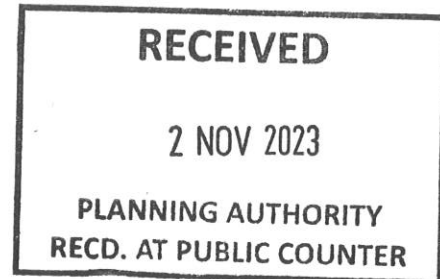


Frank Coffey BE CEng MIEI
CONSULTING ENGINEER

Damien Ginty,
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V92 H7VT



01st November 2023

Ref: Draft Kenmare Municipal District Local Area Plan

Submission in relation to Dromavally, Killorglin

Online Submission

Dear Sir,

I act for Peter Keane who owns just over 2 acres (0.9 Ha) at Dromavally, Killorglin.

I include the following for reference to the subject site;

1. Map 1 pf the DKM DLAP with subject site identified
2. Folio of the lands identifying the owner as Cru na Greine – a Company owned by Peter Keane.

My client requests that the subject site (lands) be considered for a mixed-use zoning in the final KMD LAP.

1.0 Mixed Use Zoning

There is a strong case for conferring the mixed-use zoning on this site and such a zoning would not be inconsistent with the aims of the KMD LAP and indeed the current County Development Plan 2022 – 2028.

2.0 Killorglin Town

Killorglin is designated a Regional Town in the in the draft KMD LAP. The regional is well deserved as the town has been successful in retaining its employment numbers and economic strength despite the interruption of Covid and recently impactful cost of business increases in fuel and materials. This is largely due to the fact that the main drivers of employment, in the town are Fexco (IT) and Fujisawa (Pharmaceutical) - both industries well

established and both had already sheltered their organisations from the higher fuel/ electricity costs.

There is of course a dire shortage of affordable houses in Killorglin - but this plan has yet again taken a conservative line in identifying the present and future housing needs for the town.

The KMD LAP clearly identifies that 74% of workers commute to Killorglin from outside – but fails to ask why?

The answer to this question, while always nuanced by local/regional factors, is that Kerry County Council has consistently failed to provide adequate zoning for housing in the town. Successive development plans point towards “infill site” and urban regeneration as the solution towards providing the much-needed housing. This policy is not working for Killorglin and what is required is to consider more lands for new/proposed residential or mixed use.

Currently the proposal in the KMD LAP is to zone in the order of 27/30 acres for New/Proposed Residential with a further 4 acres zoned for Strategic Residential Reserve.

If all those lands were immediately available for development, then perhaps the main target of 251 might be achieved over the lifetime of the KMD LAP.

However, not all the zoned land is immediately available for development. In fact, a local estimate is that perhaps only half of the zoned lands will be available in the near future.

3.0 Subject Site at Dromavally

The subject site is 0.9 ha in size i.e., 2.1 acres and has the potential to deliver a genuine mixed use need of say a neighbourhood shop and up to 10 housing units.

The site has the following features/advantages;

1. Situated on the N70 with road frontage on two sides, i.e., good access
2. Serviced with public water, foul sewer and storm sewer
3. Was previously successful in receiving planning permission for a convenience shop – Planning Reg. Ref. 11/4
4. It is located well inside the 50kph limit and is served by a footpath connection (across N70) to Town Centre.
5. The site is less than a 10-minute walk from the Town Centre

A mixed-use zoning on the subject site would allow a neighbourhood shop with say, petrol filling station and some housing. The neighbourhood shop has a particular relevance - given that Kerry County Council has already developed a large social housing estate outside the site at Banshagh – with a further 80 houses being added just inside the Banshagh estate - by virtue of permission granted in Planning Reg. Ref. 21/188.

Furthermore, the proximity of a convenience shop close to Fujisawa would also be a benefit to the 500 or so workers at the plant.

Clearly the Planners recognised the benefit of a shop at this location back in 2011 when they granted permission for same. It stands to reason that the same level of demand for such a development exists today – and probably more so.

A further point to be made in favour of a mixed-use rezoning is that there is no petrol station on the Tralee Road – thus vehicles requiring fuel from the Banshagh /Fujisawa/Golf Course side of the town are faced to jarvey to the Killarney Road or even the Iveragh Road via the Town Centre to purchase fuel and this creates unnecessary journeys toward/through the Town Centre.

It makes perfect sense to locate petrol stations and convenience shops on the edge of town. The case to create such a development - can be strongly supported for the Tralee Road N70 as a sustainable development.

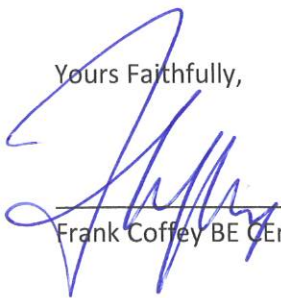
Clearly the full site would not be required for a small convenience shop and petrol station but there would be ample space for a small estate or an extension to the existing housing development.

4.0 Conclusion

The Planning Policy Unit are requested to consider the subject site for a mixed-use development zoning - based on the arguments above.

The main points are (i) that there is need for a convenience shop in the area given the existing and increasing housing presence in the area and the traffic on the N70 Tralee Road and (ii) a mixed-use zoning will allow some housing to be added and (iii) mixed use zoning gives the site development flexibility.

Yours Faithfully,



Frank Coffey BE CEng MIEI



SUBJECT SITE
FOR MIXED USE ZONING

DROMAVALLY

BANSHAGH

ASTELIAS

Lisroe
Lisroe

> Back

Folio Number
Title Level
Plan Number
Property Number
Area of selected plan
Number of Plans on
this folio:
Address
View Folio PDF

*PPRA Boundaries are
conclusive. See Self
Registration of Title
of the Land Regis

Print Current

Help

ple

Land Registry

County Kerry

Folio 44488F

Register of Ownership of Freehold Land

Part 1(A) - The Property

Note: Unless a note to the contrary appears, neither the description of land in the register nor its identification by reference to the Registry Map is conclusive as to boundaries or extent

No.	For parts transferred see Part 1(B) Description	Official Notes
1	<p>A plot of ground being part of the Townland of DROMAVALLY and Barony of TRUGHANACMY containing .9105 Hectares shown as Plan(s) A2802 edged RED on the Registry Map (OS MAP Ref(s) 56/12).</p> <p>The Registration does not extend to the mines and minerals</p>	From Folio KY35197F

Land Registry

County Kerry

Folio 44488F

Part 1(B) - Property Parts Transferred

No.	Prop No:	Instrument:	Date:	Area (Hectares):	Plan:	Folio No:

Land Registry

County Kerry

Folio 44488F

Part 2 - Ownership

Title ABSOLUTE

No.	The devolution of the property is subject to the provisions of Part II of the Succession Act, 1965		
1	18 SEP 2002 D2002PS010758U	THOMAS KEANE of Caherciveen, County Kerry is full owner. Cancelled	D2008PS004522C 11-FEB-2008
2	11 FEB 2008 D2008PS004522C	PETER KEANE of Killorglin, County Kerry is full owner. Cancelled	D2014LR084233P 25-AUG-2014
3	25-AUG-2014 D2014LR084233P	CRU NA GREINE LIMITED (CRO Reference No 534270) of Supervalu, Iveragh Road, Killorglin, County Kerry is owner.	

Land Registry

County Kerry

Folio 44488F

Part 3 - Burdens and Notices of Burdens

No.	Particulars
1	<p>The property is subject to the provisions prohibiting letting, subletting or subdivision specified in Section 12 of the Land Act, 1965, and to the provisions restricting the vesting of interests specified in Section 45 of the said Act in so far as the said provisions affect same.</p> <p style="text-align: center;">Cancelled D2008PS004522C 11-FEB-2008</p>
2	<p>11 FEB 2008 D2008PS004522C</p> <p>Charge for present and future advances repayable with interest. ULSTER BANK IRELAND LIMITED is owner of this charge.</p> <p style="text-align: center;">Cancelled D2014LR084233P 25-AUG-2014</p>
3	<p>25-AUG-2014 D2014LR084233P</p> <p>Charge for present and future advances repayable with interest. AIB MORTGAGE BANK AND ALLIED IRISH BANKS PLC are owners of this charge.</p> <p style="text-align: center;">Note: This charge is also registered on Folios KY21076F, KY46306F, KY3614L, KY74489F.</p>
4	<p>12-JUL-1972 P2766/72 P2767/72 P2768/72 P2769/72</p> <p>The right of the registered owners of the property comprised in Folios 35309, 35310, 35311, 35312 and each of their executors, administrators, agents licencees and assigns to pass and repass on foot only on and over the property herein by the way 5 feet wide shown coloured yellow on the said plan.</p> <p style="text-align: center;">NOTE: Entry added, Rule 7(2), 12/10/2022 Q2020LR003245T.</p>
5	<p>24-APR-1974 D1253/74</p> <p>The right of Diana Fitzgerald her executors, administrators, agents. licensees and assigns as the owners and occupiers of the part of the townland of Dromavally shown as plan 166 edged red on the registry map thereof (O.S. Supply Map J to O.S. 56/12) to pass and repass over the said property No. 1 on foot only by the way 5 feet wide shown coloured yellow on said plan.</p> <p style="text-align: center;">NOTE: Entry added, Rule 7(2), 12/10/2022 Q2022LR003245T.</p>

Mixed Use Zoning Review - Report Draft - Site at Bramahally

