. Additionally, it would be useful if a commitment was included in the Plan to require 'construction and environmental management plans' to be prepared as part of these masterplans, to fully take into account the relevant mitigation and management measures needed to protect the identified environmental sensitivities.

The Plan should include a commitment that once the RSES for the Southern Region is adopted, a review will be carried out to ensure that the Plan fully aligns with relevant aspects of this Strategy. It is important to ensure that the commitments to environmental protection and sustainable development within the RSES, are integrated as appropriate and relevant into the Plan.

## Appendix II – Comments on the SEA Environmental Report

### *Chapter 2 – Planning Policy Context*

Figure 2.1 should place a greater emphasis on the RSES which will supersede the Regional Planning Guidelines upon adoption. It is due to be adopted by the end of this year or early next year.

We note that *Table 2.2 Population Allocation for Listowel MD*, shows the population of Listowel as 4,205 with a target of 314 additional units. We recommend that the most up to date population data is used from the CSO for the various settlements covered under the Plan.

### *Chapter 5 – State of the Environment*

We acknowledge the environmental baseline provided in this Chapter. We recommend that in implementing the Plan, and in assessing and preparing masterplans, the newly launched Environmental Sensitivity Mapping webtool, launched by the EPA in October, would be useful to incorporate into the decision-making process. More information on the ESM webtool can be found at: [www.enviromap.ie](http://www.enviromap.ie)

Some references to EPA air quality reports in this chapter refer to earlier versions of the EPA's *Air Quality in Ireland* report. These should be updated to reflect the latest version of this report series, for the year 2018.

We note the existing environmental problems/sensitivities identified in the SEA. It would be helpful if the relevant policies/objectives responsible for protecting environmentally sensitive area and managing these problems are more clearly presented within the SEA. We recommend that you consider including a table in the Plan showing the key environmental issues and challenges and the related plan objectives / commitments associated with these.

In *Table 5-8 Recommended AFA within the Listowel MD Plan to be prioritized under the second cycle of the WFD*, Abbeydorney waste water treatment plant continues to be a significant pollution pressure on the River Brick. This is also indicated in the latest *Urban Waste Water Treatment in 2018* report (EPA, 2019). In this regard, we recommend that Objective AD-GO-05 is amended as follows "***Facilitate and support the provision of adequate and appropriate wastewater treatment...***".

### *Chapter 6 – Proposed Environmental Objectives, Targets and Indicators for the Strategic Environmental Assessment*

We acknowledge the inclusion of Table 6.1 highlighting the list of strategic environmental objectives, targets and indicators. In relation to landscape considerations, there is merit in also including areas of scenic amenity and areas of high landscape character within and adjacent to the plan area.

### *Chapter 7 – Likely significant effects on the environment from the Listowel Municipal District LAP and the 3<sup>rd</sup> Variation to the Listowel Town Development Plan.*



With regards the support for proposed blueways and related infrastructure, it will be important to also ensure appropriate control and management of invasive species and biosecurity aspects are integrated into any development or planning considerations.

Regarding beach access objectives (LS-BA-01), access to beaches should only be undertaken at appropriate locations, and where possible, private vehicular access to beaches should be deterred.

In 7.1.1.2 *Settlements*, we note the objectives related to “~~promoting~~ **implementing** a more sustainable pattern of development through prioritizing development on suitable derelict, backland, infill and brownfield sites.”. Given that this is a commitment in the National Planning Framework, we recommend amending the wording of these objectives as shown above.

#### *Chapter 8 – Mitigation Measures*

We note the inclusion of the table in 8.2.1 *Overall MD Objectives*, which includes a column showing the mitigation provided. Where you have identified the potential for likely significant effects, you should provide appropriate mitigation measures to avoid or minimise these. You should ensure that the Plan and Variation includes clear commitments to implement the relevant mitigation measures.

#### *Chapter 9 - Monitoring Measures*

The Monitoring Programme should be flexible to take account of specific environmental issues and unforeseen adverse impacts should they arise. It should consider and deal with the possibility of cumulative effects. Monitoring of both positive and negative effects should be considered. The monitoring programme should set out the various data sources, monitoring frequencies and responsibilities. It is worth noting that the EPA is preparing guidance on SEA monitoring, which should prove useful to take into account, once published in 2020.

If the monitoring identifies adverse impacts during the implementation of the Plan and Variation, Kerry County Council should ensure that suitable and effective remedial action is taken.



### Appendix III – Comments on the Variation

In *Section 7.4.2 – Former Mart Site*, given the location of the site, any relevant recommendations of the flood risk assessment should be taken into account. It is also important that water quality and biodiversity, including the riparian area, are protected.

#### Section 7.4.6 – Castleinch masterplan

In relation to the masterplan, you should take into account the requirements of the SEA and Habitats Directives. There is also merit in establishing a construction and environmental management plan for the development of this site, to ensure that environmental sensitivities are afforded significant protection.

Revision 18 – Objective ENH 25b, there is also merit in taking into account the relevant aspects of the recent Article 17 Report on the [\*Status of EU Protected Habitats and Species in Ireland\*](#) (DCHG, 2019).

Revision 22 – Proposed inclusions to Section 12.3. In relation to the development of greenways, as proposed, there is merit in also including the wording “*subject to the relevant environmental assessments being carried out*”.

#### Revision 23 – proposed inclusions to objectives in Section 12.5

There is merit in clarifying whether proposals for improved cycling related infrastructure and greenways are intended within the lifetime of the plan or over successive plan periods.

#### Revision 25 – proposed inclusions to Section 13.2.2

It should be ensured that the required mitigation measures for the development of the Flood Relief Scheme and Flood defence schemes are fully integrated during their construction. The requirements of the Habitats, EIA and Water Framework Directives should be fully considered.



14

PAUL O'DOWD & ASSOCIATES

CONSULTING ENGINEERS

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Charles St.,  
Listowel,  
Co. Kerry,  
V31 EK76.

Tel: 068 - 22136

Email: paulod2011@gmail.com

4/12/19

Kerry County Council  
Planning Policy Unit  
Rathass  
Tralee  
Co. Kerry

Attention: Senior Planner

Re: Draft Listowel Municipal District Local Area Plan--- Ballybunion Area.

Dear Sir,

We are acting for Greg Ryan of Castleland Development Ltd. who is the owner of the Castle Green site in Ballybunion. We enclose a copy of the map showing the area in question.

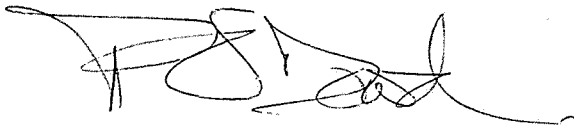
We note under the draft LMDLAP the Castle Green area is zoned under Landscape Protection/Active Open Space.

As you are no doubt aware, this area was the site of the former Castle Hotel which existed on the site for over a hundred years.

We submit that this area should be re-zoned mixed use. We would point out that both the car park and the former Atlantic Hotel (which are similarly located) are zoned mixed use.

We further, submit if the area is properly designed with residential, commercial and green space. it would enhance the main street of Ballybunion.

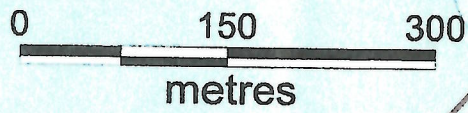
Yours sincerely,



Paul O'Dowd

RECEIVED  
5 DEC 2019  
PLANNING DEPARTMENT

AREA IN SUBMISSION



15

Senior Planner,  
Planning Policy Unit,  
Planning Department,  
Kerry County Council,  
County Buildings,  
Rathass,  
Tralee,  
Co. Kerry

Submission/Observations on Proposed Variation No. 3 of the Listowel Town Development Plan 2009-2015.

Dear Sir/Madam,

Following on from the open day re the aforementioned plan at Áras an Phiarsaigh, Listowel, on the 21st of November last, we, (Mary Crowley and John Connolly), are objecting to the proposed rezoning from agricultural to residential, the lands bordering the rear of the Kenny Heights Estate belonging to Mr. Pat Tobin.

If this proposed change were to be adopted and planning permission for a residential development granted, access to the site would be wholly via the Tim Kennelly roundabout and on through into the Kenny Heights Estate, and not by means of an independent roadway.

Having attended all of the A.G.M.s since the inception of the Residents' Committee, one of the major concerns that has been noted annually in the minutes, is the volume and speed of the traffic going through the estate with its current number of fixed residential dwellings.

If the rezoning application is successful and planning permission is granted for additional residential properties on these lands, the presence of heavy vehicles during the construction phase would result in the health and safety of all residents being compromised due to the increased traffic, dust and noise pollution.

Our own roadside property and overall health and wellbeing would be adversely affected by the proposed residential rezoning.

As residents of Kenny Heights since November 2004 we have witnessed the gradual development of the estate from its raw state to its current status of mature landscaping. The proposed rezoning of these lands would impact negatively on the current character of the estate.

Kenny Heights is a neighbourhood with a very active Residents' Committee since the estate was turned over by the original developer and it is one where we enjoy a comfortable, and quiet environment to live.

It is an estate of committed neighbours who have worked tirelessly in paying for and creating an aesthetically pleasing place in which to live with a very strong community identity.

The proposed rezoning would because of increased traffic both during and post construction, destroy the matured landscaping that has been paid for and created by ourselves, the residents, to enhance the wellbeing of all who reside within.


While there appears to be a need to build additional housing units in Ireland there is little evidence to support the rezoning of land for residential purposes in Listowel.

The disruption of our community by rezoning these lands for the construction of an additional residential development is not the way to go about this. Other sites with direct access to a main road should be considered if the demand arises.

We urge you to make the right decision, the decision that will respect the harmony, and established development in our neighbourhood in Kenny Heights, and oppose this rezoning application.

Yours faithfully,

Mary Crowley and John Connolly.

  
Listowel,  
Co. Kerry.  
9 December, 2019.

18 H

[REDACTED]  
LISTOWEL  
CO KERRY  
[REDACTED]

Senior Planner,  
Planning Policy Unit, Planning Dept,  
Kerry County Council, County Buildings  
Rathass  
Tralee, Co Kerry

9<sup>th</sup> December 2019

---

**Submission/ Observations on Proposed Variation No.3 of Listowel Town Development Plan '09-'15**

---

Dear Senior Planner,

The above proposed variation refers.

We the residents of number [REDACTED] and in the vicinity of the proposed rezoning, wish to register our strong objection to the proposed residential zoning to the rear of Kenny Heights estate. We respectfully bring the following matters to your attention such that they may be considered when Kerry County Council make a decision on the proposed amendment.

- This change in land use zoning and the realisation of associated future developments will result in permanent losses of areas of natural environment
- Any such rezoning and realisation of associated future development will detract from the compact nature of the existing development that is Kenny Heights
- We consider that this proposed rezoning will not provide any enhancement or improvement to the residential amenity of the existing residential area that being Kenny Heights – Indeed the contrary through:
  - Negative impact of additional traffic in the area – all houses traffic existing via our estate – into what is already a busy exit road from Kenny Heights and Golf View Estate
  - Nearby intersection ie Kenny Heights roundabout simply cannot handle dramatic increase in traffic associated with future developments if this area is rezoned as residential. As such a large additional volume of traffic exiting onto the very busy National Route (N69) leading into our estate creates an unwarranted high risk for road users and pedestrians. Indeed this roundabout has been the subject of several accidents and ‘near misses’ in terms of RTAs.
  - Negative impact on nature and wildlife in the vicinity
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- This amendment and subsequent residential development is neither in keeping with nor harmonious to the existing public realm of the area
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- As such there has been a complete lack of genuine neighbour engagement – apart from the open day held at the council on 21<sup>st</sup> November – This however was a medium to inform the neighbours of the proposed rezoning rather than to engage in dialogue or consider neighbours concerns.

In conclusion the Kerry County Council is respectfully requested to re-consider such a proposal for rezoning of this parcel of land.

Yours faithfully

---

**Myra and Denis O'Shea**

**James Fitzgerald B.E., M.I.E.I.**

**CONSULTING ENGINEER - ARCHITECTURAL DESIGN  
PROJECT MANAGEMENT CONSULTANT**

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Mobile : 086 2578625  
Email: fitzgeraldeng@gmail.com

*Martello House  
Ivy Terrace  
Tralee  
Co. Kerry*

Senior Planner  
Planning Policy Unit  
Planning Dept.  
Kerry Co. Co.  
County Buildings  
Rathass  
Tralee  
Co. Kerry.

9<sup>th</sup> Dec. '19.

**RE: Draft Listowel Municipal District Local Area Plan/James O'Driscoll, Castleshannon, Ballyheigue.**

Dear Sir/Madam,

Please find enclosed extract from Land Reg. Direct Mapping for Ballyheigue.

Shown on this is an area that we would request you set out for re-zoning for future housing development in your new Listowel MD Plan.

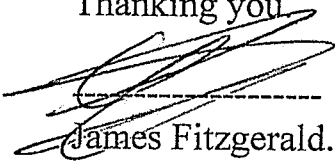
There are a number of important reasons why we would like you to include these areas:-

1. Some lands have already been allocated in Ballyheigue, adjacent to the above lands, for future housing dev. These areas have not been taken up for development, even though zoned for housing in excess of 10 years.
2. The foul, storm water, water mains, and road hardcoring are largely in place for the development, under the topsoil of the lands, since planning permission was previously granted for these lands in '04 or thereabouts and only need topsoil stripping to commence construction after an application for planning permissions.

3. The owners of these lands, James O'Driscoll, are keen to do this dev.

4. The lands are close to Ballyheigue Village and are contained within recently developed housing areas and the public road widening has been undertaken, paths laid and public services such as lighting in place already.

Thanking you



James Fitzgerald.

C.C. John Brassil T.D., Ballyheigue  
James O'Driscoll, Castleshannon, Ballyheigue

# The Property Registration Authority

## An tÚdarás Clárúcháin Maoinne

Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where maps are printed at a scale that is larger than the OSI public accuracy is limited to that of the original OSI Map Scale.

For details of the terms of use, and limitations as to scale, at other conditions relating to Land Registry Maps, see [www.pr](http://www.pr)

This map incorporates Ordnance Survey Ireland (OSi) maps under a licence from OSi. Copyright © OSi and Government

(centre-line of parcel(s) edged)

- Freehold
- Leasehold
- SubLeasehold
- 'S' Register

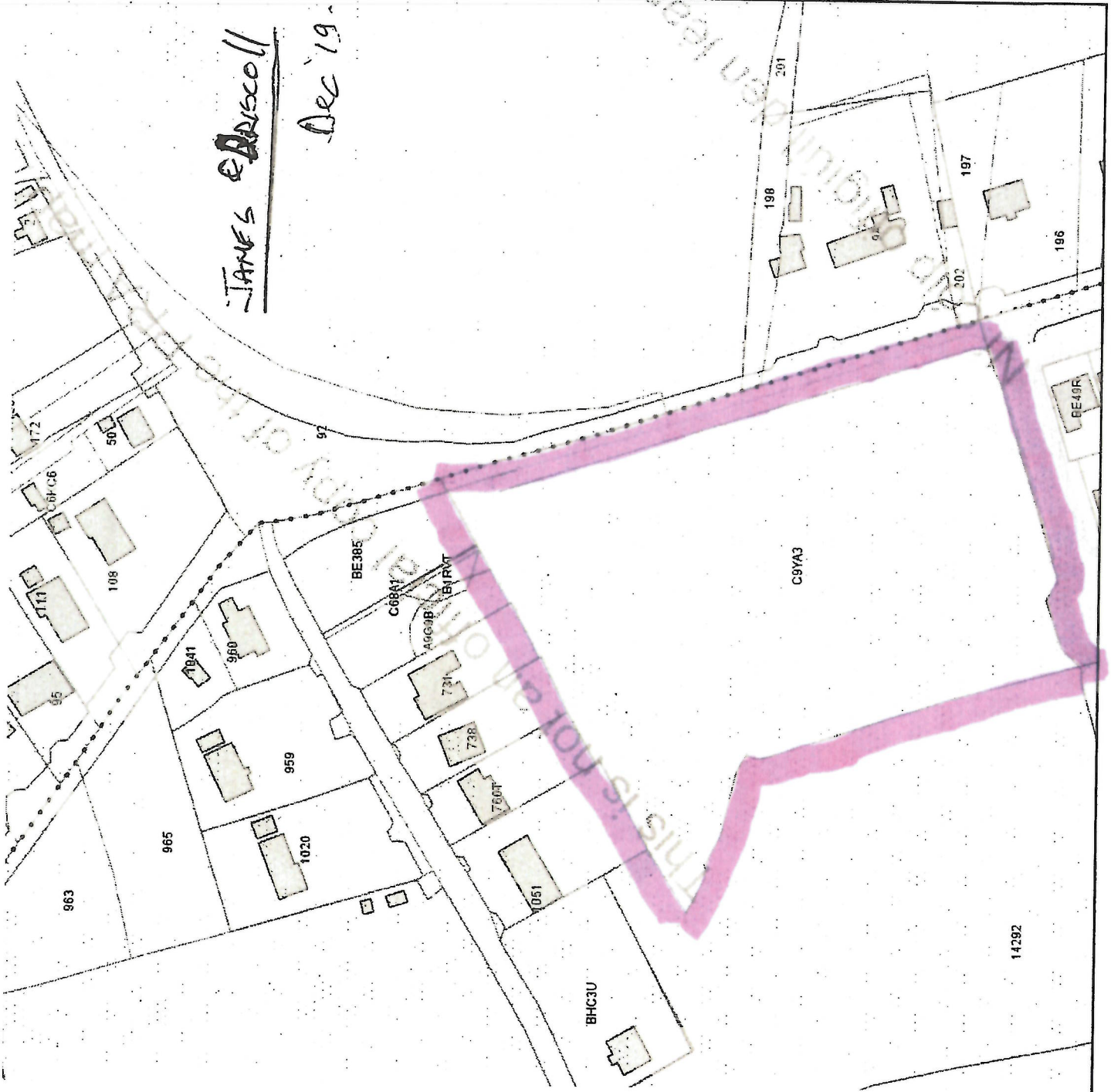
(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

Burdens (may not all be represented on map)

- Right of Way / Wayleave
- Turbary
- Pipeline
- Well
- Pump
- Septic Tank
- Soak Pit

A full list of burdens and their symbology can be found at: [www.landdirect.ie](http://www.landdirect.ie)

The registry operates a non-conclusive boundary system. This Map identifies properties not boundaries meaning neither the of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent (see Section 85 of the Registration of Title Act, 1964). As in Section 62 of the Registration of Deed and Title Act 2006.





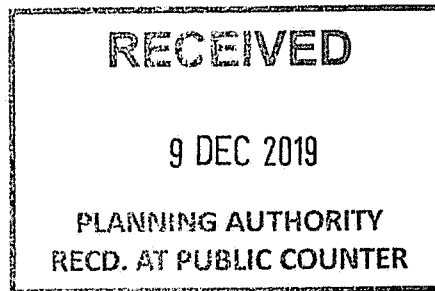
**James Fitzgerald B.E., M.I.E.I.**

**CONSULTING ENGINEER - ARCHITECTURAL DESIGN  
PROJECT MANAGEMENT CONSULTANT**

TEL.: (066) 7122822  
MOB.: 086 2578625  
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**Martello House  
Ivy Terrace  
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Co. Kerry**

Senior Planner  
Planning Policy Unit  
Planning Dept.  
Kerry Co. Co.  
County Buildings  
Rathass  
Tralee  
Co. Kerry.



9<sup>th</sup> Dec. '19.

**RE: Listowel Municipal District Local Area Plan/Mr. Brendan Fitzgerald, The Cross, Ballyheigue.**

Dear Sir/Madam,

Please find enclosed extract from Land Reg. Direct Mapping for Ballyheigue.

Shown on this is an area that we would request you set out for re-zoning for future housing development in your new Listowel MD Plan.

There are a number of important reasons why we would like you to include these areas:-

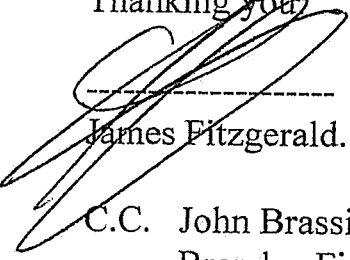
1. Some lands have already been allocated in Ballyheigue, adjacent to the above lands, for future housing dev. These areas have not been taken up for development, and possibly won't be, even though zoned for housing in excess of 10 years.
2. The foul, storm water, water mains, and road hardcoring are largely in place nearby for the development, under the topsoil of the adjacent lands, since planning permission was previously granted for the adjacent lands in '04 or thereabouts and only need topsoil stripping to commence

construction after an application for planning permissions.

3. The owners of these lands, Brendan Fitzgerald, is keen to do this dev.

4. The lands are close to Ballyheigue Village and are contained near recently developed housing areas and the public road widening has been undertaken, paths laid and public services such as lighting in place already.

Thanking you



James Fitzgerald.

C.C. John Brassil T.D., Ballyheigue

Brendan Fitzgerald, The Cross, Ballyheigue



**The Property  
Registration Authority**  
**An tÚdarás**  
**Clárúcháin Maoinne**

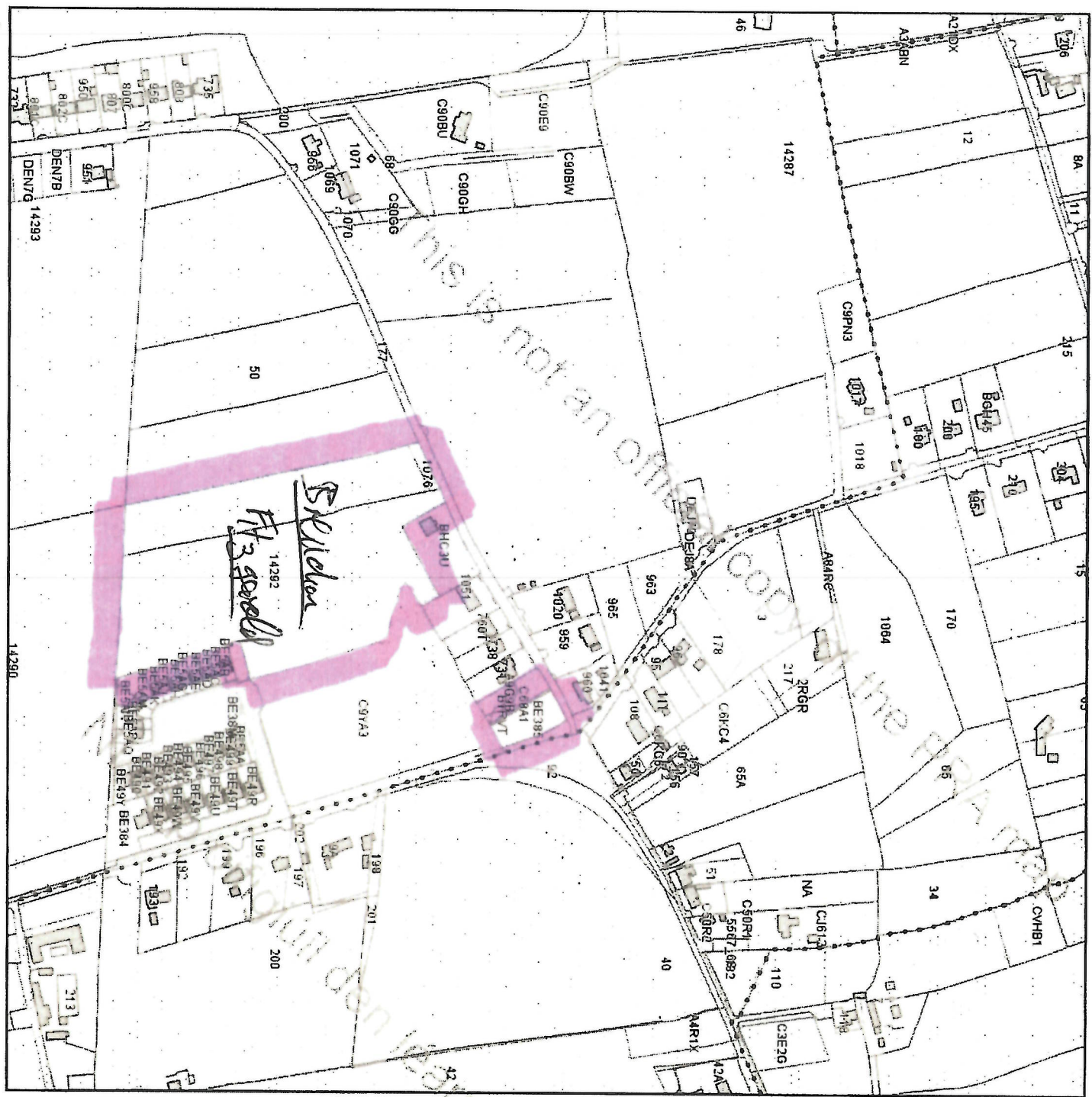
Official Property Registration Map

This map should be read in conjunction with the folio.

Registry maps are based on OSI topographic mapping. Where maps are printed at a scale that is larger than the OSI public accuracy is limited to that of the original OSI Map Scale.

For details of the terms of use, and limitations as to scale, at other conditions relating to Land Registry Maps, see [www.pr](http://www.pr)

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Creation Date: 09 December 2019 14:31:06

(Complete-line or parcel(s) edged)

- Freehold
- Leasehold
- Subleasehold
- 'S' Register

(see Section 81(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

- Burdens (may not all be represented on map)**
- Right of Way / Wayleave
  - Turbary
  - Pipeline
  - Well
  - Pump
  - Septic Tank
  - Soak Pit
- A full list of burdens and their symbology can be found at: [www.landiregistry.ie](http://www.landiregistry.ie)

The registry operates a non-conclusive boundary system. The Map identifies properties not boundaries meaning neither the of land in a register nor its identification by reference to a registry map is conclusive as to the boundaries or extent (see Section 85 of the Registration of Title Act, 1964). As in: Section 62 of the Registration of Deed and Title Act 2006.

**James Fitzgerald B.E., M.I.E.I.**

**CONSULTING ENGINEER - ARCHITECTURAL DESIGN  
PROJECT MANAGEMENT CONSULTANT**

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*Martello House  
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Senior Planner  
Planning Policy Unit  
Planning Dept.  
Kerry Co. Co.  
County Buildings  
Rathass  
Tralee  
Co. Kerry.

9<sup>th</sup> Dec. '19.

**RE: Listowel Municipal District Local Area Plan/Mr. John Kenneally,  
Main St., Ballyheigue.**

Dear Sir/Madam,

Please find enclosed extract from Land Reg. Direct Mapping for Ballyheigue.

Shown on this is an area that we would request you set out for re-zoning for future housing development in your new Listowel MD Plan.

There are a number of important reasons why we would like you to include these areas:-

1. Some lands have already been allocated in Ballyheigue, adjacent to the above lands, for future housing dev. These areas have not been taken up for development, and possibly won't be, even though zoned for housing in excess of 10 years.
2. The foul, storm water, water mains, and road hardcoring are largely in place nearby for the development, under the topsoil of the adjacent lands, since planning permission was previously granted for the adjacent lands in '04 or thereabouts and only need topsoil stripping to commence



construction after an application for planning permissions.

3. The owners of these lands, John Kenneally, is keen to do this dev.

4. The lands are close to Ballyheigue Village and are contained near recently developed housing areas and the public road widening has been undertaken, paths laid and public services such as lighting in place already.

Thanking you.



James Fitzgerald.

C.C. John Brassil T.D., Ballyheigue  
John Kenneally, Main St., The Cross, Ballyheigue

The Property  
Registration Authority  
An tÚdarás  
Clárúcháin Maoine

Official Property Registration Map

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(centimetre-fine of parcel(s) edged)

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- SubLeasehold
- 'S' Register

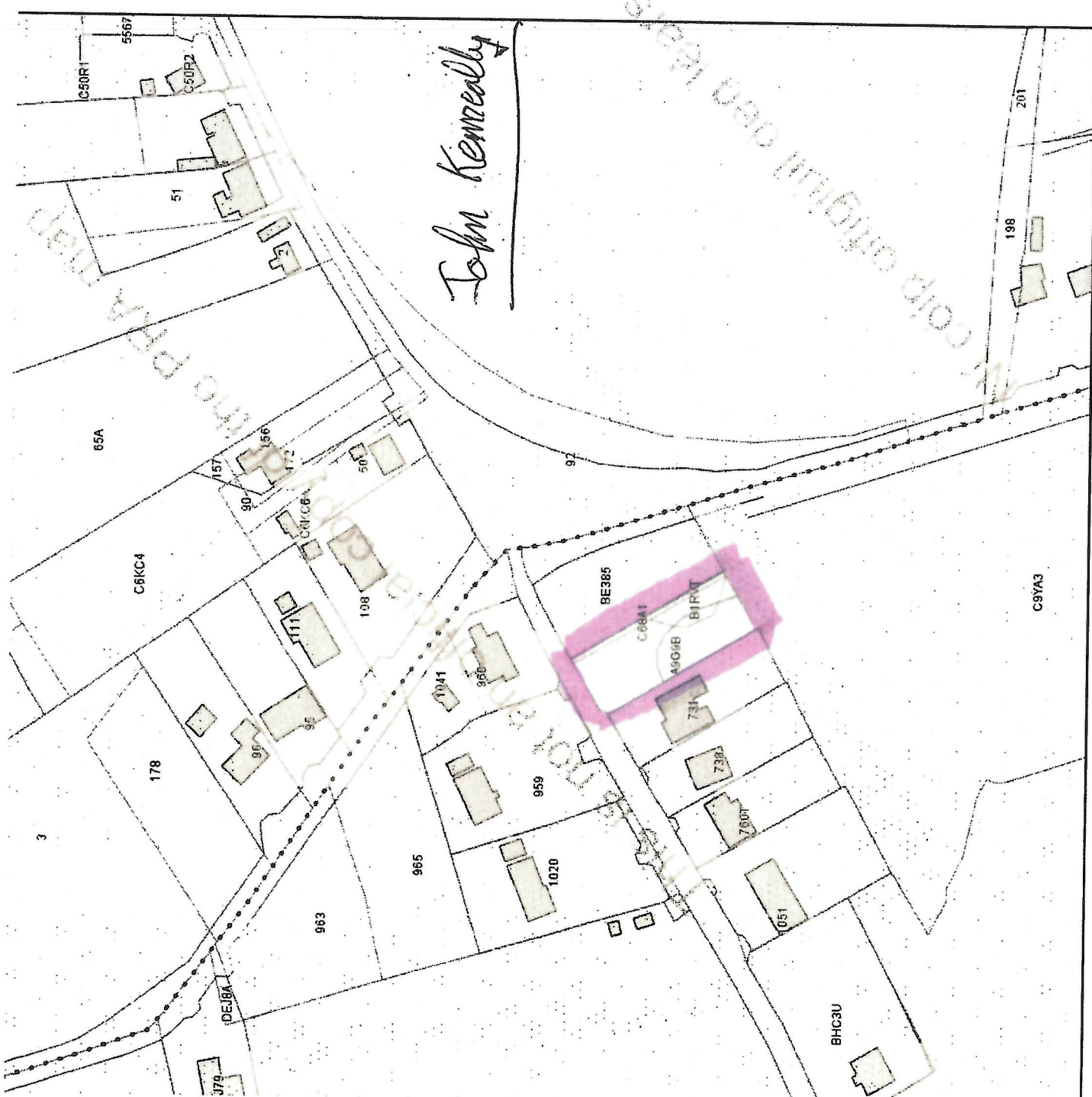
(see Section 8(b)(ii) of Registration of Title Act 1964 and Rule 224 & 225 Land Registration Rules 1972 - 2010).

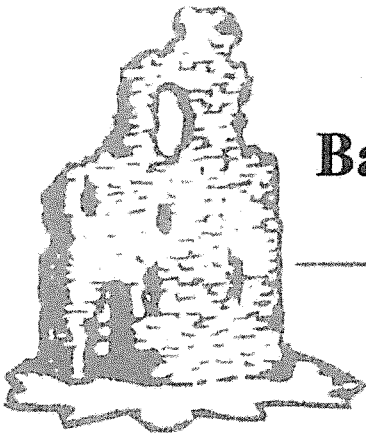
Burdens (may not all be represented on map)

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# Ballybunion Development Company Ltd.

Main Street, Ballybunion, Co. Kerry.

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10/12/2019

**Re; Draft Listowel Municipal District Local Aera Plan 2019 – 2025**

Dear Planner

Under the proposed draft plan the site know locally as the Castle Site is zoned as "Active open space".

The history of this site is that it was the location of the Castle Hotel and later after the demolition of this hotel was subject to another successful application to build a hotel.

Due to the downturn in the economy this did not proceed, and the site was purchased from Nama by local business people to commercial develop it.

I would like to see the zoning changed on this site to "Mixed use" and to also consider it as an opportunity site of prime importance to the economic regeneration and urban fabric enhancement of the town.

Yours Sincerely

Kevin O Callaghan

Chair, Ballybunion Development Company