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MINUTES OF THE MEETING OF THE MEMBERS OF THE MUNICIPAL DISTRICT OF TRALEE HELD IN THE COUNCIL CHAMBER, ÁRAS AN CHONTAE, TRALEE ON MONDAY 06TH JULY 2020.

MIONTUAIRISCÍ NA CRUINNITHE DE CHEANTAR BARDASACH THRÁ LÍ A THIONÓLADH I SEOMRA NA COMHAIRLE, ÁRAS AN CHONTAE, TRÁ LÍ, AR AN LUAIN 06th IÚIL, 2020.

PRESENT/I LÁTHAIR

Councillors/Comhairleoirí

Cllr. D. Ferris
Cllr. J. Finucane
Cllr. C. Foley
Cllr. S. Locke
Cllr. M. Sheehy
Cllr. J. Wall
Cllr. T. O' Brien (Mayor)

In attendance/i láthair

Mr. M. Scannell	**Executive for the Municipal District of Tralee**
Ms. J. Foley	**Municipal District Officer of Tralee**
Mr. P. Corkery	**S.E.O. Corporate Services**
Mr. C. Nagle	**Acting Senior Executive Engineer Tralee Municipal District**
Mr. P. O' Connor	**E.E. Municipal District of Tralee**
Mr. D. Doyle	**S.E. – Operations, Health & Safety**
Mr. D. Reilly	**Acting S.E.E. – Economic Development Unit**
Mr. G. O' Brien	**Acting S.E.O. Environment**
Mr. J. McEniry	**Executive Engineer – Water Services**
Ms. C. Liston	**Senior Executive Architect – Capital Infrastructure**
Mr. T. Brosnan	**A.O. Housing**
Mr. D. O' Brien	**A.O. Water Services**
Ms. M. C. Sweeney	**A.S.O. Corporate Support**

The meeting commenced at 10:00 a.m.

Mayor T. O' Brien took the Chair.

20.07.06.01 (a) – Mayoral Statement – Cllr. T. O' Brien

Cllr. T. O' Brien wished the following to be noted by the members.

- Complimented all the traders and businesses who had reopened and stated that everything must be done to support them.
- Delighted to see Town Park open
- Asked the members of TMD and the public of the Municipal District to remain mindful of the social distancing measures still in place and stated that Tralee has done very well so far.

Cllr. J. Finucane suggested that a meeting should be requested by Tralee Municipal District with Kerry Airport regarding future European Business flight routes in Kerry Airport and all Councillors were in agreement

20.07.06.01 (b) - Confirmation of the Minutes of the following Meeting.

1. Minutes of Special Meeting of the Municipal District of Tralee held on 28th February 2020

On the PROPOSAL of **Cllr. S. Locke** SECONDED by **Cllr. J. Finucane** it was agreed that the minutes of the Special Meeting of the members of the Municipal District of Tralee held on 28th February 2020 be confirmed.

2. Minutes of the Meeting of the members of the Municipal District of Tralee held on 02nd March 2020.

On the PROPOSAL of **Cllr. M. Sheehy** SECONDED by **Cllr. S. Locke** it was agreed that the minutes of the Meeting of the members of the Municipal District of Tralee held on 02nd March 2020 be confirmed.

3. Minutes of the Special Meeting of the members of the Municipal District of Tralee held on 14th May 2020 – 2020 Roadworks Programme for Tralee Municipal District.

On the PROPOSAL of **Cllr. S. Locke** SECONDED by **Cllr. D. Ferris** it was agreed that the minutes of the Special Meeting of the members of the Municipal District of Tralee held on 14th May 2020 – 2020 Roadworks Programme for Tralee Municipal District be confirmed.

4. Minutes of the Special Meeting of the members of the Municipal District of Tralee held on 10th June 2020 – Safe Streets and Safe Destinations Mobility Plan for Tralee Municipal District.

On the PROPOSAL of **Cllr. J. Finucane** SECONDED by **Cllr. D. Ferris** it was agreed that the minutes of the Special Meeting of the members of the Municipal District of Tralee held on 10th June 2020 – Safe Streets and Safe Destinations Mobility Plan for Tralee Municipal District be confirmed.

5. Minutes of the Annual General Meeting of the members of the Municipal District of Tralee held on 25th June 2020.

On the PROPOSAL of **Cllr. T. O' Brien** SECONDED by **Cllr. S. Locke** it was agreed that the minutes of the Annual General Meeting of the members of the Municipal District of Tralee held on 25th June 2020 be confirmed.

At the outset of the meeting Mr. P. Corkery advised members of their duties under Ethics Legislation.

I wish to remind members of their requirements under Part 15 (Ethics Framework) of the Local Government Act 2001 and the Code of Conduct for Councillors. Councillors should be aware that the onus for complying with the requirement of the Act and the Code of Conduct lies with each individual Councillor. Under the beneficial interest provision and should that provision apply, a Councillor must:

(1) Disclose the nature of his/her interest or the fact of a connected person's interest at the meeting and before discussion or consideration of the matter commences and

(2) Withdraw from the meeting for so long as the matter is being discussed, and accordingly, he/ she shall take no part in the discussion of the matter and shall refrain from voting in relation to it.

20.07.06.01 (c) Business Prescribed by Statute, Standing Orders or Resolutions of the Municipal District Members for transaction at such meeting.

1. To consider the Chief Executive's Report in accordance with Section 179 (3) (a) of the Planning and Development Act 2000-2020 for the construction of 8 no. residential units, new services, parking, pedestrian facilities, landscaping and all associated site works at Rahoonane, Tralee, Co. Kerry.

Mr. Michael Scannell read the report into the record of the meeting and stated that this is an important development in Tralee and that the Elected Members would be aware that this development borders 2 existing housing developments and has been under utilised for some time.

Comhairle Contae Chiarraí
Kerry County Council

Chief Executive's Report and Recommendation in accordance with Section 179 (3)(a) of the Planning and Development Act 2000-2020 for the construction of:

8 no. residential units, new services, parking, pedestrian facilities, landscaping and associated site works at Rahoonane, Tralee, Co. Kerry

Dated 06th July 2020

Housing Capital Unit

Kerry County Council,
Princes Street,
Tralee
County Kerry

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Document title	Construction of 8 dwellings at Rahoonane, Tralee, Co, Kerry
Project Number	H-20-003
Document Prepared by	Marguerite Enright – Senior Executive Planner
Document Approved by	

Section 1.0 Introduction

1.1 Overview

The 'construction or erection of a house' is a class of development covered under Article 80(1) (a) of the Planning and Development Regulation 2001-2020 (as amended) and is subject to the requirements of Section 179 of the Planning and Development Act 2000-2020 (as amended) and Part 8 of the Planning and Development Regulations 2001-2020.

Kerry County Council propose to construct 8 no. residential units, new services, parking, pedestrian facilities, landscaping and associated site works at Rahoonane, Tralee, Co. Kerry

The development will connect to the existing public water supply and to existing foul and storm sewers. The 8 units will be comprised of:

- 4 no. two bedroom/ four person units
- 4 no. three bedroom/ five person units

There are 542 qualified applicants for 2-bedroom properties and 395 for 3-bedroom properties.[1]

This report sets out the rationale for the proposed development, summarises and addresses the observations made during the Part 8 consultation process, and recommends whether the development should proceed as proposed, proceed with modifications, or not proceed.

1.2 Site Location and Description

Site and Surroundings

The proposed site comprises approximately 0.28ha of undeveloped land in townland of Shanakill, approximately 2km from Tralee Town Centre. The site is located at the edge of Rahoonane and Shanakill housing estates fronting onto a green area adjacent to Killeen Road. The site immediately adjoins community allotments to the south which are accessed via a laneway to the west of the proposed scheme. Gaelscoil Mhic Easmain is situated 200m to the east. The site is zoned as existing residential in Tralee Town Development Plan 2009-2015 as extended and its associated variations.

[1] Ihouse 22nd April 2020

Figure 1: Location of the proposed site highlighted in red

Figure 2: Site Location Map

1.3 Photographic Study

Photo 1: View south from existing site access route on Killeen road.

Photo 2: View south-east towards the development site

Photo 3: View south-west towards the site from existing Rahoonane estate access road.

Photo 4: View westwards along the existing access road

1.4 Urban Design

The site is located within the Rahoonane Housing Estate. This estate is comprised of multiple small terraces of two story architecturally uniform houses of traditional design. The proposed development follows the terrace layout creating two small new terraces.

The estate is comprised of 210 properties of homogeneous design. In order to add architectural diversity modern design elements have been incorporated into the design of the new properties. The scale and proportions of the new units replicate that of existing development, thereby allowing a distinctly different architectural style to integrate into the existing urban setting.

The short terrace layout of existing development has led to a predominance of blank gable walls throughout the estate. This is avoided in the new development by creating a property frontage on the side elevations on end of terrace properties.

The new development will create a point of architectural interest which will enhance the appearance of the streetscape both within the estate, and when viewed from the public road.

1.5 Public Consultation

In accordance with S.179 of the Planning and Development Act 2000-2020 a public notice regarding the proposed works was advertised in the Kerry's Eye newspaper on Thursday 27th February. Site notices were erected on the proposed site Wednesday 26th February 2020 and inspected regularly hereafter.

Plans and Particulars of the proposed development were available for inspection, during normal office hours at Tralee Municipal District Office from Thursday 27th February until Friday 27th March 2020 and on Kerry County Council's Website.

In response to the Covid 19 restrictions the Government, under section 251A of the Planning and Development Act 2000 to 2020, issued two orders which collectively extended the appropriate public consultation period by 56 days. Consequently, the proposal remained on public display from Thursday the 27th of February 2020 to Friday 22nd of May 2020. The period by which submissions and observations may be made was extended to 9th of June 2020. Public notices detailing these changes were erected on site and a notice of the extended periods placed on the Kerry County Council website.

Section 2.0 Persons or bodies who made submissions or observations within the prescribed period

Persons or bodies who made submissions or observations within the prescribed period are listed in Table 1.

Submission No	Name
Prescribed Bodies	
S-1	Health Service Executive, HSE South, Unit 4, Libre house, Monavalley Business Park, Tralee, Co. Kerry.
S-2	Senior Fisheries Environmental Officer, Inland fisheries Ireland, Sunnyside House, Macroom County Cork
S-3	Connections and Developer Services Manager Irish Water, PO Box, Dublin 1.
Public Submissions	
S-4	Tom and Amanda Moriarty

Table 1: List of submissions received during the statutory time period

The key issues with respect to the proper planning and sustainable development of the area, the response to same, and any further actions arising from the observations are set out below.

Submission 1 - Health Service Executive, HSE South, Unit 4, Libre house, Monavalley Business Park, Tralee, Co. Kerry

Submission/Observation

This submission recommends that all necessary measures be taken to protect any sensitive receptors in the area from construction impacts such as dust, rodents, interruptions to services, access issues, noise, dust etc. It is recommended that a system be put in place to effectively deal with complaints during construction. Any such system should include the designation of a competent person to liaise with the local community in the event of complaints and to ensure remedial action is undertaken where necessary.

Chief Executives Response

A construction management plan outlining all mitigation measures to protect sensitive receptors in the area from construction impacts will be prepared by the contractor post part 8 approval and prior to commencement of works on site. Kerry County Council will appoint a clerk of works / liaison person as a point of contact during the construction phase of the proposed project. The appointed person shall liaise between the local community, contractor and Kerry County Council.

Chief Executives Recommendation

It is recommended that no changes be made to the proposal that went on public display.

Submission 2 - Senior Fisheries Environmental Officer, Inland fisheries Ireland, Sunnyside House, Macroom County Cork

Submission/Observation

Inland Fisheries Ireland (IFI) considers this development can be undertaken without impact on the aquatic environment provided environmental mitigation measures are put in place. These should include: -

- Site construction: good site management practices to be adopted during site construction to prevent discharge of silt/ hydrocarbon contaminated waters to surface waters or storm drainage. All pollution control measures should be in place prior to commencement of site clearance and be maintained at regular intervals during construction with environmental supervision.

- Surface/storm water discharge volumes should be minimised by the use of Sustainable Urban Drainage systems (SUDS) with specific emphasis on the use of permeable paving and swales etc. for surface water infiltration.

- Foul and surface water drainage. Foul and clean surface waters should be separated with foul effluent discharging to the public foul sewer; IFI notes that a foul effluent overflow connection to surface waters is not permitted.

- Certification should be required to confirm correct connections have been made to foul and surface water drainage.

Chief Executives Response

A site management plan will be prepared prior to the commencement of the development works which will put in place environment mitigation measures including those necessary to prevent the contamination of surface waters and storm drainage.

The development has been designed using a Sustainable Urban Drainage System. This system incorporates an attenuation tank with flows controlled to greenfield runoff rates. The development site is not sufficiently large to accommodate swales and has poor infiltration so the potential for permeable paving is limited.

Foul and clean surface waters are separate. Foul effluent will discharge to the public foul sewer.

All works shall conform to Irish Water standards and codes of practice. Connections will only be permitted following final approval from Irish Water.

Chief Executives Recommendation

It is recommended that no changes be made to the proposal that went on public display.

Submission 3 - Connections and Developer Services Manager, Irish Water, PO Box, Dublin

Irish Water notes that there is an existing Irish Water asset present on/within the site boundary and public infrastructure along the streets surrounding the site. In particular, there is a 150mm uPVC sewer and a 300mm AC watermain immediately south of the site.
In order to accommodate the proposed connection to the Irish Water wastewater network, upsizing works are required to increase the capacity of the network by approximately 200m. Irish Water currently does not have any plans to extend its network in this area. Should the applicant wish to progress with the connection the applicant will be required to fund this network upgrade.

In light of the above Irish Water requests that any grant of permission be conditioned as follows:

- The applicant must sign a connection agreement with Irish Water prior to the commencement of the development and adhere to the standards and conditions set out in that agreement.

- Any proposals by the applicant to build over or divert existing water or wastewater services shall be submitted to Irish Water for written approval prior to works commencing.

- The developer must comply with separation distances associated with the existing infrastructure as set out Irish Water standards codes and practices.

- The development must incorporate Sustainable Drainage Systems/Attenuation in the management of storm water and to reduce water inflow into the receiving storm water network. Full details to be agreed with the LA Drainage Division.

Chief Executives Response

Prior to commencement of development Kerry County Council intend to enter into a connection agreement with Irish Water and where possible adhere to the standards and conditions set out in the agreement. Prior written approval will be sought in instances where it is proposed to build over or divert existing water or wastewater services.

To avoid building dividing garden walls over the foul sewer line which traverses rear back gardens, it is proposed that the rear boundary wall shall be relocated to 11metres from the main rear building line of the development resulting in the foul sewer remaining outside of individual properties. It is proposed that the area outside the rear boundary wall be incorporated into the adjacent allotments or planted with low maintenance hedging. Both options shall be considered as part of estate management and in consultation with the Rahoonane Residents Association.

The proposed development complies with Irish Water standards codes and practices as they apply to the development as a whole and in relation to separation distances from existing water infrastructure. The development has been designed using a Sustainable Urban Drainage System. This system incorporates an attenuation tank with flows controlled to greenfield run-off rates.

Chief Executives Recommendation

It is recommended that the following amendment is incorporated into the design:
The rear boundary wall to the development shall be relocated to 11metres from the main rear building line of the development, as per Site Layout Plan Drawing No. 1912_202 P1.

Submission 4 - Tom and Amanda Moriarty

Submission/Observation

The owners of 26, Rahoonane, have extended their garden into the public open space adjacent to the rear of their property and erected temporary fencing around it. This has been done without the permission of Kerry County Council. The owners of the property state that they have maintained this area of land for a number of years as a safe play space for their grandchildren. It is requested that this land be included within the proposed development site in order to help them to secure the land.

Chief Executives Response

It is not considered appropriate to extend the development boundary to include the unauthorised garden area.

Chief Executives Recommendation
It is recommended that no changes be made to the proposal that went on public display

Section 3. Evaluation of the proposed development with respect to the proper planning and sustainable development of the area.

3.1 Assessment

The proposed development to construct 8 no. residential units, pedestrian facilities, car parking, access road, parking, services, landscaping and associated site works at Rahoonane, Tralee, Co. Kerry, is consistent with the following National, Regional and Local Plans –

- Project Ireland 2040: The National Planning Framework
- Project Ireland 2040: National Development Plan 2018-2027
- Kerry County Development Plan 2015-2021 (as amended)
- Tralee Municipal District Plan 2018-2024
- The Tralee Town Development Plan 2009 as extended and varied pursuant to Section 11 of the Planning and Development Act 2000-2020

The layout and design of the proposed scheme is in accordance with the following DoEHLG guidance documents-

- Sustainable Residential Development in Urban Areas (Cities, Towns and Villages) Guidelines for Planning Authorities
- Design Manual for Urban Roads and Streets

The development is located in an established residential area with existing social infrastructure in place to serve the needs of new residents. It is within walking distance of community centres, schools, sporting facilities and neighbourhood shopping.

The design of the development will add architectural interest to an otherwise uniform urban landscape while integrating with the scale and form of existing development. The site layout maximises the degree to which the development connects to existing roads footpaths and cycling systems. The scale, layout and design of the scheme will not detract from the amenity of the area or that of the properties in the surrounding residential area.

The Appropriate Assessment report concludes, on the basis of objective scientific information, that the proposed project individually or in combination with other plans or projects, is not likely to have a significant effect on a European or Natura 2000 Site, and accordingly it is considered that a Natura Impact Statement / Stage 2 Appropriate Assessment is not required in this instance.

The EIA preliminary report concluded that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for an environmental impact assessment can, therefore, be excluded at preliminary examination stage and a screening determination is not required.

Pursuant to Article 120(3) (ca) of the Planning and Development Regulations 2020 no written confirmation was issued by An Bord Pleanala to this local authority regarding a request for an EIA screening determination.

The proposed development is for Social Housing and therefore is exempt from Kerry County Councils contribution scheme.

3.2 Proposed Amendments

The rear boundary wall to the development shall be relocated to 11metres from the main rear building line of the development, as per Site Layout Plan Drawing No. 1912_202 P1.

3.3 Recommendation

Having regard to the nature, scale and location of the proposed development and the availability of social infrastructure, it is considered that the residential development, consisting of 8 no. residential units, new services, parking, pedestrian facilities, landscaping and associated site works at Rahoonane, Tralee, Co. Kerry is in accordance with the proper planning and sustainable development of the area. Consequently, it is recommended to proceed with the development as proposed.

Signed

_____

Michael Scannell

Tralee Municipal District Manager
Bainisteoir Cheantair Bardasach

Appendix (a)

Proposed Planning Conditions

FIRST SCHEDULE Having regard to the location of the site within the development boundary of Tralee Town on lands zoned for residential purposes, it is considered that, subject to compliance with the conditions set out in the second schedule, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would not therefore be contrary to the proper planning and sustainable development of the area.

SECOND SCHEDULE

1. The development shall be carried out in accordance with the plans and particulars dated November 2019, 16th January 2020 and 19th February 2020 except for any alterations or modifications specified in this decision.

Reason: To regulate and control the layout of the development.

2.The development shall be of design and construction in accordance with the plans and particulars dated November 2019, 16th January 2020 and 19th February 2020.

a. All external finishes shall be neutral in colour, tone and texture
b. The use of white uPVC shall not be permitted on windows, doors, facias, soffits and guttering.

Reason: To integrate the structure into the surrounding area.

3.The finished floor level shall be in accordance with detail on drawing No. 1912_202

Reason: To integrate the structure into the surrounding area.

4. The development shall be connected to the public water supply and the public foul sewerage system to the satisfaction of Irish Water. No development shall commence until such time as the developer has obtained and signed a Connection Agreement with Irish Water for the provision of water and sewerage services necessary to enable the proposed development. The developer shall adhere to the standards and conditions set out in that agreement.

Reason: In the interest of public health.

5. All site works shall conform to the "Recommendation for Site Development Works for Housing Areas" published by the Department of Environment, 1998. All existing and proposed service cables associated with the proposed development (such as electrical, telecommunication and public lighting cables) shall be run underground within the site. Ducting for broadband to be provided. Under no circumstances shall the applicant\developer cut or otherwise interfere with the public road for the purposes of connection to public services without a road opening license. Electricity lines on site shall be located in accordance with best practice.

Reason: To avoid a traffic hazard and protect public property.

6. Public Lighting shall be in accordance with ISO EN 13201 and shall be designed and certified by a competent lighting engineer.

- Lamps shall be LED type.
- All fittings shall be Irish WEEE compliant.
- Lamp fittings to have min. I.P. 67 rating.
- Lighting columns shall be steel columns to EN 40 standard.
- All electrical installations shall comply with the National Rules for Electrical Installations "ETCI regulations" and shall be tested, verified and certified by RECI or ECSSA registered contractors. As part of the 'As-Built' drawing submissions on completion of the development, the development shall show and certify compliance with the above. A separate drawing for the public lighting element shall be submitted, which shall clearly indicate the locations and numbering sequence of lights, the exact specification of lamps and columns (including wattage and columns heights) and locations of all mini-pillar and meters.

Reason: In the interests of orderly development.

7. The site shall be landscaped with suitable indigenous trees and shrubs or hedges. All landscaping and screening shall be carried out within the first growing season following occupation of the dwelling houses.

Reason: To provide adequate screening.

8. Notwithstanding the exemption development provision of the Planning and Development Regulations 2001–2020 and any statutory provision replacing or amending them, no development falling within Class 1 of Schedule 2 and Part 1 of those regulations shall take place within the curtilage of each house without a prior grant of permission.

Reason: In the interest of the amenity of the area.

9. (a)The contractor shall institute appropriate measures to prevent material being deposited onto the public road. No earth, soil or other material from this site shall be deposited onto the public road.

(b) The development is to comply with the Department of Environment, Community and Local Government, Circular PL 6/2014 dated 26th November 2014 with regard to the "control of vehicle speeds", (i.e. Children at play and 30km/h signage).

(c) All site works shall be in accordance with the Department of the Environment, Heritage and Local Government publication "Site Development Works for Housing Areas".

(d) Stop sign and appropriate thermoplastic road markings are required in accordance with the Department of Transport Traffic Signs Manual.

(e) Details of all works on the access road shall be agreed in advance with the Operations Department of the Tralee Municipal District Office, Kerry County Council.

Reason: In the interest of proper planning and sustainable development of the area.

10. All excavations and building works shall be carried out between the hours of 0800 and 1800 Monday to Friday inclusive, and between the hours of 0800 and 1300 on Saturdays only. No work shall be carried out on Sundays or Bank Holidays.

Reason: In the interest of residential amenity.

11. A construction management plan in accordance with best construction practices shall be prepared by the contractor and approved by Kerry County Council prior to the commencement of development. This plan shall include an estimation of the types and quantities of waste likely to arise and the measures to be taken to manage such waste shall be incorporated into the plan. Measures for the management of all wastes arising during the development phase shall be undertaken fully in accordance with the Waste Management Act. This shall be a condition of any development contract.

Reason: In the interest of orderly development and the proper planning and sustainable development of the area.

12. A construction traffic management plan shall be prepared by the contractor and approved by Kerry County Council prior to the commencement of development.

Reason: In the interest of proper planning and sustainable development of the area.

13. Good site management practices shall be employed by the developer during the site construction and development to prevent discharge of contaminated waters.

Reason: In order to protect the existing environment.

14. Prior to occupation of the residential dwellings, all site development works shall be substantially completed in accordance with the conditions attached to this decision.

Reason: In the interests of orderly development.

15. Four parking shall be designated visitor parking. Their location shall be clearly marked on the ground. Revised drawings indicating the same shall be submitted to Kerry County Council prior to the commencement of development.

Reason: In the interest of proper planning and sustainable development of the area.

Appendix (b)

Planning Authority Environmental Impact Assessment
Preliminary Screening Conclusion Statement

For a proposed 8 No Residential Unit Development, at
Rahoonane, Tralee, Co Kerry

Environmental Impact Assessment Preliminary Screening Conclusion Statement

In accordance with A120(1)(b)(ii) of the Planning and Development Regulations 2001, as amended, and in consideration of the nature, scale and location of the development, it is concluded that there is no realistic doubt in regard to the likelihood of significant effects on the environment arising from the proposed development.

Kerry County Council therefore concludes that this project is not one which requires EIA Screening or EIA. The Preliminary EIA Screening Examination prepared by Malachy Walsh and Partners contains a fair and reasonable assessment. That assessment is adopted as the assessment of Kerry County Council.

Reason for Conclusion

Having regard to nature of the development comprising a relatively small infill residential scheme and the urban location of the site distant from environmental designations, it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. Furthermore, given the nature, scale and location of the proposed works, there are no potential cumulative or in combination effects likely to arise in this instance.

Signed: Michael Scannell

Director of Services I Stiúrthóir Seirbhísi,
Economic & Community Development I Forbairt Eacnamaiochta & Pobail

Date: 20/1/2020

Appendix (c)

Planning Authority Habitats Directive Assessment
Screening Determination Statement

For a proposed 8 No Residential Unit Development, at
Rahoonane, Tralee, Co Kerry

Stage I Appropriate Assessment Screening Statement

Kerry County Council as Competent Authority determines that the proposed works, individually, and in combination with other plans and projects, are not likely to have a significant effect on a European site (Natura 2000 Site), and as such, a Stage 2 Appropriate Assessment / Natura Impact Statement is not required. It is considered that the AA Screening Report prepared by Malachy Walsh & Partners contains a fair and reasonable assessment of the likelihood of significant effects of the development on European sites. That assessment is adopted as the assessment of Kerry County Council.

Reasons for Determination

- It is noted that the Appropriate Assessment Screening report has been carried out giving full consideration to the plans and particulars of the proposed development, to European sites located in the vicinity and to all of the matters referred to in S177 (U) of the Planning and Development Act 2000, as amended.
- The proposed development is small in scale (approximately 0.28ha), the excavation requirement is limited, the works are not complex in nature and the development site will be contained and controlled.
- There is no spatial overlap between the proposed works and any Natura 2000 site.
- There is no direct hydrological connection between the proposed works and any Natura 2000 site. Significant water quality effects on Natura 2000 sites arising as a result of the proposal are not likely.
- No direct loss or alteration of habitats in Natura 2000 sites will occur.
- No significant disturbance or displacement of qualifying interest species is likely.
- No significant habitat or species fragmentation arising as a result of the proposal is likely.
- Significant cumulative/in-combination effects through interaction between the proposal and other plans, projects and activities are not likely.

  0 Therefore, it is objectively concluded that significant effects on these Natura 2000 sites in light of the sites Conservation Objectives are not likely.

Signed: Michael Scannell

Director of Services I Stiúrthóir Seirbhísi,
Economic & Community Development I Forbairt Eacnamaiochta & Pobail

Appendix (d) Scheme Drawings

Mr. M. Scannell stated that the proposal is to grant permission for development with relocation of the boundary wall.

On the PROPOSAL of **Cllr. J. Finucane** SECONDED by **Cllr. S. Locke** it was agreed to accept the Chief Executive's Report and Recommendation in accordance with Section 179 (3)(a) of the Planning and Development Act 2000-2020 for the construction of:

8 no. residential units, new services, parking, pedestrian facilities, landscaping and associated site works at Rahoonane, Tralee, Co. Kerry

For: Cllr. D. Ferris, Cllr. J. Finucane, Cllr. C. Foley, Cllr. S. Locke, Cllr. M. Sheehy, Cllr. J. Wall, Cllr. T. O' Brien (7)
Against (0)
Absent: (0)

It was unanimously agreed to accept the resolution. Mr. P. Corkery declared the resolution to be carried.

2. To consider the Chief Executive's Report on the Public Consultation in compliance with Part XI of the Planning & Development Act 2000-2020 as set down in Part 8 of the Planning and Development Regulation, 2001 – 2020 for the Development of the Public Realm element of the brownfield site known as the Island of Geese, previously the location of the Denny Bacon Factory, The Island of Geese, Tralee, Co. Kerry.

Mr. M. Scannell advised the this was the next phase in the ongoing development of the Island of Geese site.

Mr. D. Doyle read the report into the record of the meeting and went through the submissions in detail with those present.

COMHAIRLE CONTAE CHIARRAI

KERRY COUNTY COUNCIL

OILEÁN NA nGÉANNA - SPÁS POIBL

ISLAND OF GEESE - PUBLIC REALM

Moltaí agus Tuairisc Príomhfheidhmeannach Comhairle Contae Chiarraí ar an gComhairliúchán Phoiblí a ullmhaíodh de bhun Alt 179 (3) den Acht um Pleanáil agus Forbairt 2000 – 2020 agus Cuid 8 de na Rialacháin um Pleanáil agus Forbairt 2001 -2020.

Chief Executive's Report and Recommendations in accordance with Section 179 (3) of the Planning and Development Act 2000 – 2020 and
Part 8 of the Planning and Development Regulations 2001-2020.

Dáta/Date: 26/06/2020

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(Displayed from 19/02/2020 to 20/03/2020)

COMHAIRLE CONTAE CHIARRAÍ/KERRY COUNTY COUNCIL

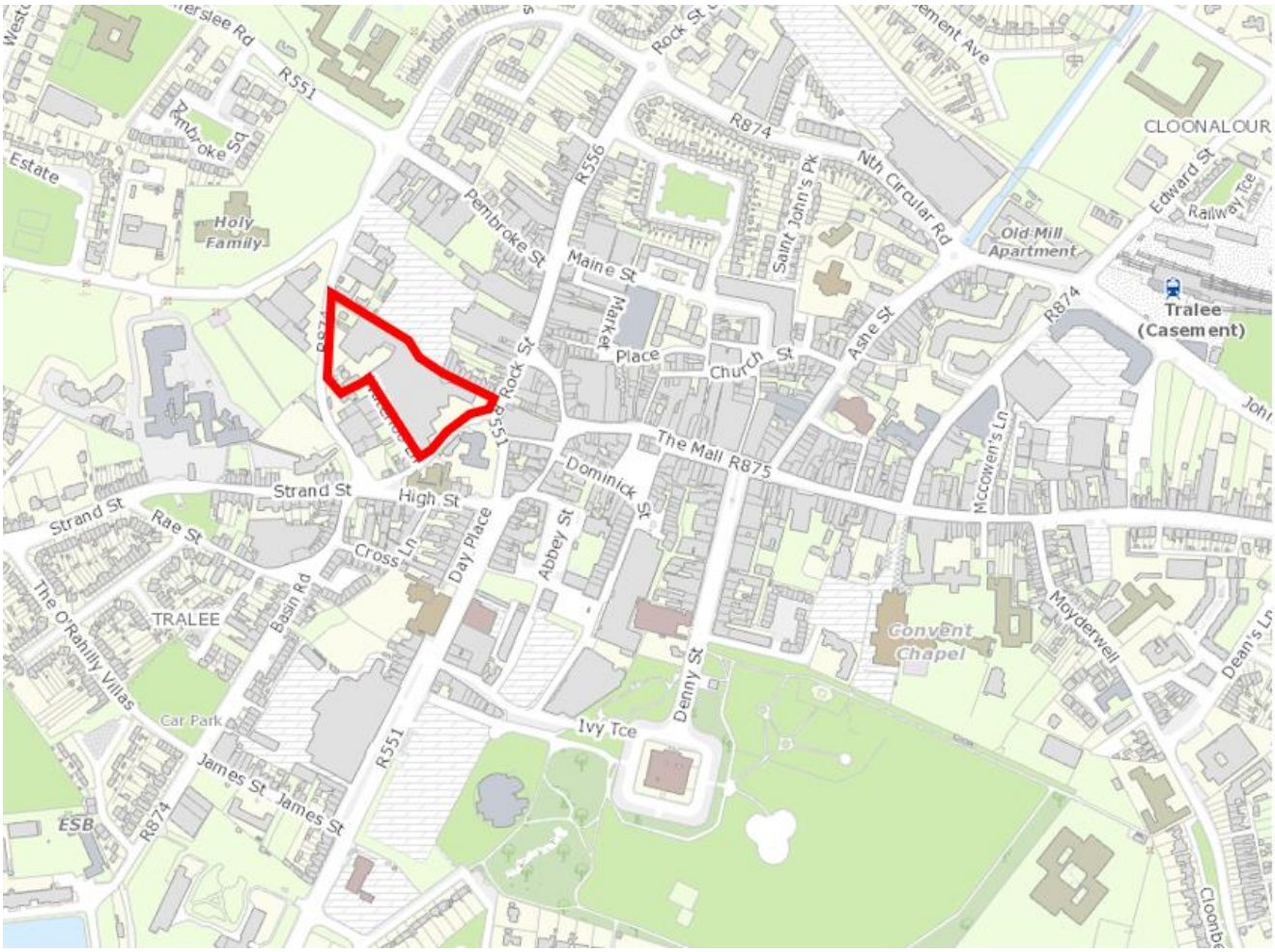
AN tACHT UM PLEANÁIL AGUS FORBAIRT 2000 (LEASAITHE)
PLANNING AND DEVELOPMENT ACT 2000(AS AMENDED)

Chief Executive's Report and Recommendations in accordance with Section 179 (3) of the Planning and Development Acts 2000 – 2020 and
Part 8 of the Planning and Development Regulations 2001-2020

1. INTRODUCTION

1.1 LOCATION, NATURE & EXTENT OF PROPOSED DEVELOPMENT: -

Figure 1.0 Location of Island of Geese site within Tralee Town Centre.



The Island of Geese site was formerly the derelict Denny Bacon Factory. The regeneration of the site is part of the Tralee Town Centre West Masterplan. The redevelopment of the area is part funded by the ERDF and Kerry County Council under the Designated Urban Centre Grant Scheme, under Key Priority 5 of the Regional Operational Programme 2014 – 2020.

The site is bounded by the Matt Talbot Road to the West, New Road to the East, Gas Terrace and Rackett Lane to the North and Island of Geese Street and Waterloo Lane to the South. The wider area is deemed to be on the edge of the town centre which lies to the east. The area surrounding the site is characterised by: a mix of vacant, warehousing along Waterloo Lane; Bon Secours Hospital and small

retail warehousing units on Matt Talbot Road; animal shelters on Rackett Lane; a large public surface carpark; a mix of small businesses, residential properties and vacant terraced units along Gas Terrace; and the edge of the retail core of the town along with the Garda Station on New Road.

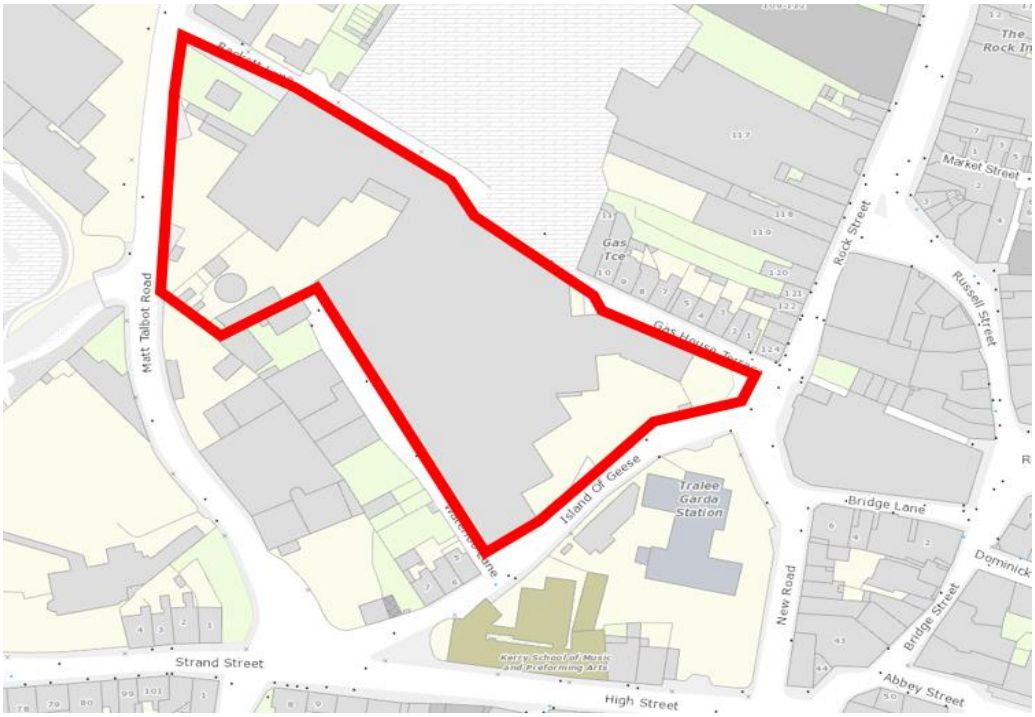
The old factory buildings have been demolished, (except for the red brick chimney) and the site has been cleared in preparation for the next phase of development with the entire site surrounded by hoarding. The aim of the redevelopment of the site as part of the wider Tralee Town Centre West Masterplan is to enhance the vitality and vibrancy of the area and forge new connections across the site to improve permeability and connectivity.

The specific focus of this Part 8 application is the public realm or interstitial spaces between future buildings. Four separate sites flanking the public realm have been identified for future development. A separate Part 8 application for an Office Development of one of these sites is underway.

Minimal intervention is proposed on the other three development sites and the proposal is to level and seed the areas earmarked for future development to create a lawn which will provide an economic, low maintenance amenity until such time that the sites are developed.

Figure 2.0 Aerial Photo of site and environs within Tralee Town Centre

Figure 3.0 Island of Geese site perimeter



The proposed works consist of the following:

- Paved pedestrian walkways throughout the site
- A main paved area surrounding retained feature chimney
- A Pocket Park with a digital interactive Children's Play area
- Raised semi-circular shallow amphitheatre sitting area adjacent to chimney
- Extensive planting along walkways – raised planters
- Street furniture including bike stands and seating, signature public lighting
- Provision of power outlets for multiple uses, including market stalls, e-bike charging etc.
- Provision of all services including water, drainage, utilities
- Permanent umbrellas (similar to those in the square in Killorglin)
- Formation of 4 main green spaces which are designated as future development sites. Minimal intervention is proposed on these sites and the proposal is to level and seed to create lawns which will provide an economic low maintenance high amenity value area until such time as the sites are developed
- A modern steel structure is proposed to be installed to the top of the chimney extending its height from 15m to 32m resembling its original height. The structure will feature landmark lettering and feature lighting, the objective of which is to create an impressive landmark for the town

Figure 4.0 – Proposed Public Realm lay-out Island of Geese – (refer to Appendix A for A3 version)

An Environmental Impact Assessment Screening Report and an Appropriate Assessment Screening Report was prepared for this development. It is also proposed to adhere to best practice Environmental Management Measures.

1.2 PUBLIC CONSULTATION

A Public Notice was advertised in both the Kerryman Newspaper on the 19th of February 2020 and the Kerry's Eye Newspaper on the 20th of February 2020.

Site Notices were erected along the proposed route. These were inspected regularly.

The Plans and Particulars for the development were on display at the following locations:

- Kerry County Council, Tralee Municipal District Offices, Princes Quay, Tralee, Co. Kerry
- Kerry County Council, Roads, Transportation and Marine, Room 115, County Buildings, Rathass, Tralee, Co. Kerry
- Kerry County Council Website www.kerrycoco.ie

Submissions or observations with respect to the proposed development dealing with proper planning and sustainable development of the area were invited before 5.00 p.m. on Friday 3rd of April 2020. This period was extended under Section 251 (A) of the Planning and Development Act as amended on three occasions, firstly until 5.00 pm on Monday 27th of April 2020, subsequently 5.00 pm Friday 15th of May and finally until 5.00pm on Friday 29th of May 2020. At each time extension new site notices were erected outlining extended submission periods. This information was also updated on Kerry County Council's website.

1.3 RELEVANT DEVELOPMENT PLAN POLICIES / OBJECTIVES / STRATEGIES

European Regional Development Fund

The Island of Geese site is a designated Urban Centre Grant Scheme (Urban Renewal Project), co-funded by ERDF and Kerry County Council and implemented in partnership with the Southern Regional Assembly via the Regional Operational Programme 2014 to 2020.

National Planning Framework

The NPF has identified fundamental objectives which are of notable relevance to Tralee.

- Carefully managing the sustainable growth of compact cities, towns and villages to achieve effective density and consolidation through a streamlined and co-ordinated approach to their development.
- Fostering enterprise and innovation and attracting investment and talent by building regional economic drivers and by supporting opportunities to diversify and strengthen the rural economy.
- Enhancing amenities and heritage linked to and integrated with our built, cultural and natural heritage.
- Achieving a transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050

The NPF states that it aims to: -

"enhance people's experience of living and working in and visiting urban places in Ireland."

As defined in the NPF, Kerry County Council acknowledges that in order to thrive, urban centres must now accommodate greater diversity and higher expectation and that Kerry's urban settlements must become more attractive and 'liveable' and offer an improved quality of life.

NSO-1: Compact Growth

The 'liveability' or quality of life of urban places – how people experience living in cities, towns and villages. This includes the quality of the built environment, including the public realm, traffic

and parking issues, access to amenities and public transport and a sense of personal safety and well-being.

Ensure transition to more sustainable modes of travel (walking, cycling, public transport) and energy consumption (efficiency, renewables) within an urban context.

Making Stronger Urban Places - National Planning Objectives:

NSO No.4 Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

Regional Spatial Economic Strategy – Southern Region

The RSES provides the means to deliver the NPF's strategies and objectives for the Southern Region for the next 12 years. Tralee is included as one of six Key Towns identified as a *"major centre for delivery of public services, with large hospitals, third level institutions, courts, local and national government functions as well as economic and business roles and higher order retail functions. These Key Towns are self-sustaining regional drivers and have a comparable structure to the five regional growth centres identified in the NPF."* RSES RPO 15(f) identifies The Island of Geese site as an opportunity site key to the sustaining Tralee's key regional role.

RPO 15

f. To support the regeneration of opportunity sites, such as the Island of Geese, Fels Point, and underused, vacant or derelict town centre lands for residential and enterprise development to facilitate population and employment growth;

Furthermore, RSES identifies the significance of key public realm improvements to enable the implementation of the National Development Plan Key National Strategic Objectives such as Compact Growth.

RSES Key Enabler

Revitalising our urban areas and spaces through creative and regenerative place-making, to deliver on Compact Growth and Housing Need, and provide new vitality for City and Town Centres.

Kerry County Development Plan 2015 - 2021

The following policies and objective of Kerry County Development Plan 2015-2021 and Tralee Town Development Plan 2009-2015 (as extended) are relevant to the proposed development.

3.1 Objective US-5

Encourage and stimulate the sustainable re-development and renewal of the town and village cores.

3.2 Objective US-6

Support the sustainable development of infill sites in towns and villages.

3.3 Urban Design

As most of the future population growth will need to be accommodated in urban areas, it is critical that the Hub towns and the other main towns of the County are able to sustain balanced regional development by attracting people and investment.

The quality of the urban environment on offer in these urban areas is critical in this regard and urban design has a key role to play in creating and maintaining successful places. The defining qualities of successful urban places include a pride of place, ease of movement, quality of the public realm and inclusivity.

3.4 Development Management Standards & Guidelines: Public realm

The Public Realm is the term used for all the spaces between buildings in towns to which the public has access. This includes streets, squares, greens, parks and footpaths. The quality of the public realm within urban areas can make a positive contribution to the lives of people who frequent or visit them. Poor public realm contributes to crime and reinforces negative perceptions of a place. All new developments in towns shall demonstrate how the proposed development will contribute to the creation/maintenance of a high-quality public realm.

Kerry Local Economic and Community Plan 2016-2022.

1.2.1.2 Sustainably develop targeted economic strategic brownfield sites in public ownership across the county including the Denny site Tralee, Sara Lee Killarney and identified Gaeltacht sites subject to proper planning and sustainable development and in compliance with the Kerry CDP 2015-2021.

Tralee Municipal District LAP 2018 – 2024

3.1.2 Tralee Town: This plan shall remain in force for a period of 6 years only from its date of adoption. The Tralee Town Development Plan 2009-2015 has been extended pursuant to Section 11 of the Planning and Development Act 2000-2017 and remains the statutory planning policy framework for Tralee town.

The Municipal District Local Area Plan cannot be read in isolation of the existing Tralee Town Development Plan 2009-2015. Therefore, in order to provide context and an overall picture of the development potential in the Tralee Municipal District area, information on population, economic

profile, infrastructure etc relating to the Tralee Town Development Plan 2009-2015 area is included in this plan for reference purposes only.

Tralee MD Overall Strategic Objectives

OS-1 Provide an improved quality of life for all citizens of the plan area by promoting the areas economic potential, protect its natural and built environment and safeguard its cultural heritage

OS-07 Provide for the development of the area in a manner which is environmentally sustainable and protects its social, cultural, environmental and economic assets for future generations.

OS-11 Facilitate improvements to the town and village centres, with an enhanced streetscape, appropriate shopfront design and provision for improved street lighting, public footpaths and street furniture.

Tralee Objectives

TR-01 Ensure that Tralee, as the County town and largest urban centre, is a driver of county and regional prosperity by harnessing its strategic location and position on the Atlantic Corridor; its strong urban structure, existing tourism, retail, service and accommodation base; and other competitive advantages.

TR-02 Promote a vibrant, culturally rich and revitalised town centre with enhanced social inclusion, sustainable neighbourhoods and a high level of environmental quality to ensure an excellent quality of life for all.

BD-01 Promote the development and employment potential of brownfield sites and their potential to contribute to a more sustainable pattern of development.

TR-T-01 Progress with the redevelopment of the island of Geese and facilitate the development of a masterplan. Encourage the revitalisation of the area including creating linkages with the town centre.

TR-BE-01 Support initiatives to strengthen and improve the physical environment of the towns and villages of the Tralee Municipal District area with enhanced streetscapes, appropriate shopfront design and provision for improved street lighting, public footpaths and street furniture.

Tralee Town Development Plan 2009 – 2015 (Extended and Varied)

The proposed site is zoned for **Mixed Used** Development in the Tralee Town Development Plan 2009-2015 (as extended and varied). The purpose of this zoning is to protect and enhance the special physical and social character of the town and provide for residential development.

Kerry County Council has provided for the development of the Island of Geese as an opportunity site in the town centre and has provision for its future development in the Tralee Town Development Plan 2009 – 2015 (Extended and Varied), envisage that the sustainable economic development of the town would be underpinned by;

"*attracting enterprises and people with a range of expertise and skills for whom living in smaller towns and villages provides the quality of life they seek*".

In section 8.6 Urban Renewal and Regeneration of the Town Plan, Kerry County Council specifically references making better use of under-utilised brownfield sites and identifies key opportunity sites including The Island of Geese and provides for their appropriate development.

3.8.1.1 The Island of Geese Site

'*The Island of Geese was formerly known as the Old Denny Bacon Factory Site. It is located on the western edge of Tralee town centre. It comprises of 2.3 acres of derelict buildings and concrete yards. Due to its size and location it is regarded as critically important to the regeneration of Tralee Town Centre.*

The site forms a significant part of the Tralee Town Centre West Masterplan area. Kerry County Council in partnership with the Southern Regional Assembly is working on the development of the site as part of the Designated Urban Centre Grant Scheme which is part funded by the European Regional Development Fund through the Southern Regional Operational Programme 2014 - 2020.

Aim - To Promote the regeneration of the Tralee Town Centre West area by sustainably developing this large brownfield site as a new mixed-use urban area in order to ensure a sustainable urban extension to existing facilities and infrastructure.

Development potential

The location, siting and design of any future development on the site will need careful consideration and have to be carried out to a high-quality architectural design cognisant of its historical background.

The site has potential for significant mixed-use development, including residential. Development on the site should incorporate a strong social and community element. Future uses for the site must be complementary to the Town Centre.

Given the strategic location and importance of this large site it is necessary to ensure that development is carried out in a co-ordinated and sustainable manner in accordance with the Tralee Town Centre West Masterplan.'

TRALEE TOWN CENTRE WEST & ISLAND OF GEESE MASTER PLAN

Tralee Town Centre West & Island of Geese Masterplan was adapted as part of Variation No. 5 to The Tralee Town Development Plan 2009 – 2015 (as extended an varied). The Tralee Town Centre West & The Island of Geese Masterplan sets out the strategy for the sustainable development of a site located in the heart of the town ensuring proper development of the area in tandem with the continued development of Tralee as the capital of County Kerry. The Masterplan sets out to achieve the key objectives laid out by Kerry County Council to create an urban design layout and architectural framework to provide a new urban mixed-use quarter at The Island of Geese site, integrating with and in the context of the broader masterplan area for Tralee Town Centre in a socially inclusive and sustainable manner, which includes:

- An inclusive and attractive new Urban Quarter – a "go to" space in the town
- A Civic/Commercial hub in the town with a complimentary new "Living Quarter."
- The new people's public plaza, for gathering, festivals, markets and community events.

Tralee Public Realm Strategy

Fundamental to the creation of a new identity and regeneration of Tralee Town Centre is the requirement to improve the condition of its public realm – its streets, footpaths, cycleways and laneways. Kerry County Council is seeking to address this issue in a coordinated, integrated and comprehensive manner. The vision for Tralee Town Centre's public realm is now expressed in the Tralee Public Realm Strategy 2018:

"An enhanced public realm for Tralee Town Centre which acts as a canvas for promoting activities, business and vitality and strengthens the heritage, identity and character, through a well-designed series of streets and spaces that feel inviting, safe and a place people want to be."

i) Define and expand, where appropriate, the 'core' of the town centre
ii) Improve routes in, out and through the town centre to strengthen connections to key buildings, spaces, the railway station and car parks
iii) Improve routes around the centre through the promotion of the lanes,

making people explore and spend more time in Tralee

iv) *Identify and define key spaces to help promote activities and ensure a vibrant town centre*

v) *Remove unnecessary clutter and simplify the public realm design"*

2. SUBMISSIONS OR OBSERVATIONS WERE MADE WITH REGARD TO PERSONS OR BODIES WHO MADE SUBMISSIONS OR OBSERVATIONS WITHIN THE PRESCRIBED PERIOD

25 no. submissions and observations were received from prescribed bodies and interested parties within the statutory time period. A separate Part 8 process is underway for the development of Office Space. A number of submissions referenced both developments. The public realm aspects are extracted and addressed in this report.

Several questions and observations are raised within the submissions with regard to the overall 'uses' of the site. This was a matter for and the subject of, the Masterplan for Tralee Town West & the Island of Geese which went through a period of public consultation before being adopted in 2018. The objectives of the adopted Master Plan are to create an urban design layout and architectural framework to provide a new urban mixed-use quarter at The Island of Geese; integrating with, and in the context of, the broader masterplan area for Tralee Town Centre in a socially inclusive and sustainable manner. These objectives include:

- An inclusive and attractive Urban Quarter - a "go to" space in town;
- A Civic/ Commercial hub in the town with a complimentary new "Living Quarter";
- The new people's public plaza; for gatherings, festivals, markets and community events.

This Part 8 application refers to the development of the Public Realm aspects of the site. Subsequent phases of the development will be the subject of separate planning applications which will address the future development sites outlined in the site layout plan.

The full list of submissions is as follow:

1. Kevin O'Connor, Representing Denny Factory Workers
2. Jean Campbell
3. Concerned Tralee Resident
4. Alannah O Sullivan
5. Rosemary Thompson
6. Dr. Michael Mc Grath
7. Business Owners on Gas Terrace

8. Liam Nolan
9. Willie White, Kerry Deaf Resource Centre
10. Peter Holly
11. Eimear Griffin Mc Elligott
12. Irish Water
13. Pádraigh Mac Fhearghusa, Cathaoirleach, Conradh na Gaeilge
14. Brian Caball
15. Dawn Uí Chonchubhair agus Sean Seosamh Ó Conchubair
16. Caitlín Uí Aodha
17. Roibeard Ó hEartáin
18. Victor Bayda, Oifigeach Pleanála Teanga do Ghaeltacht Uíbh Ráthaigh,
19. Hugh Campbell
20. Michael O'Connor
21. Elizabeth Koch
22. John Walker
23. Kerry Cycling Campaign
24. Green Party, Kerry Branch
25. Transition Kerry

3. ISSUES RAISED, WITH RESPECT TO THE PROPER PLANNING AND DEVELOPMENT OF THE AREA, BY PERSONS OR BODIES WHO MADE SUBMISSIONS OR OBSERVATIONS AND MANAGER'S RESPONSE AND RECOMMENDATIONS

The submissions are summarised below.

Submission No.1 : Kevin O Connor, Representing Denny Factory Workers

Submission/Comments relevant to the Public Realm Development

- That you would encourage facilities for a Farmers Market; that may operate 6/7 days per week
- Artisans would be encouraged to show their creations
- That you would encourage the opening of a Café/Bistro on the site
- That you build a small Band Stand, for buskers/musicians to entertain visitors to the site
- That you would facilitate a Tourist Outlet on site
- That seating and landscaping will be provided for visitors to sit and enjoy the ambience of the surroundings

Manager's Response

The linear park, with its combination of hard and soft finishes, seating, play areas and performance space provides opportunities for different uses and activities in all seasons to create a more animated and safer environment. The public realm proposal incorporates provision for the following.

- A Farmer's Market with areas for artisans to show their creations
- the office development includes for the provision of Café/Bistro on the site (subject to separate Part 8 process)
- a shallow amphitheatre centred on the chimney provides performance space and seating which could facilitate outdoor music, dancing catering for all age groups.
- Tralee tourist office is situated at the Ashe Hall
- A combination of raised planters with seating walls, light fittings, benches and bicycle racks reinforce the linear park as a destination rather than simply a route across the site. Seating and hard and soft landscaping will be provided through-out the site

  Recommendations

No further action recommended.

Submission No.2 : Jean Campbell

Submission/Comments relevant to the Public Realm Development

Submission states that adequate supervision is required to prevent anti-social behaviour.

Manager's Response

There is existing provision in legislation to address anti-social behaviour, with An Garda Siochána having the relevant statutory powers. The site is in close proximity to the Garda Station and is overlooked by same.

Recommendations

No further action recommended.

Submission No.3 : A Concerned Tralee Resident

Submission/Comments relevant to the Public Realm Development

The submission requests that a public toilet facility be included on the site.

Manager's Response

While the provision of a public toilet facilities is not included in this phase of the overall development of the Island of Geese site, their inclusion will be considered as part of the development of community facilities proposed for later phases.

Recommendations

No further action recommended

Submission No.4 : Alannah O'Sullivan

Submission/Comments relevant to the Public Realm Development

The submission requests that there should be a feature within the site such as a statue, fountain or bench dedicated to the children of the*:*

- Pembrook Alms (Nazareth House) Industrial School for Girls, Tralee, Co. Kerry
- St. Joseph's Industrial School for Boys, Tralee, Co. Kerry

Manager's Response

This submission is outside the scope of the Part 8 process.

Recommendations

No further action recommended.

Submission No.5 : Rosemary Thompson

Submission/Comments relevant to the Public Realm Development

Seating:

- consider putting backs to some of the seating for a more relaxing experience; even in the indicative photographs within the project description, some of those seated are hunched forward;

- consider that at least half the general population are 5ft 2in and under, so seating should be at an appropriate height or at a mix of heights; (unlike, for e.g., the 'new' seating on the canal tow path: if one is 5ft 2in or under, it is not possible to sit with one's feet resting on the ground; the previous old seating was at a lower height);

Grassed areas:

- consider seeding some of the area with wildflowers, attractive to bees and insects to promote biodiversity in these challenging times for insect life.

Manager's Response

All seating proposals will incorporate Universal Access design principles.

A portion of the interim phase lawned areas will be set aside for a wild meadow and this will include wildflower seeding.

Recommendations
No further action recommended

Submission No.6 : Dr. Michael Mc Grath

Submission/Comments relevant to the Public Realm Development

The submission requests a disabled parking place outside his surgery on Gas Terrace and the footpath to widened to allow wheelchair access to the surgery.

Manager's Response

A disabled space is being provided in the Public Car Park adjacent to Gas Terrace. The footpath is being widened to 2.0 m along with provision of a shared space surface. Parking will remain located to the southern side of Gas Terrace as is presently the case.

Recommendations

Parking to remain along southern side of Gas Terrace as is currently the situation. The proposed parking relocation to the Northern side of the street will not be carried out.

Submission No.7 : Business Owners on Gas Terrace

Submission/Comments relevant to the Public Realm Development

The submission states that there is a lack of consideration and thought to the treatment of Gas Terrace in the proposals and requests a more detailed set of proposals. Car parking should remain in the South side of the street with one disabled space included. It raises concerns in relation to the capacity of Garvey's car park on Fridays and the full month of December if there is additional demand due to the office development. The width of the proposed footpath is not clear on the drawings.

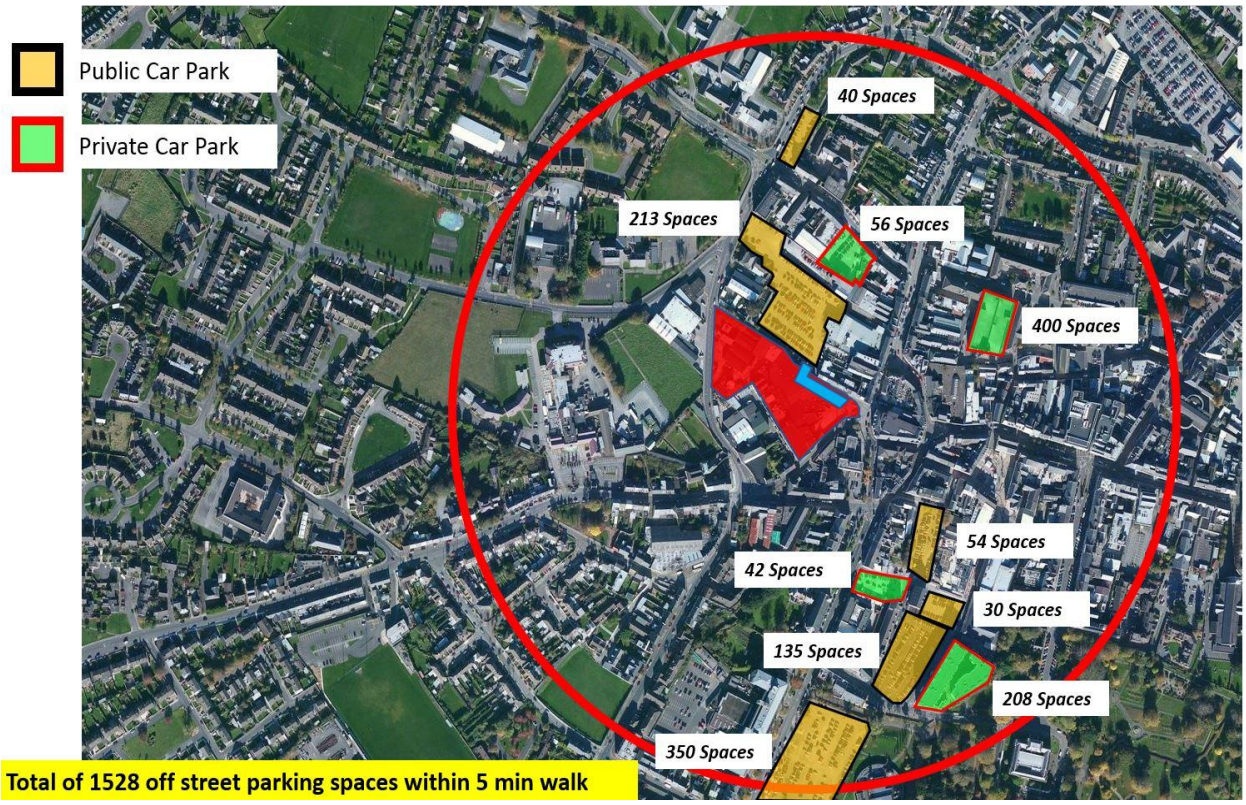
Manager's Response

Discussions took place on site with the business owners on Gas Terrace regarding their submission and the full details of the proposals were outlined at this meeting.

- The proposed disabled space in the public car park is acceptable to the business owners on Gas Terrace.
- Tralee Transportation Strategy 2012 states *'an assessment of existing parking supply shows that, at an aggregate level across the Town Centre, there is spare capacity particularly for off-street parking locations. The existing parking stock is sufficient to meet present and future parking demands*.' Punch Consultant Report on Engineering Inputs to Island of Geese Masterplan July 2018 states, *'At present there are a significant number of car parking spaces available within the vicinity of the proposed Island of Geese development'. The report identifies at total of 2239 car parking spaces available within a 10-minute walk of the site.* There is a total of 1528 off-street car parking spaces within a 5 min walk of the proposed site (see Figure 5.0). Kerry County Council carried out a car park utilisation survey for the period 9/12/2019 to 20/12/2019 covering the busy Christmas period. It should be noted that free parking was available during this study timeframe. Therefore, it is expected that usage in this period is particularly high. The study found that between the period 9:30 to 10:30 am (Following Peak Office Demand) there were on average 320 Public Car Park Spaces available and 425 Private Car Parking Spaces giving a total of **745** unoccupied spaces in Tralee Town Centre.

  These studies confirm that there is sufficient parking capacity available within the Town Centre to cater for this development.

Figure 5.0 Car Parks within a 5 min walk of Island of Geese Site



- On street-car parking will be repositioned to the Southern side of Gas Terrace and remain as it exists at the moment
- A shared space surface is proposed for the length of Gas Terrace with a same level paved surface from building line to building line. The delineated footway on the northern side of the laneway will measure 2m in width.

Recommendations

On street-car parking will be repositioned to the Southern side of Gas Terrace and remain as it exists at the moment.

Submission No.8 : Liam Nolan

Submission/Comments relevant to the Public Realm Development

The site was given to the people of Tralee as a public amenity and in this context he objects to the proposal of the development of an office block on the site. The submission recommends a small

children's play area, nice outdoor furniture, including chess boards and dominos tables and rain shelters.

Managers Response

The proposal is in accordance with the development Masterplan for the site and the Town development plan and 'Designated Urban Centre Grant Scheme'. 30 % of the site is designated public realm space.

A children's play area, appropriate outdoor furniture and covered seating area are being provided in this developed. The design of the hard landscaping and 'street furniture' such as raised planters with seating walls, light fittings, benches and bicycle racks will reinforce the linear park as a destination rather than simply a route across the site.

Submission No.9 : Willie White, Deaf Resource Centre

Submission/Comments relevant to the Public Realm Development

- Enough public lighting to allow for sign language & lip-reading purposes and safety
- Ensure all areas are flat surfaces and suitable for people with wheelchairs, buggy restricted mobility access
- Ensure surfaces are not slippy during rain or icy conditions and not use over detailed patterns in their surface design which can impact on people with sight loss.
- Ensure sufficient seating areas and in particular for people with children, people with disabilities or those with restricted mobility concerns
- To ensure sufficient parking including wheelchair accessible parking
- To consider clear visual markers, signs posts to guide people around new development
- Consideration to be given to footpath on Gas Terrace with ramped access at both ends and expansion of width
- To look at possibility of introducing zebra crossing or traffic lights to slow down the passing traffic
- To incorporate similar lighting, landscaping, footpath design on Gas Terrace
- Ensure there is sufficient parking

Manager's Response

- Adequate public lighting will be provided

- Gradients through the site are comply will universal access guidelines
- The proposed materials are a combination of tried and tested natural stone and concrete products which will be selected for their durability and suitability. Paving materials will be compliant with all slip resistance parameters required for public spaces
- Adequate universally accessible seating is being provided throughout site
- See response to Submission No.7 regarding parking.
- Kerry County Council is working with Failte Ireland to develop a wayfinding plan for Tralee as part of the Destination Town Tralee Project. This project will incorporate the Island of Geese site.
- The footpath is being widened to 2.0m. Parking will be relocated to the southern side of Gas Terrace.
- The design is for a 'Shared Surface' on Gas Terrace. This removes the requirement for ramped access.
- A controlled crossing is being provided on Matt Talbot Road. A proposal for shared surface is being prepared linking the Island of Geese to the Mall via Bill Booly's and Bridge Lane. This is being developed as part of Phase III of Tralee Pavements
- All ESB services are being undergrounded with improved public lighting. Improvement to Gas Terrace forms part of this proposal.

Recommendations

No further action recommended.

Submission No.10 : Peter Holly

Submission/Comments relevant to the Public Realm Development

Bicycle amenities should be provided on the Island of Geese including bike sheds, bike racks, and other bike infrastructure. There should be cycle links to the greenway and canal. Examples of innovative bike racks are provided and suggested for use.

Manager's Response

The proposal includes the provision 32 bike parking bays. This will be increased to 40 bike parking bays. Future development of the remaining sites will include for additional bike parking in the context of the overall plan. Kerry County Council's plans for cycleway links to the greenway and canal are outside the scope of this proposal.

The design of the hard landscaping and 'street furniture' such as raised planters with seating walls, light fittings, benches and bicycle racks will reinforce the linear park as a destination rather than simply a route across the site.

Recommendations

Increase the bike parking spaces to 40.

Submission No.11 : Eimear Griffin Mc Elligott

Submission/Comments relevant to the Public Realm Development

Submission proposes a building on the site dedicated to astronomical and environmental studies, education and observation. The proposed building should incorporate an observation tower. The buildings surrounding the site should be given a facelift using street and roof art.

Manager's Response

The proposal is in accordance with the development masterplan for the site and the Town development plan.

Recommendations

No further action recommended.

Submission No.12 : Irish Water

Submission/Comments relevant to the Public Realm Development

- Appropriate measures should be undertaken to protect Irish Water infrastructure in close proximity to the proposed development
- Connection agreement must be signed prior to commencement of the works where a connection to a public water/waste-water network is proposed
- Development to be carried out in compliance with Irish Water Standards codes and practices.

Manager's Response

Submission is noted.

Recommendations

No further action recommended

Submission No.13 : Pádraigh Mac Fhearghusa

Tuairimí Aighneachta a bhaineann le Réimse Poiblí

Submission/Comments relevant to the Public Realm Development

Is mian linn a mheabhrú duit go bhfuil Trá Lí aitheanta mar Bhaile Seirbhíse Gaeltachta ag an Stáit agus go bhfuil freagrachtaí ar Chomhairle Contae Chiarraí tacú dá réir, agus freastal mar is cuí, ar phobal na Gaeilge agus na Gaeltachta.
Ní leor an Ghaeilge a scuabadh isteach faoi theideal ginearálta ar nós mar chultúr, ealaíon ná pobal, ach aitheantas agus stádas faoi leith a thabhairt do phobal na Gaeilge agus na Gaeltachta, mar atá molta cheana féin ar an gceist seo. (7 Meán Fómhair 2018).
Iarrtar ar Chomhairle Contae Chiarraí Ceathrú Gaelach a aithint i bhforbairt Oileán na nGéanna do phobal na Gaeilge & na Gaeltachta, mar thacaíocht chun Trá Lí a fhorbairt mar Bhaile Seirbhíse Gaeltachta.

Pointí eolais:

Tá Trá Lí aitheanta anois mar Bhaile Seirbhíse Gaeltachta ag Aire Stáit na Gaeltachta agus maoiniú 's próiseas dhá bhliana chun Plean Forbartha a ullmhú don mbaile ar tí tosnú.

Cuideoidh an moladh seo le stádas reachtúil agus aitheantas a thabhairt do Thrá Lí mar Bhaile Seirbhíse Gaeltachta faoi Acht na Gaeltachta 2012.

Is fiú breis agus €136 milliún an Ghaeilge do chathair agus do chontae na Gaillimhe gach bliain. Ní fios fós cén buntáiste airgeadais a bhaineann Ciarraí as an nGaeilge.

Moltar Ceathrú Gaelach in Oileán na nGéanna mar lár phointe do phobail na Gaeilge agus na Gaeltachta i dTrá Lí, ina mbeidh spás ilchúspóireach do chaifé, Naíonra, teaghlaigh, Ciorcal Comhrá, ranganna, imeachtaí Gaelacha srl.

Tralee has recognition as a Gaeltacht Service Town and Kerry County Council has responsibilities to support it accordingly and serve the Irish and Gaeltacht communities appropriately. It is not enough to put Irish in under a general heading such as culture, arts but to give particular recognition and status

to the Irish speaking and Gaeltacht community as already recommended on this question (7 September 2018.)

Kerry County Council is requested to recognise an Irish/Gaelic Quarter in the Island of Geese for the Irish and Gaeltacht Community, to support the development of Tralee as a Gaeltacht Service Town

Main Points :

Tralee is recognised as a Gaeltacht Service Town and a 2-year process to prepare a development Plan for the Town is about to commence.

This recommendation with help to give statutory status and recognition to Tralee as a Gaeltacht Services Town under the Gaeltacht Act 2012.

Irish is worth more than €136 million to Galway city and county every year. It is not yet know what financial advantage Irish gives to Kerry.

A Gaelic/Irish Quarter is recommended for the Island of Geese as a centre point for the Irish and Gaeltacht community in Tralee, in which there will be a multi-purpose space for a café, Naíonra, families, ciorcal comhrá, classes, Irish events etc

Freagra an Bhainisteora

Tá sé de dhlúth agus d'inneach spáis phoiblí faoin aer a bheith daonlathach. Ba cheart é a bheith á úsáid, agus sult a bheith á bhaint as, ag gach ball den sochaí. Cruthaíonn an pháirc líneach – lena mheascán de bhailchríocha crua agus boga, suíocháin, láithreacha spraoi agus spásanna léirithe – deiseanna i gcomhair úsáidí agus gníomhaíochtaí éagsúla ag gach tráth den bhliain, chun timpeallacht níos beoga agus níos sábháilte a chur ar fáil. Cuireann an "sorcas" pábháilte timpeall ar an simléar spás léirithe agus suíocháin ar fáil atá oiriúnach do cheol agus rince faoin aer do gach aoisghrúpa. An Máistirphlean ar glacadh leis, aithníonn sé cur chun cinn, forbairt agus úsáid na Gaeilge, ceoil Gaelaigh agus an chultúir Ghaelaigh mar cheann de réimse úsáidí féideartha atá oiriúnach do limistéar an Mháistirphlean. Beidh na limistéir poiblí seo ar fáil i gcomhair gach saghas imeachta chultúrtha. Beidh an coire oiriúnach i gcomhair imeachtaí cultúrtha agus ealaíne, cinn as Gaeilge san áireamh.

Manager's Response

External public space, is by its nature, democratic and should be used and enjoyed by all members of society. The linear park, with its combination of hard and soft finishes, seating, play areas and performance space provides opportunities for different uses and activities in all seasons to create a more animated and safer environment. The paved "circus" centred on the chimney provides performance space and seating which could facilitate outdoor music, dancing and televised sports

catering for all age groups. The adopted Masterplan identifies the promotion, development and use of Irish Language, music and culture as one in a range of potential uses for the Masterplan area.

The public realm areas will be available for all types of cultural events. The amphitheatre will be suitable for cultural and artistic events including those in the Irish language.

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No.14 : Brian Caball

Tuairimí Aighneachta a bhaineann le Réimse Poiblí

Submission/Comments relevant to the Public Realm Development

'Go gcuirfí ár dteanga náisiúnta os comhair an phobail trí gach fógra a bheith i nGaeilge nó dhátheangach'

To publicly promote our national language by having all signage in Irish or bilingual

'Go gcinnteofaí go dtabharfaí aitheantas cuí agus cothrom do chultúr/ceol/rince na tíre i gcás go mbeadh ceolchoirmeacha, srl, á reachtáil ann, e.g, san aimfitéatar'

To ensure that appropriate and equal access be given to the culture/ music/ dance of the country where concerts etc are being organised e.g. in the amphitheatre

'Go gcuirfí ainm 'oifigiúil' i nGaeilge amháin ar an aimfitéatar, e.g, *An Log* (=hollow), *Log an Oileáin*, *An Chúil* (=nook), *An Cuas* (=hollow, cavity, recess), *An Cuasán* (=cavity), *Cuas(án)* na nGéanna'

Give an official name in Irish to the amphitheatre

'Go gcuirfí ainm 'oifigiúil' i nGaeilge amháin ar an bhFoirgneamh a thógfar ann, e.g, *Oifigí Oileán na nGéanna*, Bialann – *Na Géanna Fiáine'*

Give an official name in Irish only to the building which will be developed

'Go dtabharfaí le fios gur cuid lárnach de Bhaile Seirbhíse Gaeltachta é Oileán na nGéanna, e.g, siombail/dealbh/foinse ag léiriú amhlaidh'

That it will be made known that the island of Geese is a central part of the Gaeltacht Service Town e.g. Symbol, statue

'Cé nach mbaineann sé go díreach le hOileán na nGéanna bheadh sé inmholta dá dtabharfaí aitheantas don Seanchúirt Liathróíd Láimhe atá ina aice láimhe (Ardán an Gháis)...mar ba ansin a d'imir na himreoirí clúiteacha Fitzgerald agus (Fr Tom) Jones.'

Even though it does not relate directly to the Island of Geese, it would be a recommendation that recognition would be given to the old handball court beside it (Gas Terrace) as it was there that renowned players Fitzgerald and (Fr Tom) Jones.

Freagra an Bhainisteora

Beidh gach comharthaíocht sa Limistéar Poiblí dátheangach de réir Leabhrán na gComharthaí Tráchta. Ainmniú na ngnéithe agus na bhfoirgneamh laistigh den suíomh, titeann sé sin lasmuigh de scóp an phróisis phleanála seo.

Manager's Response

All signage in the Public Realm area will be bi-lingual as per Traffic Signs Manual.
The naming of features and buildings within the site is outside the scope of this planning process.

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No.15 : Dawn Uí Chonchubhair agus Sean Seosamh Ó Conchubair

Tuairimí Aighneachta a bhaineann le Réimse Poiblí

Submission/Comments relevant to the Public Realm Development

Is mian linn a mheabhrú duit go bhfuil Trá Lí aitheanta mar Bhaile Seirbhíse Gaeltachta ag an Stáit agus go bhfuil freagrachtaí ar Chomhairle Contae Chiarraí tacú dá réir, agus freastal mar is cuí, ar phobal na Gaeilge agus na Gaeltachta. Ní leor an Ghaeilge a scuabadh isteach faoi theideal ginearálta ar nós mar chultúr, ealaíon ná pobal, ach aitheantas agus stádas faoi leith a thabhairt do phobal na Gaeilge agus na Gaeltachta, mar atá molta cheana féin ar an gceist seo. (7 Meán Fómhair 2018).

Iarrtar ar Chomhairle Contae Chiarraí Ceathrú Gaelach a aithint i bhforbairt Oileán na nGéanna do phobal na Gaeilge & na Gaeltachta, mar thacaíocht chun Trá Lí a fhorbairt mar Bhaile Seirbhíse Gaeltacht

Tralee has recognition as a Gaeltacht Service Town and Kerry County Council has responsibilities to support it accordingly and serve the Irish and Gaeltacht communities appropriately. It is not enough to put Irish in under a general heading such as culture, arts but to give particular recognition and status to the Irish speaking and Gaeltacht community as already recommended on this question (7 September 2018.)

Kerry County Council is requested to recognise an Irish/Gaelic Quarter in the Island of Geese for the Irish and Gaeltacht Community, to support the development of Tralee as a Gaeltacht Service Town.

Freagra an Bhainisteora

Féach an freagra ar Aighneacht Uimh. 13

Manager's Response

Refer to response to Submission No.13

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No.16 Caitlín Uí Aodha

Tuairimí Aighneachta a bhaineann le Réimse Poiblí

Submission/Comments relevant to the Public Realm Development

'Go gcuirfí ár dteanga náisiúnta os comhair an phobail trí gach fógra a bheith i nGaeilge nó dhátheangach'

To publicly promote our national language by having all signage in Irish or bilingual

'Go gcinnteofaí go dtabharfaí aitheantas cuí agus cothrom do chultúr/ceol/rince na tíre i gcás go mbeadh ceolchoirmeacha, srl, á reachtáil ann, e.g, san aimfitéatar'

To ensure that appropriate and equal access be given to the culture/ music/ dance of the country where concerts etc are being organised e.g. in the amphitheatre

'Go gcuirfí ainm 'oifigiúil' i nGaeilge amháin ar an aimfitéatar, e.g, *An Log* (=hollow), *Log an Oileáin*, *An Chúil* (=nook), *An Cuas* (=hollow, cavity, recess), *An Cuasán* (=cavity), *Cuas(án)* na nGéanna'

Give an official name in Irish to the amphitheatre

'Go gcuirfí ainm 'oifigiúil' i nGaeilge amháin ar an bhFoirgneamh a thógfar ann, e.g, *Oifigí Oileán na nGéanna*, Bialann – *Na Géanna Fiáine'*

Give an official name in Irish only to the building which will be developed

'Go dtabharfaí le fios gur cuid lárnach de Bhaile Seirbhíse Gaeltachta é Oileán na nGéanna, e.g, siombail/dealbh/foinse ag léiriú amhlaidh'

That it will be made known that the island of Geese is a central part of the Gaeltacht Service Town e.g. Symbol, statue

Freagra an Bhainisteora
Féach an freagra ar Aighneachtaí Uimh. 13 agus Uimh. 14

Manager's Response
Refer to response to Submission No.13 and No.1
Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No.17 : Roibeard Ó hEartáin

Tuairimí Aighneachta a bhaineann le Réimse Poiblí

Submission/Comments relevant to the Public Realm Development

Is mian linn a mheabhrú duit go bhfuil Trá Lí aitheanta mar Bhaile Seirbhíse Gaeltachta ag an Stáit agus go bhfuil freagrachtaí ar Chomhairle Contae Chiarraí tacú dá réir agus freastal mar is cuí ar phobal na Gaeilge agus na Gaeltachta.

Ní leor an Ghaeilge a scuabadh isteach fé teideal ginearálta ar nós… cultúr, ealaíon ná pobal, ach aitheantas agus stádas fé leith a thabhairt do phobal na Gaeilge agus na Gaeltachta, mar atá molta cheana féin ar an gceist seo.

Iarrtar ar Chomhairle Contae Chiarraí Ceathrú Gaelach a aithint i bhforbairt Oileán na nGéanna do phobal na Gaeilge & na Gaeltachta mar thacaíocht chun Trá Lí a fhorbairt mar Bhaile Seirbhíse Gaeltachta.

Pointí eolais:

Tá Trá Lí aitheanta anois mar Bhaile Seirbhíse Gaeltachta ag Aire Stáit na Gaeltachta agus maoiniú 's próiseas dhá bhliana chun Plean Forbartha a ullmhú don mbaile ar tí tosnú.

Cuideoidh an moladh seo le stádas reachtúil agus aitheantas a thabhairt do Thrá Lí mar Bhaile Seirbhíse Gaeltachta faoi Acht na Gaeltachta 2012.

Is fiú breis agus €136 milliún an Ghaeilge do chathair agus do chontae na Gaillimhe gach bliain. Ní fios fós cén buntáiste airgeadais a bhaineann Ciarraí as an nGaeilge.

Moltar Ceathrú Gaelach in Oileán na nGéanna mar lár phointe do phobail na Gaeilge agus na Gaeltachta i dTrá Lí, ina mbeidh spás ilchúspóireach do chaifé, Naíonra, teaghlaigh, Ciorcal Comhrá, ranganna, imeachtaí Gaelacha srl.

Tralee has recognition as a Gaeltacht Service Town and Kerry County Council has responsibilities to support it accordingly and serve the Irish and Gaeltacht communities appropriately. It is not enough to put Irish in under a general heading such as culture, arts but to give particular recognition and status to the Irish speaking and Gaeltacht community as already recommended on this question (7 September 2018.)

Kerry County Council is requested to recognise an Irish/Gaelic Quarter in the Island of Geese for the Irish and Gaeltacht Community, to support the development of Tralee as a Gaeltacht Service Town

Main Points
Tralee is recognised as a Gaeltacht Service Town and a 2year process to prepare a development Plan for the Town is about to commence.

This recommendation with help to give statutory status and recognition to Tralee as a Gaeltacht Services Town under the Gaeltacht Act 2012

Irish is worth more than €136million to Galway city and county every year. It is not yet know what financial advantage Irish gives to Kerry.

A Gaelic/Irish Quarter is recommended for the Island of Geese as a centre point for the Irish and Gaeltacht community in Tralee, in which there will be a multi-purpose space for a café, Naíonra, families, ciorcal comhrá, classes, Irish events etc

Freagra an Bhainisteora

Féach an freagra ar Aighneachtaí Uimh. 13 agus Uimh. 14

Manager's Response

Refer to response to Submission No.13 and No.14

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No. 18 : Victor Bayda, Oifigeach Pleanála Teanga do Ghaeltacht Uíbh Ráthaigh

Tuairimí Aighneachta a bhaineann le Réimse Poiblí

Submission/Comments relevant to the Public Realm Development

Iarrtar ar Chomhairle Contae Chiarraí Ceathrú Gaelach a aithint i bhforbairt Oileán na nGéanna do phobal na Gaeilge agus na Gaeltachta mar thacaíocht chun Trá Lí a fhorbairt mar Bhaile Seirbhíse Gaeltachta.

Is fiú a lua go bhfuil Tá Trá Lí aitheanta mar Bhaile Seirbhíse Gaeltachta ag an Stát agus tá freagrachtaí ar Chomhairle Contae Chiarraí bheith ag freastal dá réir ar phobal na Gaeilge agus na Gaeltachta.

Kerry County Council is asked to identify a Gaelic Quarter in the development of the Isle of the Geese for the Irish speaking and Gaeltacht community in support of the development of Tralee as a Gaeltacht Service Town.

It is worth mentioning that Tralee is recognized as a Gaeltacht Service Town by the State and Kerry County Council has responsibilities to serve the Irish language and Gaeltacht communities accordingly

Freagra an Bhainisteora

Féach an freagra ar Aighneachtaí Uimh. 13 agus Uimh. 14

Manager's Response

Refer to response to Submission No.13 and No.14

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No.19 : Hugh Campbell

Submission/Comments relevant to the Public Realm Development

- Locate a small street Market on part of the Denny Site with semi-permanent shelter for traders, toilets and limited vehicular access and parking for traders and disabled.

- Provide some amenity area and low-rise housing ideal for both elderly and young together with communal facilities, both indoors and outdoors to include some well landscaped and furnished public areas for relaxation and for exercise.

Manager's Response

Market areas can be facilitated throughout the site with access to parking in the adjacent public car park. A permanent covered area is being proposed adjacent to the interactive play area.
Housing is proposed within the overall Island of Geese development site this will be the subject of a separate Part 8 process.

Recommendation

No further action recommended

Submission No.20 : Michael O Connor

Submission/Comments relevant to the Public Realm Development

The submission objects to a courthouse being built on the site and suggests the construction of a small number of homes on the site with a new two way road through the site from Matt Talbot Road to the Garda Station with links to car park allowing existing entrance to car park to be closed. The Island of Geese Road to be used as a cycle and walkway.

Manager's Response

The proposal is in accordance with the development Masterplan for the site and the Town development plan and 'Designated Urban Centre Grant Scheme'.

Recommendations

No further action recommended.

Submission No.21 : Elisabeth Koch

Submission/Comments relevant to the Public Realm Development
Suggests that a portion of the site be used as a space for teenagers with the provision of a skate park, basketball court or similar. More green spaces are required in Tralee an area with native tree and wildflowers. A section of the site should be turned into such a green space.

Manager's Response

The proposal is in accordance with the development masterplan for the site and the Town development plan and 'Designated Urban Centre Grant Scheme'. 30 % of the site is designated public realm space. A skateboard/pump park is being considered for another location in the town.

Recommendations

No further action recommended.

Submission No.22 : John Walker

Submission/Comments relevant to the Public Realm Development

The submission suggests that native trees and shrubs are selected for use in the landscaping and suggests the use of Ash, Arbutus, Aspen, Crab apple, Spindle, Sessile Oak, Whitebeam and Wild Cherry.

Manager's Response

Submission is noted. The proposed design incorporates a double row of deciduous trees along the length of the route. The trees are underplanted with a combination of evergreen and perennial plants to provide more seasonal interest and variety and boosts the impact of nature on the proposed space. The final selection of trees will be subject to soil PH testing and further research. The intention is to select a deciduous tree with good seasonal colour and an upright, regular crown. The plants suggested will be considered in this context.

Recommendations

No further action recommended.

Submission No.23 : Kerry Cycling Campaign

Summary of Issues

The submission welcomes the proposal and requests Kerry County Council to consider the following:

- Use the Site to advance Sustainable Travel and Active Travel modes,

- The proposals are not in line with Tralee Municipal District LAP 2018 – 2024 or the Kerry County Development Plan 2015 - 2021
- Encourage more cycling for work, education and leisure,
- Increase provision for cyclists and public transport
- Provide enhanced cycling permeability
  - via a contra flow cycle lane along Gas Terrace and
  - via a cycle lane along Island of Geese
- Provide sufficient cycle parking facilities
- Amend the design of the junction at the proposed plaza with regard to cyclist's safety in accordance with the Design Manual for Urban Roads.
- Provide for a footpath on the west side of Waterloo Lane
- Provide bus stops at Island of Geese and Matt Talbot Road
- Provide a taxi rank

Manager's Response:

The development principles of the Island of Geese site are fully aligned with strategic objectives of the following:

Southern Regional Assembly via the Regional Operational Programme 2014 to 2020.
National Planning Framework
Regional Spatial Economic Strategy – Southern Region
Kerry County Development Plan 2015 - 2021
Kerry Local Economic and Community Plan 2016-2022.
Tralee Municipal District LAP 2018 – 2024
Tralee MD Overall Strategic Objectives
Tralee Town Development Plan 2009 – 2015 (Extended and Varied)
Tralee Town Centre West & Island of Geese Master Plan
Tralee Public Realm Strategy

The Island of Geese site is one part of the broader vision for the regeneration of Tralee Town Centre. This vision seeks to encourage greater use of alternative modes of transport and provide greater permeability for pedestrians and cyclists within the town. The Island of Geese represents and expansion of the town centre to the west, providing greater connectivity with an emphasis on pedestrian priority and cycle parking facilities. It is envisaged that once cyclists reach the town centre at the Island of Geese they would dismount and would avail of the cycle parking and continue through the pedestrian priority and shared spaces on foot. New connections cross the site will knit the proposed development into the broader fabric of Tralee and provide new opportunities for pedestrians

to transverse the town. Creating an attractive, high quality environment along natural desire lines will increase footfall which in turn, will stimulate economic growth.

Gas Terrace

The proposal for Gas Terrace is for a shared space accommodating one-way traffic flow for both vehicles and cyclists. Gas Terrace marks the start of the Town Centre shared space where cyclist are encouraged to dismount and walk through the Town Centre streets either via Gas Terrace or the main proposed pedestrian area traversing the site.

Waterloo Lane

Pedestrians are encouraged to walk through the main paved public realm area traversing the site. Additional footpaths along the site boundaries will be considered in future development phases of the individual sites.

Racket Lane

There is no change to the current arrangements on Racket Lane and no extinguishment of public rights of way.

Kerry County Council has provided for 32 cycle parking spaces in the Part 8 Planning, however, it is proposed to increase this to 40 spaces.

The Design of the junction at the proposed plaza will be incorporated into Tralee Town Centre Public Realm Phase 3. The junction will be designed in accordance with 'Design Manual for Urban Roads and Streets'

The Island of Geese will be served by the taxi rank located on Bridge Lane. A bus stop will be considered in the design of Phase 3 of the Tralee Pavements at the eastern side of the Island of Geese.

<u>Recommendations</u>

Increase the provision of cycle parking from 32 spaces to 40.

Submission No.24 : Green Party – Kerry Branch

Submission/Comments relevant to the Public Realm Development

The submission proposes that the entire Island of Geese site be given over to a public realm space. It does not provide a view as to the public realm space proposed. However, it claims the proposal for an office block is not an appropriate proposal for the site.

Manager's Response

The design and layout of the proposed public realm space is in accordance with the Tralee Town Centre West & Island of Geese Masterplan, which has been adapted as part of Variation No 5 to the Tralee Town Development Plan 2009 – 2015 (as extended and varied). 30 % of the site is being used for Public Realm and amenity space as an integral part of the overall site development.

The Office block proposal is not part of this proposal and is addressed separately in the Part 8 for the Office Development on the Island of Geese.

Recommendations

No further action required.

Submission No.25 : Transition Kerry

Submission/Comments relevant to the Public Realm Development

The submission welcomes the proposal and requests that Kerry County Council consider the following:

- Climate – The entire scheme should be assessed in terms of impact upon the climate, including materials sourced, used and carbon footprint with a zero-waste policy.
- Biodiversity – measures taken to protect local flora and fauna.
- Landscaping and planting – Use of indigenous trees and plants, with introduction of pollinators and edible plants. Zero use of herbicides. Accommodate habitats in maintenance and mowing regimes.
- Transport – plan does not prioritise cycling and walking. Should be a car free zone – No multi storey car park
- Provide a market license for local crafts and artisans.

- Buildings – does Tralee need another large building. Smaller units needed for community, education, local food cafes. Any new building must be energy efficient, locally sourced energy – Community Power Energy Supplier.
- Water Conservation – must be integrated into the scheme.
- Zero waste policy.
- Archaeological history and biodiversity – Retain old chimney with swift boxes. Swift boxes for all buildings. No extension to chimney
- Sense of place and history – plant a tree for the workers in the factory and the animals that were slaughtered.

Manager's Response

Climate

The public realm proposal on this site is to create a pedestrian priority amenity area and connect to the improved town centre. The overall design approach of both the Island of Geese and Town Centre enhancement works is to reduce the dominance of vehicular traffic in the Town core. Construction waste will be minimised during the development of this site.

Biodiversity/Landscaping and Planting
Significant soft landscaping is proposed in this development which will add to the local flora and fauna. The proposed design incorporates a double row of deciduous trees along the length of the route. The trees are underplanted with a combination of evergreen and perennial plants to provide more seasonal interest and variety and also boost the impact of nature on the proposed space. In addition, the future development sites will be temporarily seeded, a portion of which will be planted with wildflower seeding, supporting local flora and fauna.

The construction and maintenance of the site will adhere to the recommendations of the Ecological Impact Assessment which was carried out as part of the Masterplan.

This plan prioritises pedestrian usage and The Island of Geese site is designed as a pedestrianised space. The Island of Geese marks the start of the Town Centre shared space where cyclists are encouraged to dismount and walk through the Town Core. The plan was to provide for 32 cycle parking spaces, it is proposed to increase this to 40.

The Island of Geese is designed to facilitate market stalls for farmer's markets.

The office development is not part of this Part 8 Planning application.

The public realm design will minimise water usage and any water connection will be metered. A sustainable Urban Drainage system is proposed to deal with rainfall runoff.

Archaeological testing will be carried out in advance of the development of the site. Swift boxes were installed in the chimney at the time of the restoration work. The original brick chimney stack has been retained and is proposed as a focal point for the public realm. The brickwork of the chimney has been cleaned and repointed. The chimney is proposed to be extended in height from 15m to 32m resembling its originally taller height and prominence in the Tralee skyline. A modern lattice structure is proposed with finishes and illumination to be agreed.

Landscaping and planting plans have been prepared as part of this Part 8 proposal. Memorials and dedications are not within the scope of this Part 8 Plan.

Recommendations

Increase the provision of cycle parking from 32 spaces to 40.

4. EVALUATE THE PROPOSED DEVELOPMENT WITH RESPECT TO THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA

This proposal seeks to improve the urban streetscape within Tralee Town Centre and to provide an improved public realm space with provision for enhanced sustainable pedestrian movement and travel patterns. For the most part, minor disruption will be confined to construction and traffic management. Long-term positive impacts will be associated with the provision of a more pleasant and safe urban environment and one which facilitates and encourages sustainable movement of people to, from and within the town centre. A clear construction management plan and waste management plan are key to the implementation of the project.

1. Having regard to the European, National, Regional and Local plans, policies and strategies listed in Section 1.3 and by virtue of the nature and purpose of proposal on the Island of Geese, it is considered that the proposal is in accordance with the proper planning and sustainable development of Tralee Town Centre.

2. Determination Statements (Attached in Appendix A) have been made by the Planning and Sustainable Development Section of the Council. It concludes that on the basis of objective scientific information, that the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European or Natura 2000 Site, and accordingly it is considered that a Natura Impact Statement / Stage 2 Appropriate Assessment

is not required in this instance. Therefore, the proposal is in accordance with the proper planning and sustainable development of Tralee Town Centre.

3. Determination Statements (Attached in Appendix A) have been made by the Planning and Sustainable Development Section of the Council. Having regard to nature, extent and location of the development it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. It is considered that the proposed development is below the (mandatory) thresholds for EIA and is in accordance with the provisions of the Tralee Town Development Plan 2009 – 2015 (as extended and varied) in conjunction with The Tralee Municipal District Local Area Plan 2018 – 2024 and the Kerry County Development Plan 2015-2021 and is therefore, in accordance with the proper planning and sustainable development of the Tralee Town Centre.

5. RECOMMENDATIONS/AMENDMENTS

Having considered the proposed development regarding Section 179 of the Planning and Development Acts 2000-2020, the proposal is considered to be in accordance with the proper planning and sustainable development of the County. Consequently, it is recommended that the proposed development should proceed with the amendments as outlined below.

It is considered that the proposed development is in accordance with the provisions of the:

Kerry County Development Plan 2015 - 2021
Tralee Municipal District LAP 2018 – 2024
Tralee Town Development Plan 2009 – 2015 (Extended and Varied)

and is in accordance with the proper planning and sustainable development of the area.

The Local Authority has concluded that an EIA (Environmental Impact Assessment) is not required.

The Local Authority has concluded that an AA (Appropriate Assessment) is not required.

It is recommended to proceed with the proposed development with the following modifications:

- Increase the provision of cycle parking from 32 spaces to 40.

- On street-car parking will be repositioned to the Southern side of Gas Terrace and remain as it exists at the moment.

_____

Michael Scannell
Municipal District Manager, Tralee MD

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Conclusion Statements

APPENDIX B

Part 8 - Drawings

(Displayed from 19/02/2020 to 29/03/2020)

Cllr. J. Finucane welcomed the measures being put in place and asked that Kerry County Council would market to bigger companies e.g. Microsoft etc. as they would then be able to have an input into layout and design of internal space.

Cllr. J. Wall stated that the broadband is not as good as it should be and if Tralee Municipal District is to attract large companies e.g. Google this needs to be rectified.

On the PROPOSAL of Cllr. S. Locke SECONDED by Cllr. J. Wall it was agreed to accept the Chief Executive's Report on the Public Consultation in compliance with Part XI of the Planning & Development Act 2000-2020 as set down in Part 8 of the Planning and Development Regulation, 2001 – 2020 for the Development of the Public Realm element of the brownfield site known as the Island of Geese, previously the location of the Denny Bacon Factory, The Island of Geese, Tralee, Co. Kerry.

For: Cllr. D. Ferris, Cllr. J. Finucane, Cllr. C. Foley, Cllr. S. Locke, Cllr. M. Sheehy, Cllr. J. Wall, Cllr. T. O' Brien (7)
Against (0)
Absent: (0)

It was unanimously agreed to accept the resolution. Mr. P. Corkery declared the resolution to be carried.

3. To consider the Chief Executive's Report on the Public Consultation in compliance with Part XI of the Planning & Development Act 2000-2020 as set down in Part 8 of the Planning and Development Regulation, 2001 – 2020 for the Development of an Office Block with a Retail/Restaurant/Café Unit on the ground floor in the brownfield site known as the Island of Geese, previously the location of the Denny Bacon Factory.

COMHAIRLE CONTAE CHIARRAI

KERRY COUNTY COUNCIL

OILEÁN NA nGÉANNA - BLOC OIFIGÍ LE CAIFÉ/BIALANN/AONAD MIONDÍOLA

ISLAND OF GEESE – OFFICE BLOCK WITH RETAIL/RESTAURANT/CAFÉ UNIT

Moltaí agus Tuairisc Príomhfheidhmeannach Comhairle Contae Chiarraí ar an gComhairliúchán Phoiblí a ullmhaíodh de bhun Alt 179 (3) den Acht um Pleanáil agus Forbairt 2000 – 2020 agus Cuid 8 de na Rialacháin um Pleanáil agus Forbairt 2001 -2020.

Chief Executive's Report and Recommendations in accordance with Section 179 (3) of the Planning and Development Act 2000 – 2020 and
Part 8 of the Planning and Development Regulations 2001-2020.

Dáta/Date: 26/06/2020

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Revised Details of Office Block Development

COMHAIRLE CONTAE CHIARRAÍ/KERRY COUNTY COUNCIL

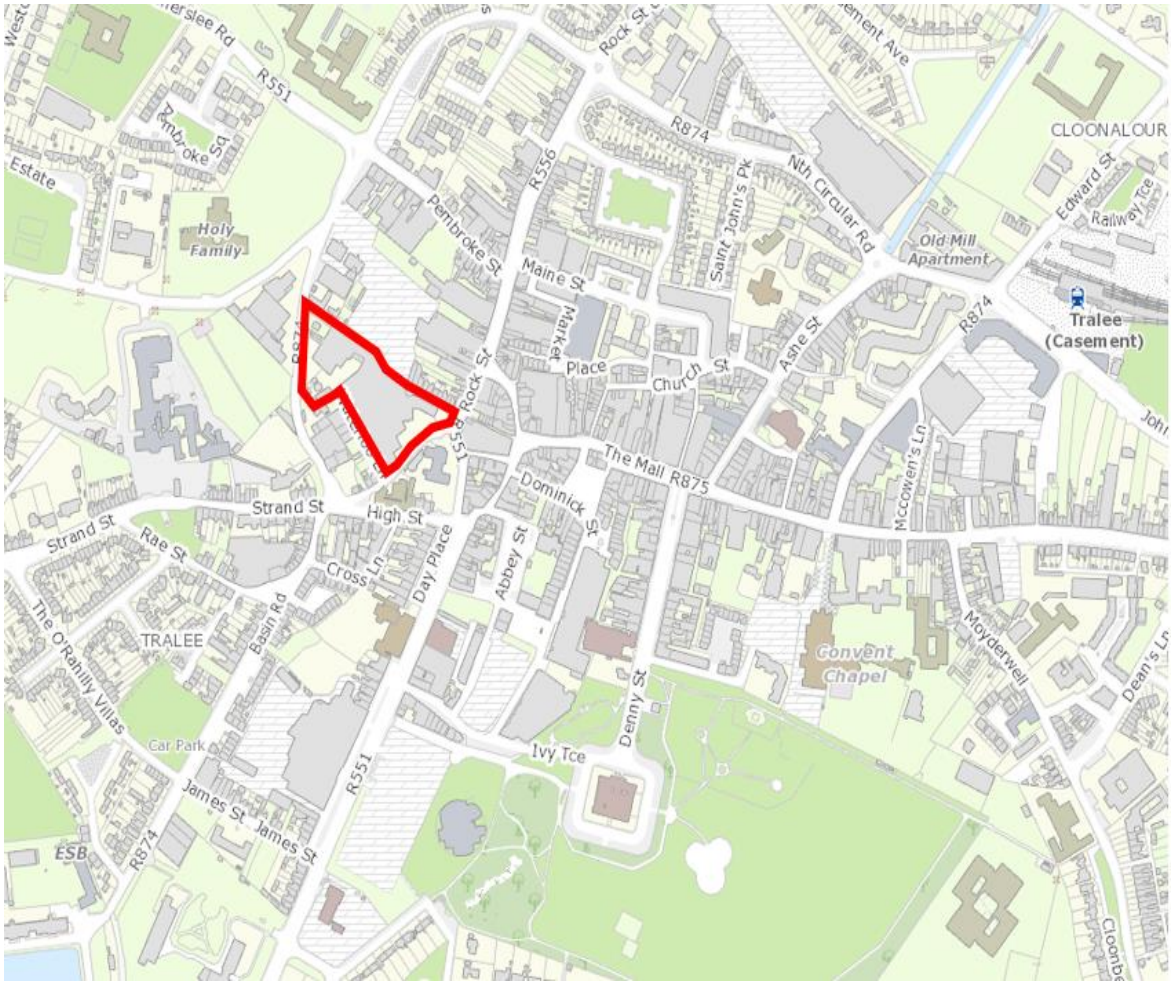
AN tACHT UM PLEANÁIL AGUS FORBAIRT 2000 (LEASAITHE)
PLANNING AND DEVELOPMENT ACT 2000(AS AMENDED)

Chief Executive's Report and Recommendations in accordance with Section 179 (3) of the Planning and Development Acts 2000 – 2020 and Part 8 of the Planning and Development Regulations 2001-2020.

6. INTRODUCTION

1.2 LOCATION, NATURE & EXTENT OF PROPOSED DEVELOPMENT: -

Figure 1.0 Island of Geese site is located within Tralee Town Centre.



The Island of Geese site was formerly the derelict Denny Bacon Factory. The regeneration of the site is part of the Tralee Town Centre West Masterplan. The redevelopment of the area is part Funded by the ERDF and Kerry County Council under

the Designated Urban Centre Grant Scheme, under Key Priority 5 of the Regional Operational Programme 2014 – 2020.

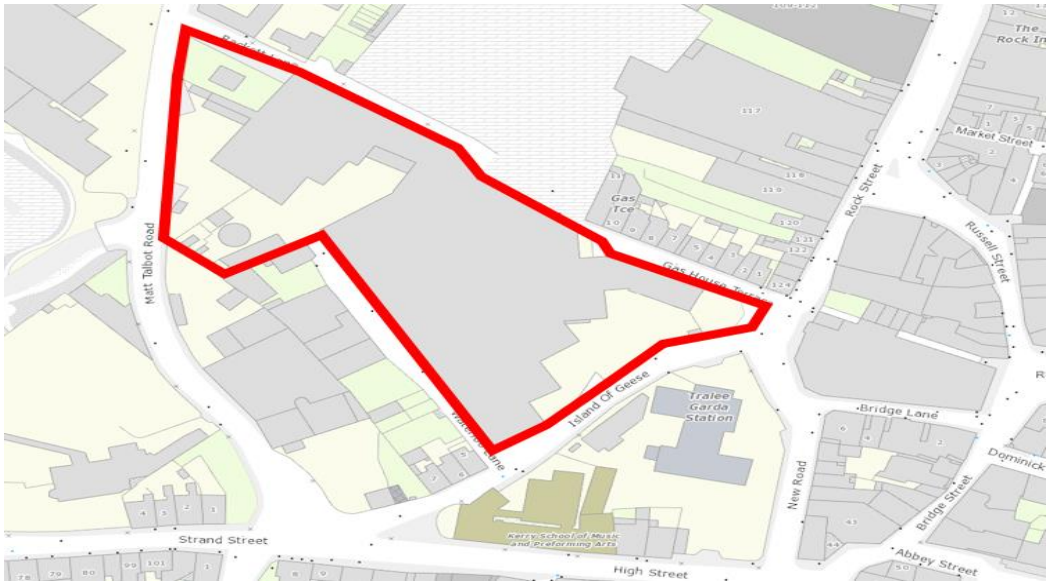
The site is bounded by the Matt Talbot Road to the West, New Road to the East, Gas Terrace and Rackett Lane to the North and Island of Geese Street and Waterloo Lane to the South. The wider area is deemed to be on the edge of the town centre which lies to the east. The area surrounding the site is characterised by: a mix of vacant, dilapidated warehousing along Waterloo Lane; Bon Secours Hospital and small retail warehousing units on Matt Talbot Road; animal shelters on Rackett Lane; a large public surface carpark; a mix of small businesses, residential properties and vacant terraced units along Gas Terrace; and the edge of the retail core of the town along with the Garda Station on New Road.

The old factory buildings have been demolished, (except for the red brick chimney) and the site has been cleared in preparation for the next phase of development of the entire site.

A separate Part 8 process is underway which incorporates the public realm area of the site realm or interstitial spaces between future buildings. Four separate sites flanking the public realm have been identified for future development.

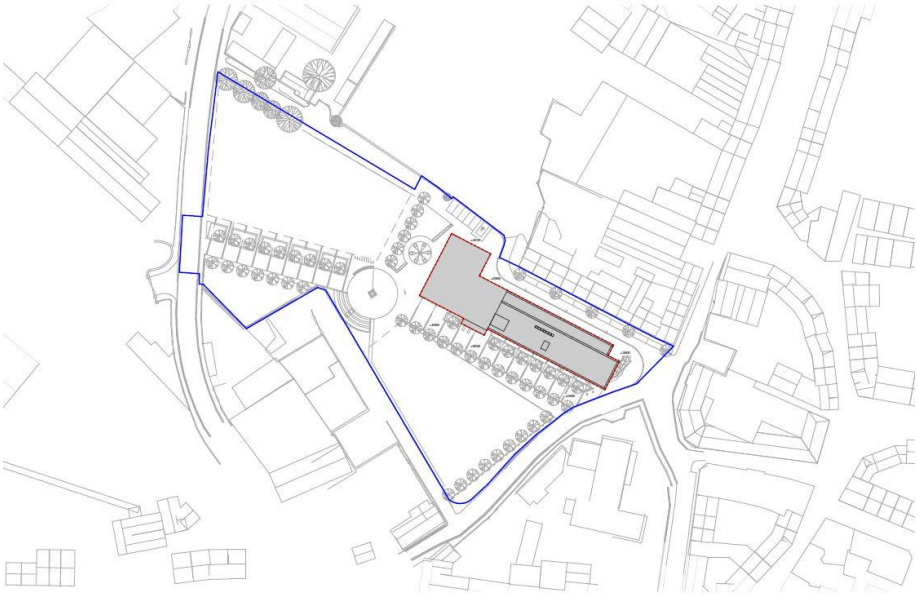
Figure 2.0 Aerial Photo of site and environs within Tralee Town Centre

Figure 3.0 Island of Geese site perimeter



The specific focus of this proposed Part 8 application is the development of an office building with retail unit/ restaurant/ Café unit on the ground floor on one of the 4 identified development sites. The proposal provides for a 3/4 store 3,700m^2, office building with a retail unit on the ground floor on a C1,200 m^2 site at the eastern side of the Island of Geese Tralee Town Centre development area, bounded by New Road, Gas House Terrace and Island of Geese Road.

Figure 4.0 – Location of Proposed Office Development within Island of Geese Site



The proposed office development will be serviced both by new infrastructure networks which will be developed within the Island of Geese site and connections to existing service networks surrounding the site including drinking water, storm water and wastewater.

The breakdown of the floor area is as follows;

- Ground Floor - 1,095 m2 (including café/restaurant retail unit at 294m2)
- First Floor - 1,156 m2
- Second Floor - 970 m2
- Third Floor - 486 m2

It is anticipated that at full occupancy the development has potential to cater for 200 – 250 employees. The design of the office development offers Grade A office accommodation which maximises the flexibility and efficiency around office space planning. The development targets LEED Platinum accreditation in Energy and Environmental standards and allows for V4 Commercial Interiors. The design reflects and is cognisant of the public realm design and heritage element of Island of Geese Site.

Appendix B contains detailed drawings of the proposed office building.

Figure 5.0 – Office Block Development

An Environmental Impact Assessment Screening Report and an Appropriate Assessment Screening Report was prepared for this development. It is proposed to adhere to best practice Environmental Management Measures.

1.2 PUBLIC CONSULTATION

A Public Notice was advertised in both the Kerryman Newspaper on the 19th of February 2020 and the Kerry's Eye Newspaper on the 20th of February 2020

Site Notices were erected along the proposed route. These were inspected regularly.

The Plans and Particulars for the development were on display at the following locations:

- Kerry County Council, Tralee Municipal District Offices, Princes Quay, Tralee, Co. Kerry
- Kerry County Council, Roads, Transportation and Marine, Room 115, County Buildings, Rathass, Tralee, Co. Kerry
- Kerry County Council Website www.kerrycoco.ie

Submissions or observations with respect to the proposed development dealing with proper planning and sustainable development of the area were invited before 5.00 p.m. on Friday 3rd of April 2020. This period was extended under Section 251 (A) of the Planning and Development Act as amended on three occasion firstly until 5.00 pm on Monday 27th of April 2020, subsequently 5.00 pm Friday 15th of May and finally until 5.00pm on Friday 29th of May 2020. At each time extension new site notices were erected on site outlining extended submission periods and the Kerry County Council website was updated.

1.4 RELEVANT DEVELOPMENT PLAN POLICIES / OBJECTIVES / STRATEGIES

European Regional Development Fund

The Island of Geese site is a designated Urban Centre Grant Scheme (Urban Renewal Project), co-funded by ERDF and Kerry County Council and implemented in partnership with the Southern Regional Assembly via the Regional Operational Programme 2014 to 2020.

National Planning Framework

The NPF has identified fundamental objectives which are of notable relevance to Tralee.

- Carefully managing the sustainable growth of compact cities, towns and villages to achieve effective density and consolidation through a streamlined and co-ordinated approach to their development.

- Fostering enterprise and innovation and attracting investment and talent by building regional economic drivers and by supporting opportunities to diversify and strengthen the rural economy.
- Enhancing amenities and heritage linked to and integrated with our built, cultural and natural heritage.
- Achieving a transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050

The NPF states that it aims to: -
"enhance people's experience of living and working in and visiting urban places in Ireland."

NSO-1: Compact Growth
Encourage economic development and job creation, by creating the conditions to attract internationally mobile investment and opportunities for indigenous enterprise growth.

NSO-6: A Strong Economy, supported by Enterprise, Innovation and Skills
This will depend on creating places that can foster enterprise and innovation and attract investment and talent. It can be achieved by building regional economic drivers and by supporting opportunities to diversify and strengthen the rural economy, to leverage the potential of places.
Making Stronger Urban Places - National Planning Objectives:

5 Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity.

6 Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.

7 Apply a tailored approach to urban development, that will be linked to the Rural and Urban Regeneration and Development Fund, with a particular focus on:

Encouraging population growth in strong employment and service centres of all sizes, supported by employment growth;

Reversing the stagnation or decline of many smaller urban centres, by identifying and establishing new roles and functions and enhancement of local infrastructure and amenities;

In more self-contained settlements of all sizes, supporting a continuation of balanced population and employment growth

Regional Spatial Economic Strategy – Southern Region

The RSES provides the means to deliver the NPF's strategies and objectives for the Southern Region for the next 12 years. Tralee is included as one of six Key Towns (RPO 11) identified as a *"major centre for delivery of public services, with large hospitals, third level institutions, courts, local and national government functions as well as economic and business roles and higher order retail functions. These Key Towns are self-sustaining regional drivers and have a comparable structure to the five regional growth centres identified in the NPF."*

RPO 11

g. To support learning, education and training initiatives, economic regeneration initiatives and enterprise facilities to address unemployment blackspots;

RSES RPO 15(f) identifies The Island of Geese site as an opportunity site key to the sustaining Tralee's key regional role.

RPO 15

f. To support the regeneration of opportunity sites, such as the Island of Geese, Fels Point, and underused, vacant or derelict town centre lands for residential and enterprise development to facilitate population and employment growth;

RSES Key Enabler

Revitalising our urban areas and spaces through creative and regenerative place-making, to deliver on Compact Growth and Housing Need, and provide new vitality for City and Town Centres.

Kerry County Development Plan 2015 – 2021

The following policies and objective of Kerry County Development Plan 2015-2021 and Tralee Town Development Plan 2009-2015 (as extended) are relevant to the proposed development.

Core Strategy Objective

CS-7 Prioritise the sustainable development of the Linked Hub Towns of Tralee and Killarney and the Tarbert / Ballylongford landbank, in line with National and Regional policy.

3.1 Objective US-5

Encourage and stimulate the sustainable re-development and renewal of the town and village cores.

3.2 Objective US-6

Support the sustainable development of infill sites in towns and villages.

3.3 Urban Design

As most of the future population growth will need to be accommodated in urban areas, it is critical that the Hub towns and the other main towns of the County are able to sustain balanced regional development by attracting people and investment.

The quality of the urban environment on offer in these urban areas is critical in this regard and urban design has a key role to play in creating and maintaining successful places. The defining qualities of successful urban places include a pride of place, ease of movement, quality of the public realm and inclusivity.

Kerry Local Economic and Community Plan 2016-2022.

1.2.1.2 Sustainably develop targeted economic strategic brownfield sites in public ownership across the county including the Denny site Tralee, Sara Lee Killarney and identified Gaeltacht sites subject to proper planning and sustainable development and in compliance with the Kerry CDP 2015-2021.

Tralee Municipal District LAP 2018 – 2024

3.1.2 Tralee Town: This plan shall remain in force for a period of 6 years only from its date of adoption. The Tralee Town Development Plan 2009-2015 has been extended pursuant to Section 11 of the Planning and Development Act 2000-2017 and remains the statutory planning policy framework for Tralee town.

The Municipal District Local Area Plan cannot be read in isolation of the existing Tralee Town Development Plan 2009-2015. Therefore, in order to provide context and an overall picture of the development potential in the Tralee Municipal District area, information on population, economic profile, infrastructure etc. relating to the Tralee Town Development Plan 2009-2015 area is included in this plan for reference purposes only.

Tralee MD Overall Strategic Objectives

OS-1 Provide an improved quality of life for all citizens of the plan area by promoting the areas economic potential, protect its natural and built environment and safeguard its cultural heritage

OS-05 Ensure that new development, including business, local convenience retail and community facilities should be accommodated within the core of the settlements and should make adequate provision for off street parking.

OS-07 Provide for the development of the area in a manner which is environmentally sustainable and protects its social, cultural, environmental and economic assets for future generations.

Tralee Objectives

TR-01 Ensure that Tralee, as the County town and largest urban centre, is a driver of county and regional prosperity by harnessing its strategic location and position on the Atlantic Corridor; its strong urban structure, existing tourism, retail, service and accommodation base; and other competitive advantages.

TR-02 Promote a vibrant, culturally rich and revitalised town centre with enhanced social inclusion, sustainable neighbourhoods and a high level of environmental quality to ensure an excellent quality of life for all.

BD-01 Promote the development and employment potential of brownfield sites and their potential to contribute to a more sustainable pattern of development.

TR-T-01 Progress with the redevelopment of the island of Geese and facilitate the development of a masterplan. Encourage the revitalisation of the area including creating linkages with the town centre.

Tralee Town Development Plan 2009 – 2015 (Extended and Varied)

The proposed site is zoned for **Mixed Used** Development in the Tralee Town Development Plan 2009-2015 (as extended and varied).

OPO1 – Encourage the development and growth of the office sector in appropriate areas.

KCC has provided for the development of the Island of Geese as an opportunity site in the town centre and has provision for its future development in the Tralee Town Development Plan 2009 – 2015 (Extended and Varied) envisage that the sustainable economic development of the town would be underpinned by;

"*attracting enterprises and people with a range of expertise and skills for whom living in smaller towns and villages provides the quality of life they seek*".

In section 8.6 Urban Renewal and Regeneration of the Town Plan, KCC specifically references making better use of under-utilised brownfield sites and identifies key

opportunity sites including The Island of Geese and provides for their appropriate development.

Section 3.8.1.1 of the Tralee Town Development Plan - The Island of Geese Site

The Island of Geese was formerly known as the Old Denny Bacon Factory Site. It is located on the western edge of Tralee town centre. It comprises of 2.3 acres of derelict buildings and concrete yards. Due to its size and location it is regarded as critically important to the regeneration of Tralee Town Centre.

The site forms a significant part of the Tralee Town Centre West Masterplan area. Kerry County Council in partnership with the Southern Regional Assembly is working on the development of the site as part of the Designated Urban Centre Grant Scheme which is part funded by the European Regional Development Fund through the Southern Regional Operational Programme 2014 - 2020.

Aim - To Promote the regeneration of the Tralee Town Centre West area by sustainably developing this large brownfield site as a new mixed-use urban area in order to ensure a sustainable urban extension to existing facilities and infrastructure.

Development potential

The location, siting and design of any future development on the site will need careful consideration and have to be carried out to a high-quality architectural design cognisant of its historical background.

The site has potential for significant mixed-use development, including residential. Development on the site should incorporate a strong social and community element. Future uses for the site must be complementary to the Town Centre.

Given the strategic location and importance of this large site it is necessary to ensure that development is carried out in a co-ordinated and sustainable manner in accordance with the Tralee Town Centre West Masterplan.

7. SUBMISSIONS OR OBSERVATIONS WERE MADE WITH REGARD TO PERSONS OR BODIES WHO MADE SUBMISSIONS OR OBSERVATIONS WITHIN THE PRESCRIBED PERIOD

25 no. submissions and observations were received from prescribed bodies and interested parties within the statutory time period

Several questions and observations were raised within the submissions with regard to the overall 'use' of the site. These were a matter for and the subject of, the Masterplan for Tralee Town West & the Island of Geese which went through a period of public consultation before being adopted in 2018. The objectives of the adopted Master Plan

are to create an urban design layout and architectural framework to provide a new urban mixed-use quarter at The Island of Geese; integrating with, and in the context of, the broader masterplan area for Tralee Town Centre in a socially inclusive and sustainable manner. These objectives include:

- An inclusive and attractive Urban Quarter - a “go to” space in town;
- A Civic/ Commercial hub in the town with a complimentary new “Living Quarter”;
- The new people’s public plaza; for gatherings, festivals, markets and community events.

This Part 8 application refers to the first development phase of the Masterplan that includes this proposed office block incorporating Retail/Restaurant/Café Unit on ground floor. The associated public realm proposals are subject to a separate Part 8 planning application. Subsequent phases of the development will be the subject of separate planning applications which will address the future development sites outlined in the site layout plan.

The full list of submissions are as follows;

1. Chris Downey
2. Kevin O Connor, Representing Denny Factory Workers
3. Sadhbh O’Connell
4. Jean Campbell
5. An Garda Síochána
6. Geological Survey Ireland
7. Meitheal Architects, On behalf of Garvey’s Supervalu, Tralee and the Garvey Group
8. Elizabeth Murphy
9. Gas Terrace Business Owners
10. Liam Nolan
11. Neilus O Shea
12. Willie White, Kerry Deaf Resource Centre
13. Inland Fisheries
14. Pádraigh Mac Fhearghusa, Cathaoirleach, Conradh na Gaeilge
15. Brian Caball
16. Dawn Uí Chonchubhair agus Sean Seosamh Ó Conchubair
17. Caitlín Uí Aodha
18. Roibeard Ó hEartáin
19. Victor Bayda, Oifigeach Pleanála Teanga do Ghaeltacht Uíbh Ráthaigh
20. Hugh Campbell
21. Michael O’Connor
22. Elisabeth Koch

23. John Walker
24. Green Party, Kerry Branch
25. Irish Water

8. ISSUES RAISED, WITH RESPECT TO THE PROPER PLANNING AND DEVELOPMENT OF THE AREA, BY PERSONS OR BODIES WHO MADE SUBMISSIONS OR OBSERVATIONS AND MANAGER'S RESPONSE AND RECOMMENDATIONS

Submission No.1 : Chris Downey

Submission/Comments relevant to Office Development

The submissions states that there is no requirement for additional office and retail space in Tralee.

Manager's Response

The long-term vision for Tralee is to enhance its position as a driver of County and Regional prosperity through a regeneration programme that creates a quality, vibrant and attractive urban centre. A *'Destination Town'* that is competitive nationally and internationally in attracting investment, talent, enterprise and visitors.

The aim is to regenerate Tralee to as a regional economic driver through boosting the supply of high-quality employment spaces, residential opportunities and the development of an excellent quality environment, by means of strategic investment in office development, public realm improvements, leisure and amenity areas.

The development principles of the Island of Geese site are fully aligned with strategic objectives of the following:

National Planning Framework
Regional Spatial Economic Strategy – Southern Region
European Regional Development Fund ERDF
Regional Operational Programme 2014 to 2020.
Kerry County Development Plan 2015 - 2021
Kerry Local Economic and Community Plan 2016-2022.
Tralee Municipal District LAP 2018 – 2024
Tralee Town Development Plan 2009 – 2015 (Extended and Varied)
TRALEE TOWN CENTRE WEST & ISLAND OF GEESE MASTER PLAN
Tralee Public Realm Strategy

Kerry County Council has embarked on an ambitious, coordinated and integrated programme of urban regeneration for Tralee Town Centre in recent years and has engaged in significant public consultation and assessments. The Island of Geese

Masterplan represents one element of a vision to position Tralee as a key Destination Town and an economic driver for the South West region.

This vision is supported by the Regional Spatial and Economic Strategy (RSES) for the Southern Region through the primary objective for Tralee:

RPO 15

a. *To sustainably strengthen the role of Tralee as a self-sustaining regional economic driver, key settlement in the Kerry Hub Knowledge Triangle and on the Atlantic Economic Corridor and build on inherent strengths as an administrative capital, centre of skills and education, innovation, enterprise growth, culture and tourism accessible to regional airport, port, rail and strategic road network assets;*

f. *To support the regeneration of opportunity sites, such as the Island of Geese, Fels Point, and underused, vacant or derelict town centre lands for residential and enterprise development to facilitate population and employment growth;*

g. *To support the development and delivery of infrastructure for the delivery of additional employment through modern office, enterprise and manufacturing space;*

Kerry County Council specifically references making better use of under-utilised brownfield sites and identifies key opportunity sites including The Island of Geese and provides for their appropriate development.

Tralee Town Development Plan 2009 – 2015 (Extended and Varied)

> *OPO1 – Encourage the development and growth of the office sector in appropriate areas.*

Tralee Municipal District Plan 2018 – 2024

> *BD-01 Promote the development and employment potential of brownfield sites and their potential to contribute to a more sustainable pattern of development.*
> *TR-T-01 Progress with the redevelopment of the island of Geese and facilitate the development of a masterplan. Encourage the revitalisation of the area including creating linkages with the town centre.*

Kerry Local Economic and Community Plan 2016-2022 identifies the need to support and sustainably develop sites for significant FDI and indigenous investment.

> *1.2.1.2 Sustainably develop targeted economic strategic brownfield sites in public ownership across the county including the Denny site Tralee, Sara Lee Killarney and identified Gaeltacht sites subject to proper planning and sustainable development and in compliance with the Kerry CDP 2015-2021.*

A survey of enterprise space undertaken in early May 2020, as part of an Atlantic Economic Corridor project to determine the quantity and quality of office space along the region found that that there were only approximately 10 offices available to rent or let in Tralee town centre, all privately owned and mostly smaller traditional first-floor over retail spaces. There is currently no vacant modern "Grade A" office space available to let or buy in Tralee, or indeed in Kerry.

It is proposed through this Regeneration Plan for Tralee, to develop the Island of Geese brownfield site as an urban mixed-use and residential quarter, realising its potential as an "innovation district", where leading-edge anchor institutions and established companies cluster and connect with start-ups, business incubators, and accelerators.

"*Innovation Districts are physically compact, transit-accessible, and technically wired and offer mixed use housing, office, and retail*". Innovation districts offer the prospect of expanding employment and educational opportunities for disadvantage populations given that many districts are close to low- and moderate – income communities. *And at a time of inefficient land use, they present the potential for denser residential and employment patterns, the leveraging of mass transit, and the repopulation of urban cores*.

The CSO Census in 2016 identified Tralee as an "unemployment blackspot", with an unemployment rate of 27.2% versus the County rate of 12.4%.

The current COVID-19 pandemic is further contributing to this situation. While the full impact of the shutdown of non-essential services remains to be seen; it can be assumed that given Tralee's reliance on retail, wholesale, services and tourism there will a large increase in the number of people reliant on the State for income support. An analysis undertaken by economist, Mr James Dorgan, on behalf of Kerry County Council estimates that the initial impact of the COVID-19 crisis this year will be a cost to the economy of Kerry of €1 billion in 2020, equivalent to almost 25% of estimated 2019 household incomes. Of this, about 40% will be due to the direct and indirect effects of the decline in tourism, and the remainder will be attributed to other non-tourism sectors, such as retail, wholesale and trade and local services, which Tralee is very reliant on and which will have a knock on effect throughout the county. This is supported by a report from the Regional Assemblies COVID-19 Regional Analysis which highlights a COVID-19 exposure rate for Kerry of 53.8% and the Ernst and Young analysis of the impact of COVID-19, which shows that Kerry is the most dependent county on tourism and will therefore be severely impacted by COVID-19.

The proposed development aims to diversify the economy in Tralee.

The proposed Island of Geese Office Accommodation in Tralee Town centre will be constructed with an emphasis on high quality provision of office accommodation in designed contemporary urban settings, which is not yet currently available in Tralee. This proposed development will significantly enhance the economic infrastructure of the town centre by the provision of high-quality office accommodation. This office

development is required to market Tralee as a base for potential Foreign Direct Investment, Indigenous companies, second site location or as a base for satellite office accommodation. The proposed office development will enable the location of potential high-quality jobs which will enhance the employment opportunities in the town centre and surrounding region.

Kerry County Council is cognisant of the importance of leveraging that potential for Tralee. The proposed provision of this office accommodation for ca250 people in the architecturally urban landscaped Island of Geese site will provide potential additional footfall in the town centre and help stimulate the existing retail core and thereby provide much needed employment opportunities beyond the Island of Geese.

The proposed Café/Restaurant/Retail unit on the ground floor encompasses less than 8 % of the overall floor area of the office development. It is envisioned that this will be used primarily by office workers within the building and visitors to the public amenity aspects of the Island of Geese Public Realm development. Given the scale of this unit, it is not envisioned that there will be any impact on other similar Town Centre enterprises.

Recommendations

No further action recommended

Submission No.2 : Kevin O Connor representing Denny Factory Workers

Submission/Comments relevant to Office Development

The submission questions the need for an office building given the high vacancy rate in Tralee stating that the construction of sterile buildings will not attract people to shop in the Town Centre.

Manager's Response

Refer to response to Submission No.1

Recommendations

No further action recommended

Submission No.3 : Sadhbh O'Connell

Submission/Comments relevant to Office Development

The submission states that the town does not need office accommodation.

Manager's Response

Refer to response to Submission No.1

Recommendations

No further action recommended

Submission No.4 : Jean Campbell

Submission/Comments relevant to Office Development

The submission questions the need for more office space and retail development in Tralee given the level of vacancy in the Town. The submission suggests the site could be used for smaller central housing units with easy access to everyday facilities particularly for people with no access to transport.

Manager's Response

Refer to response to Submission No.1.

Housing is proposed for the North West development site which will be subject to a separate planning process.

Recommendations

No further action recommended.

Submission No.5 : An Garda Síochána

Submission/Comments relevant to Office Development

The submission raises concerns with regard to overlooking into the Tralee Garda Station from the upper floors of the proposed development.

Manager's Response

Kerry County Council met with An Garda Síochana, Tralee and the Office of Public Works on site. The proposals were outlined. Obscure glass will be provided on 3 identified windows on the 3rd floor of the development to prevent overlooking.

Recommendations

Obscure glass will be provided on 3 identified windows on the 3rd floor of the development to prevent overlooking.

Submission No.6 : Geological Survey Ireland

Submission/Comments relevant to Office Development

The GSI has no comment to make at this stage. The GSI recommends that their data sets are used.

Manager's Response

Submission is noted.

Recommendations

No further action recommended

Submission No.7 : Meitheal Architects, On behalf of Garvey's Supervalu, Tralee and the Garvey Group

Submission/Comments relevant to Office Development

While supportive in principle of the various plan for the area the submission outlines a number of concerns;

- Parking Provision

There is no proposal to provide any car parking as part of the development. The existing car park will come under severe pressure. The submission estimate that the proposed building would require 118 spaces and calculates a further 270 spaces if the remaining 3 sites are developed as offices. This impact on parking will have a detrimental impact on their business as well as others in town centre.

- Impact of building

The extension of the building beyond the Denny Site into the surface car park with the loss of 15 spaces. It also creates a pinch point on Gas Terrace which will make it increasingly difficult to service existing buildings with delivers, refuse collection and emergency vehicles. Building should be redesigned to eliminate encroachment on existing surface car park.

- Suggested amendments to the current Masterplan

Suggests that the site of the proposed building is developed as the last phase of the development of the overall site and that it is used as surface carparking and storage for construction of other sites. The submission includes a drawing showing an alternative layout of the surface carpark.

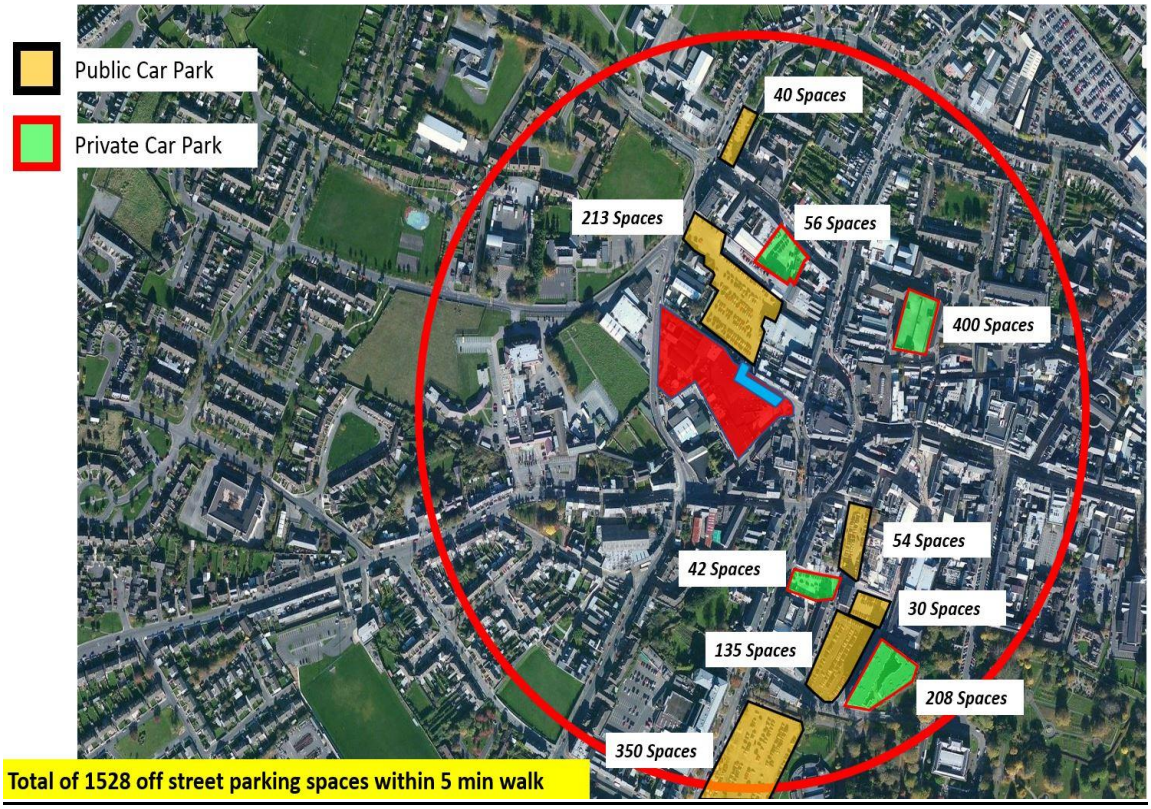
Manager's Response

Parking Provision

Tralee Transportation Strategy 2012 states *'an assessment of existing parking supply shows that, at an aggregate level across the Town Centre, there is spare capacity particularly for off-street parking locations. The existing parking stock is sufficient to meet present and future parking demands*.' Punch Consultant Engineers report on Engineering Inputs to Island of Geese Masterplan dated July 2018 states, *'At present there are a significant number of car parking spaces available within the vicinity of the proposed Island of Geese development'. The report identifies at total of 2239 car parking spaces available within a 10-minute walk of the site.* There is a total of 1528 off-street car parking spaces within a 5 min walk of the proposed site (Figure 6.0). Kerry County Council carried out a car park utilisation survey for the period 9/12/2019 to 20/12/2019 covering the busy Christmas period. It should be noted that free parking was available during this study timeframe. Therefore, it is expected that usage in this period is particularly high. The study found that between the period 9:30 to 10:30 am (Following Peak Office Demand) there were on average 320 Public Car Park Spaces available and 425 Private Car Parking Spaces giving a total of **745** unoccupied spaces within Tralee town centre.

These studies confirm that there is sufficient parking capacity available within the town centre to cater for this development.

Figure 6.0 Car Parks within a 5 min walking distance of the Island of Geese



Impact of Building

The proposed development will not result in the loss of any existing car parking spaces in the adjoining public car park. The revisions to the layout of Gas Terrace are designed to accommodate delivery vehicles, refuse collection and emergency vehicles.

S*uggested amendments to current Masterplan*

In regard to access for construction, being the first phase of the development, there are ample opportunity within the remainder of the Island of Geese site to provide for site access and construction facilities for the proposed development. Prior to the commencement of the development a construction management plan and safety statement will be required from the building contractor and submitted for the approval of Kerry County Council before works commence on site.

The suggested layout of the existing public car park included in the submission will be considered as part of further development under the Tralee Town Centre West Masterplan. The submission proposes a scope of works to areas that are outside the boundary of the proposed development and are therefore not a matter for the planning application in question.

<u>Recommendations</u>

No further action recommended

Submission No.8 Elizabeth Murphy

Submission/Comments relevant to Office Development

Submission requests Kerry County Council to consider the following:

- Commercial, social and employment decline of the town centre,
- Town centre multi storey carparking is not at full capacity,
- Diversity of services and retail available in the town centre,
- Develop the site in a way which supports the creation and maintenance of employment and attracts investment, economic benefit to the town centre
- Further Archaeological testing will be required
- Develop the site as a single entity as opposed to the current plan to develop in a phased and subdivided way.
- Have regard to proximity to Garda Station and Hospital
- Demand for an office space:
    - Has need been established?
    - Is there an oversupply?
    - Existing vacant office space across Town Centre
    - Centrepoint
    - Any impact on night-time economy
- Demand for Retail / Restaurant / Café
    - Over supply of same in Tralee Town Centre
- While opposed to the proposal at the very least the office development et al should be relocated to the Matt Talbot Road end within the Island of Geese due to the visual impact, imbalance the development on the site, create passive frontages and access.
- Council should avail of funding from Department of Housing, Planning and Local Government to develop the site.
- The layout of the Island of Geese is predicated on the linear park.
- The proposal cannot be justified empirically, economically, socially or visually.

Manager's Response

Refer to Response to Submission No.1 in relation to the need for the Office development.

Carparking
Refer to response in submission No 7 in relation to parking provision

Archaeology
Archaeological testing was carried out in the open yard areas of the old Denny Factory site prior to demolition. Further archaeological testing will be carried out in advance of the development of the site.

Site Layout/Location of Office Block

The design and layout of the proposed public realm space is in accordance with the Tralee Town Centre West & Island of Geese Masterplan, which has been adapted as part of Variation No 5 to the Tralee Town Development Plan 2009 – 2015 (as extended and varied). The layout, therefore, meets the objectives of the Town Development Plan which are aligned with the National Strategic Objectives of the National Planning Framework and the requirements of the ERDF's Designated Urban Centre Grant Scheme as part of the Regional Operational Programme 2014 - 2020.

Garda Station and Hospital

Kerry County Council has engaged with, and will continue to engage with relevant stakeholders, business interests, and members of the public in relation to the development of the Island of Geese site. The proposal aligns with the adopted Masterplan which takes account of the position of both the Bon Secours Hospital and the Garda Station. The main public realm space connects the Bon Secours Hospital to the Garda Station and links on to the Town Centre.

Café/ Restaurant/Retail

The provision of accommodation for a café / restaurant as proposed will facilitate a commercial activity compatible with the focal point of the chimney, the mini amphitheatre, farmer's markets, interactive play space and office workers in the proposed building. It is considered that such a provision will complement the existing offer in Tralee Town Centre and provide additional commercial opportunity.

Funding

Kerry County Council has secured funding under the ERDF programme for the public realm aspects of the Island of Geese development and has sought separate funding under the URDF funding stream for the office development. The site on the North West corner is being developed as a Local Authority housing development subject to a separate Part 8 planning process.

Recommendations

No further action recommended

Submission No.9 : Gas Terrace Business Owners

Submission/Comments relevant to Office Development

- The overall development is welcomed. They feel that the impact of the building on Gas Terrace has not been properly considered and that Gas Terrace is again very much considered a back alley.
- They have concerns about the height of the proposed building and the subsequent overshadowing. In particular, with the addition of a fourth floor which they feel is out of proportion to existing buildings.
- They state that while the 2nd floor setback directly to the south of the Gas Terrace buildings is welcomed it is completely undone by the vertical 4 storey 16.5m high walls to the west end of gas terrace (gridlines 5-4/3; B-A). These walls are devoid of redeeming architectural features, create a bleak view as you look west on Gas Terrace and are completely out of proportion and character with the existing neighbouring buildings. The second floor set back should continue to gridline 3 and around to gridline A.
- They feel that the section of the building between gridlines B to A should not project out as far as it does. This section of the building appears to extend outside the old Denny Factory boundary wall and this takes away the connection that always existed between Gas Terrace and Rackett lane. It also reduces the evening light spilling into Gas Terrace.
- They would like to see firm proposals on how an 'active edge' is to be created on the Gas Terrace side of the new building and how a proper streetscape is going to be created.

Manager's Response

The design intent is to produce a horizontal block of two-storey floating above a glazed ground floor. The full height glazing at ground floor provides a degree of permeability through the building and achieves an active edge on all sides. This is particularly

important on Gas Terrace to ensure street character is maintained ensuing it does not become a vacant back alley as feared in the submission.

The building façade has different approaches in order to engage with the existing buildings surrounding it. The south west façade can be interpreted as the main elevation as this is the location of the main entrance and most active area. On Gas Terrace the approach is different to acknowledge the building is facing to a row of traditional two storey houses. Here, a set-back is proposed at 2nd floor to reduce the scale of the building proportional to the existing accommodation.

Referring to the masterplan site layout plan drawing, it should be noted that Gas Terrance is within the proposed development boundary and to that end, the materials proposed for the wider site will extend equally to Gas Terrace. As noted in the site layout plan, it is proposed that Gas Terrace will benefit from a new parking arrangement, new footpaths, landscaping and new public lighting.

Recommendations

It is proposed to revise the third-floor layout and accompanying northern elevation to incorporate a set back of the building line (see attached drawings in Appendix C). The northern façade has been enhanced in the revised proposal.

Submission No.10 : Liam Nolan

Submission/Comments relevant to Office Development

The submission objects to the building a office block on the site and identification of the other 3 sites for development. The site should be used as a public amenity. The submission states that there is existing vacancy in Tralee Town centre.

Manager's Response

Refer to response to Submission No.1 in relation to the need for the Office Building.

The design and layout of the proposed public realm space is in accordance with the Tralee Town Centre West & Island of Geese Masterplan, which has been adapted as part of Variation No 5 to the Tralee Town Development Plan 2009 – 2015 (as extended and varied). The layout, therefore, meets the objectives of the Town Development Plan which are aligned with the National Strategic Objectives of the National Planning Framework and the requirements of the ERDF's Designated Urban Centre Grant Scheme as part of the Regional Operational Programme 2014 - 2020. Over 30% of the site is dedicated to Public Realm space.

Recommendations

No further action recommended

Submission No.11 : Neilus O Shea

Submission/Comments relevant to Office Development

The submission raises concern that the building will overshadow Gas Terrace enclosing the look of the area. The submission states that there is enough office and retail space in the Town already. The submission questions whether there has been any archaeological dig or survey. The submission states that the plans should have been posted in the many vacant shop windows and not in the Council offices.

Manager's Response

Refer to the Response to Submission No.1 regarding the need for Office Building.
Refer to the Response to Submission No.9 regarding Gas Terrace.

Archaeological testing was carried out in the open yard areas of the Island of Geese site prior to demolition. Further testing will be carried out prior to construction.

A Public Notice was advertised in both the Kerryman Newspaper on the 19th of February 2020 and the Kerry's Eye Newspaper on the 20th of February 2020.

Site Notices were erected along the proposed route. These were inspected regularly.

The Plans and Particulars for the development were on display at the following locations:

- Kerry County Council, Tralee Municipal District Offices, Princes Quay, Tralee, Co. Kerry
- Kerry County Council, Roads, Transportation and Marine, Room 115, County Buildings, Rathass, Tralee, Co. Kerry
- Kerry County Council Website www.kerrycoco.ie

Recommendations

No further action recommended

Submission No.12 : Willie White Kerry Deaf Resource Centre

Submission/Comments relevant to Office Development

The submission raises the following concerns in relation to the building;

- The height of the building will overshadow Gas Terrace impacting on natural lighting causing difficulties for users of sign language and lip reading.
- Public lighting should be sufficient to allow for sign language and lip reading and for safety.
- There should be no light reflective glass which could impact on deaf people and in particular those with dual-sensory loss i.e. sight loss
- Concern is raised with regard to any air conditioning or other sound producing plant and equipment associated with the building. This would interfere with hearing aids/cochlear implants both of passers by and of service users. Any sound generator machines should be low sound or no-sound emitting technology or ensure sound baffles are used to encase all noise generators.

The submission suggests the following for the internal of the building

- To ensure all areas are fitted with alarms that have both audible and flashing light alarm systems. It would be very important to make sure these are clearly visible in all weather conditions and alert people especially if they are not looking directly at the flashing light strobes or are not wearing listening devices.

- To ensure all rooms are fitted with loop/ induction systems.

- That any intercom systems incorporate video screens and not sound only dependent systems.

- That any service housed in the buildings are cognisant of the communication access needs of the deaf and hard of hearing communities.

- To ensure any public areas have sound absorbing features to prevent any echo or amplification of sound that could impact on communication.

- To ensure non-reflective materials are used throughout and to ensure windows etc. can prevent excessive sunlight through during brighter conditions.

- To have clear signage and visual information displays and include floor markings to guide service users to different areas of the building. Provide visual information on TV screens, adopt a visual numbering system and ensure any public announcements are display via text on screens. To subtitle all audio announcements and include sign language interpreting access on pre-recorded information.

Manager's Response

Refer to the Response to Submission No.9 regarding Gas Terrace.

Public lighting will be designed and installed to relevant standards which will appropriately light the area.

The glass used in the building will be in accordance with relevant building regulations. Plant used in the building will comply with all relevant standards.

In relation to the internal arrangements the submission is noted and the points raised will be incorporated into the detailed design of the building. The building will be designed to meet the current building regulations and incorporate universal design principles.

Recommendations

The building will be designed to meet the current building regulations and incorporate universal design principles.

Submission No.13 : Inland Fisheries

Submission/Comments relevant to Office Development

The submission states that considers the development can be undertaken without impact on the aquatic environment provided environmental mitigation measures are put in place. These should include

- Site construction: good site management practices to be adopted during site construction to prevent discharge of silt/ hydrocarbon contaminated waters to surface waters or storm drainage. All pollution control measures should be in place prior to commencement of site clearance and these to be maintained at regular intervals during construction with environmental supervision. Specific attention should be given to dealing with silt contaminated surface

waters during inclement weather conditions and for the disposal of dust suppression waters.

- All environmental control measures should be detailed and specified in contractual Method Statements

- Surface/storm water discharge volumes should be minimised by the use of Sustainable Urban Drainage systems (SUDS) with specific emphasis on the use of permeable paving and swales etc. for surface water infiltration. All SUDS details should be presented on drawings.

- Foul and surface water drainage. Foul and clean surface waters should be separated with foul effluent discharging to the public foul sewer; IFI requests that a foul effluent overflow connection to surface waters/drainage is not permitted.

- Certification should be required to confirm correct connections have been made to foul and surface water drainage.

Manager's Response

All contaminants will be controlled during construction ensuring no contaminated surface water runoff will be allowed. All storm water from the site will be minimised using a SUDS system and storm water and sewerage is being separated on this site. Certification will be carried out to confirm correct connections have been made to foul and surface water drainage.

Recommendations

No further action recommended

Submission No.14 : Pádraigh Mac Fhearghusa

Tuairimí Aighneachta a bhaineann le Forbairt Oifige

Submission/Comments relevant to Office Development

Is mian linn a mheabhrú duit go bhfuil Trá Lí aitheanta mar Bhaile Seirbhíse Gaeltachta ag an Stáit agus go bhfuil freagrachtaí ar Chomhairle Contae Chiarraí tacú dá réir, agus freastal mar is cuí, ar phobal na Gaeilge agus na Gaeltachta.
Ní leor an Ghaeilge a scuabadh isteach faoi theideal ginearálta ar nós mar chultúr, ealaíon ná pobal, ach aitheantas agus stádas faoi leith a thabhairt do phobal na Gaeilge

agus na Gaeltachta, mar atá molta cheana féin ar an gceist seo. (7 Meán Fómhair 2018).

Iarrtar ar Chomhairle Contae Chiarraí Ceathrú Gaelach a aithint i bhforbairt Oileán na nGéanna do phobal na Gaeilge & na Gaeltachta, mar thacaíocht chun Trá Lí a fhorbairt mar Bhaile Seirbhíse Gaeltachta.

Pointí eolais:
Tá Trá Lí aitheanta anois mar Bhaile Seirbhíse Gaeltachta ag Aire Stáit na Gaeltachta agus maoiniú 's próiseas dhá bhliana chun Plean Forbartha a ullmhú don mbaile ar tí tosnú.

Cuideoidh an moladh seo le stádas reachtúil agus aitheantas a thabhairt do Thrá Lí mar Bhaile Seirbhíse Gaeltachta faoi Acht na Gaeltachta 2012.

Is fiú breis agus €136 milliún an Ghaeilge do chathair agus do chontae na Gaillimhe gach bliain. Ní fios fós cén buntáiste airgeadais a bhaineann Ciarraí as an nGaeilge.

Moltar Ceathrú Gaelach in Oileán na nGéanna mar lár phointe do phobail na Gaeilge agus na Gaeltachta i dTrá Lí, ina mbeidh spás ilchúspóireach do chaifé, Naíonra, teaghlaigh, Ciorcal Comhrá, ranganna, imeachtaí Gaelacha srl.

Tralee has recognition as a Gaeltacht Service Town and Kerry County Council has responsibilities to support it accordingly and serve the Irish and Gaeltacht communities appropriately. It is not enough to put Irish in under a general heading such as culture, arts but to give particular recognition and status to the Irish speaking and Gaeltacht community as already recommended on this question (7 September 2018.)

Kerry County Council is requested to recognise an Irish/Gaelic Quarter in the Island of Geese for the Irish and Gaeltacht Community, to support the development of Tralee as a Gaeltacht Service Town

Main Points
Tralee is recognised as a Gaeltacht Service Town and a 2year process to prepare a development Plan for the Town is about to commence.

This recommendation with help to give statutory status and recognition to Tralee as a Gaeltacht Services Town under the Gaeltacht Act 2012

Irish is worth more than €136million to Galway city and county every year. It is not yet know what financial advantage Irish gives to Kerry.

A Gaelic/Irish Quarter is recommended for the Island of Geese as a centre point for the Irish and Gaeltacht community in Tralee, in which there will be a multi-purpose space for a café, Naíonra, families, ciorcal comhrá, classes, Irish events etc

Freagra an Bhainisteora

Tá sé de dhlúth agus d'inneach spáis phoiblí faoin aer a bheith daonlathach. Ba cheart é a bheith á úsáid, agus sult a bheith á bhaint as, ag gach ball den sochaí. Cruthaíonn an pháirc líneach – lena mheascán de bhailchríocha crua agus boga, suíocháin, láithreacha spraoi agus spásanna léirithe – deiseanna i gcomhair úsáidí agus gníomhaíochtaí éagsúla ag gach tráth den bhliain, chun timpeallacht níos beoga agus níos sábháilte a chur ar fáil. Cuireann an "sorcas" pábháilte timpeall ar an simléar spás léirithe agus suíocháin ar fáil atá oiriúnach do cheol agus rince faoin aer do gach aoisghrúpa. An Máistirphlean ar glacadh leis, aithníonn sé cur chun cinn, forbairt agus úsáid na Gaeilge, ceoil Gaelaigh agus an chultúir Ghaelaigh mar cheann de réimse úsáidí féideartha atá oiriúnach do limistéar an Mháistirphlean. Beidh na limistéir poiblí seo ar fáil i gcomhair gach saghas imeachta chultúrtha. Beidh an coire oiriúnach i gcomhair imeachtaí cultúrtha agus ealaíne, cinn as Gaeilge san áireamh.

Manager's Response

External public space, is by its nature, democratic and should be used and enjoyed by all members of society. The linear park, with its combination of hard and soft finishes, seating, play areas and performance space provides opportunities for different uses and activities in all seasons to create a more animated and safer environment. The paved "circus" centred on the chimney provides performance space and seating which could facilitate outdoor music, dancing and televised sports catering for all age groups. The adopted Masterplan identifies the promotion, development and use of Irish Language, music and culture as one in a range of potential uses for the Masterplan area.

The public realm areas will be available for all types of cultural events. The amphitheatre will be suitable for cultural and artistic events including those in the Irish language.

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No.15 : Brian Caball

Tuairimí Aighneachta a bhaineann le Forbairt Oifige

Submission/Comments relevant to Office Development

'Go gcuirfí ár dteanga náisiúnta os comhair an phobail trí gach fógra a bheith i nGaeilge nó dhátheangach'

To publicly promote our national language by having all signage in Irish or bilingual

'Go gcinnteofaí go dtabharfaí aitheantas cuí agus cothrom do chultúr/ceol/rince na tíre i gcás go mbeadh ceolchoirmeacha, srl, á reachtáil ann, e.g, san aimfitéatar'

To ensure that appropriate and equal access be given to the culture/ music/ dance of the country where concerts etc are being organised e.g. in the amphitheatre

'Go gcuirfí ainm 'oifigiúil' i nGaeilge amháin ar an aimfitéatar, e.g, *An Log* (=hollow), *Log an Oileáin*, *An Chúil* (=nook), *An Cuas* (=hollow, cavity, recess), *An Cuasán* (=cavity), *Cuas(án)* na nGéanna'

Give an official name in Irish to the amphitheatre

'Go gcuirfí ainm 'oifigiúil' i nGaeilge amháin ar an bhFoirgneamh a thógfar ann, e.g, *Oifigí Oileán na nGéanna*, Bialann – *Na Géanna Fiáine'*

Give an official name in Irish only to the building which will be developed

'Go dtabharfaí le fios gur cuid lárnach de Bhaile Seirbhíse Gaeltachta é Oileán na nGéanna, e.g, siombail/dealbh/foinse ag léiriú amhlaidh'

That it will be made known that the island of Geese is a central part of the Gaeltacht Service Town e.g. Symbol, statue

'Cé nach mbaineann sé go díreach le hOileán na nGéanna bheadh sé inmholta dá dtabharfaí aitheantas don Seanchúirt Liathróíd Láimhe atá ina aice láimhe (Ardán an Gháis)...mar ba ansin a d'imir na himreoirí clúiteacha Fitzgerald agus (Fr Tom) Jones.'

Even though it does not relate directly to the Island of Geese, it would be a recommendation that recognition would be given to the old handball court beside it (Gas Terrace) as it was there that renowned players Fitzgerald and (Fr Tom) Jones.

Freagra an Bhainisteora

Beidh gach comharthaíocht sa Limistéar Poiblí dátheangach de réir Leabhrán na gComharthaí Tráchta.
Ainmniú na ngnéithe agus na bhfoirgneamh laistigh den suíomh, titeann sé sin lasmuigh de scóp an phróisis phleanála seo.

Manager's Response

All signage in the Public Realm area will be bi-lingual as per Traffic Signs Manual.
The naming of features and buildings within the site is outside the scope of this planning process.

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No.16 : Dawn Uí Chonchubhair agus Sean Seosamh Ó Conchubair

Tuairimí Aighneachta a bhaineann le Forbairt Oifige

Submission/Comments relevant to Office Development

Is mian linn a mheabhrú duit go bhfuil Trá Lí aitheanta mar Bhaile Seirbhíse Gaeltachta ag
an Stáit agus go bhfuil freagrachtaí ar Chomhairle Contae Chiarraí tacú dá réir, agus freastal
mar is cuí, ar phobal na Gaeilge agus na Gaeltachta. Ní leor an Ghaeilge a scuabadh isteach faoi theideal ginearálta ar nós mar chultúr, ealaíon ná pobal, ach aitheantas agus stádas faoi leith a thabhairt do phobal na Gaeilge agus na Gaeltachta, mar atá molta cheana féin ar an gceist seo. (7 Meán Fómhair 2018).
Iarrtar ar Chomhairle Contae Chiarraí Ceathrú Gaelach a aithint i bhforbairt Oileán na nGéanna do phobal na Gaeilge & na Gaeltachta, mar thacaíocht chun Trá Lí a fhorbairt mar Bhaile Seirbhíse Gaeltacht

Tralee has recognition as a Gaeltacht Service Town and Kerry County Council has responsibilities to support it accordingly and serve the Irish and Gaeltacht communities appropriately. It is not enough to put Irish in under a general heading such as culture,

arts but to give particular recognition and status to the Irish speaking and Gaeltacht community as already recommended on this question (7 September 2018.)
Kerry County Council is requested to recognise an Irish/Gaelic Quarter in the Island of Geese for the Irish and Gaeltacht Community, to support the development of Tralee as a Gaeltacht Service Town.

Freagra an Bhainisteora

Féach an freagra ar Aighneacht Uimh. 13

Manager's Response

Refer to response to Submission No.13

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No.17 : Caitlín Uí Aodha

Tuairimí Aighneachta a bhaineann le Forbairt Oifige

Submission/Comments relevant to Office Development

'Go gcuirfí ár dteanga náisiúnta os comhair an phobail trí gach fógra a bheith i nGaeilge nó dhátheangach'

To publicly promote our national language by having all signage in Irish or bilingual

'Go gcinnteofaí go dtabharfaí aitheantas cuí agus cothrom do chultúr/ceol/rince na tíre i gcás go mbeadh ceolchoirmeacha, srl, á reachtáil ann, e.g, san aimfitéatar'

To ensure that appropriate and equal access be given to the culture/ music/ dance of the country where concerts etc are being organised e.g. in the amphitheatre

'Go gcuirfí ainm 'oifigiúil' i nGaeilge amháin ar an aimfitéatar, e.g, *An Log* (=hollow), *Log an Oileáin*, *An Chúil* (=nook), *An Cuas* (=hollow, cavity, recess), *An Cuasán* (=cavity), *Cuas(án)* na nGéanna'

Give an official name in Irish to the amphitheatre

‘Go gcuirfí ainm ‘oifigiúil’ i nGaeilge amháin ar an bhFoirgneamh a thógfar ann, e.g, *Oifigí Oileán na nGéanna*, Bialann – *Na Géanna Fiáine’*

Give an official name in Irish only to the building which will be developed

‘Go dtabharfaí le fios gur cuid lárnach de Bhaile Seirbhíse Gaeltachta é Oileán na nGéanna, e.g, siombail/dealbh/foinse ag léiriú amhlaidh’

That it will be made known that the island of Geese is a central part of the Gaeltacht Service Town e.g. Symbol, statue

Freagra an Bhainisteora
Féach an freagra ar Aighneachtaí Uimh. 13 agus Uimh. 14

Manager’s Response

Refer to response to Submission No.13 and No.14

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No.18 : Roibeard Ó hEartáin

Tuairimí Aighneachta a bhaineann le Forbairt Oifige

Submission Comments relevant to Office Development

Is mian linn a mheabhrú duit go bhfuil Trá Lí aitheanta mar Bhaile Seirbhíse Gaeltachta ag an Stáit agus go bhfuil freagrachtaí ar Chomhairle Contae Chiarraí tacú dá réir agus freastal mar is cuí ar phobal na Gaeilge agus na Gaeltachta.

Ní leor an Ghaeilge a scuabadh isteach fé teideal ginearálta ar nós… cultúr, ealaíon ná pobal, ach aitheantas agus stádas fé leith a thabhairt do phobal na Gaeilge agus na Gaeltachta, mar atá molta cheana féin ar an gceist seo.

Iarrtar ar Chomhairle Contae Chiarraí Ceathrú Gaelach a aithint i bhforbairt Oileán na nGéanna do phobal na Gaeilge & na Gaeltachta mar thacaíocht chun Trá Lí a fhorbairt mar Bhaile Seirbhíse Gaeltachta.

Pointí eolais:

Tá Trá Lí aitheanta anois mar Bhaile Seirbhíse Gaeltachta ag Aire Stáit na Gaeltachta agus maoiniú ‘s próiseas dhá bhliana chun Plean Forbartha a ullmhú don mbaile ar tí tosnú.

Cuideoidh an moladh seo le stádas reachtúil agus aitheantas a thabhairt do Thrá Lí mar Bhaile Seirbhíse Gaeltachta faoi Acht na Gaeltachta 2012.

- Is fiú breis agus €136 milliún an Ghaeilge do chathair agus do chontae na Gaillimhe gach bliain. Ní fios fós cén buntáiste airgeadais a bhaineann Ciarraí as an nGaeilge.
- Moltar Ceathrú Gaelach in Oileán na nGéanna mar lár phointe do phobail na Gaeilge agus na Gaeltachta i dTrá Lí, ina mbeidh spás ilchúspóireach do chaifé, Naíonra, teaghlaigh, Ciorcal Comhrá, ranganna, imeachtaí Gaelacha srl.

Tralee has recognition as a Gaeltacht Service Town and Kerry County Council has responsibilities to support it accordingly and serve the Irish and Gaeltacht communities appropriately. It is not enough to put Irish in under a general heading such as culture, arts but to give particular recognition and status to the Irish speaking and Gaeltacht community as already recommended on this question (7 September 2018.)

Kerry County Council is requested to recognise an Irish/Gaelic Quarter in the Island of Geese for the Irish and Gaeltacht Community, to support the development of Tralee as a Gaeltacht Service Town

Main Points
Tralee is recognised as a Gaeltacht Service Town and a 2year process to prepare a development Plan for the Town is about to commence.

This recommendation with help to give statutory status and recognition to Tralee as a Gaeltacht Services Town under the Gaeltacht Act 2012

Irish is worth more than €136million to Galway city and county every year. It is not yet know what financial advantage Irish gives to Kerry.

A Gaelic/Irish Quarter is recommended for the Island of Geese as a centre point for the Irish and Gaeltacht community in Tralee, in which there will be a multi-purpose space for a café, Naíonra, families, ciorcal comhrá, classes, Irish events etc

Freagra an Bhainisteora

Féach an freagra ar Aighneachtaí Uimh. 13 agus Uimh. 14

Manager's Response

Refer to response to Submission No.13 and No.14

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No. 19 : Victor Bayda, Oifigeach Pleanála Teanga do Ghaeltacht Uíbh Ráthaigh

Tuairimí Aighneachta a bhaineann le Forbairt Oifige

Submission/Comments relevant to Office Development

Iarrtar ar Chomhairle Contae Chiarraí Ceathrú Gaelach a aithint i bhforbairt Oileán na nGéanna do phobal na Gaeilge agus na Gaeltachta mar thacaíocht chun Trá Lí a fhorbairt mar Bhaile Seirbhíse Gaeltachta.

Is fiú a lua go bhfuil Tá Trá Lí aitheanta mar Bhaile Seirbhíse Gaeltachta ag an Stát agus tá freagrachtaí ar Chomhairle Contae Chiarraí bheith ag freastal dá réir ar phobal na Gaeilge agus na Gaeltachta.

Kerry County Council is asked to identify a Gaelic Quarter in the development of the Isle of the Geese for the Irish speaking and Gaeltacht community in support of the development of Tralee as a Gaeltacht Service Town.

It is worth mentioning that Tralee is recognized as a Gaeltacht Service Town by the State and Kerry County Council has responsibilities to serve the Irish language and Gaeltacht communities accordingly

Freagra an Bhainisteora

Féach an freagra ar Aighneachtaí Uimh. 13 agus Uimh. 14

Manager's Response

Refer to response to Submission No.13 and No.14

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No.20 : Hugh Campbell

Submission/Comments relevant to Office Development

The submission states that the proposals are sparse in content and contain no proposals for the remainder of the site. The submission questions the provision of more offices and retail units given the current levels of vacancy in the Town and the decreasing demand for office accommodation a trend which will continue due to the impact of Covid-19. The submission states that the Court House should not relocate to the site as this would also attract the court support system away from the Town Centre. A legal campus should be established centred on the existing courthouse. Keeping a substantial amount of Tralee commerce in the central area is important as busy street generate business.

Manager's Response

The development of the Island of Geese is in accordance with the Tralee Town Centre West & Island of Geese Masterplan, which has been adapted as part of Variation No 5 to the Tralee Town Development Plan 2009 – 2015 (as extended and varied). The proposals, therefore, meets the objectives of the Town Development Plan which are aligned with the National Strategic Objectives of the National Planning Framework and the requirements of the ERDF's Designated Urban Centre Grant Scheme as part of the Regional Operational Programme 2014 - 2020.

Refer to the response No.1. in relation to the need for office development.

The re-location of the Court House is not part of this application.

Recommendations

No further action recommended

Submission No.21 : Michael O'Connor

Submission/Comments relevant to Office Development

The submission objects to the courthouse being built on the site and suggests the construction of a small number of homes on the site with a new two way road through the site from Matt Talbot Road to the Garda Station with links to car park allowing existing entrance to car par to be closed. The Island of Geese Road to be used as a cycle and walkway.

Manager's Response

The re-location of the Court House is not part of this application.

The development of the Island of Geese is in accordance with the Tralee Town Centre West & Island of Geese Masterplan, which has been adapted as part of Variation No 5 to the Tralee Town Development Plan 2009 – 2015 (as extended and varied). The proposals, therefore, meets the objectives of the Town Development Plan which are aligned with the National Strategic Objectives of the National Planning Framework and the requirements of the ERDF's Designated Urban Centre Grant Scheme as part of the Regional Operational Programme 2014 - 2020.

Recommendations

No further action recommended

Submission No.22 : Elisabeth Koch

Submission/Comments relevant to Office Development

Suggests that a portion of the site be used as a space for teenagers with the provision of a skate park, basketball court or similar. More green spaces are required in Tralee an area with native tree and wildflowers. A section of the site should be turned into such a green space.

Manager's Response

The proposal is in accordance with the development masterplan for the site and the Town development plan and 'Designated Urban Centre Grant Scheme'. 30 % of the

site is designated public realm space. A skateboard/pump park is being considered for another location in the town.

Recommendations

No further action recommended.

Submission No.23 : John Walker

Submission/Comments relevant to Office Development

A living green roof should be installed on the flat roof of the office development so providing biodiversity benefits.

Manager's Response

In order to maximise usable floor space within the office building the plant room is located along with solar panels on the roof. This limits the scope to install a living green roof.

Recommendations

No further action recommended

Submission No. 24 : Green Party, Kerry Branch

Submission/Comments relevant to Office Development

The submission states that the proposed development is not the correct one for Tralee Town Centre for reasons of Community, Heritage, Economy and Environment.

Covid-19 has changed the way people work and live. People are working from home and there is no need for an office block. There is need of open spaces.

- Community – the entire site should be given over to public realm based on the findings of 'Share my Idea'. The submission contents that the proposed development of an office building on the Island of Geese site does not sufficiently meet the objectives of the Tralee Municipal District Local Area Plan 2018-2021
- Economy – The submission questions the need for new office and retail space given the current vacancy rate in the town. Focus should be on refurbishment rejuvenation and retrofitting of existing buildings. It is the

opinion of the Kerry Greens that the development of the Office building does not support and does in fact threaten the vitality and integrity of the existing businesses and buildings in the town and should not be permitted.

- Environment – The development of this building is not aligned with the Council's climate action and adaptation goals for more compact, less energy intensive forms of urban development. The submission states that in both the design and construction materials the building contravenes the stated aims of Tralee Municipal District Local Area Plan

Manager's Response

The development of the Island of Geese is in accordance with the Tralee Town Centre West & Island of Geese Masterplan, which has been adapted as part of Variation No 5 to the Tralee Town Development Plan 2009 – 2015 (as extended and varied). The proposals, therefore, meets the objectives of the Town Development Plan which are aligned with the National Strategic Objectives of the National Planning Framework and the requirements of the ERDF's Designated Urban Centre Grant Scheme as part of the Regional Operational Programme 2014 - 2020.

Refer to response to Submission No.1 in relation to the need for the Office Building.

The proposed building will be designed, constructed and operated as a LEED (Leadership in Energy and Environmental Design) certified building.

The development of the Island of Geese site which is a brown field site within the Town Centre aligns with the National Strategic Objectives of the National Planning Framework especially in relation to Compact Growth. The Island of Geese Development will go towards achieving a low carbon, climate resilient and environmentally sustainable economy.

Recommendations

No further action recommended

Submission No.25 Irish Water

Submission/Comments relevant to Office Development

The submission requests engagement with Irish Water through the Pre-connection enquiry process.

Manager's Response

Kerry County Council will engage with Irish Water trough the Irish Water Pre-connection enquiry process.

Recommendations

No further action recommended

9. EVALUATE THE PROPOSED DEVELOPMENT WITH RESPECT TO THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA

This proposal seeks to provide Tralee Town Centre with a) the standard of office accommodation required for attracting the FDI needed in Tralee and/or b) the environment to facilitate locally developed innovation and employment growth in the SME sector. Long-term positive impacts will be associated with the provision of a high-quality office accommodation in an architecturally designed, urban linear park space and one which facilitates and encourages sustainable movement of people to, from and within the town centre. A clear construction management plan and waste management plan are key to the implementation of the project.

4. Having regard to the European, National, Regional and Local plans, policies and strategies listed in Section 1.3 and by virtue of the nature and purpose of proposal on the Island of Geese, it is considered that the proposal is in accordance with the proper planning and sustainable development of Tralee Town Centre.

5. Determination Statements (Attached in Appendix A) have been made by the Planning and Sustainable Development Section of the Council. It concludes that on the basis of objective scientific information, that the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European or Natura 2000 Site, and accordingly it is considered that a Natura Impact Statement / Stage 2 Appropriate Assessment is not required in this instance. Therefore, the proposal is in accordance with the proper planning and sustainable development of Tralee Town Centre.

6. Determination Statements (Attached in Appendix A) have been made by the Planning and Sustainable Development Section of the Council. Having regard to nature, extent and location of the development it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. It is considered that the proposed development is below the (mandatory) thresholds for EIA and is in accordance with the provisions of the Tralee Town Development Plan 2009 – 2015 (as extended and varied) in conjunction with The Tralee Municipal District Local Area Plan 2018 – 2024 and the Kerry County Development Plan 2015-2021 and is therefore, in accordance with the proper planning and sustainable development of the Tralee Town Centre.

10. RECOMMENDATIONS/AMENDMENTS

Having considered the proposed development regarding Section 179 of the Planning and Development Acts 2000-2020, the proposal is considered to be in accordance with the proper planning and sustainable development of the County. Consequently, it is recommended that the proposed development should proceed with the amendments as outlined below.

It is considered that the proposed development is in accordance with the provisions of the:

Kerry County Development Plan 2015 - 2021
Tralee Municipal District LAP 2018 – 2024
Tralee Town Development Plan 2009 – 2015 (Extended and Varied)

and is in accordance with the proper planning and sustainable development of the area.

The Local Authority has concluded that an EIA (Environmental Impact Assessment) is not required.
The Local Authority has concluded that an AA (Appropriate Assessment) is not required.

It is recommended to proceed with the proposed development with the following modifications:

1. Obscure glass will be provided on 3 identified windows on the 3rd floor of the development to prevent overlooking.
2. It is proposed to revise the third-floor layout and accompanying northern elevation to incorporate a set back of the building line (see attached drawings in Appendix C). The northern façade has been enhanced in the revised proposal.

_____

Michael Scannell
Municipal District Manager, Tralee MD

APPENDICES

APPENDIX A

Conclusion Statements

APPENDIX B

Part 8 - Drawings

(Displayed from 19/02/2020 TO 20/03/2020)

APPENDIX C

Revised details of Office Block Development

On the PROPOSAL of Cllr. J. Finucane SECONDED by Cllr. S. Locke it was agreed to accept the Chief Executive's Report on the Public Consultation in compliance with Part XI of the Planning & Development Act 2000-2020 as set down in Part 8 of the Planning and Development Regulation, 2001 – 2020 for the Development of an Office Block with a Retail/Restaurant/Café Unit on the ground floor in the brownfield site known as the Island of Geese, previously the location of the Denny Bacon Factory.

For: Cllr. D. Ferris, Cllr. J. Finucane, Cllr. C. Foley, Cllr. S. Locke, Cllr. M. Sheehy,
Cllr. J. Wall, Cllr. T. O' Brien (7)
Against (0)
Absent: (0)

It was unanimously agreed to accept the resolution. Mr. P. Corkery declared the resolution to be carried.

20.07.06.02 Economic and Community Development Directorate.

(a) Job Creation

(b) It was agreed to note the following report from the Economic & Community Directorate, which was circulated:

Economic and Community Development Report

TRALEE Municipal District

DATE 6th July 2020

Director of Service: Michael Scannell

BUSINESS SUPPORT UNIT (LEO)

There was exceptional demand for support from the Local Enterprise Office during the lockdown and now during the re-opening phase.

Covid Response Actions

Restart Grant

The Restart Grant opened for application on Friday, 22nd May. This grant is available to businesses with a turnover of less than €5 million and employing 50 people or less, which were closed or impacted by at least a 25% reduction in turnover out to 30 June 2020. It is a contribution towards the cost of reopening or keeping a business operational and re-connecting with employees and customers.

The grants will be equivalent to the rates bill of the business in 2019, with a minimum payment of €2,000 and a maximum payment of €10,000.

A Restart Grant team has been established to process the scheme. A total of 1,575 applications have been received with a value of €5.6M.

No. of Applications Received	1575
No. of Applications Processed	845
No. of Applications Approved	714
No. of Applications Paid	466

The value of the applications paid is €2,066,690.

Business Continuity Voucher Scheme

In May, a Business Continuity Voucher scheme was announced by the Government. This allowed businesses with up to 50 employees to access consultancy supports worth up to €2500 to assist with their recovery from the pandemic. The scheme was open for applications until May 2020 and the LEO received almost 300 applications. Support sought was typically in the area of financial planning and cashflow management, remote working advice, supply chain and HR advice.

Trading Online Voucher Scheme

The lockdown emphasised the importance of having an online presence for smaller firms. The Government responded by altering the terms of the existing Trading Online Voucher scheme to allow for 90% funding (previously it was 50%) up to a max of €2500 for e-commerce enabled websites. This led to unprecedented demand for the scheme and to meet this demand the LEO organised 8 informational webinars between March to June with 624 participants. Kerry LEO has received an updated allocation of 300 vouchers (original allocation was 44 for the year) and this allocation is under review. There are 180 completed applications received and c.30 new applications are submitted each week.

Microfinance Ireland Loan Scheme
A new reduced interest rate of 4.5% was introduced by Microfinance Ireland and the maximum loan amount was increased to €50,000 as part of the initiatives to ensure that businesses had access to sufficient cashflow during lockdown. The new interest rate is much more competitive than previous offerings. 32 applications have been processed through the LEO in the year to date compared with 9 for all of 2019 and there is a very strong pipeline of applications.

Mentoring
There is very strong demand for mentoring services particularly in the areas of health and safety, financial planning and online marketing. Current volumes are at 134 individual mentoring applications (145 for the entire year 2019). Mentoring is now delivered online or via phone calls.

Training
The pandemic necessitated the move to an online model for all training courses. All course fees have been suspended for the duration of the pandemic. 24 different webinars workshops were held between March and June.

Some of the events held include:

Event	Date	Participants
Recovery Advice for the Retail and Hospitality Sectors	13/05/2020	75
Are you ready to reopen your business	10/06/2020	67
Trading Online Voucher Webinars	Various (8 dates)	624

Grant Aid- Business Expansion, Business Start Up Grants

There was a slowdown in enquiries for expansion and start up grants during the lockdown. There are tentative signs of a recovery in the past few weeks. Drawdown of existing grants was also impacted with the amount paid to date running at €55,000.

ECONOMIC DEVELOPMENT

Urban Regeneration Development Fund

The Urban Regeneration and Development Fund (URDF) is a flagship element of Project Ireland 2040. Under the stewardship of the Department of Housing, Planning and Local Government, the Fund was established to support more compact and sustainable development, through the regeneration and rejuvenation of Ireland's five cities and other large towns, in line with the objectives of the National Planning Framework (NPF) and National Development Plan (NDP). This will enable a greater proportion of residential and mixed-use development to be delivered within the existing built-up footprints of our cities and towns and to ensure that more parts of our urban areas can become attractive and vibrant places in which people choose to live and work, as well as to invest and to visit.

The Urban Regeneration Development Fund Call 2 closed on the 29th May 2020. The primary focus of the second call was on supporting integrated urban developments that enhance the urban area in question, so that it becomes an attractive and vibrant place in which people choose to live and work, as well as to invest and to visit. Kerry County Council submitted an application for Tralee.

Tralee Project Proposal 'Positioning Tralee as a Regional Economic Driver and Destination Town

Kerry County Council submitted the project proposal 'Positioning Tralee as a Regional Economic Driver and Destination Town to the Urban Regeneration and Development Fund Call 2 for Proposals. The long-term vision for Tralee is to enhance its position as a driver of County and Regional prosperity through a regeneration programme that creates a quality, vibrant and attractive urban centre. A University and 'Destination Town' that is competitive nationally and internationally in attracting investment, talent, enterprise and visitors. This URDF submission seeks to regenerate Tralee as a regional economic driver through boosting the supply of high-quality employment spaces, residential opportunities and the development of an excellent quality environment, by means of strategic investment in office development, public realm improvements, leisure and amenity areas. The proposal recognises the need to strengthen the towns sense of place and identity through the enhancement of the town centre by the development of a well-connected network of streets and spaces of high quality for all users, through the animation of its heritage and the development of strong linkages to the surrounding coastal landscape. This vision is supported by the Regional Spatial and Economic Strategy (RSES) for the Southern Region through the primary objective for Tralee:

RPO 15 - To sustainably strengthen the role of Tralee as a self- sustaining regional economic driver, a key settlement in the Kerry Hub Knowledge Triangle and on the Atlantic Economic Corridor and build on inherent strengths as an administrative capital, centre of skills and education, innovation, enterprise growth, culture and tourism accessible to regional airport, port, rail and strategic road network assets.

TOURISM DEVELOPMENT

Kerry has been deeply impacted by the coronavirus pandemic and Kerry County Council has and continues to work closely with tourism industry partners, state agencies and tourism providers throughout the county, during this challenging time for the sector.

In early April, Kerry County Council in association with the Kerry Tourism Industry Federation commissioned a survey for tourism providers, to establish the full impact of COVID-19 on the tourism industry.
Three independent economic studies were commissioned, and all have indicated that Kerry will be one of the counties hardest hit by the pandemic, due to its dependency on tourism. Kerry was found to have the highest exposure to the negative economic impact of the restrictions, with more than half our businesses operating in the worst affected sectors.
An assessment by Economist, James Dorgan commissioned by Kerry County Council, quantifies the loss to the county's tourism industry this year at €400 million – the equivalent of a 10% drop in the income of every family in the county.
In June, as the County's tourism and hospitality sectors prepared to reopen, Kerry County Council, Kerry Education & Training Board, the Kerry branch of The Irish Hotels Federation and Kerry Tourism Industry Federation launched the **Safe Destination Kerry** programme. The programme has involved training of thousands of staff in the hospitality and retail industry in best practice cleaning protocols and will offer assurance to our visitors. The specialised training was devised by Kerry ETB and includes modules on cleanliness, hygiene and customer interaction and is to the highest international standards. Once staff complete the training, premises can display a Safe Destination Badge. To date, over 3,000 staff have participated in the training which will be ongoing over the coming weeks. It will help position Kerry as a safe and attractive destination for both visitors and locals. Businesses interested in participating can register on Kerry County Council's freephone Business Support Line **1800 807 102** or business.support@kerrycoco.ie**.**

COMMUNITY

COVID-19 Emergency Funding – 2nd targeted call

The COVID-19 Emergency Fund is a grant programme to provide funding to groups that are involved in the Community Call response to the COVID-19 pandemic. It is funded by the Department of Rural and Community Development and administered by the Local Authority in each area. The grant is available to those groups and organisations actively involved with the Kerry Community Support Helpline, who have incurred costs on the direct delivery of frontline services to people impacted by this crisis. These services include delivery of meals and groceries, medicine, fuel and other similar activities. Kerry County Council has been allocated **€79,468** under the Fund. Under the first round of funding €57,812 was allocated, with 57 no. groups being approved for funding. There was a second targeted call made for the remaining grant allocation of **€21,656**. Funding priority under the second targeted call was given to groups who did not apply in the first instance, also to groups that have incurred additional costs and particularly, to groups providing meals on wheels' service. The closing date for receipt of applications under the second targeted call was 22nd June 2020 and 20. no. applications were received. These are currently being assessed.

Grants – closing dates

Grant	Closing date for submission of EOI/Application form to KCC for assessment	Max. no. of applications that can be submitted to DRCD for funding	Application deadline for submission to DRCD
Town & Village – accelerated Measure (in response to Covid-19) – Round 1	25th June 2020 (public call not made – EOI's submitted by Municipal Districts)	5 no.	3rd July 2020
Town & Village – accelerated Measure (in response to Covid-19) – Round 2	To be decided	5 no.	14th August 2020
Town & Village – ordinary Scheme	10th July 2020 (public call for EOI's)	6 no.	28th August 2020
CLÁR (Measure 1 & Measure 2)	17th July 2020	10 no. (in total between both measures)	28th August 2020
Community Enhancement Programme	To be decided – launched on 22nd June 2020. To be discussed with LCDC members on Monday 29th June 2020, prior to public call for funding being made	N/a (funding of €62,534 awarded)	To be decided – DRCD not setting a national closing date, but will allow each LCDC to set its own, to best suit its area. The DRCD will require that all closing dates are no later than 30th September 2020

Kerry Recreation & Sports Partnership

1. **Get Kerry Cycling** – July 3rd – August 16th

   As part of the #InThisTogether National campaign. this 6-week programme comprising of six fun themed activities. The weekly activities will include **week 1** cycling solo or with a friend to the shop or perhaps meet for an outdoor cuppa, **week 2** a family cycle, **week 3** a cycle to a historical monument, **week 4** a cycle wearing ones' favourite club or county colours, **week 5** a cycle to the water's edge and let's wrap up **the 6 weeks** by cycling a marathon (42.1km) over 7 days during our final week! One will have lots of fun completing these manageable challenges and activities and possibly meet and greet other cyclists and neighbours along the journey throughout ones' locality. We envisage individuals and family members will exercise personal responsibility over the 6-week timeframe, bearing in mind the themed cycles are to be completed within the current HSE and recommended travel guidelines.

2. **Kerry's Wellbeing Walks** – starting the week beginning July 13th
   A six-week low level trail walk suitable to all fitness levels lead by a number of Hillwalking Clubs

3. **Men's Health Week** – June 15th – 21st
   for the duration of this week, KRSP promoted a wide range of information and statistics across all social media platforms. KRSP also offered free two online fitness and health taster sessions for men and were able to capture some expressions of interest for potential participants for our '*Men on The Move'* programme later in the year.

4. **National BeActive Day** – Sunday June 28th
   Sport Ireland's network of Local Sports Partnerships have come together to create this national initiative to support people to keep active and together, where we challenge families to take part in National BeActive Day on Sunday June 28th. Challenges have been shared across social media as well as booklets with the games and challenges printed out to be distributed countywide by SKDP and NEWKD.

5. **Camp Abilities** – Wednesday July 1st
   This is a residential sport and recreation camp for children who are blind or visually impaired. For the past 10 years this has taken place in Kerry, but due to COVID it will now take place via an online platform. KRSP, together with National Council for the Blind of Ireland (NCBI), Vision Sport Ireland, IT Tralee, Cara (Sport Inclusion Ireland) and Cappanalea National Outdoor Education Centre (Killorglin). The campers and their families will be brought together online for a quiz, with activity challenges in between and some VIP guest speakers including Paralympic Champion, Jason Smyth and professional Rugby player, Ian McKinley. Healthy Kerry and KRSP have teamed up to further support this camp, offering 'Play Packs' as part of the National Pay Day on Saturday 4th of July 2020.

PLANNING & SUSTAINABLE DEVELOPMENT

Conservation

The following structures in the Municipal District have been allocated grant funding under the Built Heritage Investment Scheme:

1 Clonmore Villas, Ballymulen, Road, Tralee	€ 4,121
Fortlands, Clahane, Tralee	€ 7,062
6 Day Place, Tralee	€ 4,702
7 Day Place, Tralee	€ 2,941
3 Greenview Terrace, Tralee	€ 3,531
3-4 Day Place, Tralee	€ 2,941
2 Day Place, Tralee	€ 2,941
Knocknagoshel RC Church	€ 5,292
Total	**€33,531**

Archaeology

Archaeological assessment and excavation of the social housing development site at Lohercannon is ongoing with a small number of archaeological features uncovered. The significance of these features are currently being assessed by the County Archaeologist.

STRATEGIC SITES

Tralee Pavements Phase 2
Tenders for the construction of Phase 2 have been advertised on e-Tenders website. It is expected that works will commence in September 2020.

Island of Geese
Part 8 reports to be discussed at today's meeting.

(c) Notices of Motion

1. **Cllr. T. O' Brien:** That Kerry County Council would immediately look at our derelict house register and examine the number of houses that have been on this register for the longest time and continue to deteriorate.

   Reply: There were 31 properties on the Derelict Sites Register for the Tralee MD at 31/12/19.As of the 30/06/20 this figure had reduced to 26. Our Derelict Sites Officer is very proactive in dealing with such issues. A review will be carried out in respect of the properties

that have been on the Register the longest. We are not in a position to establish owners for a number of them as they are unregistered. In most of these cases all avenues have been exhausted and the only option would be to CPO the properties. In our recent URDF Application, provision was made for the acquisition of a number of these properties. We fully acknowledge the impact that these derelict properties have on our towns and villages and efforts will continue to address them.

Mayor O' Brien stated that there needs to be some further action on this, possibly CPO if no other routes available.

(d) Questions:

1. **Cllr. J. Wall:** Could the summer festival Féile na mBláth be organised to run in the middle of August around the time that the Rose of Tralee would have been on, say the 14th –16th August.

   Reply: Kerry County Council are very supportive of holding this annual event but are guided by the "Roadmap for Reopening Society and Business" and the prevailing advice of the public health authorities. A firm decision will be made following the next phase of reopening scheduled for 20th July.

   Cllr. J. Wall stated that this would breathe new life into the town.

   Mayor T. O' Brien added that while we would have to remain mindful of the health advice in place, he was hopeful that Féile na mBláth could take place.

2. **Cllr. J. Wall:** When will the Wetlands be back in full order?

   Reply: The Wetlands Centre reopened for business on Friday, 3rd July.

   In response to a query from Cllr. J. Wall, Mr. M. Scannell advised that currently The Wetlands Centre is operating a takeaway service but this will evolve under the Roadmap for Reopening as appropriate.

3. **Cllr. M. Sheehy:** What is the up to date position and progress of the proposed Tralee Pump Track and has a site been finalised?

   Reply: Kerry County Council are proceeding with the acquisition of a site for the provision of this amenity. Once finalised, a funding stream will be sought to enable it to be delivered.

   In response to a query from Cllr. M. Sheehy, Mr. M. Scannell advised that this process was at the stage of agreeing lease terms. Funding is in place for the Skate Park but no funding is in place for Pump Track, however a submission has been made.

20.07.06.03 Water, Environment, Fire & Library Services Directorate.

(a) It was agreed to note the following report from Water, Environment, Fire and Library Services Directorate which was circulated:

Water, Environment, Fire & Library Services Report

Tralee Municipal District

DATE: July 6th, 2020

Director of Service: John Breen

Environmental Protection

Business Unit Manager: Gerard O'Brien SEO

Environmental Services Activity Report 2020

Civic Amenity Site Transactions

Period; January - May 2020

Accumulative Waste Transactions for All Waste Stations

Year	Weighbridge Transactions	% of weigh bridge transactions as % of Total transactions	No. of bags transactions	% of bag tickets sold as % of total transaction	Total no. of Transactions
2020	**5057**	**13%**	**33570**	**87%**	**38627**

Recycling – Accumulative Sales for All Stations

2020 Eco sense bags sales = **12,006**

Accumulative Waste and Recycling Tonnage for All Stations

Year	Weighbridge Waste Tonnage (Incl Tkt Weight)	Recycling Tonnage for Eco Sense Bags
2020	**1669.88**	**197.84**

Dogs Statistics January-May 2020

Number of Dog Licences Issued	**6822**
Number of Dogs Fines issued	**26**

Number of dogs Rehomed	**44**

Environmental Enforcement	
Period: January -May 2020	
Litter	**2020**
No. Litter Complaints	487
No. Fines Issued	46
No. Fines Paid To-date	17
No. Court Prosecutions	0
Total Amount Awarded	€0
Air - No. Complaints Investigated	34
Air - No. Court Prosecutions	0
Air - Total Amount Awarded	€0.00
Waste - No. Complaints Investigated	144
Waste - No. Court Prosecutions	1
Waste -Total Amount Awarded	€875
Water - No. Complaints Investigated	65
Water - No. Court Prosecutions	0
Water - Total Amount Awarded	€0

Fire Service

Business Unit Manager: Mr. Andrew Macilwraith, Chief Fire Officer

- **Operation of the Fire Brigade Service:**
- There were 534 mobilisations up to the end of May 2020 compared to 629 mobilisations for the same period in 2019. This represents a 15.1% decrease in mobilisations.
- Gorse fires at 151 were *down* from 189 for the same period last year. This represents a 20.1% decrease.
- Chimney fires were at 42 which is down from 47 for the same period last year. This represents a 10.6% decrease.
- Road Traffic Collisions were at 36 which is down from 54 for the same period last year. This represents approximately 33.3% decrease.

	2019	***2020***
	Jan-May	**Jan-May**
FIRE OPERATIONS - DETAILS OF OPERATIONAL WORK		
Fires Number		
Chimney Fires	47	42
Gorse Fires	189	151
Other Fires	86	77
Total	***322***	***270***
Special Services Number		
Entrapment	7	3
Gas/Chemicals	6	0
Hazardous substances in transit not involving fire	1	0
Hazardous Substances non-Transit	1	6
Machinery	1	1
Miscellaneous	43	52
Other rescue	18	35
Rescue/Removal of persons from water	4	9
Road traffic accident	54	36
Water pumping/flooding	0	0

Total	***135***	***142***
False Alarms Number		
Malicious	4	1
Good Intent	64	62
Total	***68***	***63***
Total Number of Incidents	***525***	***475***
Total Number of Mobilisations	***629***	***534***

Fire Safety and Prevention:

- Due to restrictions caused by the COVID -19 emergency, inspections by Fire Officers were limited to those considered to be absolutely essential. An inspection protocol has been put in place and Fire Officers were provided with additional suitable PPE to enable essential inspections of premises to be carried out as safely as possible.

Building Control:

- The number of Commencement Notices/ 7 Day Notices received to the end of May 2020 was 163 valid Commencement Notices, which is a 19.7% decrease on the same period last year.
- The building control section continues to process Disability Access Certificate applications and also Fire Safety Certificate applications. Up to the end of May 2020 a total of 40 No. Disability Access Certificate applications had been received representing a 23% decrease on the same period last year. A total of 58 Fire Safety Certificate applications were received, which is a 12% decrease on the same period last year.

Building Control Statistics.

BUILDING CONTROL-	***May 2019***	***May 2020***
Fire Safety Certificate Applications Received	66	58
Disability Access Certificate Applications Received	52	40
Commencement Notices Received	203	163

Library Services

Business Unit Manager – Tommy O'Connor, Co. Librarian

- **Re-opening of library services**

As outlined in the Government's Roadmap for re-opening society, public Libraries across the country continue to restore services to the public in a step-by-step manner in line with public health guidance. All Kerry branch libraries now offer some level of service, ranging from a 'Contact & collect' model to a 'Browse & lending' model.
The Mobile Libraries and the Local History service are not due to return for some time yet.

During the restrictions over the past few months there was a major uptake of the free library online resources that are available via the library website www.kerrylibrary.ie These include online newspapers and magazines, e-learning courses, e-books and e-audio. Online comics for the teenage audience were added in early March. There were **216,820** usages of the online services during the period **13 March – 20 June**.
In addition**, 1,758 new members joined Kerry library** to use the online services during the same period, a 43% increase on 2020.

- **Summer Stars programme 2020**

In a break with normal practice, the 2020 Summer Stars reading programme for children will be delivered online for 2020. The Kerry programme will run from 1 July – 31 August. While traditional book lending will be available as usual, this year the library will offer readers the option to include free downloadable e-books and e-audio books to add to the Summer Stars reading experience as well as online quizzes, a national short story competition, summer reading tips and recommended books for children. Details available at www.kerrylibrary.ie or at www.summerstars.ie

Summers Stars is part of the national Right to Read programme.

Water Services

Business Unit Manager – Paul Neary, Senior Engineer,

TRALEE MUNICIPAL DISTRICT
KERRY COUNTY COUNCIL and IRISH WATER
UPDATE ON WATER SERVICES
Status Summary at 29th June 2020

Funding Priorities for Major Capital Projects

Irish Water has indicated that it will prioritize funding, based on the key issues to be addressed, for capital projects.
In Water, priority will be given to any Scheme to which a Boil Water Notice (BWN) applies, and to any Scheme on the EPA Remedial Action List (RAL) and/or on a legal Direction from the EPA.
In Wastewater, priority will be given to existing schemes in towns (agglomerations) to which ECJ Rulings apply, and to meeting the requirements of the EPA Discharge Licenses.

IRISH WATER MAJOR CAPITAL INVESTMENT PROGRAMME

The Schemes in the Tralee Municipal District which are listed in Irish Water's national **Capital Investment Programme** (the CIP**) 2020- 2024** are outlined in the following tables:

MAJOR CAPITAL INVESTMENT PROGRAMME WASTEWATER PROJECTS	
Project	**Status**
Fenit WWTP Upgrade	The necessary extra land contiguous to the site of the existing WWTP has been acquired and the Planning process has been satisfactorily completed. The €2.8M proposal is included in IW's national, draft **Capital Investment Programme 2020 – 2024**.
Tralee Drainage Area Plan	Consulting Engineer **Arup** has been appointed for the preparation of this **Drainage Area Plan**, and the Killarney, Listowel and Ballylongford DAPs. The actual survey of the Tralee network has been completed and the DAP is due for completion in late 2020.

IRISH WATER CAPITAL PROGRAMMES

This is a rolling programme of **Improvement Works** which can be added to as the need arises.

NETWORKS IMPROVEMENT AND **MINOR CAPITAL WORKS PROGRAMMES**			
PROJECT	**DESCRIPTION**	**ESTIMATE**	**STATUS**
Tralee Waste-Water **Mulgrave's Bridge** pump station	Major upgrade (by contract) to the pump station	€500,000	Completed
Central Regional Water Supply Scheme **Listellick Cross to Lisloose** Tralee	Replace 1400M of old and deficient 3" PVC water main	€212,000	Completed
CRWSS **Tonevane**	Work on the water mains to decommission 900M of old and deficient 15" cast iron main between Blennerville and Tonevane Cross	€50,000	Completed
CRWSS **O'Rahilly's Villas** Tralee	Replacement of 430M of 100MM cast iron main with uPVC pipe in conjunction with road upgrade works	€70,000	Partially done – resumption of work in July
CRWSS **Rae St** Tralee	Replace 280M of 100MM cast iron main with uPVC pipe in conjunction with road upgrade works	€70,000	August 2020
CRWSS **Listellick to Tubrid Reservoir**	Lay 3Km of new 200MM water main, first part of 6Km project to enable connection of the Central Regional to **Ardfert Water Supply Scheme** thus allowing the decommissioning of the existing well source at Ardfert in 2021	€500,000	2020
	APPROVED Minor Works ON HAND	**€600,000**	

NEW RESERVOIRS PROGRAMME

The provision of ten new reservoirs on Water Supply Schemes, where current storage is less than 6 hours, throughout the county is planned by Irish Water. These will improve security of supply. **Camp** is included and it is intended that the Planning, site investigation and acquisition etc. will be pursued in the coming months.

FIND and FIX PROGRAMME

The **Find and Fix Programme** is a specially funded, countywide, capital project which was set up to search for leaks in the public water pipes, and repair them.
The project involves the deployment of **three new Kerry County Council van crews** comprising one '**Find'** van crew and two '**Fix'** van crews. There is also the deployment of one van crew from Coffey Northumbrian Limited, the Irish Water appointed contractor whose '**Find'** van crew is helping in building a repository of potential leak locations for follow-on investigation and repair by the **Fix** van crews.
Tralee Town has been the initial focus area of the Programme in Kerry. Following extensive works since 2018 **the daily outflow from the Farmer's Bridge reservoir which serves the greater Tralee area has dropped by 5,800M^3 (33%).**

FIRST FIX PROGRAMME

Under this project, Irish Water, having electronically read the domestic meters, has written to each householder whose domestic meter is recording excessively high flow, to offer the free service of the appointed contractor, **Coffey Northumbrian Ltd**, to investigate the cause. The Contractor has also been 'knocking on doors' of houses, the meters for which indicate possible leaks. This is a nation-wide project.

THE RURAL WATER PROGRAMME

The administration and development of the Group Scheme sector continues to be a function of the Local Authorities under the guidance and supervision of the **Department of Housing, Planning and Local Government.**
Irish Water has no authority, responsibility or involvement.
The national **Rural Water Programme 2019 – 2021** was published by the DoHP&LG in October 2019.
The **Alderwood Road proposed Group Sewerage Scheme** is provisionally included.
There is also funding for the provision of a new / replacement reservoir for the existing **Tonevane GWSS** (30 houses)**,** prior to its take-over by Irish Water.

In response to a query from Cllr. J. Finucane regarding the Taking in Charge of Oakfield, Mr. G. O' Brien stated that there is a pumping station and commercial element here and Water Services are in discussion with Irish Water currently.

(b) Notices of Motion

1. **Cllr. D. Ferris:** Following complaints from constituents in Fenit area over issues of deliberate littering and anti-social behaviour around the beach, can we consider establishing a community driven anti-litter programme for the area? This programme could include; increased signage asking to keep Fenit Litter Free, requesting beach users to take their rubbish home with them, providing recycling bins at the beach car park, warning signs indicating the fines for littering, contact numbers for people to report individuals for littering and increased visits by the litter warden.

   Reply: Kerry County Council has worked with the local community in Fenit for many years in addressing issues relating to littering and illegal dumping. The Councils Litter Warden/Dog

Warden regularly visits and patrols the area including the beach. This will now be enhanced by the MD Enforcement Officer. We will certainly discuss any proposals that they have regarding any ongoing littering issues and suggestions they have regarding same. Anti-Social behaviour issues are a matter for the Gardaí to follow up on.

Cllr. D. Ferris stated that the blue flag status has to be marketed as 20% of the income coming into the county is coming from the tourism sector. It is imperative that Kerry County Council liaise with the community groups and An Garda Síochána.

2. **Cllr. M. Sheehy:** To ask this M.D. to support the people of Kilfenora, who are currently experiencing ongoing issues with water supplies and to seek assurances from Irish Water that their concerns are being heard.

   Reply: There have been regular breaks – 12 over the last year - on this very old and deficient 4" cast iron water main between Kilfenora and Fenit. Such 'bursts' can result in disruptions to the supply to customers for hours on end.

   The Council's WSS office has made a submission to Irish Water to seek funding of €225,000 to replace 900M of this water main, in conjunction with imminent road strengthening works.

   Irish Water responded that it doesn't have any further funding available at this time.

   Cllr. M. Sheehy stated that it was no good of Irish Water to state that they have no budget, there is a "Repair to Save Scheme". How is it activated?

   Cllr. J. Finucane stated that clarity around this situation, must be sought from Irish Water and if they have no funding make it known publicly as people need to be aware of this. Mr. D. O' Brien stated that Irish Water are currently working to an existing 5-year funding programme and added that O' Rahilly's Villas had been commenced before the lockdown started. This will resume when able to do works. After O' Rahilly's Villas works are completed Rae Street works will commence.

20.07.06.04 Housing & Corporate Services Directorate

(a) It was agreed to note the following report from the Housing Directorate, which was circulated:

HOUSING DIRECTORATE REPORT

TRALEE MUNICIPAL DISTRICT

26TH JUNE 2020

Director of Service: Martin O' Donoghue

Housing Report – TRALEE

Municipal District

- **Housing Applications**

	No
Current no. of approved applicants on the housing list who have selected an area within this MD as an area of choice	2,233
Net Need for Tralee MD (excluding transfers)	1,126
No. of applications received this year who have selected an area within this MD as an area of choice	192
No. of applications approved since the start of this year who have selected an area within this MD as an area of choice	206

Breakdown by Bed No.

1-Bed	1,103
2-Bed	595
3-Bed	408
4-Bed	119
5-Bed	8
Total	2,233

- **Void Management**

Municipal District breakdown	No
Current no. of dwellings under repair and unallocated	3
Current no. of dwellings under repair and allocated	6
Current no. of dwellings awaiting repairs	6
Current no. of repaired dwellings awaiting allocation	0
Current no. of repaired dwellings allocated awaiting occupation	2
Total No of Vacant dwellings in Municipal District	17

- **Social Housing Options**

Social Housing Options in MD	New tenancies since the start of the year	Current No of tenancies
LA Housing	24	1,409
RAS	12	452
Leasing	4	218
HAP	151	754
Total no of Tenancies	191	2,833

4 Housing Construction Programme

Schemes/S.R. dwellings at planning/design stage in Municipal District

Location	No of dwellings	Type of dwellings	Estimated start date	Estimated completion date
Cluain Láir Lohercannon, Tralee	61	8no. 1 bed 37no. 3 bed 12no. 4 bed 4no. 5 bed	Aug 2020	Apr 2022
Cruaghoirt, (Croogorts) Tralee	30	4no. 1 bed 20no. 2 bed 5no. 3 bed 1no. 4 bed	Aug 2020	Jan 2022
Ballyrickard, Tralee	21	6no. 4 bed 15no. 3 bed	Aug 2020	Sep 2021
Rahoonane	8	4no. 3 bed 4no. 2 bed	Feb 2021	Mar 2022
AHB – Cluid Chamfer's Place Mitchel's Regeneration Area	18	10no.1 bed 8no. 2 bed	Oct 2020	Apr 2022
AHB – Kingdom Voluntary, Clogheraesta, Hawley Park	16	12no.1 bed 4no.2 bed	Mar 2021	Sep 2022

Schemes/ S.R. dwellings under construction in Municipal District

Location	No of dwellings	Type of dwellings	Start date	Estimated completion date
Balloonagh, Tralee	28	4no. 1 bed 12no. 2 bed 12no. 3 bed	May 2019	Dec 2020
Farranwilliam, Ardfert	22	6no. 1 bed 6no. 2 bed 10no. 3 bed	Sep 2019	Feb 2021

5 Maintenance/Improvement of Housing Stock

Since 1st January, 2020, 816 requests for repairs have been received for the Tralee Municipal District.

6 Housing Adaptation /Housing Aid for Older People Grants

Since 1st January, 2020, 83 grants have been allocated in the Tralee Municipal District.

7 Bedroom Extensions

Since 1st January 2020, no bedroom extensions have been allocated in the Tralee Municipal District.

Apprenticeships

Cllr. J. Finucane suggested that with regard to apprenticeships (Carpenters, Electricians, Plasterers, Painters) that Kerry County Council should investigate the possibility of recommencing this process and give a definitive answer on same.

Engineers Visits – Mobility Grants/Grants for Older Persons

In response to a query from Cllr. M. Sheehy regarding when Engineers are able to go out and assess for grants for mobility aids or grants for older persons, Mr. T. Brosnan replied that there are specific cases which need to be assessed but on the whole the Housing Department would not be going into people's homes as the people applying for the grants are sometimes in the vulnerable category. The preferred option under current guidance is to liaise with the person via telephone.

List for 1-bed houses

Cllr. D. Ferris suggested that with regard to the shortage of 1-bed houses available, vacant upper floors of businesses or offices in town should be redeveloped for this purpose. There are people on the waiting list for up to 15 years and that is a very sad statement to have to make.

Cllr. D. Ferris further stated that there needs to be more transparency around this process as she had 7 phone calls in the previous two weeks from a member of the public, where people's names were being given as having received a house before this individual.

In reply Mr. T. Brosnan stated that there are a lot of sign off approvals necessary and that he was confident that there are rigorous processes in place

(b) Notices of Motion

1. **Cllr. S. Locke:** That we seek special funding from the Minister for Housing to develop dividing walls in our old local authority homes, as some of these homes do not have dividing walls for privacy from their neighbours.

   Reply: The tenant of a Local Authority house is responsible for the repair, maintenance and replacement of fences and garden boundary walls. This applies irrespective of the age of the property, is a condition of the tenancy agreement and is outlined in the Tenant's handbook.

   There are occasions where Kerry County Council offer additional support to tenants in cases of hardship, age or disability. This is decided on a case by case basis guided by household needs.

Cllr. S. Locke suggested that some money be set aside, or some assurance be given that this can be done.

Mr. M. Scannell queried if they were rear boundary walls to which Cllr. S. Locke replied that they were.

20.07.06.05 Roads, Transportation & Marine Directorate

(a) It was agreed to note the following update report from the Roads, Transportation & Marine Directorate which was circulated:

Tralee Municipal District – 6th July 2020
Update Report from the Director of Roads, Transportation & Marine

ROADS / TRANSPORTATION

Design and Construction works on the following projects over the next two months

National Roads

National Primary & Secondary Pavement and Minor Works

Regional and Local Roads

SPECIFIC IMPROVEMENT GRANT

Road Number	Road Description	Est Cost €	STATUS
	Clash Cross to Ballymullen	€1,000,000	35% COMPLETE
R558	Tralee to Fenit Realignment	€380,000	20% COMPLETE
TOTAL		**€ 1,380,000**	

RESTORATION IMPROVEMENT PROGRAMME

Road Number	Road Description	Length (m)	Total Area m2	Est Cost €	STATUS
R875	Rathass-Moyderwell	375	5,063	€181,875	TBC
R556	Rock Street Lower	200	2,500	€95,000	WORKS COMPLETE
R551	Pembroke St	125	1,188	€40,625	WORKS COMPLETE
L-6716	O'Rahilly Villas	340	2,550	€111,500	AUGUST 2020
R558	Mounthawk Rdt-Clogherbrien X	350	2,450	€83,500	NOVEMBER 2020
L-6506	Clogherbrien x -Black Bridge	500	2,750	€93,750	WORKS 80% Complete
R875	Castle Street Upper - Boherbee	150	1,275	€48,250	WORKS COMPLETE
L-2010	Ballyard Rd	200	1,500	€55,000	WORKS COMPLETE
R874	Moyderwell	200	1,500	€64,031	TBC
L-6717	Rae St.	150	900	€47,000	AUGUST 2020
L-2015	Clash Road	300	2,100	€88,000	WORKS 90% COMPLETE
R878	Lower Oakpark Rd	330	3,465	€131,950	WORKS 90% COMPLETE
R878	Upper Oakpark Road	254	2,284	€103,528	AUGUST 2020
L10583	Castlecountess	380	2375	€91,250	NOVEMBER 2020

R558	Fenit Village X - Clogherbrien X.	530	3,445	€103,300	NOVEMBER 2020
L-6501	Barrow Bridge X - Barrow GC	700	3,500	€85,500	50% Complete
L-2004	Ardfert Village X - Listrim X	600	3,300	€99,000	WORKS 90% COMPLETE
TOTAL		**5,684**		**€ 1,699,354**	

RESTORATION MAINTENANCE PROGRAMME

Road Number	Road Description	Length (m)	Total Area m2	Est Cost €	STATUS/COMPLETION DATE
L6502	Listrim Lower X - Liscahane X	2051	10,256	€46,150	BY END AUGUST SUBJECT TO WEATHER
L6094	Tubrid Station X - Tubrid East X	965	4,825	€21,713	BY END AUGUST SUBJECT TO WEATHER
L10549	Larha X - Ardfert North Commons X	715	3,575	€16,088	BY END AUGUST SUBJECT TO WEATHER
L2002	Ballylahive X - Kilgulbin Middle X	990	4,950	€22,275	BY END AUGUST SUBJECT TO WEATHER
L10586	Leith X - Curravough X	700	3,500	€15,750	BY END AUGUST SUBJECT TO WEATHER
L6548	Aherns Road	350	1,750	€7,875	BY END AUGUST SUBJECT TO WEATHER
L1029	Lerrig X - Banna School X	765	3,825	€17,213	BY END AUGUST SUBJECT TO WEATHER
L6093	Tubrid More X - Kilgulbin West X	711	3,557	€16,004	BY END AUGUST SUBJECT TO WEATHER
R551	Ballinsaor X - Ardfert Village	2,200	14,300	€78,650	BY END AUGUST SUBJECT TO WEATHER
TOTAL		9,447		€241,717	

SUPPLEMENTARY RESTORATION MAINTENANCE PROGRAMME

Road Number	Road Description	Length (m)	Total Area m2	Est Cost €	STATUS/COMPLETION DATE
CIS	CIS			€25,000	BY END AUGUST SUBJECT TO WEATHER
L10587	Alderwood Rd	1,360	6,802	€30,609	BY END AUGUST SUBJECT TO WEATHER
L2009	Tubrid Station - Tubrid More X	1,545	9,270	€41,715	BY END AUGUST SUBJECT TO WEATHER
L6515	Grenlaun X - Clahane X	1,285	5,140	€23,130	BY END AUGUST SUBJECT TO WEATHER
L2004	Kockeanagh X - Commons West X	2,000	10,000	€45,000	BY END AUGUST SUBJECT TO WEATHER
L2011	Ballyseedy	1,053	4,736	€21,313	BY END AUGUST SUBJECT TO WEATHER

TOTAL	**Supplementary Maintenance Programme**	**7,243**		**€186,767**	

COMMUNITY INVOLVEMENT SCHEME

Road Number	Road Description	Length (m)	Est Cost €	STATUS
L10627	Ballyseedy	400	€34,720	NOVEMBER 2020
L2007	Curraheen	110	€12,320	NOVEMBER 2020
TOTAL	**Drainage Programme**	**510**	**€47,040**	

SAFETY IMPROVEMENT WORKS

Road Number	Road Description	Est Cost €	STATUS
R556	Connolly Park Junction	€125,000	Section 38 Published. Tender Documents issued
R874	Tralee Pedestrian Crossing	€20,000	Tender documents to issue by Fri. 10th July.
TOTAL		**€ 145,000**	

DRAINAGE PROGRAMME

Road Number	Road Description	Length (m)	Est Cost €	STATUS
L10577	Spa Village - Ballygarran	1,400	€5,600	
L2007	Listrim X - Chruchill X	1,400	€5,600	70% COMPLETE
L2009	Tubridmore X - Rathkenny Cross	1,400	€5,600	50% COMPLETE
L10635	Ashill X	1,300	€5,200	
L6504	Doon - Ballyroe Br.	1,500	€6,000	50% COMPLETE
L2004	Spa Village - Ardfert	2,500	€10,000	50% COMPLETE
L6516	Clahane	1,500	€6,000	WORKS COMPLETE
L10586	Leith X - Curravough X	1,400	€5,600	70% COMPLETE
L6503	Ballymakegoge X - Scrahan X	1,311	€5,245	50% COMPLETE
L2015	Ballinorig X - Ballyaukeen X	2,000	€8,000	
L6510	Dromthacker X - Knockawaddra X	1,800	€7,200	20% COMPLETE
TOTAL	**Drainage Programme**	**17,511**	**€70,045**	

Other Road and Public Area Works Programmes

- COVID-19 crews within Tralee MD erecting signage/Bollards and completion of stenciling on footpaths. – SUBSTANTIALLY COMPLETE
- Councillor Specific Municipal District Operations Works (CCA) – Ongoing where applicable.
- R878 Oakpark - Section of footpath replacement along the top of the Oakpark road- near Ard Na Lí/ Fatima Homes is to recommence by 6th July.
- R874/R556 Footpath Repair outside Nolan's Garage/Pedestrian Crossing is to commence by 1st July.
- R556 Monavalley/ Brookfield: Discretionary footpath repair work at this busy junction.
- Town Park Wall: Localised repair within the Town Park /Castle Demesne has commenced.

• Housing Estate Tree Maintenance - Arborist Michael Garry has assessed several estates that have had no tree maintenance for a substantial time or where there is a report of dangerous trees within an estate. Tree maintenance should recommence after the Nesting season (31st August)

HOUSING MAINTENANCE	
Large Maintenance Works	None
Voids Works	• 25 Rath Origh • 155 Connolly Park
Works to Acquisitions	• 152 Lee drive
Inspections to be carried out to Acquisitions, Part V	None
Extensions	None
Single Rural/Site Suitability Assessments	None
Planned Maintenance Programme	Awaiting 2020 Programme

PUBLIC LIGHTING (From 1/5 to 25/6/2020)	
No. of faults reported since last meeting	98
No. of faults repaired within 12 working days	70
No. of faults repaired outside 12 working days	1
Outstanding Repairs not completed within 12 working days	*See below the locations*

OUTSTANDING REPAIRS

Report generated to cover period from 1/5 to 25/6/2020 by Public Lighting Section

Job Ticket ID	Defect Description	Unit Number	Postal Street Name	Date Reported	Reason
16148	Lamp out	13582	Market Street Tralee	18/5/2020	Access Issues
15103	Lamp out	16432	Clonmore Grove Tralee	5/5/2020	ESB Connection Issues
13385	Knockdown	12828	Ashgrove	10/3/2020	Covid-19 restriction
17685	Knockdown	13525	St. Johns Park	27/4/2020	Covid-19 restriction

COASTAL PROTECTION

The Coastal Flood and Erosion Risk Management Study for Tralee Bay (Ballyheigue to Brandon Pt.) is currently underway by Malachy Walsh and Partners and with Final Report expected Q4 2020.

CLIMATE CHANGE

The former forestry site of Scotia's Glen/Foleys Glen was purchased from Coillte by Kerry County Council and Tralee Town Council in 2001, in order to retain this historical area in public ownership. This mountainous site is approx. 80acres in size and contains sections of native forestry and more recent sitka spruce. There is an opportunity at present through the Dept. of Agriculture to secure grant aid in order to plant Native broadleaf trees as both a Carbon Capture method under Climate Change measures as well as improving biodiversity and amenity status. It is proposed to have the site assessed through our Southern CARO office as to its suitability for replanting, and subject to this assessment it may be possible to re-establish native woodland on this site of up to 40 acres or so. This proposed new woodland would not preclude the further development of the site as an amenity area. The members will be kept informed as to how this proposed Woodland assessment progresses.

CAPITAL INFRASTRUCTURE UNIT

Tralee Town Centre Phase 2

During 2019 consultants were appointed to prepare detailed design and construction contract documents. The project went to tender on the 20th of June with construction scheduled to commence in September 2020. Initial meeting with businesses took place on 20TH of June. Follow up consultations with impacted traders to commence.

Island of Geese / Tralee West Development

During 2020 consultants were appointed to complete design of the public realm elements of the site. Planning is being sought for the public realm element of the project 2020 and pending approval construction scheduled to commence in late 2020.

Planning is also being sought for the development on the north eastern site for the development of a 3,700m2 office development with one commercial outlet catering for a café/restaurant/retail ground floor.

Design work is also being completed for the development 3,000 m2 of Office Space on one of the development sites with the Island of Geese. This Office development will also be submitted for planning permission during 2020.

Tralee To Fenit Line Greenway

Construction works have commenced on the Tralee Fenit Greenway. The sod turn was carried out on the 29th November 2019. The site was closed for a period of 2 months due to the Covid 19 restrictions. It is anticipated that works will be complete in Q3/ early Q4 2021. 43% of site clearance works is complete and 30% of a crushed stone capping layer has been laid to date on the project.

John Kennelly
A/Director of Roads, Transportation & Marine

Appendix A

Specific Improvement Grant

Road Number	Road Description	Est Cost €	STATUS
	Clash Cross to Ballymullen	€1,000,000	20% COMPLETE
R558	Tralee to Fenit Realignment	€380,000	20% COMPLETE
TOTAL		**€ 1,380,000**	

Mr. C. Nagle stated that with regard to the RESTORATION IMPROVEMENT PROGRAMME works to be carried out in August would include Rae Street, Upper Oakpark and O' Rahilly's Villas.

(b) Notices of Motion

1. **Cllr. D. Ferris:** Following the changes to the location of the speed limits entering Ardfert Village, can we implement Traffic calming measures on entry to the village from the Tralee and Banna sides. i.e. Solar powered speed monitors, as the speed in which cars are entering the village has increased as a result.

   Reply: The "Kerry County Council Road Traffic Special Speed Limit Bye-Laws, 2018" were adopted by Elected Members on 18th February 2019 following a period of public consultation from 4th July 2018 until 10th August 2018 and subsequent to this, came into effect on 18th June 2019.

   The concerns raised here appear to be with regard to the speed of traffic approaching the current 50kmh speed-limit which is in itself an 80kmh zone. For this reason, it is not felt that traffic calming measures would be appropriate. Kerry County Council can however undertake a speed survey to assess the approach speed of traffic if it is believed to be in excess of 80kmh.

   Cllr. D. Ferris stated that she had been contacted by a number of groups in relation to this and that they had advised that it is very hard for people to pull out on to the road.

2. **Cllr. D. Ferris: C**an we consider signage highlighting the site entrances into The Creamery and Atlantic Oils on the Banna road alerting both locals and especially non-locals to them and to advise caution on approach.

   Reply: Both Atlantic Oils and The Creamery access the R551 via private access points and for this reason, it is not the responsibility of Kerry County Council to erect signage highlighting their location and given their location along a relatively straight section of road it may be misleading to motorists.

   Cllr. D. Ferris stated that there are also HGV's coming out into the space.

3. **Cllr. J. Wall:** That the Council would put some sort of speed control on the Lisardboula Farmers Bridge road --as speeding is a cause of deep concern for the residents who live along that road.

   Reply: This is a Local Primary Road L-2018 and measures 1.75 km in length. It connects the N70 at the Gortbrack Cross/ Lisardboula to the N22 Tralee Bypass near Farmers Bridge and has a designated speed limit of 80 kmh.

   Over the past number of years, Tralee MD has introduced various safety measures along the road to assist in reducing speed which include the following:

   - repeater warning signs,
   - advanced "STOP" signage indicating the presence of a STOP junction ahead,
   - 'anti-skid' buff coloured surface dressing at Farmers Bridge.
   - Tralee MD will investigate whether providing additional Thermoplastic Linemarking will be beneficial in addressing driver behaviour, in particular approaching the Farmers Bridge Junction.

   Cllr. J. Wall stated that traffic is still too fast there as it is used as a shortcut from Castlemaine to Tralee and suggested that rumble strips might be an option for consideration.

4. **Cllr. C. Foley:** Due to the success of the Tralee Municipal Districts effort to enhance biodiversity during the lock-down period, and to ensure the least negative impact on the environment, that Kerry County Council will in future, explore new, more sensitive methods of grass and weed control throughout the county.

   Reply: The Tralee Municipal District has for some time been exploring alternative means of managing its parks and open spaces in a more environmentally sensitive manner. The following is a sample of some of the work practices being implemented that support this approach:

   - We have invested in a grass edger machine which has proved very effective in maintaining weeds along walkways in urban areas, as well as park and open spaces and in doing so has reduced our dependence on herbicides.

   - While sections of green areas adjacent to walkways in the Town Park were cut regularly during the COVID-19 lockdown to enable social distancing, this opportunity was used to trial a number of areas with regard to determining their suitability for being managed for biodiversity. Two such areas have been identified which in turn will encourage pollination of plants in the park.

   - We are continually increasing the amount of recycling of organic waste. When grass-cutting operations are undertaken when grass is of a reasonable length, the cut grass is not collected and is instead "mulched"

thus nourishing the soil. This is both beneficial to the soil and reduces the volume of cut grass being removed.

- We are at present experimenting with maintaining our cut grass areas at a marginally longer length (approx. 25mm-40mm longer) so as to retain some low-level flowers after cutting. The net result of this is that the volume of grass potentially being removed is dramatically reduced while low-level pollinators are retained.

- Following pollarding of trees, the branches/leaves are mulched, and this mulch is then used on flower beds on Denny Street and in the Town Park.

- In relation to weeds, organic methods of weed control are continually being implemented. In the Town Park, organic feeds such as chicken manure and seaweed plant food are used on flower beds and a seaweed-based fertiliser is also used on the roses in November. Milk/water mix is also used as an organic pesticide for the roses and has proved very successful for control of black spot. New organic methods will continue to be explored and discussed with our Town Park Gardeners and Environment Crew.

Cllr. C. Foley stated that while he welcomed the measures which are being put in place, there is more to be done and suggested that the staff needed to cut the grass could be redeployed to other areas.

5. **Cllr. J. Wall:** That the Council put in something to slow down the traffic going through Blennerville.

Reply: Blennerville Village is located within a 50kmh speed limit along the N86. The speed limit transitions from 100kph to 80kph at Annagh Graveyard and then to 50kph at the entrance to Blennerville Village.

In recent years, Tralee MD have introduced various safety measures on approach to and through the village to increase driver awareness, thereby reducing speed. These measures include repeater warning signs, solar powered electric signs, as well as ‘anti-skid’ buff coloured surfacing at key location through the village.
There are also school warning signs with an associated change in the colour of the road surface (red) to indicate a school is approaching.

Tralee MD will investigate whether incorporating additional Thermoplastic Line marking onto the road will positively impact driver behaviour. Tralee MD will also raise the concerns raised with An Garda Síochána at our next District Collision Prevention Meeting.

Cllr. J. Wall stated that there was no problem with traffic from Tralee out but the traffic from West Kerry back into Tralee is a huge problem.

In response Mr. C. Nagle stated that it is a road managed by TII and any funding or works are subject to their approval, however Cllr. J. Wall's concerns would be relayed back to the Roads Design Office.

6. **Cllr. M. Sheehy:** In light of public health and safety concerns as a consequence of the COVID19 pandemic, that this Council expedite the transition of parking meters to allow contactless payment and/or text parking, otherwise known as smart parking, in this Municipal District.

   Reply: Kerry County Council upgraded its traffic fines management system in 2019 which is compatible with other cashless pay parking systems (e.g. a smartphone app). The Council is engaging with companies who specialise in cashless pay parking systems with a view to tendering for such a system over the coming weeks. Cashless payment options are being rolled out in other local authorities who operate a similar Traffic Fines Management System to ourselves.

   These cashless options will enable "Touch Free" parking, where the public can pay for their parking via a number of options, such as by using the app, text or phone. There will be additional features to enable customers to top up their parking and receive reminders when parking is about to expire, thereby reducing the possibility of receiving parking fines and encouraging customers to park and shop in town.

   Cllr. M. Sheehy stated that the touch points were a huge safety concern and stated that Kerry County Council need to continue to ensure public safety as much as it can.

   Mayor T. O' Brien asked the Municipal District Manager to clarify if it was only car parks owned by Kerry County Council where there is free car parking.

   In response Mr. M. Scannell replied that was correct as street parking was not included.

7. **Cllr. M. Sheehy:** That this MD address the overgrown grass verge at Ballinprior/R551 which is causing a visual impairment to traffic.

   Reply: This matter will be addressed within the next week.

8. **Cllr. M. Sheehy:** That this Council address the roadway in the Square at St. Brendan's Park. There is no footpath in this area of St. Brendan's Park and the road is now a tripping hazard.

   Reply: Tralee Municipal District have assessed the area and concur that sections of the concrete pavement need to be removed and reinstated. Since this area is also used as a footpath, the works would be suitable for funding through either the Discretionary Footpath or Councillor Specific Municipal District Operations Programme.

9. **Cllr. M. Sheehy:** That this MD commit to regularly emptying public bins across the MD.

   Reply: The Tralee MD has significant resources assigned to street sweeping and litter collection in Tralee town on a daily basis. Two large street sweepers commence street cleaning operations at 7am on weekdays. Starting in the town centre, they relocate to residential areas once traffic increases. In addition, a small sweeper operates in the pedestrianised areas of the town including some of the smaller lanes from 8am. In line with this, the bins in the town centre are emptied from 8am daily.

   The bins are also emptied on a Friday and Saturday evening along with the mini sweeper from 6pm to 8pm.

   Bins at our beaches are assessed by the GSS and emptied regularly.

   Cllr. M. Sheehy stated that this was a public safety issue. It is not good enough that dogs are fouling the footpaths and suggested that Kerry County Council needed to be very clear about getting that message into the public domain.

   Mayor T. O' Brien stated that people should also be bringing their rubbish home instead of dropping it beside the bin when it is already full.

10. **Cllr. S. Locke:** That we develop a tree planting and trimming programme for Tralee, as some of the established trees are now a danger to traffic and the general public e.g. Dan Spring Road, Killerisk Road and other trees in our estates that need to be trimmed.

    Reply: Since 2018, Tralee Municipal District has engaged the services of a qualified Arborist in advance of tree maintenance operations. The arborist has compiled reports for a large number of areas and estates throughout the town to date, which then informed a schedule of works for our Environment Crew/appointed Tree Surgeon to carry out. These reports are compiled in the best interests of the trees' development and the road/building safety issues that they may present if not maintained to the correct standards.

    In accordance with the Wildlife (Amendment) Act, tree maintenance cannot take place from 1st March to 31st August, unless a health and safety issue is present. We are currently logging required hedge-cutting notices to be issued in September and are monitoring the development of some established trees in private ownership including on Dan Spring Road and Killerisk area. If we deem these areas are presenting a clear risk to the safety of road users, we will follow up with the owners and enforce the requirement to carry out maintenance on the trees.

    Tralee Municipal District has also recently prepared a draft Tree Management Plan for the MD which adopts a lifecycle management approach to tree planting, maintenance and replacement. It is proposed that Members will be briefed on this document at the next Municipal District meeting.

Cllr. S. Locke stated that this was a health and safety issue and needed to be addressed immediately.

In response Mr. C. Nagle stated that work can be carried out on trees within Kerry County Council lands. Kerry County Council is guided by the Arborist's reports and when a branch is overhanging it is not necessarily dangerous.

In response to a further query from Cllr. S. Locke regarding the trees in Killerisk, Mr. C. Nagle stated that responsibility is absolutely with the landowners.

11. **Cllr. M. Sheehy:** That this MD supports restaurants and public houses by reviewing the times that outdoor furniture and seating is required to be removed from public spaces.

    Reply: The placement of furniture on a street, particularly on pedestrianised streets, laneways, fronting restaurants and public houses can significantly enhance the ambience and atmosphere of the streetscape. It can enable businesses to improve services to their customers and generate additional footfall and revenue. However, responsibilities to road users must not be forgotten and controls are required to ensure that unnecessary restrictions are not caused while ensuring that access for emergency services is not impeded and that hazards are not posed to road users from any type of obstruction, spillage or overturning. To enable the necessary controls to be implemented, Kerry County Council must have a licensing system for the placement of all street furniture on our streets. The Legislation governing the Licensing of street furniture is prescribed under Section 254 of the Planning & Development Act 2000 (as amended) and Part 17 of the Planning and Development Regulations 2001 (S.I. 600 of 2001) (as amended).

    The time street furniture can be placed on the street is determined by the Kerry County Council as part of the application process. In general, the placing of street furniture after 22:00 hours in any given day may only be permitted following consultation with An Garda Síochána and the Planning Authority may impose a specific condition having regard to the advice of An Garda Síochána.

    Cllr. M. Sheehy thanked Ms. J. Foley for all of her assistance regarding this matter.

    Ms. J. Foley stated that the Tralee Municipal District engage with An Garda Síochána and currently the recommendation was that street furniture should be removed by 10pm particularly in those streets with live traffic.

    Cllr. M. Sheehy expressed concern that this would create an imbalance between pedestrianised areas and other areas.

(a) Questions:

1. **Cllr. M. Sheehy:** What is the up to date position on the repair and installation of traffic calming works at Derryquay and what exactly is being installed at the site?

   Reply: TII have assigned a contractor to complete these works. Unfortunately, these works were delayed due to Covid-19 restrictions earlier this year. Tralee MD await an update in this regard.

   Cllr. M. Sheehy stated that the school has been left stranded with no traffic calming measures, the TII has not given any response and it simply was not good enough.

   In response Mr. C. Nagle stated that he had received feedback on this matter and there were guidelines on a completion date for this but equipment has to come in from abroad which had caused a delay.

2. **Cllr. M. Sheehy:** What is the up to date position regarding the dredging works at Fenit Harbour and Marina and is there a commitment to address the works before the end of this year?

   Reply: Kerry County Council is committed to carrying out maintenance dredging in Fenit.

   Dredging requires both an EPA Dumping at Sea Permit for disposal of the dredge material and a DHPLG Foreshore Licence which regulates work in the harbour, time of year it can take place, etc.

   Kerry County Council applied for an 8 year Dumping at Sea permit to carry out the dredging works on an ongoing basis.

   We were recently granted a limited Dumping at Sea licence by the EPA and are awaiting the granting of a Foreshore Licence from the DHPLG prior to commencement of dredging at Fenit Harbour.

   The latter licence will contain details of what times of the year dredging can take place in Fenit, and this is required in order to be able to tender for the dredging operations.

   Given the timelines required to tender/assess/award a contract to a dredge contractor and possible timeline licence restrictions regarding Oyster Harvesting etc., we will not be in a position to carry out dredging in 2020.

   Subject to a satisfactory outcome to the licencing application, we hope to be in a position to carry out dredging in the first available window of 2021.

3. **Cllr. M. Sheehy:** What is the up to date finish date for the Tralee-Fenit Greenway?

   Reply: Construction works have commenced on the Tralee Fenit Greenway. The sod turn was carried out on the 29th November 2019. The site was closed for a

period of 2 months due to the Covid 19 restrictions. It is anticipated that works will be complete in Q3/ early Q4 2021. 43% of site clearance works is complete and 30% of a crushed stone capping layer has been laid to date on the project.

20.07.06.06 Motions / Questions relevant to other Directorates or issues not relevant to Kerry County Council business

(a) To agree the following proposed date for the holding of Tralee Municipal District Meetings.

1. 7th September 2020

The members agreed the proposed date for the holding of Tralee Municipal District Meetings.

(b) Matters arising from the Minutes as confirmed at 1 above

(c) Any Other Business

Mayor T. O' Brien thanked Mr. P. O' Connor on behalf of all the elected members, for all his hard work as he was leaving the Tralee Municipal District Team.

Cllr. M. Sheehy stated that a member of the public had tried to gain access to the meeting this morning but was unable to do so.

In response Mr. P Corkery, Meetings Administrator outlined to the Council that the public had a right to attend meetings. However, given the current public health guidelines and social distancing measures, capacity in the Council Chamber was limited and for the moment it was not possible to accommodate members of the public in the Chamber. However, he stated that the Council continued to review this.

Cllr S. Locke raised the appointment of a caretaker for Rathass Graveyard. Mr. M. Scannell replied that this was being progressed.

Tralee Chamber Alliance Steering Group
It was agreed that Cllr Sheehy would sit on the board

(d) Correspondence

Correspondence Received for Tralee Municipal District Meeting
July 6th, 2020

1.	Letter dated 16th March 2020, received from Mr. National Transport Authority in relation to the number of wheelchair accessible taxi services operating in Co. Kerry. – requested at January 2020 meeting.
2.	Letter dated 31st March 2020, received from Mr. Usama Allati, Public and Cultural Relations Officer – Beit Sahour Municipality
3.	Letter dated 7th April 2020, received from Minister Shane Ross in relation to funding for a pedestrian crossing at the Balloonagh junction (R551/R874). – requested at November 2019 meeting.
4.	Letter dated 24th June 2020, received from Mr. Jehad Khair, Mayor of Beit Sahour

The meeting concluded at 11.38a.m.

Meetings Administrator

Mayor of the Municipal District of Tralee