



5. Tiered Approach to the Zoning of Land for Residential Development

The draft Kerry County Development Plan [KCDP], through the RSES, supports National Policy Objectives in relation to housing development as follows:

- *Right Location*: by prioritising the provision of new houses at locations that can support sustainable development and at an appropriate scale of provision relative to location.
- *Building Resilience in Housing*: supporting the provision of lifetime adaptable houses that can accommodate the changing needs of a household over time.
- *Sustainable Residential Densities*: increasing residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, infill development schemes, area or site-based regeneration and increased building heights in appropriate location.

In the Draft KCDP, Kerry County Council has zoned land for residential purposes in:

- Tralee
- Killarney
- Listowel

The amount of land zoned within each Town area reflects the targeted population growth within the area over the lifetime of the Kerry County Development Plan 2022-2028 as per the Core Strategy. It is imperative that zoning is carried out in a logical and informed manner which will provide for the long-term sustainable development of the settlements and of the County as a whole. The following criteria is used in deciding the extent and location of proposed zonings in the County:

- Need and Policy Context
- Sequential Approach
- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability
- Environmental and Heritage Policy, including Conservation of Habitats & other sensitive areas

The National Planning Framework sets out a two-tier approach to land zoning. It sets out a methodology for a tiered approach to land zoning which differentiates between residentially zoned lands that are immediately available for development and lands that require further investment before development can take place. This approach gives effect to National Policy Objective 72 in the NPF. An assessment of lands as Tier 1/Tier 2, following the approach set out in the NPF, forms part of the settlement plans with this plan and future plans (Town Plans/Local Area Plans).



Tier 1: Serviced Zoned Land

- This zoning comprises lands that are able to connect to existing development services, i.e. road and footpath access including public lighting, foul sewer draining, surface water drainage and water supply, for which there is service capacity available, and can therefore accommodate new development.
- These lands will generally be positioned within the existing built-up footprint of a settlement or contiguous to existing developed lands. The location and geographical extent of such lands shall be determined by the planning authority at a settlement scale as an integral part of the plan making process and shall include assessment of available development services.
- Inclusion in Tier 1 will generally require the lands to be within the footprint of or spatially sequential within the identified settlement.

Tier 2: Serviceable Zoned Land

- This zoning comprises lands that are not currently sufficiently serviced to support new development but have potential to become fully serviced within the life of the plan i.e. the lands are currently constrained due to the need to deliver some or all development services required to support new development, i.e. road or footpath access including lighting, foul sewer drainage, surface water drainage, water supply and/or additional service capacity.
- These lands may be positioned within the existing built-up footprint of a settlement, or contiguous to existing developed lands or to tier 1 zoned lands, where required to fulfil the spatially sequential approach to the location of the new development within the identified settlement.
- The potential for delivery of the required services and/or capacity to support new development must be identified and specific details provided by the planning authority at the time of publication of both the draft and final development or area plan.

In the future suite of Municipal District/ Electoral Area Local Area Plans all residential zoning will take a tiered approach and lands will be subject to a Settlement Capacity Audit.