

Dear Senior Planner,

I am making this submission on behalf of my constituents in Kerry North who want to see that lands that are currently available for development and are already serviced and "Zoned Existing Residential" in the currently Proposed Draft Variation No. 3 of the Listowel Town Development Plan 2009-2015 as extended; are proactively promoted to provide a suitable and sustainable mix of housing types where these people want to reside.

The demand and want is clearly evident and we must avail of every opportunity to act to enable an affordable supply of suitable housing to help relieve the current crisis in the housing sector. It is within this context that I am making this proposal.

Submission on:

Development Levies & Incentives, to encourage and support the viability of all development on "Lands Zoned, Existing Residential"; inclusive of lands for which no special provision has been made in the 'published for public comment': Proposed Variation No. 3 of the Listowel Town Development Plan 2009-2015'; (as extended).

It is proposed that each of the following sub-item observations be addressed as part of these draft plan adoption processes and an appropriate implementation strategy adopted for each.

- a) Development contributions applicable to "Lands Zoned Existing Residential" in the Listowel Town Development Plan should be reviewed in the context of the development levies that apply in the other municipalities in County Kerry and reasonable adjustments be made to ensure equability across the county.
- b) Development contributions collected in respect of any development should, in consultation with the development management, be prioritised for spending by the local authority to ensure the timely provision of the amenities / services to enhance the public areas immediately outside of the contributing development. Items such as Public / Street Lighting including at new junctions, Public Footpaths and Public Road repair/renewal would all contribute to enhancing the quality of life and enjoyment for those who reside there.
- c) It is proposed that a reasonable reduction to development contributions, as the council sees fit, should be applied at this time to promote the early development above existing zoned lands.

I propose that this sub-item, c), be effected by adding a further clause, say 8.6.3 in sequence, to the entirety of 'the published for public comment' proposal for:

Revision 13 so that it then reads as follows:

"Revision 13:

It is proposed to amend Section 8.6 and include the following:

8.6 Urban Renewal and Regeneration – all of this to remain unchanged from the published draft.

8.6.1 Brownfield Development – all of this to remain unchanged from the published draft.

8.6.2 Town Centre Renewal and Regeneration – all to remain unchanged from the published draft

AND it is proposed that the following new clause 8.6.3 is to be added:

### 8.6.3 Existing Sustainable Residential Zoned Land

As a measure to encourage the provision of and to support the viability of sustainable development on "Lands Zoned, Existing Residential"; including in existing, non-completed developments; in respect of which no specific development contribution reduction provision has been made in the previous sections.

A once-off reduction of 50% shall apply to development contributions for the lifetime of this Variation No. 3 of the

Listowel Town Development Plan 2009-2015'; as extended, as an incentive to the development of these lands".

On behalf of my constituents I look forward to the progression of these proposals in a rational and sensible manner.

Yours Sincerely,

Cllr. Mike Kennelly

Hello,

In relation to the planned zoning for houses at the back of Kenny Heights, Listowel, could you advise me on how many houses are to be built and is access via the Kenny Heights entrance?

I would have concerns about the increase in traffic into the estate, if access was via the Kenny Heights entrance. At present there are 45 houses here and on average each dwelling has 2 vehicles and each vehicle normally makes 2 trips in and out of the estate each day. (90 vehicles x 4) is 360 vehicles travelling in and out of the estate each day, along with delivery vehicles and other people visiting, which would definitely come to over 500 vehicles a day.

If for instance, 20 houses were to be built, there is the potential for an extra 200 vehicles entering and exiting the estate daily. Also traffic using the Greenway route which is being developed at the entrance to the estate could greatly increase traffic at the entrance area. There is no traffic calming measures in the estate.

Yours sincerely,

Shane and Brid Marie O Driscoll.



*Harty Costello*

*TOWNHOUSE, SEAFOOD RESTAURANT & BAR*

63

4 ★★★★★ Accommodation

## KERRY COUNTY COUNCIL PLANNING

13/12/2019

Dear Sir ,

I have very recently become aware that the Kerry Council have designated the former Castle Hotel site in Ballybunion as an "Active Open Site" in their North Kerry Development Plan 2020. I am amazed at this decision. On reading through the plan you state:

- The potential of tourism is maximised by developing a quality and range of tourism products that attracts visitors and increases vibrancy in the town on a year round basis.
- Development of a high visual and architectural standard to contribute positively to the attractiveness of the streetscape and enhance the attractiveness of the town to both residents and visitors alike.
- The importance of the tourism market to the town is recognised, however further development in the quality and range of tourism product is vital to securing the long-term economy of the town and the wider region.

I have no doubt that every resident in Ballybunion would agree with your statements and plans as listed above. The Castle Hotel situated on its iconic site, in past decades played a major role in the tourism and economic life of our resort. Its closure was a devastating blow to the town.

In the year 2004/ 2005 the site changed hands and plans were lodged with Kerry County Council for the development of a 4-star hotel. Planning meetings between the council, the developer, and architects, took place and the council issued full planning permission for the development. Unfortunately objections and referral to An Bord Pleanala caused long delays before An Bord Pleanala sanctioned the permission. The economic recession hit Ireland immediately in 2007/2008 and the development was cancelled.

In my life time I have seen the closure in Ballybunion of one dog track, five ballrooms, two churches, two amusement arcades, one hot seaweed baths amenity, over fourteen small shops and at least four hotels. I am appealing to the CEO of Kerry County Council, Ms. Moira Murrell, the planners and the councillors to restore development status to this wonderful center town site which of course was granted planning permission from An Bord Pleanala. Having come through a Bord Pleanala investigation once with approval it is surely a valuable asset to this site.

Thanking you.  
Yours faithfully.

  
Jackie Hourigan

Submitted by: John O'Sullivan, Listowel.

Submission to Draft Area Plan Listowel Municipal District

Managers manage, comply with policy, budgets, targets etc.

Leader's role is to have Vision of what could be and lay out a plan of how to achieve it.

This draft plan in my view is a narrative of the deprived state of north Kerry, and appears accepting of that position, without substantial intervention. Council should ask what needs to be done to push all of the rural, deprived areas of north Kerry well into the 21st century, and secondly, where can we source the finance necessary, **that is available**. "Making the case" for such investment is self-evident from various reports already done.

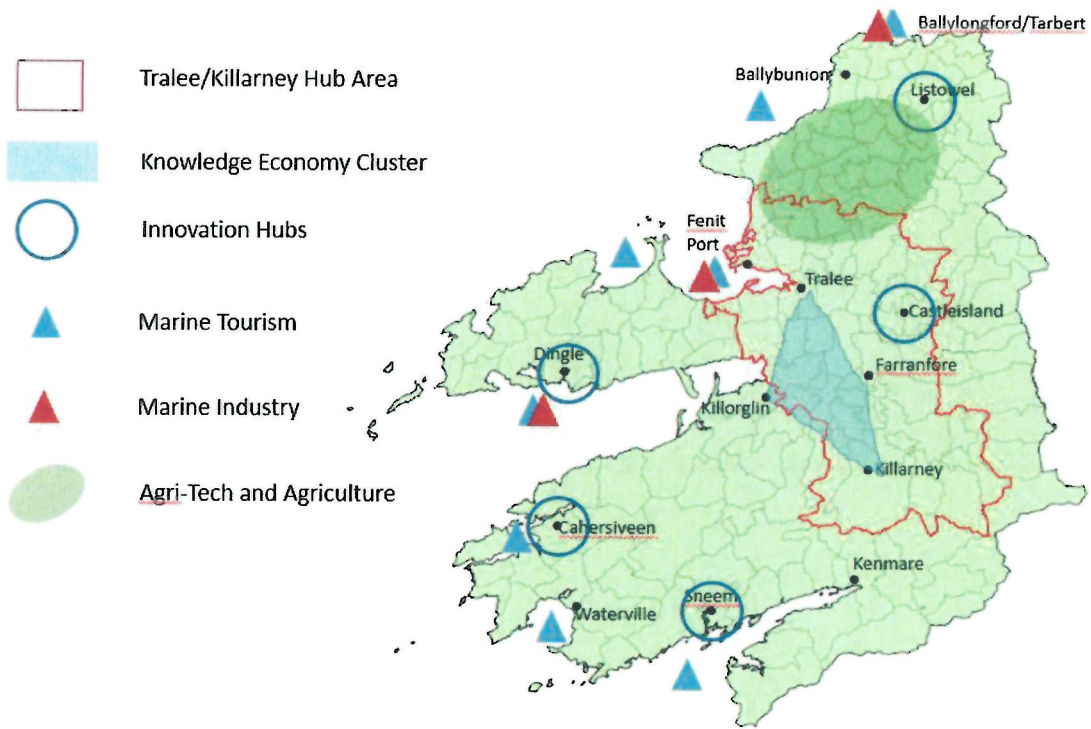
Kerry county council's Objectives and core values:

"Working in partnership to inspire, guide and positively influence the development of the county, its economy and its people."

Councils Mission is to develop and rejuvenate all of the county, equally, and prepare credible plans to do so.

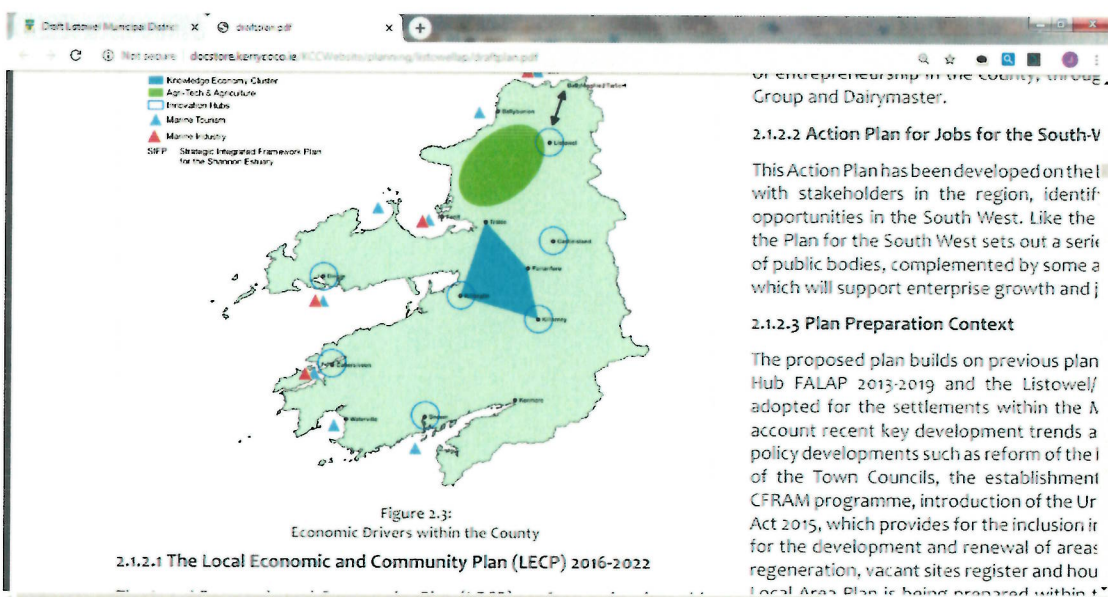
- Rejuvenation of north Kerry will come from,
- Manufacturing industry, including Agri-tech
  - IT industry
  - Tourism

The following is a summary of Council's submission to the National Planning Framework 2040, page 26 of that document.



This shows that in its submission to the National Framework Plan to 2040, council has excluded the entire Listowel Municipal District from the area zoned for manufacturing industry - the Kerry hub; excluded the entire Listowel Municipal District from the area zoned for IT and Fin/Tech industry - the Knowledge Economy Cluster.

The map on page 14 of the draft plan (below) omits the Tralee/Killarney hub, delineated in red above.



The draft plan continues,

"It is crucial to build on the history of entrepreneurship in the county, *through* brand leaders such as Kerry Group and Dairymaster."

"The establishment of the region as a potential destination for FDI, *through* building on Listowel's regional strengths such as Kerry Group and Dairymaster, its infrastructure capacity including gas network, the potential of the undeveloped lands in the Ballylongford/Tarbert landbank and through a focussed marketing campaign in collaboration with state agencies and existing businesses in the area."

This quote appears contradictory with council's submission to the 2040 National Framework which excludes the entire Listowel MD from the Kerry Hub and the Knowledge Economy Cluster. This quote needs to be read carefully, noting the restrictive, confining nature of *through*.

Contrast with the following quote in the draft plan,

"Section 2.2.1 of the County Plan outlines the strategic aims of the core strategy which include the following:

- Prioritise sustainable development at appropriate locations within the Hub towns of Tralee and Killarney as an economic driver for the County."

" The TraleeKillarney hub towns are envisaged to be the focused engines of growth in County Kerry, supported by the regional towns of Listowel, Cahersiveen, Killorglin, Castleisland, Kenmare and Daingean Uí Chúis."

#### Tourism Prospects

The Landscape Character Assessment written by council in 2012 states that the majority of the landscapes of north Kerry are "not important for scenery, tourism or recreation", three separate assets and proceeds to introduce planning zoning based on this statement.

That opinion by council extends to Ballybunion beach and golf club, Rattoo tower etc. It is widely accepted that this analysis is wrong but council have left it in situ since 2012. This LCA "informed" the planning zoning of north Kerry as being "open to consideration" and as a "strategic site search area" for wind farms.

The LCA is not mentioned in any part of the draft plan.

Kerry county council now finds itself in the unenviable position where, even if it wished to do so, it appears unable to change the LCA or planning zoning without the approval of the Minister for Planning.

This is an extract from CEO reply to S13 Motion, January 2019:

"Should the Council proceed to vary the County Development Plan in a manner that is deemed incompatible with National Policy (including ministerial guidelines either finalised or in draft form) then it is most likely that the Minister will exercise his powers

pursuant to Section 31 of the Planning and Development Act and direct Local Authorities to amend the Development Plan as has done previously.

The likely result of such an intervention will be an absence of a **local policy** in respect of wind energy development in the County Development Plan. The absence of **local policy** places the County in a vulnerable position as wind energy planning applications which may be subsequently appealed to An Bord Pleanála would be assessed in relational to National Policy only, the specifics of which were outlined in circular letter PL05-2017."

My emphasis in bold. It is vital to realise that the LCA and related planning zoning of north Kerry as "open to consideration" and as "strategic" is what is referred to above as "**local policy**."

Removal of local policy would result in all the county being treated as "open to consideration", as north Kerry is at present, "places the County in a vulnerable position."

Extract:

#### 2.3.4 Importance of Tourism.

"The Listowel Municipal District has a fantastic natural environment with many famous attractions including Kerryhead, the superb beaches of Ballybunion, Ballyheigue and Beale strand. The internationally renowned championship Ballybunion golf course is a huge draw for international golfers. Tarbert and the Killimer ferry provides easy access to north Kerry from Limerick. The district has a number of high quality facilities and attractions/festivals such as Listowel castle, Carrigafoyle Castle, Lartigue railway, Listowel racing festival, Writer's Week, Listowel, historic sites, vibrant towns and villages."

Kerry county council must make up its mind. Council cannot disown north Kerry's landscapes value in the LCA and then at the same time, praise north Kerry's natural environment in the above quote, clearly straddling both sides of the fence. Both attitudes are in fundamental conflict which is not acceptable for the "lead authority for the county."

As long as council stands over their submission to the 2040 National Framework Plan, excluding Listowel municipal district from the Kerry Hub and the Knowledge Economy Cluster, and as long as council leaves in place the statements in the LCA regarding north Kerry that our landscapes are not important for scenery, tourism or recreation, in my opinion, Kerry county council's mandate to introduce any plan for north Kerry is compromised.

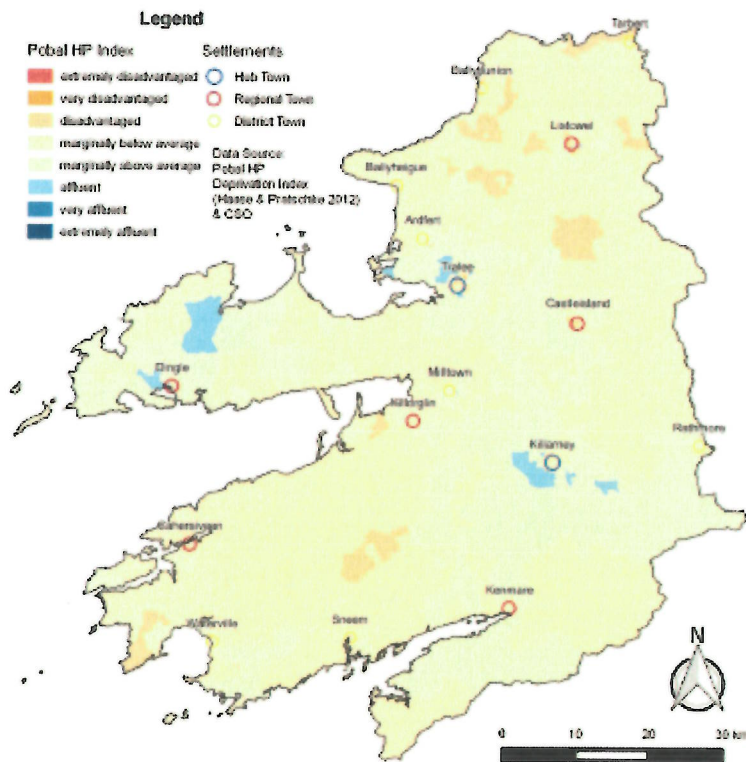
#### Plans, Reports and Policies Excluded from this Draft Plan

This draft plan should include consideration of councils own 2015 report, *Kerry - A Socio Economic Profile* which was prepared intended to guide the LCDC in preparing the LECP. Page 72 of that Socio Economic Profile states,

"The most pressing problem is the concentration of deprivation in North Kerry and the presence of highly disadvantaged areas in the towns of Tralee, Listowel



and Castleisland. It is clear that policy makers, service providers and communities must tackle deprivation across the County. However, in doing so, they must develop a targeted response to the widespread deprivation in North Kerry and to the extreme deprivation in disadvantaged towns. It is also important that measures to tackle deprivation are based on recognition that the causal factors contributing to deprivation in rural and urban areas are not always the same and will in some instances require different policy responses."



Map 2.1 Spatial Distribution of Deprivation in Kerry

This Socio Economic Profile was repeated and updated to the 2016 Census by NEWKD in 2017, a LDC under the control of Kerry county council. That second Socio Economic Profile showed that parts of north Kerry got even more deprived in the years between 2011 and 2016. This second Socio economic profile should also be included in consideration in preparing this draft plan.

The NEWKD report states,  
 " As the table shows, 16% of people in NE&W Kerry live in SAs that have deprivation scores in the band between -10 and -20. Geographically, these are predominantly in the aforementioned disadvantaged neighbourhoods in the three main towns and in rural areas of the Listowel Municipal District. These have already been identified as Tarbert, **Ballydonoghue** and **Asdee** – along the Shannon Estuary, as well as **Moyvane**. In addition, there is a persistent manifestation of disadvantage / social exclusion in **Ballyduff** and in the neighbouring communities of Lixnaw and **Causeway**. As the following

graphs shows, most SAs in these disadvantaged communities actually increased in deprivation between 2006 and 2016. It is probable that the increase in deprivation between 2011 and 2016 is in fact greater than these graphs suggest, as the 'Accessibility Index' was used in the 2011 calculations, but not in 2016."

Critically, all bold highlighted villages are excluded from development in this draft plan.

The above extract should not be ignored by any authority whose Vision is,

"Through our democratic *mandate* and working in partnership, we will *lead* the economic and community development to make Kerry a great place to live, visit, learn, work, do business and invest."

#### 2.1.1 Vision

"This Local Area Plan is underpinned by a *strategic vision* which is intended to guide the future development of the Listowel Municipal District in a sustainable manner, in a way that reflects the existing character and amenities of the area and improves quality of life for the existing and future population.

Building on their unique characters and strengths, Listowel Municipal District's settlements *will be* sustainable, vibrant, attractive, well connected places offering a quality of life that people will want to live and work in, conduct business in and visit now and into the future.

To this end a development strategy for each settlement appropriate to its size and infrastructure capacity has been developed with adequately zoned lands identified for future development uses. In line with this the promotion and consolidation of the towns and villages of the plan through reuse, restoration and regeneration, and the creation of a vibrant urban form, resulting in settlements that are attractive places in which to live, work and visit is essential. The regeneration of the urban core of towns and villages will set the framework for the creation of a sustainable economic base to facilitate integrated communities while balancing future development with the conservation and enhancement of the natural and built environment of each settlement *and surrounding area.*"

This response in my opinion does not answer "How?" Visionary input is required.

Among the Assets in north Kerry waiting to be developed are, Superfast Broadband which is already installed but its potential ignored; tourism which has never been developed in north Kerry; natural gas; Kerry Group links; others.

How can these be developed into a BHAG, a plan that is "so big and ambitious that it will have a transformative positive impact so big it scares you?"

This draft plan scares me, for the wrong reasons.

*Village development plans* were professionally developed in consultation with the communities in 2012 for each of 9 villages in north Kerry, at major expense to the taxpayer. These plans include suggestions for specific public realm improvements among other things. These development plans should also be included in this current draft plan.

*Renewable Energy Strategy & Landscape Character Assessment*

*Governments Climate Action Plan*

Probably the biggest, most obvious, most intrusive, most contentious and community splitting industry in north Kerry is Wind, Solar and Battery storage farms. There is not one mention of this in any part of the draft plan. Neither is there any mention of the infamous Landscape Character Assessment.

In my opinion, these three plans are having an adverse impact on north Kerry and will have an adverse effect on any plan for the rejuvenation of north Kerry.

The attached maps prepared by Kerry county council show the extent of wind turbines built in north Kerry and the continued zoning of most of north Kerry by Kerry county council for more under the LCA.

While most of those permitted are now built, including 225 inside the EU "protected" SPA, governments new Climate Change plan provides for almost a trebling of onshore wind capacity by 2030 to reach the national 70% target. This will increase further after 2030 when governments target increases to 95%. Again, these critically relevant targets under governments Climate Action plan should be included in this draft plan.

The screenshot shows a PDF document titled 'Climate Action Plan' with the following table:

Key Metrics	2017	2025 Based on MACC	2030 Based on NDP	2030 Based on MACC
Share of Renewable Electricity, %	~30% <sup>20</sup>	52%	55%	70%
Onshore Wind Capacity, GW	~3.3	6.5	N/A	8.2
Offshore Wind Capacity, GW	NA	1.0	N/A	3.5
Solar PV Capacity, GW	NA	0.2	N/A	0.4
CCGT Capacity, GW	~3.6	5.1	N/A	4.7

Kerry county council sees fit to continue this zoning of north Kerry which will probably result in many more wind turbines being built in the region under governments plan, which plan will be quoted by an Bord Pleanala as "National

Policy" in approving. An Bord Pleanála is also quoting the planning zoning introduced by the LCA in their decisions to approve wind farms, being sited in an area identified by Kerry county council as strategic for wind farms.

Solar farms are also being permitted under the Renewable Energy Strategy.

Following wind farms and solar farms is the new technology of Battery Storage Compounds (BESS). Kerry county council has already permitted 186 individual units, each the size of a 40 foot lorry container, filled with lithium ion. Needless to say, all 186 are sited in north Kerry. Approx 70 are sited in Tarbert, within 2 Km of Tarbert village and the 600+ pupil comprehensive school and 1 Km of the permitted proposed LNG plant. The explosive and fire hazard nature of lithium ion is well documented. The advisory precaution in the case of fire is to evacuate the surrounding area to avoid the lethal fumes.

Is it possible to evacuate this rural, highly populated area if needed?

#### *Limerick 2030 Plan*

Benefit will come to North Kerry from the Limerick 2030 Plan, again a plan very relevant to any discussion on north Kerry but which is omitted from this draft plan.

Similarly, development for north Kerry will come from Limerick county council, as the National 2040 Framework Plan includes north Kerry in the Mid-west region, along with Limerick and Clare. This is a most crucial fact again not mentioned in this draft plan.

Because Kerry county council has chosen to omit all the above plans and reports from the draft plan, in my opinion the draft plan has not taken all necessary matters into account and therefore the draft plan is fundamentally flawed and must be rewritten in full.

In my opinion it is impossible to prepare any valid plan for Listowel Municipal District without including a detailed discussion on all the above mentioned omitted plans, zonings and policies.

In view of the absence of consideration of the above plans, this next extract is worrying,

"The Local Area Plan is the *principal statutory planning instrument* for setting out a balanced understanding, *vision* and spatial strategies at the local level. The purpose of the LAP is to guide future **plan led coordinated** development within the towns *and villages* of the Listowel Municipal District,"

#### SWOT

Any strategic plan must have a Swot analysis, in fact it is usually the first step. This current draft plan ignores a Swot analysis completely.

I am open to be presented with a Swot analysis that does not identify the LCA and related planning zoning, Council's Submission to the 2040 Framework, Governments

targets in the Climate Action Plan among the main threats to the economic and social fabric of Listowel Municipal District.

This Swot analysis concludes that council's zonings must be changed urgently and the impact of these zonings must be considered and included in this draft plan.

The following in my opinion is the most concerning statement in the entire draft plan;

"Emphasis will be on the growth of the main settlements of Listowel, Ballybunion, Ballyheigue, Ballylongford and Tarbert as principal locations for future investment in housing, employment, infrastructure, social and community facilities. The development of other village settlements of the MD area including Abbeydorney, Ballyduff, Causeway, Duagh, Kilflynn and Moyvane is restricted due to absence of adequate water infrastructure and (*absence of any*) plans for improvement of same."

(Brackets) my inclusion.

North Kerry is told to accept that because of inadequate waste water treatment facilities, it has been decided by Kerry county council that many of our villages cannot be developed. This is the wrong response by Kerry county council to one issue. The impediment to development must be removed.

The risk of consigning much of north Kerry to continued stagnation and economic deprivation under this plan is not acceptable under any circumstances. Local authorities have above all a "social responsibility" and a responsibility to treat all areas equally.

"2.3.2 Economic dependency ratios show that Listowel MD at 1.49 (2006) to 1.65 (2016) persons per each worker is the highest in the county."

The draft plan just states this statistic without any interpretation. My interpretation is that these figures confirm deprivation. These figures confirm "intergenerational deprivation", continuing over years. These figures confirm the lack of employment. This is analysed in detail in NEWKD's Socio and Economic Profile which Kerry county council must take into account, extract from that report as follows:

"As the following table shows, 77.4% of the population in NE&W Kerry lives in an ED that has a more deprived score on the Haase Index than is the case nationally.

<b>Population (absolute and percentage) in selected bands of scores on the Haase Index, 2016 in NE&amp;W Kerry. Bands on the Haase Index</b>	<b>Population</b>	<b>% Population</b>
-10 or worse	1,247	1.42%
- 5 to -10	27,002	30.64%
- 5 to 0	39,940	45.32%

0 to 5	19,465	22.09%
5 to 10	471	0.53%

These figures show, alarmingly, 78% of the population are classed as living in a deprived area.

# 78%

Section "2.3.3."

This shows over reliance on LNG with the stated jobs of 350 during construction and 50 during operation to somehow single handedly rejuvenate north Kerry's deprived economy. There are 28,000 people in north Kerry, 50 jobs is approx 0.5% of the workforce.

"Continued investments over recent years in infrastructure, people and attractions have added to the competitiveness of the region internationally for tourists."

This claim is debatable and must be removed. Contrast with the following quote from NEWKD's Socio Economic Profile regarding the above claimed "continued investments";

"This spatial analysis of the NE&W Kerry economy reveals that many rural areas, especially those west of Dingle, north and west of Listowel and east of Castleisland, which never saw the so-called 'Celtic Tiger' in the first place, are in danger of missing out on the current recovery as well. There are severe structural problems in these areas associated *with a legacy of underinvestment, poor public service provision, low levels of connectivity and a lack of visibility on the agendas of a number of state bodies.*"

2.3.4 "The River Feale is among the outstanding salmon and sea trout rivers of Ireland."

This statement is not accurate for some years. While salmon angling does offer the potential of economic benefit, not so a river not fully open for salmon angling. There is no river fully open for salmon angling in the entire Shannon river.

Many of the villages stated to have inadequate or over loaded waste water treatment plants, under the control of Kerry county council, discharge into the Feale, a EU protected salmonid river.

A recent public presentation from Local Authorities Water showed that the Feale is polluted with the stretch from Island bridge to Finuge bridge listed as a red or polluted area. Listowel town water treatment plant's outflow is in this area. North Kerry's Drinking water supply is extracted from this same area. The north Kerry water treatment plant does not have the ability to filter out the MCPA and glyphosate that are traced in the river water, although the technology exists.

#### 2.4 - Infrastructure - transport.

There is an underlying assumption in this plan that everyone has a car or access to public bus. The north eastern corner of Kerry, Tarbert, Ballylongford, Moyvane is shown to be the most deprived area in the county. It is no coincidence that there is also no public bus service in these villages. The link between deprivation and the availability of transport is well researched and this causal factor must be eliminated. Again, there is no analysis of this in the draft plan.

#### Finance

There are recent examples of local authorities guaranteeing structural funding from the European Structural Fund to finance substantial infrastructure/attractions/public realm improvements in the short term rather than introducing those improvements in a haphazard, uncoordinated, imperceptible fashion over decades.

Obtaining finance is the easy part. The difficulty is having the Vision to decide on the best options that will give the best economic and social improvement to the most people. Visionary ability is held by a rare few and other local authorities have recognised this and outsourced that visionary ability. Kerry county council must do the same, after it acknowledges that north Kerry (and some other areas of the county) are seriously deprived and after it accepts that **it is council's function and responsibility to correct that deprivation as priority.**

"they must develop a targeted response to the widespread deprivation in North Kerry and to the extreme deprivation in disadvantaged towns."

#### Conclusion

The plan identifies the need to develop villages and "nodes" but decides not to do so in many cases.

If we are relying on council's budget or the small amounts drip fed from central funds, material, coordinated development will never occur. Council must decide, in view of the "widespread deprivation in north Kerry", to apply to ESF for substantial loan funding. Council's choice is between slowly introducing imperceptible change over perhaps the next 50 years or obtaining a funding injection now, permitting substantial change in the next 5 years. This requires a culture change within Kerry county council.

Other plans and reports should be referenced in this draft plan, but are omitted. In particular, the LCA, both Socio Economic Profiles, Renewable Energy Strategy and targets under governments Climate Change Plan.

Jobs for north Kerry can only come from Industry, IT industry and tourism. North Kerry appears eliminated from each by being excluded from the Kerry hub, the Knowledge Economy cluster and by the statements in the LCA and related planning zoning that states the landscapes of north Kerry are not "important for scenery, tourism or recreation." All of these zonings must be changed. The cost to do so is NIL. The cost of not doing so is Incalculable.

In my opinion, we are at the stage that council needs to take full stock of what council has permitted in north Kerry under councils plans and policies in place, their negative impact and consider the documented inter-generational social and economic deprivation in north Kerry and ask will council's current plans and policies do anything to correct the situation or will they drive the region deeper into deprivation with more depopulation.

For these reasons, in my opinion this draft plan needs to be redrafted in its entirety taking into account all of Kerry county council's plans, policies, zonings and research documents as outlined above. Omitting these council generated, most relevant documents, in particular the LCA, in a plan for future development of north Kerry in my opinion results in a fundamentally flawed plan.

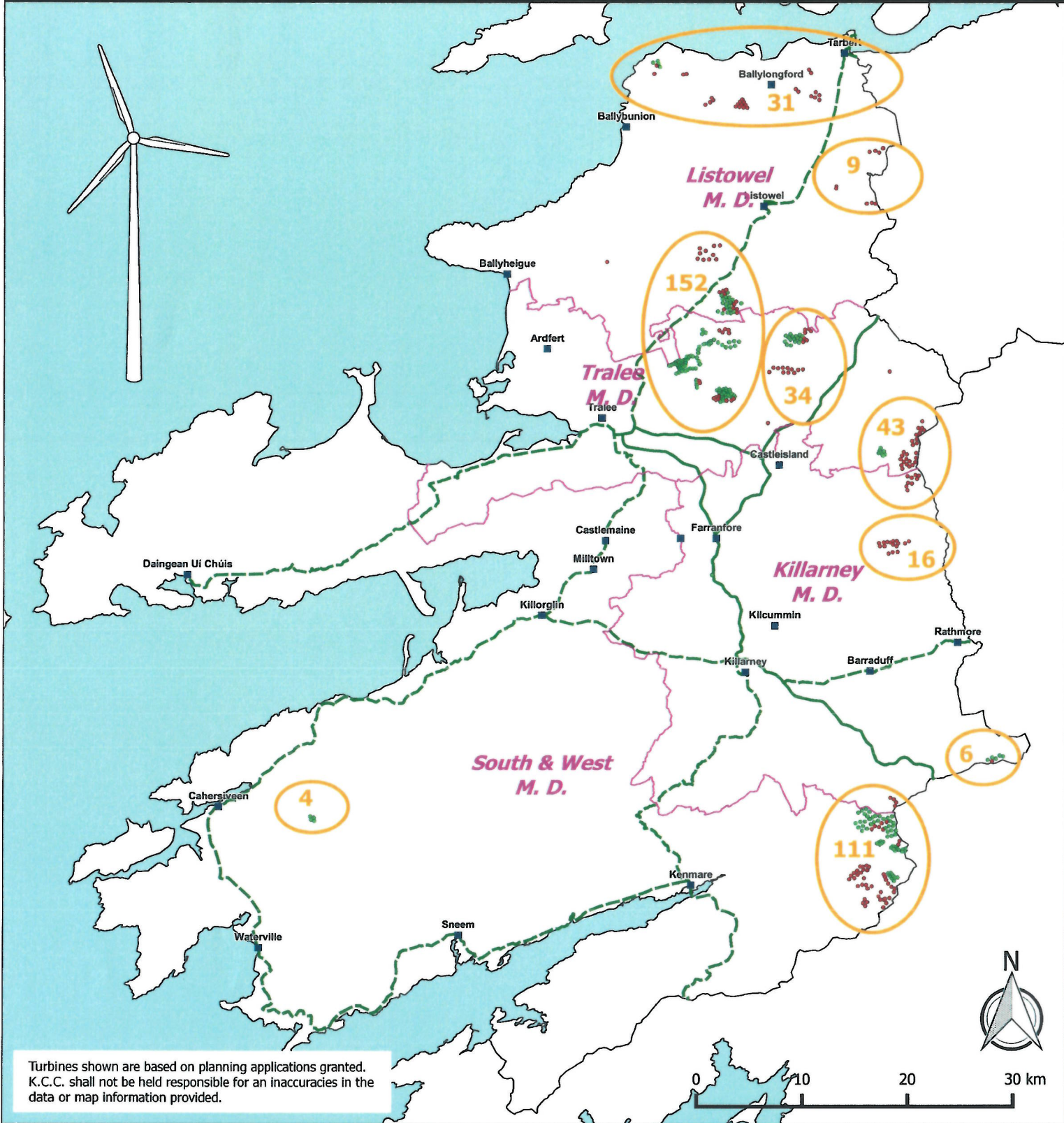
In view of the widespread deprivation throughout north Kerry, the lack of infrastructure investment over the generations, Kerry county council is obliged to take action to source very significant ESF investment to inject into projects in the region that will rejuvenate the economy and bring **transformational** change. This plan is a rare opportunity for change, that opportunity and obligation is being passed over in this draft plan.

Change needs to start **now** by outsourcing Visionary ability **before** redrafting this plan in its entirety, to choose and implement the most effective options which will introduce change and which will reset council's culture.

Kerry county council is the "lead" for the 28,000 residents in the Listowel Municipal District.

John O'Sullivan,  
Listowel.





# Permitted Wind Turbines

## County Kerry

April 2017

### Legend

- Turbine (Built)
- Turbine (Not Built)
- Settlement
- Municipal District Boundary
- National Primary Road
- - - National Secondary Road

Municipal District	No. of Turbines
Tralee	182
Killarney	36
South & West	112
Listowel	81



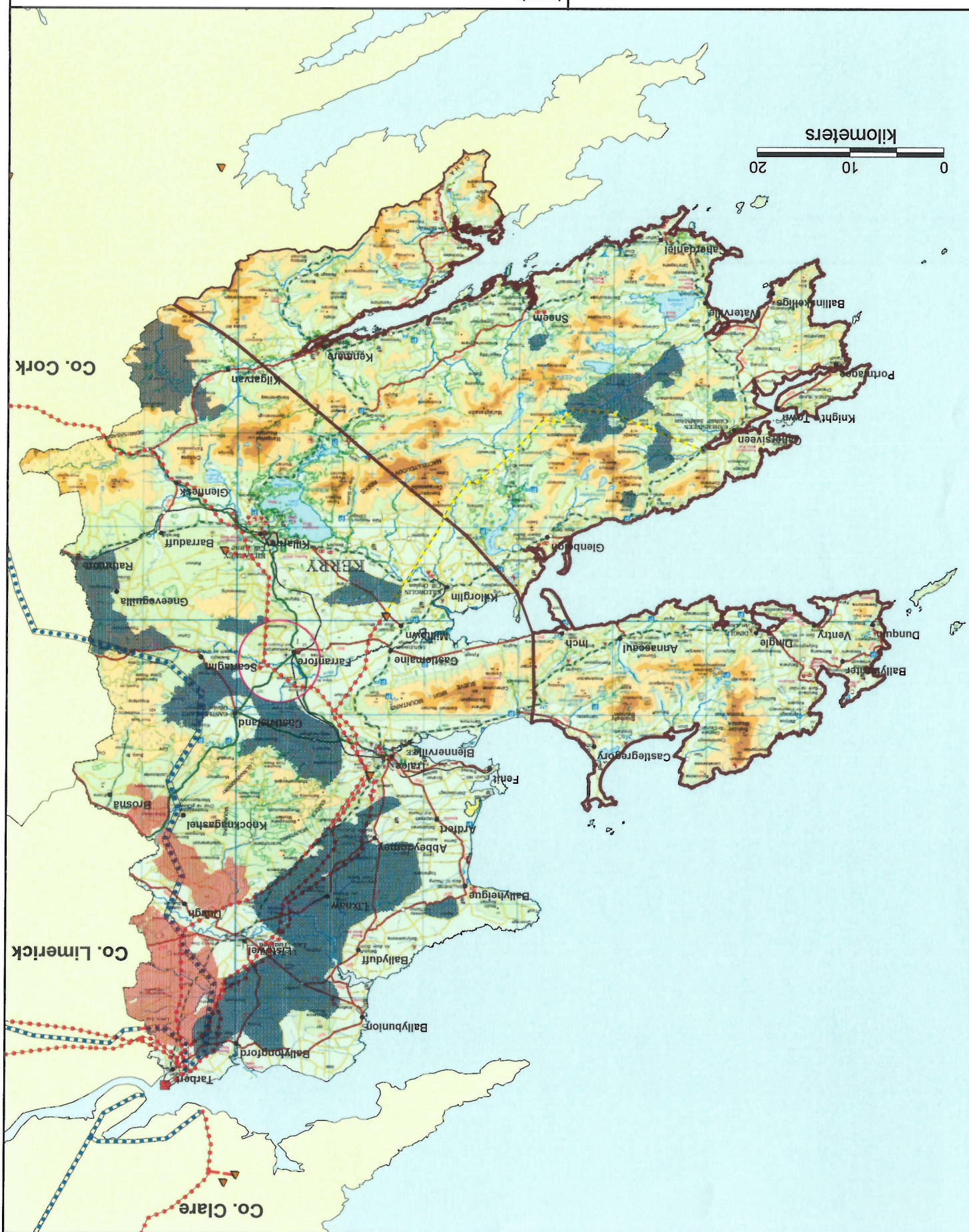
Planning Policy Unit  
Kerry County Council

**411 Turbines Currently Permitted**  
**Approx. 217 of these are built**

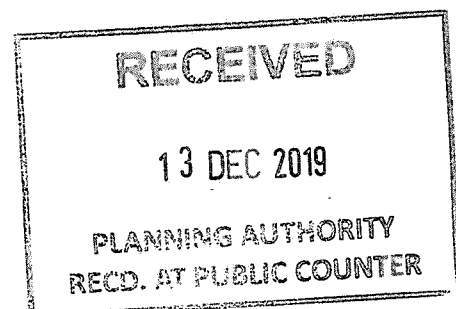
# Renewable Energy Strategy Wind Deployment Zones

Map 7.6

- Legend:
- Areas
  - Strategic Site Search
  - Open To Consideration
  - Existing 110kV substation
  - Existing 220kV & 110kV substation
  - Airport exclusion zone
  - 110kV line operating as a 38kV
  - 110kV network
  - 220kV network
  - 110kV network



Submission to the  
draft Listowel  
Municipal District  
Local area plan  
2019-2025  
For land at Dromin  
Upper Listowel in  
ownership of James  
and Samantha Kelly.



Senior planner,  
Planning policy unit,  
Planning department,  
Kerry co. Council,  
County building,  
Rathass,  
Tralee.

12<sup>th</sup> Dec 2019

A chara,

The purpose of this submission is:-

- 1.The logical extension of the towns settlement boundary to include a plot of land containing 1.9703 hectares.
- 2.The rezoning of this land to enable future mixed use development.

This would be a valuable addition to the infrastructure and amenity land available for the future development of Listowel town.

Our property at Dromin already has the largest equestrian arena in North Kerry.This arena has been used by local equestrian groups in the area, local colleges/schools and the local rugby club. A local athletics club has already expressed an interest in the land as they are looking for land for their facilities in the Listowel area.

The area is on the boundary of Cois Baile and close to the proposed Listowel bypass which would eliminate any risk of causing traffic congestion in the town centre.

Kerry County Development plan 2015-2021.

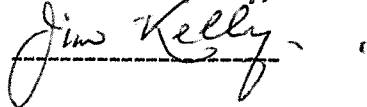
This is a very important document for the future development of the County and one of its objectives is:-“to promote the the creation of

attractive vibrant settlements that provide a high quality of life for our citizens”

The provision of a community of a community sports facility in the proposed area would be in keeping with this important objective. Mixed use development in this site would not detract from the vitality and compact nature of Listowel town and would enhance it as a place in which to live and work.

I would be grateful if would consider this submission and the benefits it offers to complement the existing sports infrastructure in Listowel.

Yours Faithfully,

A handwritten signature in cursive script that reads "Jim Kelly". The signature is written in black ink and is positioned below the typed name "Yours Faithfully,". The signature is written over a horizontal dashed line.

Phone number: 0863314134

E-Mail: [Listowelequestriancentre@gmail.com](mailto:Listowelequestriancentre@gmail.com)

DROMIN

The Writings

1.9703 Ha.

Coy's Park  
Dromin Green

Ballyboltonie Pl

asarda  
sh Grove

DR

Hawthorn Drive

Cluann

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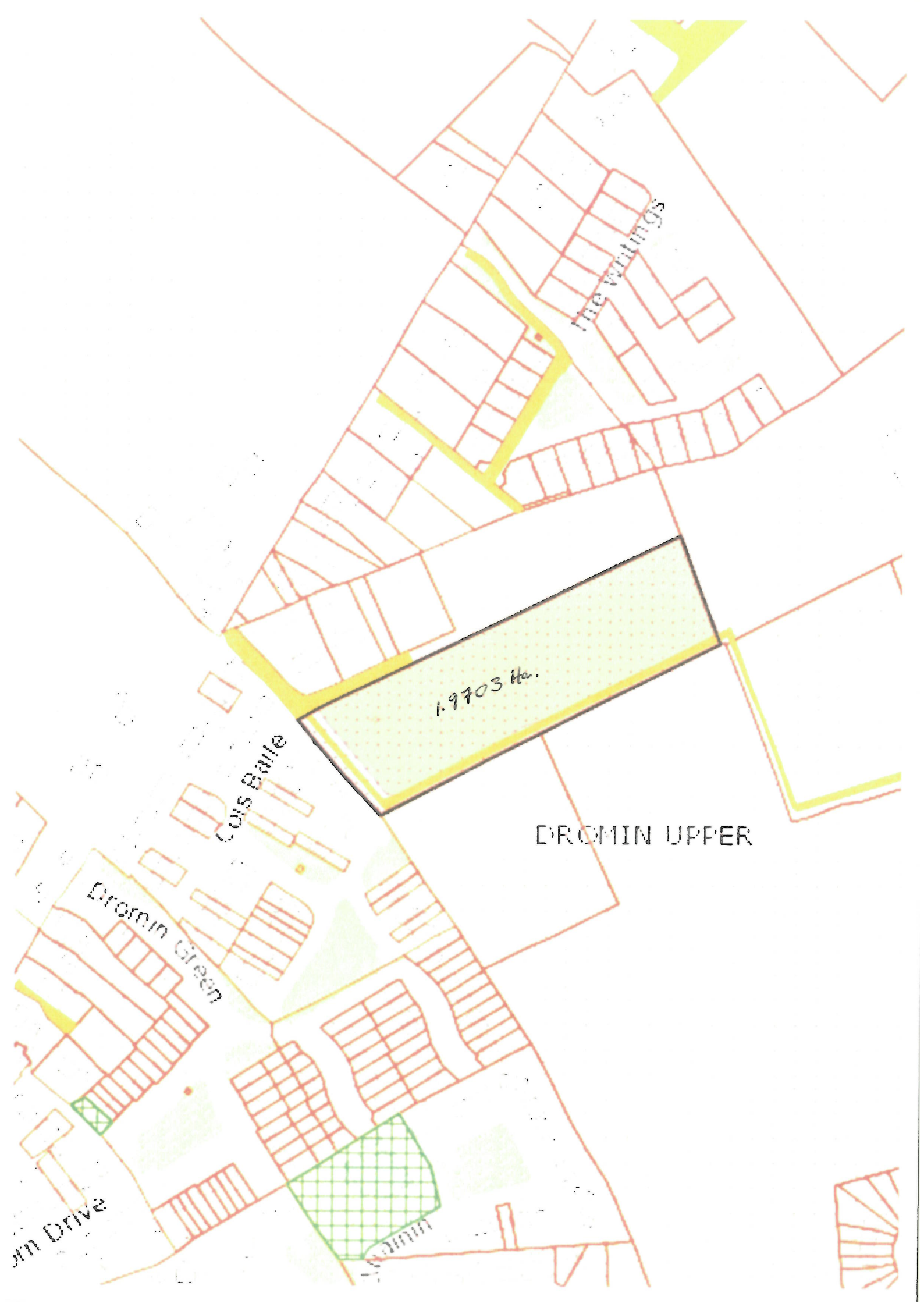
Kenny Heights

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Na Cille

Woodview

Golf View



The Wittings

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DROMIN UPPER

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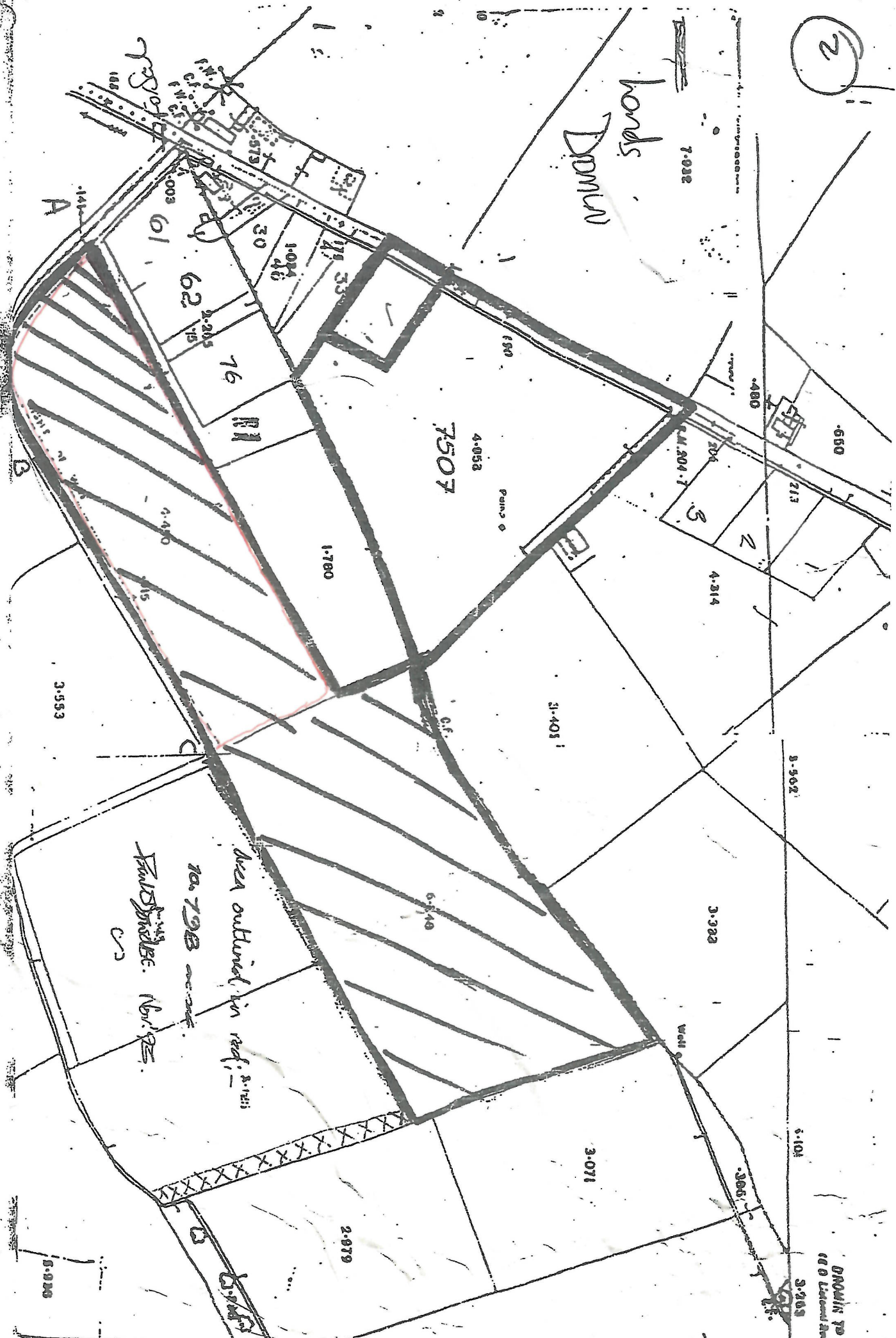
Tarmans East





(2)

hards  
DOWN



Area outlined in red: 10.798 ac.  
Foul Shales. No. 92.

DRILL TO  
100 Lateral Depth

A

B

C

D. Road

Well



# COISTE FORBARTHA LEAC SNÁMHA

LIXNAW DEVELOPMENT ASSOCIATION



Re: **Draft Listowel Municipal District Local Area Plan 2020-2025 - Lixnaw Development Plan**

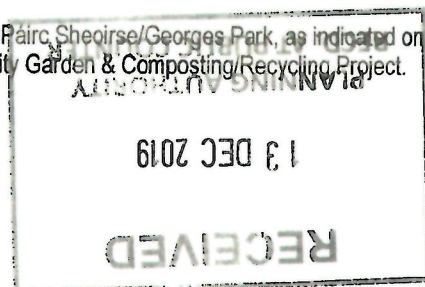
A chara,

The following should be considered for the village of Lixnaw:

- Remove obsolete signage and poles at Daughton's Junction at the build-out, and a Trant's Junction opposite the Girls N.S. Facilitate the installation of (1) new village name signs at the four roads entering the village; (2) traditional black cast-steel finger post signage at above named junctions to replace existing signage; (3) information/display sign-board(s) at Páirc Sheoirse/George's Park; (4) chain railing at picnic area to replace rotting timber railing, (5) street furniture including refuse bins and information/notice board at Hermitage Park.
- Construct stone faced wall and piers along the public path at the new graveyard at Clogher.
- Repair and complete existing public path on Listowel Road at Daughton's Triangle. Re-draw Development Plan boundary if necessary to allow extension of public path to St. Michael's Well from derelict site on Tralee Road, and to Hermitage Park on New Road (from Playground, westward for 80m on north side of New Road and then 140m from entrance to Old Court to Bridge on south side of New Road).
- Facilitate installation of planted road margin at Clogher Road opposite Community Centre.
- Remove build-out at Daughton's Junction and install effective traffic calming along Tralee Road by installing (a) speed limit warning lights/signs at Tralee Road village entrances, and (b) raised pedestrian crossings at Daughton's Triangle and at Boy's N.S. / Sli na Faiche Estate, and similar pedestrian crossings at at Girl's N.S. on Main Street and at the Playground, Old Court and on west side of old bridge on New Road.
- Remove overhead power-lines and re-route services underground through existing ducting and mini-pillars along Main Street and New Road, which were installed for this purpose and currently lie unused. Install traditional black cast steel street light in place of existing lighting as intended when ducts were installed. Install lighting to discourage anti-social behavior at access path from Clogher Estate behind Memorial Arch at Trant's Junction.
- Allow/facilitate screening of derelict site on Tralee Road and pursue development of this site and former Creamery site on New Road.
- Complete development of Greenway along disused G.S.R line. Promote development of River Walk 'Blueway' by facilitating access to Canal at Old Bridge northwards to connect to proposed Bog Walk at Ballinagare and on to Feale Bridge on G.S.R. line at Ballyhorgan. Facilitate similar access from Old Bridge to River southwards, to connect to G.S.R. line on Greenway and on to Bridge at Irrabeg.
- Facilitate development of an Amenity Area at the I.C.W. facility at Páirc Sheoirse/Georges Park, as indicated on the granted planning permission (Ref. No. 17/1061) to accommodate Community Garden & Composting/Recycling Project.

Is mise,

Seamus P. de Cuiltéir  
Cathaoirleach



Lios Tuathail AC,  
Listowel,  
Co. Kerry



8<sup>th</sup> December, 2019

Kerry County Council  
Rathass,  
Tralee,  
Co. Kerry



Re:

Dear Sir / Madam,

I, Kevin Lynch, on behalf of the members of Lios Tuathail Athletics Club (AC), are writing to request a change to the zonal designation of land reference 2922 highlighted in the attached map "property registration authority" from current designation 'agriculture' to 'Active Open Space'

We in Lios Tuathail AC would like to build a athletic training facility for the club with a lease of the land from the current owner Kerry Ingredients, Listowel. Planning will be submitted on rezoning approval.

Please find attached Map highlighted the land in question and a draft of the proposed athletic facility.

If you would require any further information in relation to this request, please leave me know

Yours Sincerely,

A handwritten signature in blue ink, appearing to read "Kevin Lynch".

Kevin Lynch  
Development Chairman  
Lios Tuathail Ac

A redacted area, likely containing contact information such as a phone number or email address, obscured by a black scribble.

**Lynch, Kevin (Tralee)**

---

**From:** Michael Laffan <[REDACTED]>  
**Sent:** Friday 13 December 2019 14:59  
**To:** Lynch, Kevin (Tralee)  
**Cc:** Donal Leahy; Maurice Cuddigan  
**Subject:** Land planning application Lios Tuathail AC

**\*EXTERNAL SENDER\***

Dear Kevin

On behalf of Kerry I confirm we are aware of and acknowledge the application from Lios Tuathail Athletics Club (AC), being made by you on the Athletics club behalf, to rezone land reference 2922 from "Agriculture" to "Active Open Space"

Regards  
Mike

---

Michael Laffan  
Site Manager  
Kerry Listowel  
Listowel  
Co. Kerry

Mobile +[REDACTED]  
[www.kerry.com](http://www.kerry.com)

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