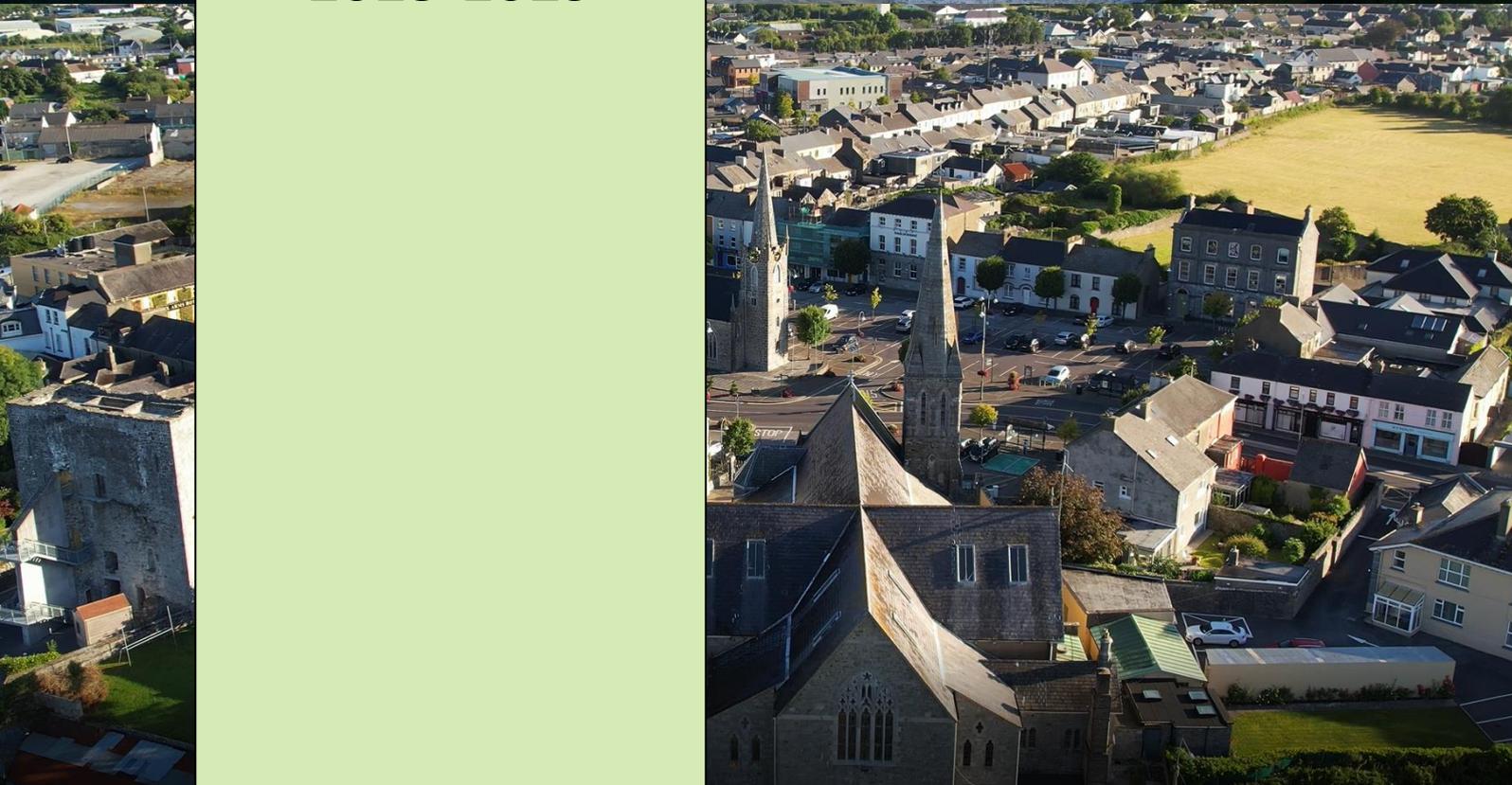


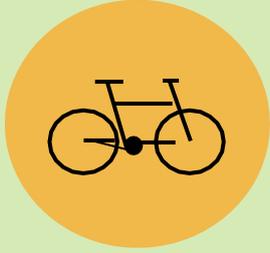
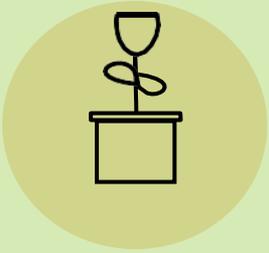


**Listowel MD
Local Area Plan
2023-2029**



Issues Paper





What will the future vision and Plan for Listowel Municipal District's growing communities, places, housing, jobs, sustainable transport and the delivery of services be?

Making a Submission

This is YOUR opportunity to contribute towards the first steps in shaping and directing the future growth and development of the Listowel MD area. Key strategic issues have been outlined below which you can have your say on or raise other issues of concern in YOUR area.

Join the conversation and let us know your views for the next Listowel Municipal District Local Area Plan 2023-2029.

Please include your name, address, and where applicable, details of the organisation or group you represent. Further information on this process and updates are available on <https://consult.kerrycoco.ie/en>

Submissions/observations may be made via the following methods:



<https://consult.kerrycoco.ie/en>



Pre-Draft Listowel MD Local Area Plan,
Planning Policy Unit,
Kerry County Council,
County Buildings,
Rathass,
Tralee,
Co. Kerry,
V92 H7VT.

All submissions should be signed and clearly headed 'Listowel MD LAP Pre-Draft'.

Closing date for submissions/observations is the 10th of March 2023.

All written submissions/observations must be signed.

Submissions/observations received will be published online.

Introduction

A draft Local Area Plan (LAP) is being prepared for lands in the Listowel Municipal District in accordance with the requirements and provisions of the Planning and Development Act 2000, as amended. The purpose of the Plan is to set out a comprehensive local planning framework with clear policies and objectives including land-use zoning in the interest of the common good.

This new Plan will replace the existing Listowel Town Plan as contained in the Kerry County Development Plan (KCDP) 2022-2028 (Volume 2) and the Listowel Municipal District LAP 2020-2026.

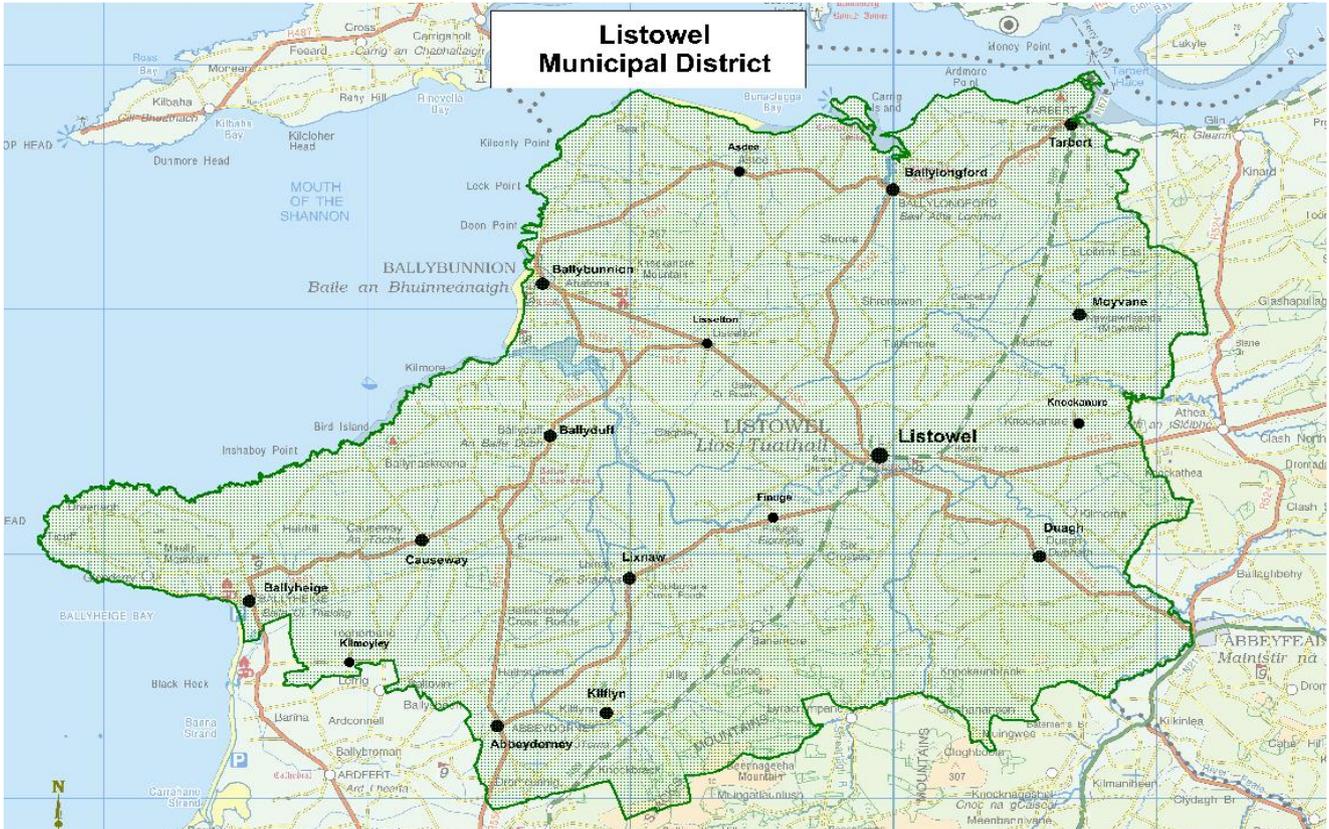


Figure 1: Listowel Municipal District Area and Settlements

What is a Local Area Plan (LAP)?

A Local Area Plan consists of a written statement and maps, which sets out the Local Authority's objectives for the Plan area. The Plan provides the land use framework that will guide development in the area. It is valid for six years from the date of adoption by the Council/Municipal District, however, this period can be extended by a further 5 years by resolution passed by Council members. Local Area Plans must be compatible with national and regional guidance documents and the core strategy and policies of the KCDP 2022-2028. It must respond to opportunities and challenges presented by the current economic climate and promote continued economic and social development. The LAP must achieve balance between the needs and aspirations of the community with the requirements of the Planning Authority and the expectations of stakeholders.

A Municipal District (MD) Plan should:

- Provide a Framework for Sustainable Development
- Promote Local Economic Development & Employment Growth
- Integrate Environmental Considerations
- Deliver High Quality Urban Design
- Encourage Active Travel Patterns
- Improve People's Quality of Life & Focus on Community Needs
- Protect the Built, Natural and Linguistic/Cultural Heritage of the Area

Vision & Aims of the Plan

The first stage of the process includes undertaking pre-draft consultation (by publishing an issues paper) to explore current issues and inviting all stakeholders and interested parties to identify the issues that they feel need to be addressed in the Plan, and how the area should be developed. The Local Area Plan will be underpinned by a strategic vision which is intended to guide the future development of the area in a sustainable manner, in a way that reflects the existing character and amenities of the area and improves quality of life for the existing and future population.

What is the purpose of the Issues Paper?

The purpose of this Issues Paper is intended to get individuals and groups thinking about the type of land-use issues that might be addressed in the new Listowel MD Local Area Plan, and to encourage submissions on these issues, or any other planning issues that relate to how the Listowel MD area should develop into the future. Whether you are a younger or an older person, an individual or a community/sports group, a business, a resident, an entrepreneur or a voluntary organisation, your opinion matters.

Public participation (including the interests of children) is an essential element in the planning process, and in particular in the formation of planning policies which will shape the future development of the Listowel Municipal District.

Planning Context

The Listowel MD LAP must be consistent with the objectives of the higher order plans, including the Kerry County Development Plan (KCDP) 2022-2028, the Regional Spatial and Economic Strategy (RSES) for the Southern Region and the National Planning Framework (NPF). Local Area Plans are at the lower end of the hierarchy of national, regional and county level plans. In terms of the Local Area Plan process see below timescales in relation to the preparation and adoption of the Local Area Plan, including public consultation periods.

The Local Area Plan Process Timeline			
Stage	Stage Description	Process Timeframe	
1	Pre-Draft Stage	Pre-draft Public Consultation Issues Paper – 9 th February to 10 th March 2023	
2	Draft Plan Stage	Public Display of Draft LAP (6 Weeks)	
		Chief Executive’s Report on Submissions Received (6 Weeks)	
		Council Members Consider the Chief Executive’s Report (6 Weeks)	
3	Amendments to Draft Plan	Adopt or Amend LAP (3 weeks)	
		Amendments SEA/AA Screening of amendments commences	
		Public Notice of Material Alterations and Screening Report, Full Environmental Report if Deemed Necessary and Available Subject to Section 20(3) (G) (3 Weeks)	
		Public Display (4 Weeks)	
		Preparation of Chief Executive’s Report (4 Weeks)	
		Chief Executive’s Report (6 Weeks)	
		Council Members Decision (6 Weeks)	
5	Adopted Plan	Adoption of Local Area Plan (This comes into effect 4 weeks from the date of adoption)	

Note: Exact dates may change over the course of the process

Table 1: The Local Area Plan Process Timeline

ISSUES PAPER TOPICS	Page
1. Listowel MD Settlements	6
2. Climate Change & Achieving a Sustainable Future 2.1 Energy & Energy Conservation	7-8
3. Core & Settlement Strategy	9
4. Settlements and Sustainable Compact Growth 4.1 Regional Towns – Listowel and Ballybunion 4.2 District Towns - Ballyheigue, Ballylongford and Tarbert 4.3 Villages - Abbeydorney, Ballyduff, Causeway, Duagh, Kilflynn, Lixnaw and Moyvane 4.4 Small Village Settlements - Asdee, Finuge, Kilmoyley, Knockanure and Lisselton	9-15
5. Sustainable Communities	15
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8. Economic Development	17-18
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1. Listowel MD Settlements

The main settlements within the Municipal District are listed in Table 2 and shown on Figure 1. The Listowel Municipal District contains two regional towns, three district towns and several villages as identified in the Settlement Hierarchy Chapter 3 – Core & Settlement Strategy of the Kerry County Development Plan (KCDP) 2022-2028.

Settlements within Listowel Municipal District	
Regional Towns	Listowel, Ballybunion
District Towns	Ballyheigue, Ballylongford, Tarbert
Villages	Abbeydorney, Ballyduff, Causeway, Duagh, Kilflynn, Lixnaw, Moyvane
Small Village Settlements	Asdee, Finuge, Kilmoyley, Knockanure, Lisselton

Table 2: Settlements within Listowel Municipal District

Emphasis will be on the growth of the regional towns of Listowel and Ballybunion, and within Ballyheigue, Ballylongford and Tarbert to a lesser extent, as the principal locations for future investment in housing, employment, infrastructure, social and community facilities.

Key challenges for all these settlements & areas include population growth, regeneration of town/village centres, digital connectivity, provision of community and social facilities, local infrastructure, active travel linkages and sustainable tourism.

1. LISTOWEL MD SETTLEMENTS

- What policies or objectives should be included and prioritised in the Plan to secure the development of the overall Listowel MD area?
- What are the key strengths, opportunities and challenges of the Listowel MD area?
- How do you think the Local Area Plan can promote the sustainable development of the Listowel Municipal District to serve the needs of the local community and drive economic development?
- What are the key strengths, opportunities and challenges within your settlement?

2.1. Energy and Energy Conservation

Kerry County Council uses an Energy Management System to monitor usage and to improve energy performance (including energy efficiency & consumption). To date, Kerry County Council has reported 41% energy efficiency and is well on track to reach the 2030 target of 50% energy savings. One of the aims of the County Development Plan is to focus on alternative energy sources (renewable) and energy conservation. The Council has taken a proactive approach in this regard with several schemes in place and others forthcoming including the use of renewable energy to cater for housing needs. The Council will also facilitate the National Public Lighting Energy Efficiency Project (PLEEP) which involves the retrofit of all public lights in the County with energy efficient LED lanterns commencing in Q1 2023.

The Irish government has through Project Ireland 2040, the Climate Action Plan and most recently the Marine Planning and Development Management Bill, set ambitious plans for offshore renewable energy resource development in Ireland. KCC is will progress in developing Designated Maritime Area Plans (DMPAs) for the coastal area of the county which will align with all relevant plans. There are significant opportunities to grow offshore wave and wind renewable energy in the Listowel MD Area reflecting the key natural assets of wave and wind energy.

KCC supports the Programme for Government 2020 and their commitment in supporting the Shannon Estuary Region. The economic potential for the region is supported by the Shannon Integrated Framework Plan (SIFP) and the establishment of the Shannon Estuary Economic Taskforce in 2022. This taskforce is essential in evaluating the economic development potential of the area and determining how this potential for offshore renewable energy and transport hub can be realised in both an economically and environmentally sustainable way.

2. CLIMATE CHANGE, ACHIEVING A SUSTAINABLE FUTURE & CONNECTIVITY

- a) How can the Plan support our transition to a low carbon climate resilient and environmentally sustainable economy? How can we increase awareness of climate change in the Plan area?
- b) What methods should be encouraged to maximise renewable energy provision for commercial/industrial and residential developments?
- c) How can the concepts of Active Travel & Smarter Travel be incorporated into the Plan?
- d) How do we best accommodate a shift toward Active Travel modes of transport and reduce car dependency?
- e) Have you any specific suggestions to encourage the use of public transport, cycling and walking?
- f) How do you think the Plan can provide for good connectivity for recreational walking and cycling purposes?
- g) Are there areas where new or improved footpaths, cycle ways, parking, roadways and links to public transport services should be provided?
- h) How do we reallocate road space to be prioritised for active travel users?
- i) How can rural transport and accessibility be improved?
- j) How can the Plan improve transport and connectivity for older and less-abled people and children?
- k) How can transport and accessibility be improved outside of urban areas?
- l) How can greater emphasis be put on emerging technology solutions, e.g. electric vehicles?
- m) What are the key movement and active travel issues affecting residents, workers and visitors?
- n) How do we establish pedestrian and cyclist connectivity between existing and new residential areas?
- o) How can the Plan promote renewable energy while protecting the landscape, residential amenity & ecology of the area?
- p) How do we encourage and promote energy conservation and minimise usage?
- q) How can we further expand our energy efficient low carbon initiatives in Listowel MD?
- r) How can the potential of the Tarbert/Ballylongford landbank be supported by the Plan?



3. Core & Settlement Strategy

The Core Strategy of the Kerry County Development Plan 2022-2028 provides for a population allocation of 9,363 persons for over the 6 year Plan period, which equates to approximately 7,000 new houses. Kerry County Council are required to identify and reserve an appropriate amount of land in appropriate locations to meet housing and population targets. The table below indicates the housing unit target for the main settlements over a 6 year period.

	2016 Population	Housing Unit target
Kerry	147,707	7,000
Listowel	4,820	415
Ballybunion	1,413	160
Ballyheigue	724	60
Tarbert	540	45
Ballylongford	391	35

Table 3: Housing Unit Targets as per the KCDP

Future housing supply in Listowel MD Area must be provided in a sustainable manner and demonstrate consistency with the objectives of the Kerry County Development Plan 2022-2028, in particular with its Core Strategy, especially in relation to the quantum and location of lands identified for development. The Core Strategy has allocated a housing target of 575 units to the Regional Towns of Listowel and Ballybunion and 140 units to the District Towns of Ballyheigue, Ballylongford and Tarbert. Development should be within the existing settlements and emphasis is placed on development of brownfield sites, infill sites and re-use of existing housing stock/vacant buildings. New residential areas should be connected, attractive & well designed with a range of adaptable dwelling types and densities, creating a sense of place & a high-quality public realm.

3. CORE & SETTLEMENT STRATEGY

- a) How can we encourage efficient use of zoned and serviced land and where are the key opportunity sites in your area that are suitable for (re)development?
- b) Given the amount of undeveloped residential zoned land, how do you think development can be reconciled and managed having regard to the target population?
- c) What do you think are the priorities for housing in terms of size & type of housing? Are more town centre apartments needed, family housing or specialist housing (for example older people)?

4. Settlements and Sustainable Compact Growth

The towns and villages of the Listowel MD all have their own strengths and character from a social, cultural, heritage and economic perspective. Towns and villages play a critical role in the overall socio-economic, environmental, cultural development and quality of life of the citizens and visitors alike. They create local distinctiveness, identity and sense of place and are traditionally where major social and economic activity takes place. The policies of the Local Area Plan must consider the cumulative impacts of regeneration and redevelopment of major sites and ensure

that appropriate social, community and cultural facilities are provided to both facilitate and address projected population growth.

The Planning Authority recognises that there is a changing profile and function of towns and villages and that they have faced considerable challenges in recent years to retain vibrancy and vitality. Building critical population mass and addressing the challenges of town centre/village renewal is a key issue to ensure the long-term sustainability of many of the settlements in terms of sustainable jobs growth and retail sales.

Urban Design in towns and villages is an important element which contributes to a place (buildings, uses, streets, footpaths, open spaces) and ensures that those elements create an attractive and distinct environment. A high-quality public realm enhances the character of any place and encourages people to utilise and enjoy public spaces, thereby contributing to placemaking and the overall vitality of an area.

Greenways have become increasingly important in improving connectivity and tourism potential between Kerry's towns and villages and also as inter county connections. The Council will avail of any funding opportunities to enhance these active travel routes and will continue to protect the routes of potential greenways through the policies of this Plan.

4. SETTLEMENTS AND SUSTAINABLE COMPACT GROWTH

- a) How can we facilitate compact growth patterns?**
- b) How can we increase residential living in the settlement core?**
- c) How can we encourage the reuse of vacant properties and address dereliction to revitalise village/town centres so that they are vibrant, welcoming, attractive places to live and work in, visit and shop?**
- d) How can alternative options to rural housing be provided within smaller towns and villages?**
- e) What public realm and town/village regeneration projects are needed to enhance the overall vibrancy in your town or village?**
- f) How can we provide better infrastructure to incentivise compact growth and Access for All?**

4.1 Regional Towns – Listowel and Ballybunion

Listowel is the capital of North Kerry and is the third largest urban centre in County Kerry. Designated as a Regional Town, Listowel is a heritage and historic town and a busy retail centre for North Kerry and West Limerick. With a population growth target of 529 as set out in the KCDP 2022-2028, it is the principal location within the MD for future investment in housing, employment, infrastructure, social and community facilities.

Listowel has attractive amenity areas within the town including Childers Park and Woodlands and the River Feale walk parallel to the town centre. As a designated heritage town, Listowel's unique architecture and streetscapes, coupled with a strong sense of identity and with continued local community participation, offers a unique place to invest, work and live. The long-term vision for Listowel is to re-establish the Town as a 'Greenway Hub' and key tourism driver for North Kerry as a vibrant regional focal point for North Kerry. It is also an aim to sustainably transition the town as a year-round hub for tourism, outdoor activities, arts and culture, heritage and food, in order to stimulate its growth in population and services.

Kerry County Council has been very pro-active in developing and advancing a number of projects and plans for Listowel. Recent initiatives include the Listowel Economic Strategy 2019 – 2021 and the Listowel brand "Where Stories Begin". The Council is committed to facilitating public realm enhancements to create a suitable environment for future investment in the town and to improve the town centre experience for workers and visitors. Funding under the Rural Regeneration Development Fund (RRDF) of just over €729,000 has been allocated to the Listowel 'Where Stories Begin' project to prepare plans for the renewal of the town square and the provision of a multi-functional co-working, tourism, heritage and cultural building. This funding will also assist in the connection of the North Kerry Greenway into the heart of the town.

With large-scale National and European investment in projects such as the Listowel (N69) by-pass, the Listowel Economic Strategy 2019–2020, Enterprise Town Competition, Town Centre Health Check Study, the Listowel Heritage

and Community Led Regeneration Strategy, the Listowel.ie brand and the Action Plan for Childers Park and Woodlands, the town has an abundance of potential to build upon and thrive with a collaborative approach to revitalising its town centre.

In particular, the proposed N69 Listowel by-pass seeks to relieve traffic congestion, improve traffic circulation and provides an opportunity for dedicated safe spaces for pedestrians and cyclists in the town. It will also further enable the enhancement of the public realm resulting in an attractive, liveable, vibrant town centre.

Kerry County Council has been successful in securing funding of over €900,000 for Listowel MD under the Rural Regeneration Development Fund (RRDF) which will go towards design and public realm works in the town centre and over €540,000 under the Outdoor Recreation Infrastructure Scheme (ORIS) for Greenway toilet and changing facilities, the Sive walk and the Asdee Loop Walk.

Opportunity Sites [Brownfield / Regeneration]

There are a number of existing brownfield and infill sites which present development opportunities of a residential/mixed use nature which would reinvigorate the town core area and there are incentives in place to assist in the development of these sites including reduced development contributions. These sites include the Former Mart Site, lands to the Rear of Church Street, the Former Convent Site and other smaller sites within the town boundary - See Figure 3.

Former Mart Site

The Former Mart Site, located off Market Street, is a focal town centre location comprising of a 1.2ha site of derelict buildings and concrete yards. The redevelopment of the site would allow for mixed-use development including retail & residential use.



Due to its size, central location and proximity to the river it is regarded as strategically important to the regeneration of Listowel Town Centre.

Rear of Church Street

This large backland greenfield site is located in the centre of the town to the rear of Church Street and comprises of 4.2ha of land currently used for agricultural use. The development of the site would allow for mixed-use general development including retail & residential use.



Former Convent Site

The Former Convent Site comprises of a 0.9ha site with a historical building (protected structure). It faces the racecourse across the River Feale, and has access from Convent Road/Greenville Road, along with pedestrian access from the Ballybunion Road. It has the potential to be redeveloped for community, educational or mixed tourism uses.



Smaller Opportunity Sites

A number of other sites have also been identified for redevelopment within Listowel Town, the development of which are of significant importance to the regeneration of the urban fabric and public realm in the town. These sites include a number of brownfield sites situated at the rear of William Street Upper, Colbert Street and Library Road. The Local Authority will encourage the redevelopment of these sites throughout the town on a case-by-case basis.

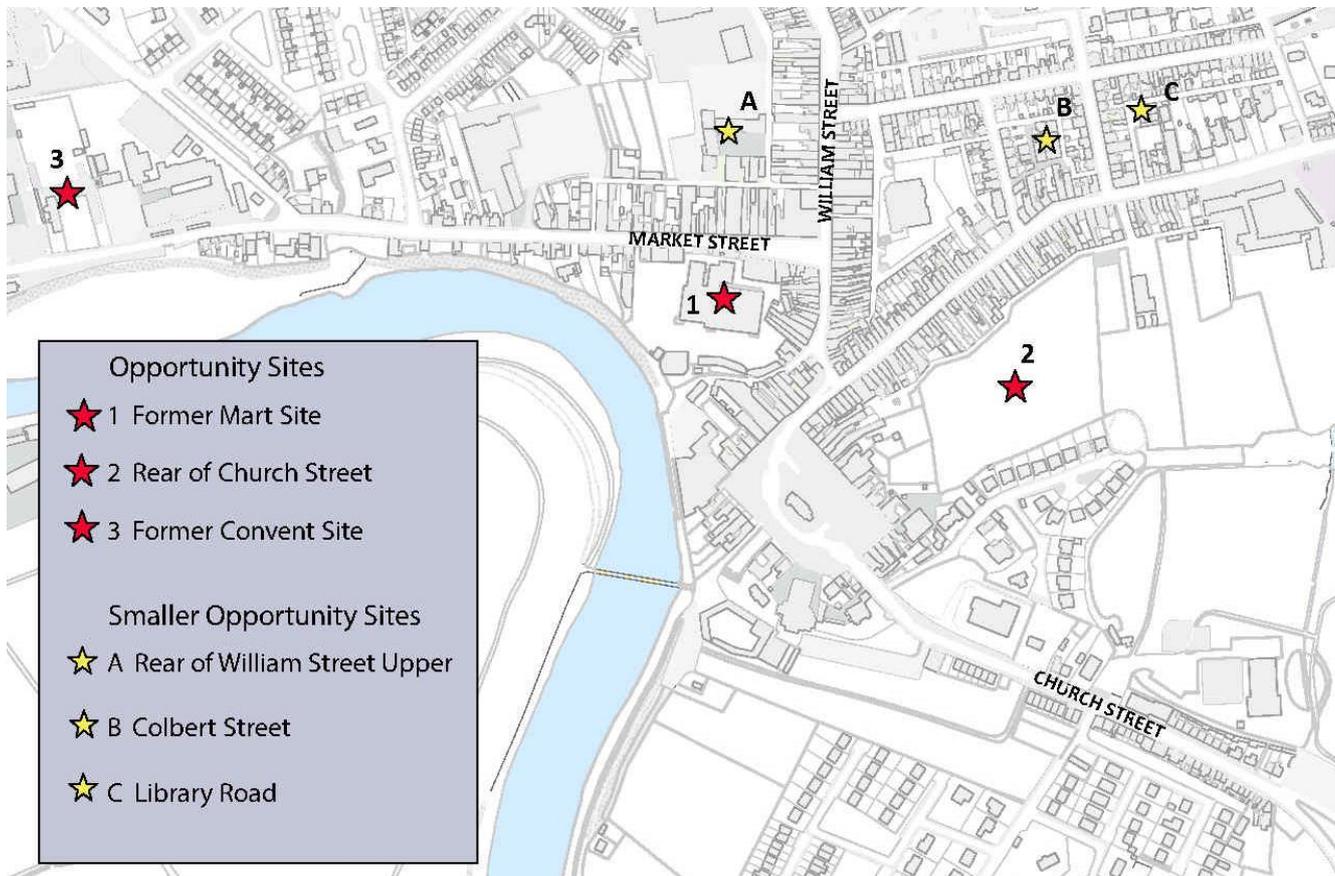


Figure 3: Opportunity Sites within Listowel Town

Ballybunion is also designated as a Regional Town with a population growth target of 204 as set out in the KCDP 2022-2028. Ballybunion is an attractive seaside town and whilst having a permanent population it relies heavily on tourism for its economy from both holidaymakers and golfers. The vision for Ballybunion is to maximise its growth in population and increase infrastructural services to a level that will encourage the development of a vibrant town throughout the year and to promote Ballybunion as an attractive year-round visitor destination, while maintaining and enhancing its physical assets, unique character and natural attributes.

Under the Town and Village Renewal Scheme, by the Department of Social Protection and Rural Affairs, funding of €100,000 was allocated towards improved signage and parking capacity for visitors. The car park to the rear of the public library has been extended and formalised. Ballybunion Community Centre received funding of €300,000 in late 2022 under the Community Centre Investment Fund. Further funding of €20,000 was secured under the Outdoor Recreation Infrastructure Scheme which allowed for minor improvements to be carried out on the cliff walk in 2022, including replacement and repair of sections of fencing. Both of these infrastructural project improvement benefit locals and tourists alike.

There are sites within the development boundary of the settlement which can accommodate new residential development as well as commercial/tourism uses.

4.1 DEVELOPMENT OF LISTOWEL AND BALLYBUNION

- a) How can we build upon Listowel’s designation as a heritage and historic town?
- b) How can the RRDF funding secured for Listowel’s ‘Where Stories Begin’ Project be maximised?
- c) How can we establish Listowel as a Tourism & Leisure Hub for North Kerry through road and greenway infrastructure and in line with the Failte Ireland’s Cliff Coast Development Plan?
- d) How do we ensure Ballybunion retains its tourist economy whilst protecting its natural environment?
- e) How can we promote appropriate development within the towns?
- f) Where should new retail/commercial developments be located?
- g) How do we increase residential living in the town centre & what facilities are required to encourage people to live in the town?
- h) How do we facilitate and promote “living over the shop”?
- i) Would pedestrianisation of town centres improve the retail experience within the towns?
- j) What public realm and town regeneration projects are needed to enhance the overall vibrancy in the town?
- k) How do we create a sense of place through the delivery of an attractive, cohesive and sustainable urban destination?

4.2 District Towns - Ballyheigue, Ballylongford and Tarbert

Ballyheigue, Ballylongford and Tarbert are all District Towns, however they have different characteristics and therefore require a specific approach in terms of their sustainable development. They are all strong, active and vibrant towns and generally provide a range of facilities including primary schools, health facilities, and many other diverse community services. Their coastal and maritime tourism potential must be realised and promoted, while their location on the Wild Atlantic Way corridor/Shannon & North Kerry Way and proximity to the Tarbert-Killimer ferry should be fully exploited in a sustainable manner

Ballyheigue is a seaside town with an attractive Blueflag beach and a golf course. Whilst it is reliant on tourism Ballyheigue also has a strong permanent residential population, with provision of services and amenities such as a post office, pharmacy and convenience shops, and the settlement has the capacity to accommodate additional residential units within its development boundary through the development of both infill and small sites. It is also important that the settlement’s seaside character is retained and enhanced. Developments that are open on a year-round basis will be facilitated.

In terms of coastal improvements, Kerry County Council has secured additional funding of €307,910 through the OPW, for the use of rock armour to stabilise the cliff, at Ballyheigue. This funding is in addition to €231,489 previously approved in 2020 bringing the total funding allocation by the OPW for these works to €539,399.

Ballylongford is a coastal town with potential for economic, tourism and leisure development potential. Ballylongford has a strong and active permanent residential population. Ballylongford Enterprise Association received funding of €25,000 in 2022 through the Community Centres Investments Fund. A new and modern playground facility has also been development within the heart of the town. Given its location on the Wild Atlantic Way and strong heritage assets the settlement could expand upon its tourism potential. Ballylongford has two heritage trails which include points of interest such as Lislaughtin Abbey and Carrigafoyle Castle. Given its close proximity to the Tarbert/Ballylongford landbank its development would see economic benefits for the settlement. In terms of residential development 7 new social housing units are currently being constructed at Rusheen (Carraig an Phoill).

Tarbert is also a coastal town with potential for economic, tourist and leisure development potential. Tarbert is also located at the entry point to the County along the N69 and the Killimer ferry. The town has received €100,000 funding as part of the Streetscape Enhancement Initiative towards upgrade of building facades, artwork, murals, street furniture, planting and canopies. Tarbert has a tourism and heritage offering which includes Glin Castle, Tarbert Bridewell and Tarbert Lighthouse. 22 new social housing units are currently being constructed at Woodview Place, Tarbert.

The development of the Tarbert/Ballylongford Landbank must be realised to enable Ballylongford and Tarbert to develop as a service supporting settlement. It is vital that this is maximised in terms of potential for economic and employment development opportunities for the region.

4.3 Villages and Small Village Settlements

The **villages** and **small village settlements** as set out in Table 1 within the Listowel MD area all have a clearly defined village centre and the aim for these areas shall be to retain and attract residential populations whilst improving the amenities and services these villages offer to both their residents and catchment areas.

The balance between housing delivery in our towns, villages and rural areas needs to be carefully balanced so as not to undermine the long-term viability of the individual towns and villages ensuring in particular that key local community facilities are retained and continue to be viable. This pattern of development outside of existing settlements will continue to weaken the attractiveness of these towns and villages to inward investment, future jobs and services. Conversely unsustainable patterns of high rates of development in rural areas can result in excessive car based commuting patterns in order to access employment, shops and other services and places greater demands on uneconomical infrastructure development and the need for other services outside of the main settlement areas. In addition, this settlement pattern is at variance with climate action policy which seeks to consolidate urban settlements. This will ensure protection of natural resources such as greenfield sites, water resources while allowing more combined public services like water and local transport initiatives.

Abbeydorney has a strong permanent residential community with a local primary school, church, post office, pharmacy, GAA club, service station, convenience shops and a service station. The village has the capacity in terms of land provision and availability of local services and amenities to facilitate additional population growth however this is constrained by a lack of wastewater services. The recent completion of roads infrastructure projects in the area has improved connectivity to the village.

Ballyduff is a strong village settlement with a clearly defined main street (including a village square) which contains several local services and amenities including a national primary school, garda station, community centre, church, GP surgery, pharmacy, hardware store, beauticians and convenience shops. Ballyduff has the capacity to increase its population with the construction of new residential units within the settlement boundary.

Causeway is located between Ballyheigue and Ballyduff and has a clearly defined village centre. It provides several local amenities and services to both the village residents and a much wider hinterland, particularly Causeway Comprehensive School and An Tochar Adult Education Centre. In order to increase service provision and attract economic development to the village, funding of €250,000 has been allocated to the refurbishment of the former Shannon Ballroom (currently derelict) creating a new facility within the village which will provide a focal point for the community that will be used as a meeting space and co-working hub.

Duagh is a village settlement located between Listowel and Abbeyfeale. The village contains many local services including a church, GAA club, community resource centre and childcare centre, hardware shop, convenience shop and service station. In 2022 Duagh received €50,000 of CLAR funding for the expansion of the car park at the Duagh Sports and Leisure Complex. Given its strategic location between two larger settlements the village has the potential to accommodate further residential growth.

Kilflynn is located just off the Tralee to Listowel Road and has a clearly defined village centre. It provides services and amenities for locals such as a church, GAA club, primary school, post office and several commercial businesses in the village centre and surrounding area. The local community organise many annual events including a fairy festival and Halloween events. In 2022, Kilflynn Community Together received €5,000 of CLAR funding to develop the Kilflynn Nature Garden.

Lixnaw is located in close proximity to Listowel and Abbeydorney. The village has benefited from the recent completion of road infrastructure improvements to the Dale Road (R556 Rathscannell) and improved waste water treatment. The village offers locals a primary school, church, GAA club, community centre, convenience shops, post office, garda station, playground and a pharmacy. Lixnaw Community Centre was awarded funding of €25,000 in late

2022 under the Community Centre Investment Fund. In terms of housing provision 10 social housing units were delivered in 2021 in Baile an Gharraí.

Moyvane is a village located between Listowel and Tarbert and is clearly defined by a main street. The village contains a church, playground, convenience shops, residential developments and several commercial businesses. The village recently received funding of €250,000 under the the Town and Village Renewal Scheme to refurbish the former Garda Station building to encompass amenities for the community including a tea/coffee dock with outside seating area.

Cluster Developments

The Municipal District Area is generally characterised as a **Rural Area Under Urban Influence**, with the north-eastern part of the area classified as **Other Rural Area**. The environs and rural areas surrounding Listowel and Ballybunion are under **Rural Areas Under Significant Urban Influence**. The current level and pattern of development in these rural areas is unsustainable.

As an alternative to one off housing, and to consolidate the existing pattern of development around focal points and to utilise existing services in an area, clusters of housing served by individual wastewater treatment systems where there is no wastewater infrastructure or no plans for such infrastructure can now be considered (**Asdee, Finuge, Kilmoyley, Knockanure and Lisselton**). Provision of housing in these areas will revitalise small settlements and support existing or encourage new services and facilities.

4.2 AND 4.3 DEVELOPMENT OF DISTRICT TOWNS, VILLAGES AND SMALL VILLAGE SETTLEMENTS

- a) How do we promote appropriate development, a sense of place and still retain the unique identity of your settlement?
- b) How do we increase residential living in villages and what facilities are required to encourage people to live in villages?
- c) Is there adequate provision of street furniture in the villages/settlements? e.g. public seating, planters?
- d) What public realm and town/village regeneration projects are needed to enhance the overall vibrancy in your settlement?
- e) How can cluster developments provide alternative options to rural housing smaller towns and villages?

5.Sustainable Communities

Community infrastructure plays a vital role in contributing to the quality of life for all. The physical environment should develop in such a way that it facilitates the healthy functioning of sustainable community and cultural life. Services and amenities including crèches, schools, amenities, recreation and other community facilities should be provided in tandem with residential development. The provision of an adequate level and distribution of community facilities and amenities that meet the current and future needs of the local community will be a priority.



5.SUSTAINABLE COMMUNITIES

- a) What type of community facilities and local services are currently needed in your area and in new residential communities?
- b) How can the Plan utilise and enhance existing amenity areas in the towns and villages and provide for adequate open space and recreational facilities for both passive and active recreation?
- c) What community infrastructure, childcare services and sports facilities are lacking and where should these be located?
- d) Are there enough facilities in your area for younger and older residents and less abled people?
- e) What natural features/routes can be developed as interconnecting walking routes and cycleways?

6. Housing & Active Land Management

The KCDP provides for the implementation of the objectives of Housing for All – A New Housing Plan for Ireland. It seeks to deliver on the vision of both the NPF and RSES in relation to compact growth, and the implementation of active land management measures.

The KCDP and forthcoming LAP seek to deliver a new approach to active land management. The achievement of compact growth targets and regeneration will be supported through the implementation of active land management measures which promote the development of infill and brownfield lands, and strategically located serviced greenfield sites that support the principles of consolidated growth.

The programme of active land management to tackle dereliction, vacancy and underutilisation of lands will be implemented through a series of initiatives including compulsory acquisitions and the emerging Residential Zoned Land Tax. The aim of Residential Zoned Land Tax is to activate and bring forward the development of housing on lands that are suitably zoned and serviced, by encouraging activation of existing planning permissions on lands and to incentivise the development of suitable lands without planning permission to commence the process of engagement with planning authorities.

Furthermore, KCC assists people in the provision of suitable accommodation for those who are unable to provide their own by utilising the various social housing options and facilitating the development of sustainable communities. Given the current conflict in Eastern Europe, KCC is playing an active role in supporting and hosting families who require our assistance in securing accommodation and getting access to other supports.

6. HOUSING & ACTIVE LAND MANAGEMENT

- a) How can we encourage efficient use of zoned and serviced land?
- b) How can we best meet the housing needs of all sectors of our community?
- c) Would you like to see a more varied type/mix of housing in the settlements?
- d) How can we assist in the hosting and integration of displaced families into our communities?



7. Culture & Heritage

The Plan area has a rich culture and heritage that is engrained in local communities. The Plan area continues to attract creative people as a place to live and create work, who are inspired by the landscape, seascape and living culture of the area. Importantly, this creative culture enhances the visitor offerings for those visiting the area and contributes to the Listowel MD area in terms of employment, economic and local enterprise. It is important that the natural and built heritage of the towns and villages and surrounding areas are safeguarded against inappropriate development. The built heritage of the Plan area refers to the Record of Protected Structures and Architectural Conservation Areas (in Listowel, Asdee, Ballylongford, Causeway & Tarbert) and special aspects of a settlement's built heritage which will be highlighted in the LAP.

Listowel Town contains numerous features of archaeological and historical interest that contribute to its distinctive character and popularity as a Heritage Town. Also, the arts and heritage in Listowel are vibrant, rich in content, in history and in potential. KCC was also successful in securing over €400,000 for Listowel town centre in 2021 and 2022 under the Historic Towns Initiative. This funding went towards the conservation of buildings located within designated Architectural Conservation Areas located in Main Street, William Street, Church Street and the Square.

The wider MD area has strong historical, social and architectural heritage with St. Brendan’s Church, Carrigafoyle Castle, Rattoo Tower and Lislaughtin Abbey to name but a few.

7. CULTURE & HERITAGE

- a) What aspects of the built and natural heritage do you consider important and should be protected from inappropriate development?
- b) How can the landscape and built heritage be suitably protected, conserved and enhanced while accommodating the development needs of the area?
- c) How can the LAP encourage the reuse, integration and regeneration of protected structures and older vacant structures located in town and village centre areas?
- d) How can public realm projects help to enhance the heritage of the Listowel MD area?
- e) How do we conserve and animate Listowel MD’s Rich Heritage?

8. Economic Development

The Kerry County Development Plan 2022-2028 has identified two areas within the County that have the potential of ‘**Economic Development of Regional Significance**’ due to the existing level of population, employment, education and research facilities and potential due to location as part of a wider regional economic zone.

Kerry County Council recognises and supports the economic role Listowel plays as an economic driver in the **North Kerry/West Limerick/Shannon Estuary/Clare Network**. This area is viewed as a driver for economic growth within the County and Region. There is potential for innovative projects, collaboration between stakeholders and sectors, infrastructure projects (including multi-modal transport infrastructure, more frequent public transport services and digital connectivity) to/ from and within the network to unlock the strengths and opportunities. This includes support for economic interaction with the AEC, Strategic Development Sites in the Shannon Estuary, the Kerry Hub and Knowledge Triangle and cross county boundary connectivity to other settlements in a network. KCC also supports the development of the Adare, Newcastlewest and Abbeyfeale By-passes and N21 realignment as a strategic link corridor between Co. Kerry and Co. Limerick.

Kerry County Council recognises the Shannon Estuary as a major shipping artery and further recognises the importance of the Tarbert-Ballylongford Landbank. The **Tarbert-Ballylongford Landbank** is a Strategic Development Location (SDL) with potential as an Energy Hub and for industrial development at a regional and national level. There are 437 Hectares of zoned lands available for development with access to deep water. It is the policy of the Council to support the Shannon Estuary Economic Taskforce and the Shannon Integrated Framework Plan (SIFP) for the sustainable development of the Shannon Estuary.

Listowel Town has an opportunity to develop as a regional centre for co-working spaces enabling local entrepreneurship. With support, Listowel can develop a fresh “eco-system” of enterprise based on ecommerce, home working and a Digi-hub for nurturing sole-traders, remote workers and growing businesses. **Listowel Business Park** in Clieveragh consists of ca 15ha’s of land zoned for commerce, enterprise and employment. It contains a strategic economic site and as such is a very important resource for Listowel and offers a strategic asset for attraction of external investment to North Kerry.

Economic development provides the backbone for progress and sustainability for the many settlements in the Listowel MD area. A key focus of the new Local Area Plan will be to ensure that the conditions for the creation of enterprise and innovation are embraced and developed and to encourage and facilitate a diversity of employment opportunities and promote inward investment. While many residents will continue to commute to other centres for employment, it is important that all towns and small villages retain and further develop their social and economic infrastructure to function as sustainable communities.

Town	Workers	Jobs
Listowel	2,085	3,111
Tarbert	205	190

Table 4: Number of Workers and Jobs in Settlements within the MD

8. ECONOMIC DEVELOPMENT

- a) How do you think the Plan can promote the development of the MD to drive economic development?
- b) What development should happen in your area to attract further investment, create local jobs and foster local economic development and entrepreneurship?
- c) How can the Tarbert-Ballylongford Landbank be developed in a sustainable way?
- d) What supports/services are required to sustain and grow employment and employment potential?
- e) How can we promote new and existing micro enterprises?
- f) How can the Plan best support new and evolving work patterns?
- g) How can a range of employment opportunities be provided locally so as to reduce unemployment and reduce dependency on the private car?
- h) How can the Plan enhance the appeal of the area to prospective investors and employees/talent?
- i) How can we compete nationally & internationally for investment and skilled workers?

9. Education

Munster Technological University

The development of the Munster Technological University has the potential to deliver significant economic benefits to students in the county and wider region, and to the broader local economy and society. The creation of MTU's multi-campus technological university with six campuses across the South-West region in Cork and Kerry and a student body of 18,000 brings greater social and economic benefits to the region through a strengthened role in research and innovation and the delivery of a broad range of high-quality education and training in each of their campuses.



Kerry ETB

Kerry ETB delivers its Education and Training Programmes from 37 Schools/Centres and over 100 Outreach centres across the county. The ETB has an



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annual budget of circa €52 million employing over 1,000 staff with approximately 15,000 students/learners annually. The ETB has invested in a new facility in the Listowel Business Park. Kerry County Council recognises the important role played by the ETB in the county and supports its further development and main aims which are creating and promoting the development of a lifelong learning society in Kerry, so that all who live there have access to the education and training required to fulfil their potential and meet their personal, social, cultural, economic and civic needs.

9. EDUCATION

- a) How can the MTU and Kerry ETB be further strengthened and enhanced within the county?
- b) Is there a need to zone additional lands for educational purposes within your town/village?

10. Tourism & Outdoor Recreation

The Listowel MD LAP area has attractive towns and villages, a fantastic natural environment and its attractions are internationally renowned. There are also superb activity amenities and beaches including Blue Flags beaches of Ballybunion North, Ballybunion South and Ballyheigue. Ballybunion also offers two 18-hole golf courses which are renowned worldwide. Ballybunion offers scenic cliff walks and an abundance of outdoor amenity space, including a children's playground and outdoor exercise equipment. The town also provides a health & leisure centre with three swimming pools.

Infrastructural projects committed to by the Local Authority include the 10.5km North Kerry Greenway between Listowel and the Limerick County bounds, which when completed will bring significant year-round benefits to the area. The Plan will look at how to build a sustainable tourism future that maximises and diversifies the tourism product to the highest standard and to extend the tourist season taking particular care of the natural and built

environment. The Plan will build upon the KCC Greenway Strategy, linking up the villages along the Wild Atlantic Way, Shannon Way and North Kerry Way.

Towns and villages need to be attractive and offer a good quality of life. Investing in well-designed public realm, which includes public spaces, parks and streets, as well as recreational infrastructure. Many of the settlements contain new or upgraded playgrounds & outdoor exercise equipment including Ballybunion, Ballylongford and Ballyheigue.

The Cliff Coast Development Plan is a Visitor Experience Development Plan which incorporates North Kerry and West Clare is currently at consultation stage. The Plan seeks to create an internationally recognised visitor experience. Through the delivery of the Visitor Experience Development Plan, it is the aim to encourage and engage businesses and local partners while extending the life of the season.

10. TOURISM & OUTDOOR RECREATION

- a) In addition to current provision, what are the opportunities for developing additional sustainable tourism and recreational assets in your area?
- b) Are there areas that have the potential to be developed for tourism and recreational purposes?
- c) Are there specific areas of tourism that should be targeted e.g. heritage, leisure, activity tourism, and how can the Local Area Plan facilitate these?
- d) How can the North Kerry/Listowel Greenway help to maximise economic opportunities along the route?
- e) What additional facilities, amenities or improvements would enhance the appeal and value of our public open spaces and/or our other amenities?
- f) What additional supporting infrastructure/enhancements should be provided to maximise the potential of our existing amenities?
- g) How do you think the Plan can provide for good connectivity for recreational walking and cycling purposes? Is there any specific location that you feel this Plan can address?
- h) How can Failte Ireland's emerging Cliff Coast Visitor Experience Development Plan promote development in the area?



11. Environment

Listowel MD Plan area has many designated nature conservation sites with International, European and National protection status. The Plan area contains a wealth of coastal habitats, including estuarine, salt marshes and mudflats, dune systems, lagoons and rocky shores that make an essential contribution to the environmental quality and ecological biodiversity of the area.

Green infrastructure forms an important part of our environment including nature conservation areas, parks, open spaces, rivers, floodplains, wetlands, woodlands, farmland and town greenways which support and improve environmental conditions in a way that facilitates environmental, economic and societal benefits. Good examples of green infrastructure within the Municipal District include: Listowel Town Park, Listowel to Tralee Greenway, Ballybunion Beach, Ballyheigue Beach and Litter Strand, the River Feale and river walkways.

Flood risk is a key consideration in preparing a Local Area Plan. The Council seeks to avoid flood risk, substitute less vulnerable uses, when avoidance is not possible, and mitigate/manage the risk where avoidance and substitution are not possible. The National Catchment Flood Risk Assessment and Management (CFRAM) mapping, published by the Office of Public Works, identifies these Flood Zones in the Listowel MD LAP. The OPW have identified preferred flood mitigation infrastructure to mitigate flood risk along the Feale in the CFRAM Flood Risk Management Plan for Tralee Bay–Feale River Basin (UOM 23). The KCDP seeks to facilitate the implementation of this infrastructure and the Clieveragh flood relief scheme.

11. ENVIRONMENT

- a) What do you think are the big environmental issues facing the Plan area?
- b) How best can we integrate a Green Infrastructure approach to the area incorporating the themes of open space, biodiversity, landscape, water and archaeology?
- c) Are there local parks or green areas which you feel could benefit from enhancement or works to improve their biodiversity?
- d) How can we better promote and designate biodiversity and pollinator areas?
- e) How can the Plan encourage the protection and enhancement of species and habitats?
- f) How can the Plan address flood risk and build resilience to better cope with the increasing frequency of extreme weather events?
- g) How can we manage areas at risk of flooding and coastal erosion?

12. Water & Waste Management

The provision and maintenance of high-quality infrastructure is vital to attracting and retaining economic development and improving the quality of life for those who live in the area. These include water supply and drainage, waste management, pollution management (air, noise, light, water, litter, major hazards), utility supply, broadband/ telecommunications services and roads. There is a need to Plan for all of these infrastructural elements so as to ensure the future sustainable development of the Plan area. Investment in new or additional capacity in water services will be informed by national, regional and local planning policy and addressed through Irish Water's Capital Investment Plans.

There is a drainage plan being carried out for Tralee, Killarney and Listowel which will map the storm and drains network. The plan will address current issues and set out a coherent drainage plan for each of the settlements.

12. WATER & WASTE MANAGEMENT

- a) What measures can be introduced to protect & safeguard the quality of our rivers and groundwater?
- b) Are there any concerns with regard to water and sewerage or other infrastructural matters, which you feel the Plan could address?
- c) Are there adequate recycling facilities in your area and if not, where should they be located?

13. Digital Connectivity

KCC recognises the importance of a modern, efficient telecommunications sector for the future development of the Listowel MD area. The Council will seek to ensure that improvements in transportation and digital infrastructure services support the strategic development and settlement strategy for the Listowel MD area as set out in the Kerry County Development Plan 2022-2028 and provide an appropriate level of accessibility to urban and rural facilities, services and opportunities.

It recognises that high speed broadband is essential to attract investment and that the IT sector has huge potential for employment creation in the Listowel MD area. It is an objective of the Planning Authority as set out in the Kerry County Development Plan to facilitate and support community innovation hubs, digital hubs, food hubs, start-ups and centres of excellence (with particular opportunities for innovation in agri-food, agri-tech, marine research, creative industries, knowledge economy etc.) as local drivers for growth.

The KCDP also supports a more integrated approach to settlement growth and promotes the location of employment, including digital hubs, close to residential areas and services such as schools and shops.

Kerry County Council has been proactively involved in supporting the growth of smart towns and villages and the provision of digital hubs in the county. The forthcoming Digital Strategy for the county will drive and support 'live-work' communities and promote social cohesion to create a healthy digital society.

13. DIGITAL CONNECTIVITY

- a) How can the Plan support the provision of telecommunications & broadband network?
- b) How can the Plan support the creation of 'live-work' communities?

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