

# TRALEE TOWN (DRAFT)





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## 1.0 Tralee Town

### 1.1 Introduction & Context

Tralee is the capital town and main administrative, retail, health, education and service centre for County Kerry and provides a large portion of the county's recreational facilities, culture, archaeological and architectural heritage. The recent establishment of the Munster Technological University has cemented the role of Tralee as pivotal regional centre. The health of the town is often reflective of the health of the county. It is therefore critical to maintain the vibrancy and vitality of Tralee, from a commercial, social, cultural and environmental viewpoint.

The focus of this plan prioritises action on Climate Change across all strategies and reflects the ambition of the National Planning Framework(NPF) and Regional Spatial and Economic Strategy(RSES) for compact growth through the revitalisation of the town centre as a priority, the development and renewal of brownfield and underutilized sites, increasing the residential, employment and social opportunities available in the town core and the expansion of sustainable transport opportunities in the town. A number of key investment projects are underway including large-scale National and European investment in projects under the Urban Regeneration and Development Fund Project **Positioning Tralee as A Regional Economic Driver and Destination Town**, supported by the European Regional Development Fund Tralee TC West Masterplan and The Island of Geese regeneration project, Tralee Active Travel Project, Failte Ireland Destination Town Programme, and significant investment in social housing programmes, roads, water & waste water infrastructure. These projects are supported by initiatives including Purple Flag status (awarded in 2017), Enterprise Town competition (2017), RGDATA Pilot Town Centre Health Check study (2017), The Tralee Public Realm Plan, (2018), and the revitalisation and rejuvenation of Denny Street.

The projects, infrastructure improvements and initiatives which are listed above aim to enhance the Tralee experience, increase footfall, business and make Tralee more accessible and attractive to shoppers, visitors and investors. Tralee is a key Economic driver for the county and a balanced approach to sustainable development will be applied in order to maximise Tralee's potential.

As a tourism destination town, Tralee outperforms many of its rivals in terms of accommodation supply, diversity of attractions and cultural attributes. Nestled between the Slieve Mish Mountain and Tralee Bay it is a prime location for business and events as it has the infrastructure and natural beauty that any visitor could appreciate. It is an ambition of this plan to strengthen the relationship of Tralee Town as central to the Tralee Bay Area on the Wild Atlantic Way, the blue flag beaches to the west and north and the long-distance walking routes and emerging greenways that converge in Tralee. Along with other centres in the County Tralee will also seek to enhance its reputation as a conference location and will facilitate the development of facilities to support this.

#### 1.1.1 Regional Spatial and Economic Strategy (RSES), Key Town – Tralee



Tralee has been identified as a large scale 'Key Town' in the RSES and is highlighted as one of six towns with significant population scale that are "major centres 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." The RSES also identifies Tralee as an economic driver on the strategic road network and Atlantic

Economic Corridor and a key settlement in the Kerry Hub Knowledge Triangle with Killarney and Killorglin.



Tralee's population including suburbs is 23,691 (CSO 2016), which is one of only two towns along that Atlantic Economic Corridor with a population of over 20,000 inhabitants. It is an objective of this plan to facilitate for growth of more than 30% by 2040 for Tralee in line with RPO11a.

### **RPO 11a - Key Towns**

*Local Authorities are supported in targeting growth of more than 30% for each Key Town subject to capacity analysis and sustainable criteria under Section 3.3 A Tailored Approach, RPO 2 Local Authority Core Strategies and the sustainable requirements under the following sub sections of RPO 9 Key Towns. The appropriate level of growth is to be determined by the Core Strategy of Development Plans*

The many challenges facing Tralee include the evolving nature of urban economic models that position town centres as no longer just retail centres, but more as broad-based resources that provide a wide range of employment, leisure, tourism and community opportunities.

Therefore, creating the environment for diverse sustainable economic growth, income and employment is a critical component for the sustainable development of Tralee. It is about promoting growth that is broad-based; creating a business environment that competes with the best internationally; and ensuring everyone has access, including future generations, to the opportunities that growth brings. To maintain its status as a regional economic driver, the sustainable strategic growth of Tralee shall be planned for in accordance with RSES RPO 11 and RPO 15.

The RSES RPO 15 identifies the strategic pathway for the sustainable development of Tralee:

- 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;
- b. To seek investment to sustainably support strengthening these attributes and infrastructures subject to the outcome of the planning process and environmental assessments, including key inter-regional connectivity (transport networks and digital) on the strategic road network to the Cork and Limerick-Shannon Metropolitan Areas, the Atlantic Economic Corridor and the Kerry Hub Knowledge Triangle;
- c. To strengthen 'steady state' investment in existing rail infrastructure and seek investment for improved infrastructure and services to ensure its continued renewal and maintenance to high level in order to provide quality levels of safety, service, accessibility and connectivity.
- d. Future growth of the town should be planned for on a phased basis in consultation with the local authority and Irish Water to ensure that sufficient wastewater capacity is accounted for and that further growth avoids negative impacts on the nutrient sensitive Lee Estuary.
- e. To support higher and further education and training investment, and investment in the development of IT Tralee's campus and R&D facilities.
- 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.



- h. To support Tralee as an urban coastal tourism destination while protecting the natural resources on which it relies.

### 1.1.2 County Development Plan

This section forms part of the main County plan and hence all overarching themes, policies and objectives contained in each chapter in Volume 1 shall apply to Tralee. Further information is contained within each relevant chapter. The land use zoning map relates to the boundary of the former Town Council. The Tralee Environs are contained in the Tralee Municipal District Local Area Plan 2018-2024.

### 1.1.3 Vision and Strategy

The long-term vision for Tralee is to enhance its position as a regional economic driver and a 'Destination Town' that is competitive nationally and internationally in attracting investment, talent, enterprise and visitors. Tralee's pathway to transition and regeneration will enhance its competitiveness in attracting new residents, visitors and national and international investment. This will be achieved through increased 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 and strengthening Tralee's sense of place and identity.

Tralee should develop in an economically and environmentally sustainable manner aligned with the National Climate Action Plan 2019 and the policy initiatives and objectives of the European Commission's 'Green Deal'. This plan supports the policies and projects contained in the Urban Regeneration Development Fund grant for Tralee entitled; 'Positioning Tralee as a Regional Economic Driver and Destination town' including the four main themes;

- Plan for Sustainable Growth
- Create a sense of place through the delivery of an attractive, cohesive and sustainable urban destination
- Conserve and animate Tralee's Rich Heritage
- Tralee 'Destination Town'/University Town

In order to achieve the above themes, it is important to:

#### Plan for Sustainable Growth

- Sustainably strengthen the role of Tralee in accordance with the RSES as a Key town and economic driver in the region and build upon inherent strengths as a key settlement in the Kerry Hub Knowledge Triangle and on the Atlantic Economic Corridor.
- Sustainably plan for future growth of the town on a phased basis in consultation with Irish Water to ensure that the timely provision of wastewater treatment infrastructure is provided for and that future growth does not adversely affect European Sites.
- Seek a pathway to transition and sustainable regeneration for Tralee which is consistent with the National Climate Action Plan 2019, European Commission policy initiatives that align with the European 'Green Deal' priorities.
- Prepare and implement a Sustainable Urban Mobility Plan to facilitate greater permeability, connectivity and universal access for alternative means of transport in support of Tralee as a '10-minute town' by strengthening in a sustainable manner the linkages between the town and the waterfront, Ballyseedy Woods, The Greenway and the Town Park, Munster Technological University, Kerry College of Further Education and Training, schools, Kerry Technology Park, residential neighbourhoods, with priority given to vulnerable road users, such as pedestrians and cyclists.
- Sustainably strengthen the settlement through investment in key pieces of infrastructure such as the completion of the northern relief road and additional parking facilities for locals and visitors alike.



### **Create a sense of place through the delivery of an attractive, cohesive and sustainable urban destination.**

- Aim to ensure that the town is attractive, liveable, vibrant, with well-designed urban places that have diverse and integrated communities enjoying a high quality of life and which promote a sense of place and personal wellbeing.
- Strengthen Tralee's existing Green Infrastructure and facilitate its expansion and ensure Tralee Town Park is sustainably and appropriately enhanced so that it may serve to improve quality of life for all.
- Create a new vibrant mixed-use urban quarter in the Town Centre.

### **Conserve and animate Tralee's Rich Heritage**

- Reaffirm the critical role of the town centre and its heritage status. Implement positive measures for its continued vibrancy, using its attractive built form as a positive factor while acknowledging the strong level of protection for buildings and structures necessary to maintain its character.
- Maintain the town's character and setting and ensure its built and natural heritage is protected from inappropriate development.
- Provide an improved quality of life for its residents and ensure growth in population and services is maximised to a level which will maintain a vibrant day time and night-time economy within the town, while maintaining and enhancing its physical assets, unique character and natural attributes
- Ensure development is of a high visual and architectural standard to contribute positively to the attractiveness of the streetscapes and enhance the attractiveness of the town to both residents and visitors alike.

### **Tralee 'Destination Town'/University Town**

- Ensure underused/vacant and infill/brownfield sites are prioritised for re-use and re-development in support of Tralee's role as a Key Town and economic driver in the region and as a University Town.
- Fully capitalise on Tralee's location, as the gateway to The Dingle Peninsula and the Tralee-Fenit Greenway on the Wild Atlantic Way. Enhance and expand the tourism function of Tralee as a Destination town and to ensure it maintains its key role as an economic driver in the area while maintaining the balance between economic success and protection of the local environment.
- Promote and foster a growing sense of innovation, diversity and entrepreneurship throughout the town and wider region.
- Sustainably support the growth of Tralee as exemplar in the provision of 3<sup>rd</sup> Level Education.

The above regeneration proposals build on the strategic plans developed for the town and the substantial and long-term collaborations and consultations with state agencies, the education and commercial sectors and the wider community. These interventions and actions have been chosen specially to meet a number of challenges facing Tralee and to realise the opportunities available to the town.

The strategic vision for Tralee, coupled with the interventions identified target both the existing challenges facing the town and the evolving nature of urban economic models that position town centres as not mere retail centres, but more as broad-based resources that provide a wide range of employment, leisure and community opportunities. The PMCA report (April 2020)<sup>1</sup> and the UK based 'Centre for Cities' study (2019)<sup>2</sup>

<sup>1</sup> The PMCA report for the Finance Committee of the CCMA entitled The Impact of Online Trading on Local Government (April 2020).

<sup>2</sup> *High Streets - What's in store? How and why cities differ for consumers. Good jobs and a strong economy are the keys to saving the high street;* Centre for cities Report published on 12 September 2019 by Rebecca McDonald, Lahari Ramuni and Lizzy Tan



indicate that the fundamental problem is the general lack of high-quality employment within or close to city/town centres that are struggling: delivering more high-quality office-based employment in these locations, combined with stronger amenities, will help to catalyse retailing and make for more attractive, competitive and sustainable city/town centres.

The vision for Tralee builds on the strong locational, functional, natural and built heritage attributes that Tralee enjoys, to maximise the economic growth potential of the town both in the medium and longer term.

<b>Tralee Town Strategic Objectives</b>	
<b>It is an objective of the Council to:</b>	
<b>TR 1</b>	Plan for and facilitate the development of Tralee in accordance with RSES RPO 11 & RPO15.
<b>TR 2</b>	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 which is accessible to regional airports, ports, rail and strategic road network assets.
<b>TR 3</b>	Seek investment to sustainably support strengthening the Towns resources, attributes and infrastructures subject to the outcome of the planning process and environmental assessments, including key inter-regional connectivity (transport networks and digital) on the strategic road network to the Cork and Limerick-Shannon Metropolitan Areas, the Atlantic Economic Corridor and the Kerry Hub Knowledge Triangle.
<b>TR 4</b>	Support the strategic vision and implementation of the projects outlined in the URDF submission “Positioning Tralee as a Regional Economic Driver and Destination Town”.
<b>TR 5</b>	Position Tralee as an “investor ready” nationally and internationally major competitive centre. Ensure it remains a driver of county and regional prosperity by harnessing its strategic location and its proximity to the Atlantic Economic Corridor; its strong urban structure, expanding tourism retail, service and accommodation base; and other competitive advantages.
<b>TR 6</b>	Transform Tralee into an exemplar University Town and centre of excellence for 3 <sup>rd</sup> level education for creating, attracting and retaining talent.
<b>TR 7</b>	Establish Tralee as a ‘Destination Town’, maximising the opportunity for Tralee as the centre of the Tralee Bay Area, on the Wild Atlantic Way, as a Gateway to The Dingle Peninsula, long distance walking routes and emerging Greenways.
<b>TR 8</b>	Strengthen Tralee’s sense of place and identity as a highly attractive place to live, work, study and visit with the continuation of transformative urban regeneration and public realm spaces.
<b>TR 9</b>	Develop Tralee as an innovative, climate resilient, environmentally sustainable, low carbon town consistent with the National Climate Action Plan 2019, European Commission policy initiatives that align with the European ‘Green Deal’ priorities.





<b>TR 10</b>	Improve inclusivity, accessibility, permeability, and connectivity throughout the town and where appropriate with the town to adjoining amenities for alternative more sustainable modes of transport, including cycling and walking.
<b>TR 11</b>	Plan for the future growth of Tralee and facilitate the sustainable regeneration and renewal of vacant / derelict sites within the town.

## 1.2 Demographics

### 1.2.1 Population

The 2016 Census recorded a population of 23,691 for Tralee town (& environs), which based on changes to the census boundary of the town, reflects a static population. According to the CSO the Electoral Division of Tralee Urban had an average age of 42.0 in 2016 compared with 41.6 in 2011 which is reflective of the ageing population of the County overall.

The population allocation as contained in the Core Strategy of the Kerry County Development Plan 2022-2028 for the town of Tralee is 2,663. It is the intention therefore to make provision for the development of 2,087 residential units.

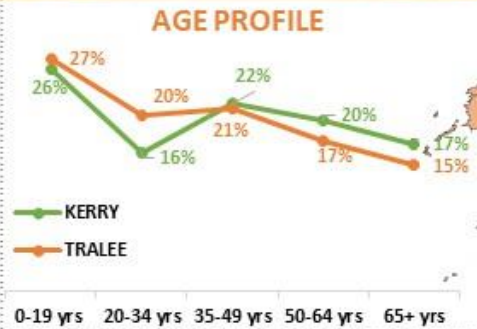
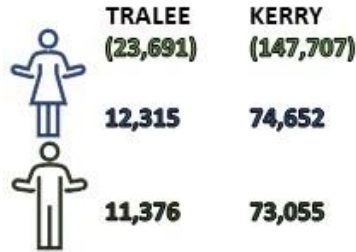
When allocating for future growth, the council had regard to the principles outlined in the Core Strategy (see Vol 1, section 3.10.3).

The following chart indicates the demographics of Tralee “at a glance” (CSO Census 2016).

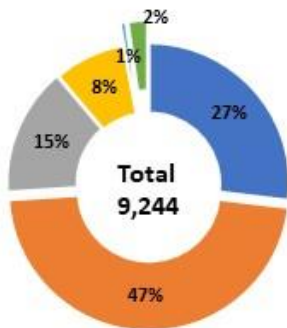


# TRALEE 2016 Census Data

## POPULATION

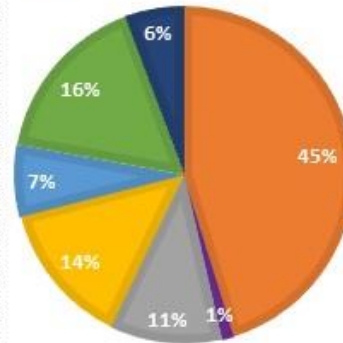


## HOUSING



- Owner occupied with mortgage
- Owner occupied no mortgage
- Rented from Private Landlord
- Rented from Local Authority
- Rented from Voluntary Body
- Occupied free of rent

## EMPLOYMENT



- At work
- Looking for first regular job
- Unemployed having lost or given up previous job
- Student
- Looking after home/family
- Retired
- Unable to work due to sickness or disability

**TRALEE** 45% at work

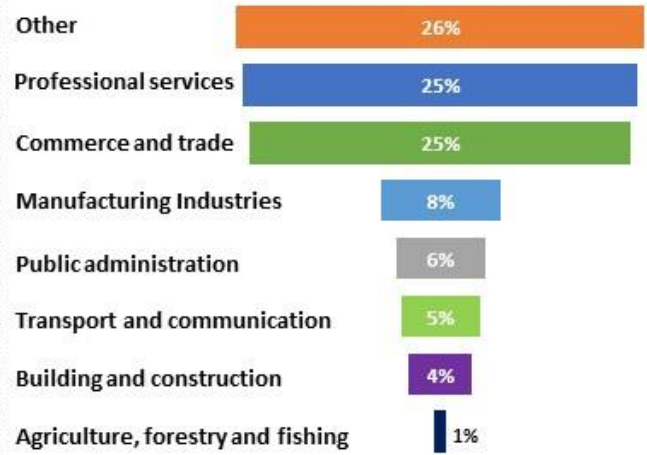
	TRALEE	MD
Owner occupied no mortgage	34%	41%
Rented from Local Authority	16%	11%
Rented from Private Landlord	25%	17%

## MEANS OF TRAVEL



**51% : Have a journey time of less than 15 minutes**

## WORKING PERSONS BY SECTOR



	Agriculture, forestry and fishing	Commerce and trade	Professional services
TRALEE	1%	25%	25%
MD	5%	23%	26%



### 1.2.2 Housing Land Requirement

The DoEHLG guidelines on Sustainable Residential Development in Urban Areas (2009); promotes a plan led approach to residential development. A principal tenet of this is the need to adopt a sequential approach to zoning of residential lands, extending outwards from the centre of an urban area, in line with the provision of infrastructure. Additional headroom is included in the land requirements to allow for the provision of competition, the avoidance of market monopoly and the non-availability of zoned lands. The vast majority of lands are centrally located, within walking distance to the town centre. A principal tenet of this plan is a refocusing on development back into town and village settlements. As part of this a significant geographical area surrounding Tralee, which is reflective of a historical level of one-off housing development, has been designated as a rural area under significant urban influence (see Vol 1; chapter 5). It is essential therefore that the development of R1 lands in Tralee provide a realistic and viable alternative to this historical and ongoing housing demand. The National Planning Framework, Ireland 2040 targets a significant proportion of future urban development on infill and brownfield development sites within the built envelope of existing urban areas. It is envisaged that 30% of new housing in Tralee will be on infill and brownfield sites. The provision of the required housing units shall occur within the town boundary in accordance with the Core Strategy.

Residential Development Objectives	
It is an objective of the Council to:	
TR 12	Facilitate the development of 2,087 residential units within the town boundary.
TR 13	Facilitate the provision of a range of housing solutions, to cater for the diverse housing demand within the town, catering for individuals and families at appropriate scales and attractive alternatives to urban generated housing in rural areas.
TR 14	Monitor the scale, rate and location of newly permitted developments and apply appropriate development management measures in order to ensure compliance with the Settlement Hierarchy and Strategy, including the population targets for the county.
TR 15	Ensure that residential densities are in accordance with the Ministerial Guidelines ‘Sustainable Residential Development in Urban Areas 2009’, ‘Urban Development and Building Height Guidelines (2018)’ and any successor guidelines.
TR 16	Encourage and facilitate adequate levels of Social Housing and Assisted Living Schemes at appropriate locations.

## 1.3 Climate Action (See also Volume 1; Chapter 2– Achieving a Sustainable Future)

### 1.3.1 Climate Action in Tralee

Kerry County Council will seek to incorporate the national policy on climate change - the National Transition Objective -the goal of achieving a “low carbon, climate resilient and environmentally sustainable economy by the end of the year 2050”- and The European “Green Deal” into the regeneration of Tralee as part of its commitment to tackling the challenge of climate change. Specific climate actions for Tralee will be incorporated into Kerry County Councils forthcoming Climate Action Plan and have already been incorporated into Kerry County Council’s Climate Adaptation Strategy 2019 - 2024. Actions for biodiversity have been included in Kerry County Council’s second Biodiversity Action Plan 2022-2028 which forms part of the County Development Plan.

The future development of Tralee and its renewal will focus on the development of higher-density neighbourhoods, co-working opportunities, smarter use of information technologies and patterns of mixed land use which can help reduce the need to travel and the development of a circular economy. There must be



a reduction of the dependence on and use of vehicular traffic in Tralee, an increase in alternative modes of transport and a renewed focus on the development of infill and brownfield sites.

The redevelopment of designated infill and brownfield sites in the town centre and the tackling of dereliction in the area is key to continued compact growth of the town, in accordance with the National Planning Framework and the RSES, creating more sustainable communities within the town. The refurbishment and re-use of the historic buildings to apply best practice in energy efficiency will also contribute to reducing carbon emissions and contribute to the creation of new sustainable communities.

The improvement of the public realm and its focus on strengthening pedestrian and cycling links into, through and further linkages to the wider cycle network is key to the future sustainability of alternative transport modes. Creating an attractive town core with a high-quality environment and amenity offering will enhance the attractiveness of the town as a residential and business base.

### 1.3.2 Biodiversity

In terms of biodiversity and open space, it is an objective of the council to protect and enhance the natural heritage of the town. This can support health and leisure of urban populations and enable town dwellers to reconnect and experience nature and wildlife in their daily lives. In the context of Tralee there is significant emphasis on the interconnectivity of the built and natural environment, sustainably merging the large open space natural resources of the town as a seamless part of the Urban experience, providing areas of natural habitat interwoven into an improved public realm, which lead to the wide expanse of the Tralee Town Park, and the Tralee Bay Experience.

#### 1.3.2.1 Green and Blue Infrastructure

Strong communities and a thriving economy need a healthy natural environment. Green and blue (waterways, rivers etc) infrastructure within our environment – built and natural - provide habitats for flora and fauna to thrive and thereby enhances our biodiversity.

Tralee benefits from rich natural resources such as Tralee Bay, the surrounding mountains, and the river valley system as a seamless part of the urban experience, providing areas of natural habitat interwoven into an improved public realm. The plan supports the protection, enhancement and creation of biodiversity in the public realm such as nature-based solutions for management of water run-off, actions from the All-Ireland Pollinator Plan and where compatible with the town’s architectural heritage, installing swift nest boxes.

Climate Action Objectives	
It is an objective of the Council to:	
TR 17	Prioritise the regeneration of Tralee Town Centre as a compact town for residential, employment and services that are accessible by sustainable modes of transport including walking, cycling and public transport.
TR 18	Ensure that ongoing and planned investment in public realm infrastructure, to give pedestrian priority, and planned investment in active travel/cycleways aligns with and is integrated with the brownfield and R1 infill lands as designated in this plan.
TR 19	Strengthen Tralee’s existing green and blue Infrastructure and facilitate its expansion in line with The EU’s Biodiversity Strategy 2030.



### 1.3.3 Natural Heritage

The town of Tralee benefits from its position along the Lee Valley, by Tralee Bay and flanked by the impressive elevated landscapes of the Slieve Mish and Stacks mountain ranges. The landscape, public open space and the Town Park are a combination of natural and man-made features and are enjoyed by people of the town and visitors alike. The Council recognises the importance of these features and will strive to protect and enhance the landscape and physical beauty of the Town and the surrounding area.

#### Tralee natural Heritage Objectives

##### It is an objective of the Council to:

<b>TR 20</b>	Have regard and adhere to the policies contained in the Tralee MD Tree Management Strategy 2020-2025.
<b>TR 21</b>	Preserve and improve the natural character, natural amenity value and high landscape quality of the Lee Valley, the Canal, and adjoining areas and to improve access and extend walkways / cycle routes, where appropriate in these areas, in a manner which would not adversely affect the conservation objectives of nature conservation designations.
<b>TR 22</b>	Maintain the attractive rural and wooded characters of the Town Park, Killeen Wood, and other green spaces which form an important physical setting and backdrop for Tralee Town and ensure that they are maintained free from visually obtrusive elements.

### 1.3.4 Flood Risk

The OPW have identified preferred flood mitigation infrastructure to mitigate flood risk arising from the river network and from the coast in the CFRAM Flood Risk Management Plan for Tralee Bay – Feale River Basin (UOM 23). It is an objective of this plan to facilitate the implementation of this infrastructure and the Tralee flood relief scheme subject to project level environmental assessments. For more details regarding flood risk management see Chapter 11 Environment, Chapter 13 Water and Waste Management and the Development Management Standards and Guidelines.

A Strategic Flood Risk Assessment has been carried out for this plan and has informed the land use zonings. Flood Maps indicating those areas in Tralee that are risk of flooding are included in section 1.12.

#### Flood Risk Objectives

##### It is an objective of the Council to:

<b>TR 23</b>	Support the development the Tralee flood relief scheme developed under the OPW CFRAM flood risk management plan UOM23 – subject to project level environmental assessment..
<b>TR 24</b>	Protect the town's existing floodplains and wetlands from inappropriate development in recognition of their function as attenuators and conveyors of flood water.

### 1.3.5 District Heating

The Council has taken a proactive approach in the use of renewable energy to cater for housing needs as is evident by the installation of a wood chip District Heat System for the social housing scheme at the Mitchells Boherbee Regeneration Project. It is a policy objective of the Council to ensure its new housing is of a low-energy design and supplied by renewable energy for heating where feasible.

#### District Heating

##### It is an objective of the Council to:

<b>TR 25</b>	Facilitate a Feasibility Study for an expansion of the District Heating System in Tralee.
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## 1.4 Urban Regeneration (See also Vol 1, Chapter 4 – Town & Villages)

### 1.4.1 Town Centre and Public Realm Strategy

The economic and social role of Tralee has been determined by its position as the main urban centre in County Kerry. The modern town centre is the retail, commercial and administrative core of the town and also contains a large portion of the town's archaeology, recreational facilities, culture and architectural heritage. The town centre also links adjacent areas which are geographically connected or have a direct impact on the centre both in terms of historical development and functional inter-relationships. The health of the town centre often symbolises the health of the town itself. It is therefore critical to maintain the vibrancy and vitality of the town centre, from a commercial, social and environmental viewpoint.

Kerry County Council has been successful in securing funds under the Urban Regeneration Development Fund (URDF) 2020. This funding goes towards key town centre projects that will enable the town to achieve its overall aim of becoming a Key Regional Economic Driver and 'Destination Town'.

In order to deliver the vision for Tralee as a vibrant town, this plan places a strong focus on town centre development, placemaking, retail and urban regeneration opportunities and public realm enhancements. In particular this plan identifies a number of sites that present opportunities for urban renewal and regeneration (See Tralee Town Centre; Map 5). These designated areas benefit from a reduction in development contributions as outlined in the development contributions Scheme 2017.

As part of this the council will facilitate the sustainable redevelopment of back land, infill, vacant and derelict sites throughout the town. It will encourage the construction of well-designed apartments/residential units, subject to achieving a high quality of living accommodation and provision of amenity space for residents. Amenity space/public realm will use a co-benefits approach to include for the protection, enhancement and creation of biodiversity including nature-based solutions for management of water run-off, actions from the All Ireland Pollinator Plan and where compatible with the town's architectural heritage, installing swift nest boxes.

In addition to identifying regeneration sites and opportunity sites in the plan and providing a significant incentive through development contributions reductions; Kerry County Council has been very pro-active in developing and advancing a number of projects and plans for Tralee. These are outlined below:

- Position Tralee as a Regional Economic Driver and Destination Town
- Tralee Public Realm Strategy
- Regeneration Neighbourhoods
- The Island of Geese
- Mitchel's Regeneration
- Plan for Growth

The Local Authority recognises the need to strengthen Tralee's sense of place and identity through the enhancement of the town centre by the development of a well-connected, high quality network of streets and spaces for all users, through the animation of its heritage and the development of strong linkages to the surrounding coastal landscape.

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. The Local Authority 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”

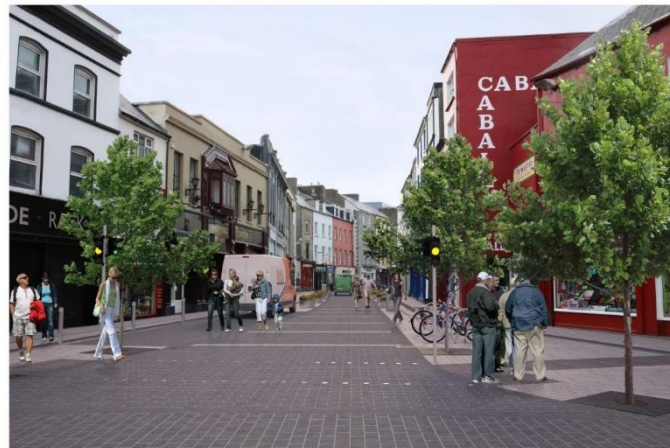
This plan places public realm improvements at the centre of Tralee Town Centre Regeneration. The Local Authority has identified a series of proposed regeneration objectives that combine to contribute to one large re-imagined vision for the town, while creating the circumstances for new activities, business, life and experiences to emerge. Significant investment has been allocated and works have already taken place in Tralee

### 1.4.1.1 Tralee Town Centre Public Realm Improvements Phases I and II

Funded by Kerry County Council and the Urban Regeneration and Development Fund (URDF), the **Tralee Pavements Phase II – ‘Russell Street and Bridge Street’** project will build on the success of **Phase I – ‘The Mall’** which involved the development of pedestrian priority ‘shared space’ enabling pedestrians to move freely while reducing the priority of vehicles.



VIEWPOINT 4 – THE MALL – MONTAGE



Proposals for Russell St/Bridge St

Phase II (Russell/Bridge Street) will see a total of investment of €3.4 m on top of the €3.5m investment of Phase I (The Mall).

### 1.4.1.2 Tralee Town Centre Public Realm Improvements Phase III

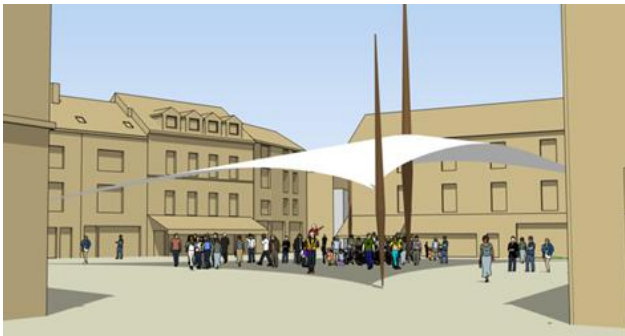
The Phase III proposal includes a combination of pavement finishes and levels. Road widths are being reduced to slow traffic movements and footpaths widths are being increased to enhance pedestrian safety. The proposals will provide pedestrian friendly linkages between the Island of Geese site and the Tralee Town Centre. Mixed/Shared roadways have been designed to encourage cyclists to take to the lanes at the following locations:

- Godfrey Place, Staughton’s Row, Bridge Place
- New Road and Island of Geese Road
- Bridge Lane
- Bill Booley’s Lane
- Lower Rock Street
- Lower Castle Street



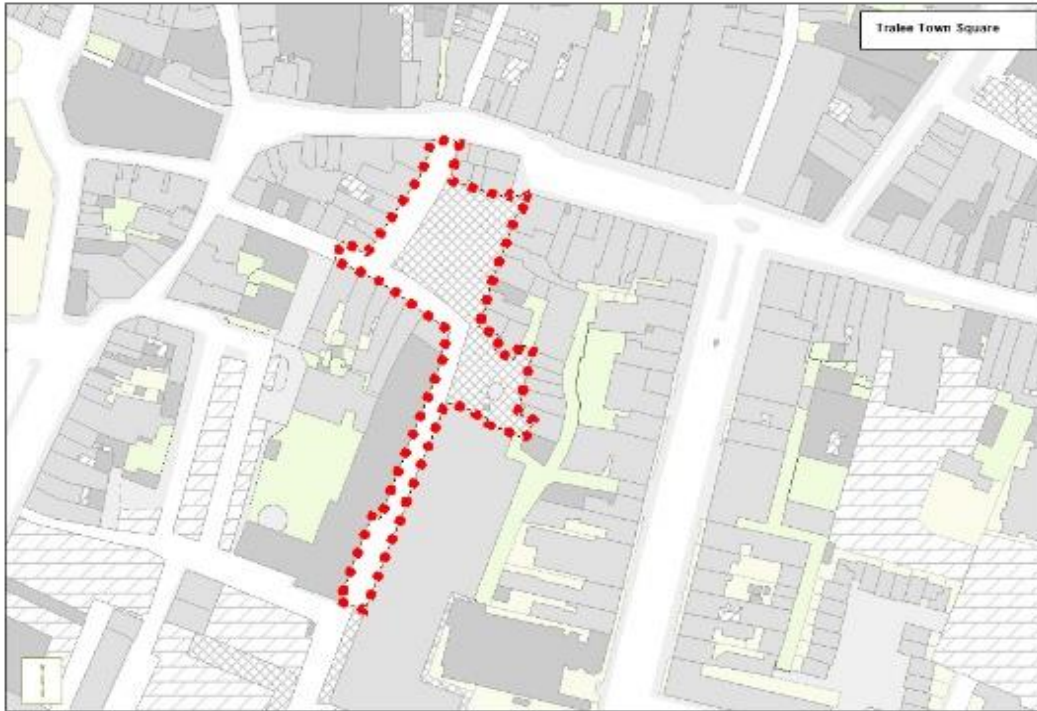
**Proposals for New Road & Island of Geese**

**1.4.1.3 Tralee Town Square**



The Square facilitates everyday commuters, shoppers and visitors as well as events, gatherings, markets, stalls and festivals. The Local Authority will facilitate a transformative intervention in the Town Square which will serve to upgrade the historical town centre in conjunction with the creation of the new urban linear park in the island of Geese.

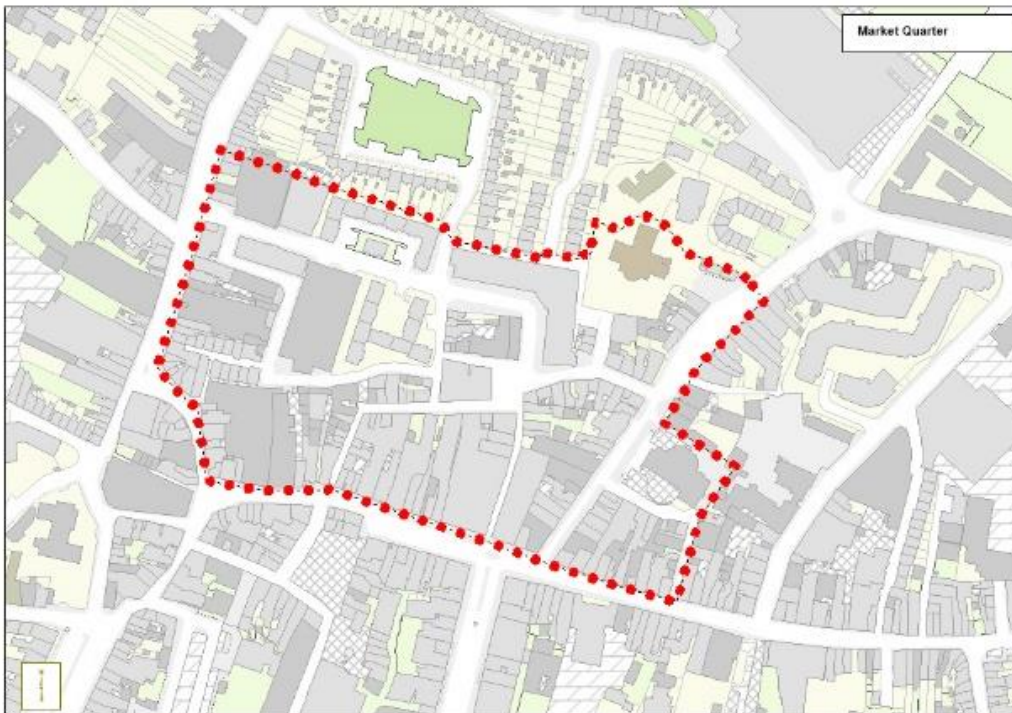




**Map 1.1: Tralee Town Square**

**1.4.1.4 Market Quarter**

Market Quarter regeneration involves the re-imagining of ca 3.6 ha’s of town centre commercial and residential property. The area is defined largely by narrow laneways and streets. The removal and realignment of vehicular traffic together with public realm investment will help realise the potential of the area and build on recent small locally based and Kerry County Council supported community streetscape improvement initiatives.



**Map 1.2: Market Quarter**

Kerry County Council proposes to create a new urban dynamic in the area, which maximises the potential of its character. By expanding the upgraded high-quality finish of the public realm, pedestrianizing the lanes and creating a new plaza, Kerry County Council will promote the Quarter as a “creative” and “cultural” hotspot within the town.



**Indicative Proposals for the Market Quarter**

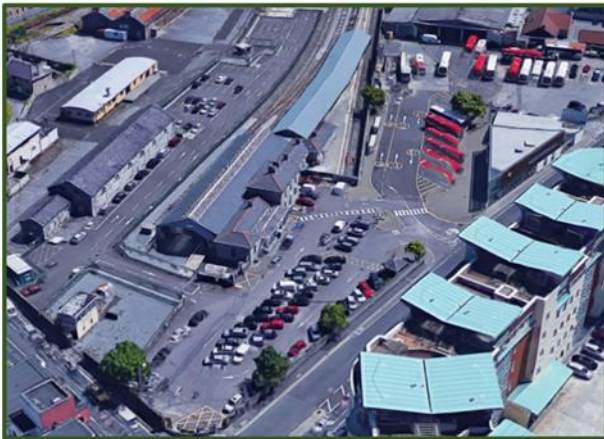
**1.4.1.5 Casement Plaza**

Kerry County Council proposes a landmark re-invention of space on the southern aspect of the Casement Train & Bus Stations thereby encouraging more users to arrive / depart by public transport to and from Tralee Town Centre via this Transport and Tourism Hub. The development of this transformative proposal will be incorporated into the John-Joe Sheehy Road Masterplan.



**Map 1.3: Casement Plaza**

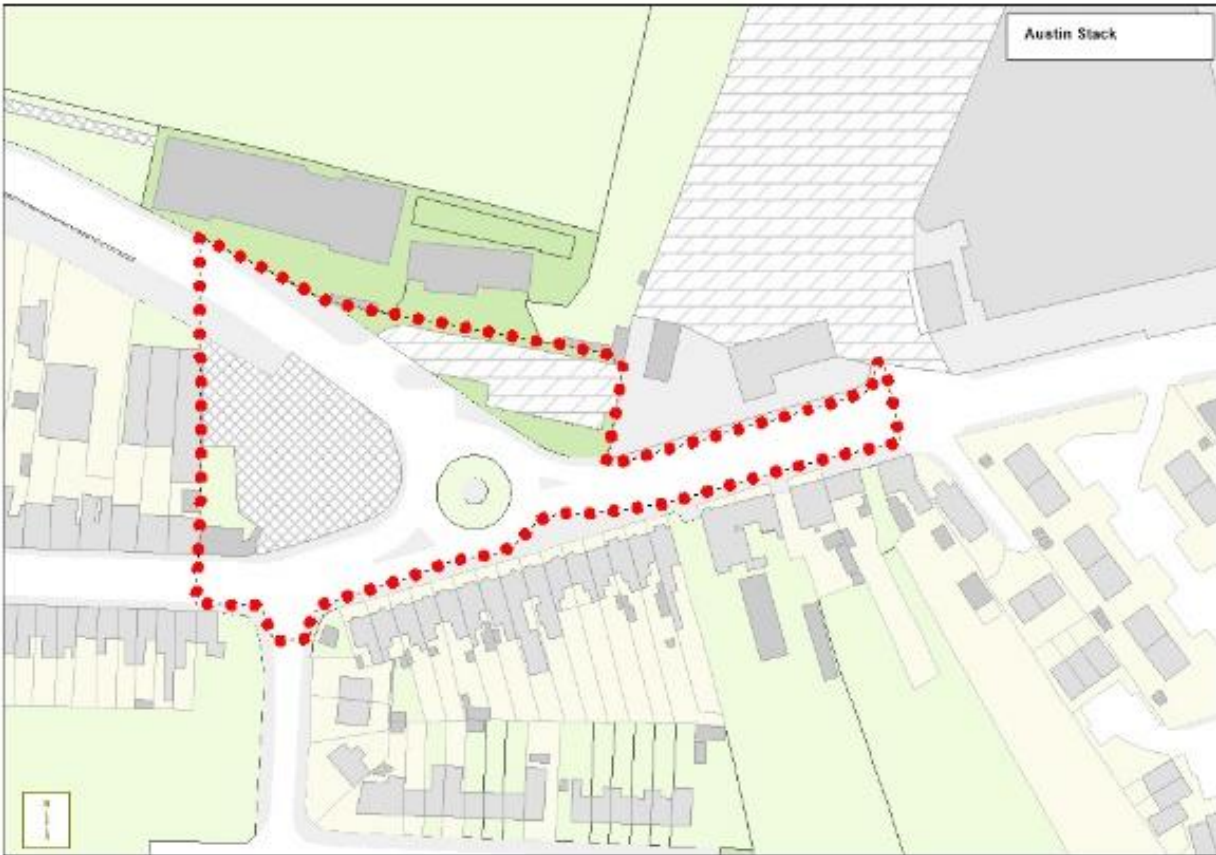
Kerry County Council has identified the significance of this Transport Hub to the sustainable growth of Tralee and Kerry as a whole. With the inevitable shift to alternative modes of transport, this Transport Hub will be a transformative gateway for the town and the County.



**Indicative Proposals for Casement Plaza**

### 1.4.1.6 Austin Stack Plaza

The proposed Austin Stack GAA Plaza is located at the eastern end of the John Joe Sheehy Rd adjoining Austin Stack GAA Stadium.



**Map 1.4: Austin Stack Plaza**

The proposal would activate an isolated redundant, brownfield site by providing a new creative and civic use. The new public realm would transform the pedestrian linkages and permeability of the entire area for local residents and for attendees from around the county and country on matchdays.



**Indicative Proposals for Austin Stack Plaza**



The listed projects and initiatives aim to enhance the Tralee experience, increase footfall, business and open up Tralee, making it more accessible and attractive to shoppers, residents, visitors and investors.

### Tralee Town Centre and Public Realm Objectives

It is an objective of the Council to:

<b>TR 26</b>	Sustainably plan for and facilitate the continued regeneration and renewal of Tralee Town Centre's streets, public realm spaces, including squares, parks, nodes, walkways and greenways in order to revitalise it as a prosperous, vibrant, attractive location in which to live, work, learn and visit.
<b>TR 27</b>	Ensure the completion of the projects contained in the Tralee Regeneration Actions as funded through the URDF Application 2020.
<b>TR 28</b>	Facilitate and support improvements to Tralee Town Centre Public Realm in accordance with Tralee Public Realm Strategy 2018.
<b>TR 29</b>	Complete Phases 2 & 3 of Tralee Town Centre Public Realm regeneration project.
<b>TR 30</b>	Facilitate and support the redevelopment of the Market Quarter.
<b>TR 31</b>	Facilitate the enhancement of Tralee Town Square and pedestrian linkages.
<b>TR 32</b>	Facilitate the management and promotion of Tralee Town Square as a civic focal point for events and activities and support the development of an all-weather canopy structure in the Square.
<b>TR 33</b>	Upgrade and extend the CCTV System in operation in the Town.
<b>TR 34</b>	Facilitate and support the incorporation and redevelopment of Casement Station Plaza and Austin Stack Plaza into the John Joe Sheehy Road Masterplan.

#### 1.4.2 Town Centre Regeneration

The Local Authority will facilitate the regeneration of Tralee as a regional economic driver through promotion of high-quality employment spaces, residential opportunities, excellent quality environment, public realm, leisure and amenity areas. The Local Authority aims to meet its regional growth targets as identified in the Regional Spatial and Economic Strategy in a consolidated urban form with the development of the Island of Geese and the development of brownfield infill sites such as those to be contained in the master-plan for the John Joe Sheehy Road area and by planning for the renewal of strong links to the coast (via Tralee shipping canal), and through the redevelopment of the town square as an all-weather town centre location.

This plan has identified a number of areas of Tralee Town Centre that have the potential for regeneration and in particular traditional town centre and main street areas and how they relate to the expanded town. There are many opportunities and national schemes, in place and emerging, to address decay and dereliction and make town centres attractive and desirable places to visit and live.

##### 1.4.2.1 Living Over the Shop

The Council will consider a reduction in open space and car parking standards in Tralee for "living over the shop" accommodation proposals in Regeneration areas subject to protecting residential amenity, where considered appropriate by the Planning Authority.



### **1.4.2.2 Pilot Shopfront Enhancement Grant Scheme**

Shopfronts are an integral part of our streetscapes and well-maintained shopfronts of suitable design are essential in providing an attractive and vibrant place in which to do business, work, shop and carry out leisure and entertainment activities.

In recognition and promotion of this, Kerry County Council has developed a Pilot Shopfront Enhancement Grant Scheme for Upper & Lower Castle Street in Tralee Town aimed at:

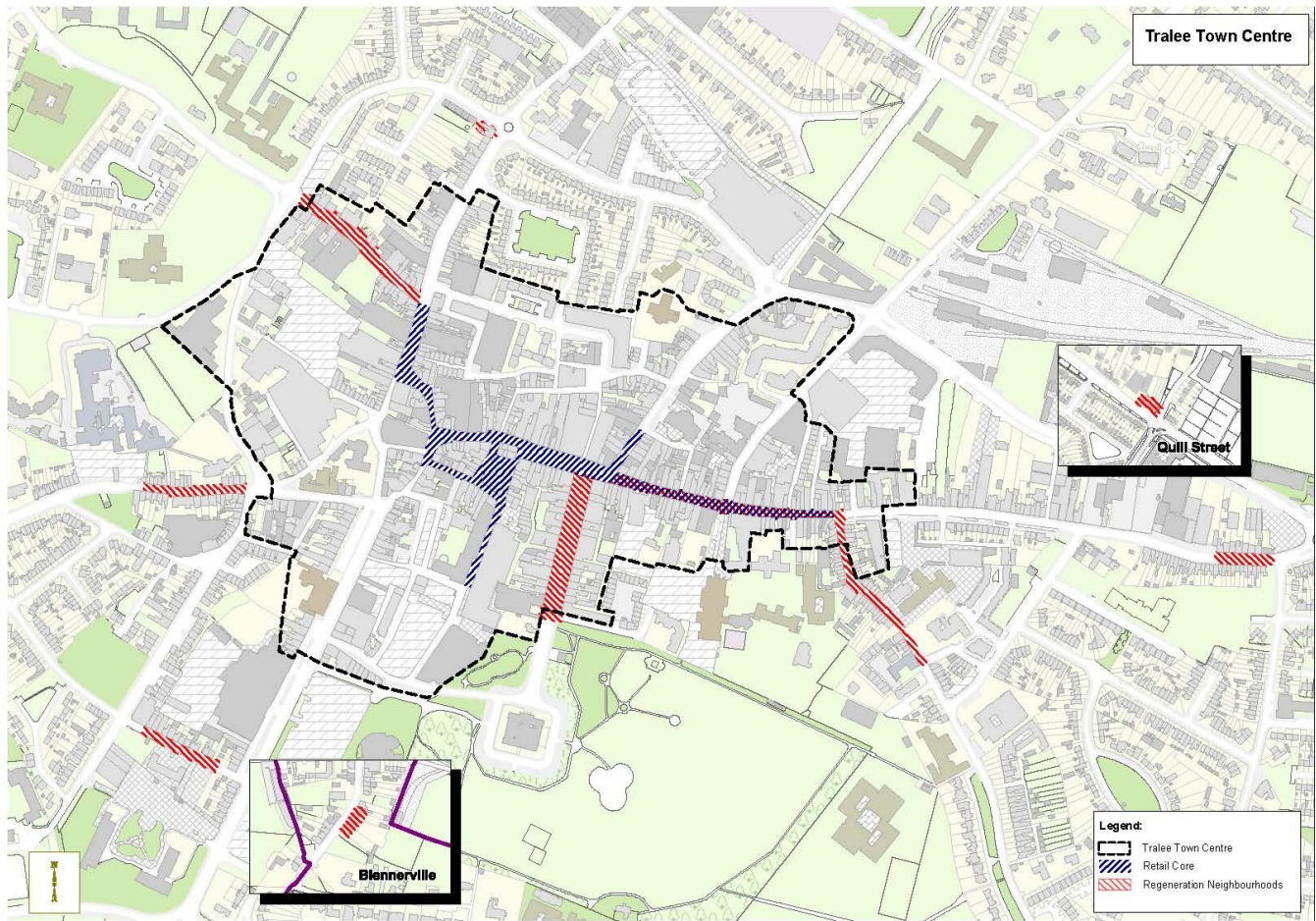
- Supporting the vitality and viability of Tralee Town Centre thereby contributing to a high standard of design.
- Supporting competitiveness and choice in the retail sector commensurate with promoting the vitality and viability of the town centre.
- Contributing to the enhancement of the aesthetics and character for the overall betterment of the town through a collective and coherent approach.
- Encouraging best practice approaches to shopfront maintenance and presentation.

### **1.4.3 Regeneration Areas**

#### **1.4.3.1 Town Centre First approach**

The Housing for All Plan advocates a Town Centre First approach which promotes town centre regeneration as a mechanism to encourage more people to live and work in the core of our settlements. This Government Plan aligns with the NPF and supports the prioritisation of brownfield, vacant properties, regeneration areas and infill sites identified in this plan. In addition, a reduction in development contributions shall apply to these sites in accordance with Kerry Development Contributions Scheme 2017. It is an objective of this plan to facilitate and support the identified actions specified in the Housing for All Plan.

A number of town centre streets have been identified containing vacant properties that can be brought back into use as new homes/commercial/social activity. The renovation and re-use of these properties will significantly improve Tralee's streetscape along with improvements to adjoining shopfronts. (see also Chapter 4 Towns & Villages).



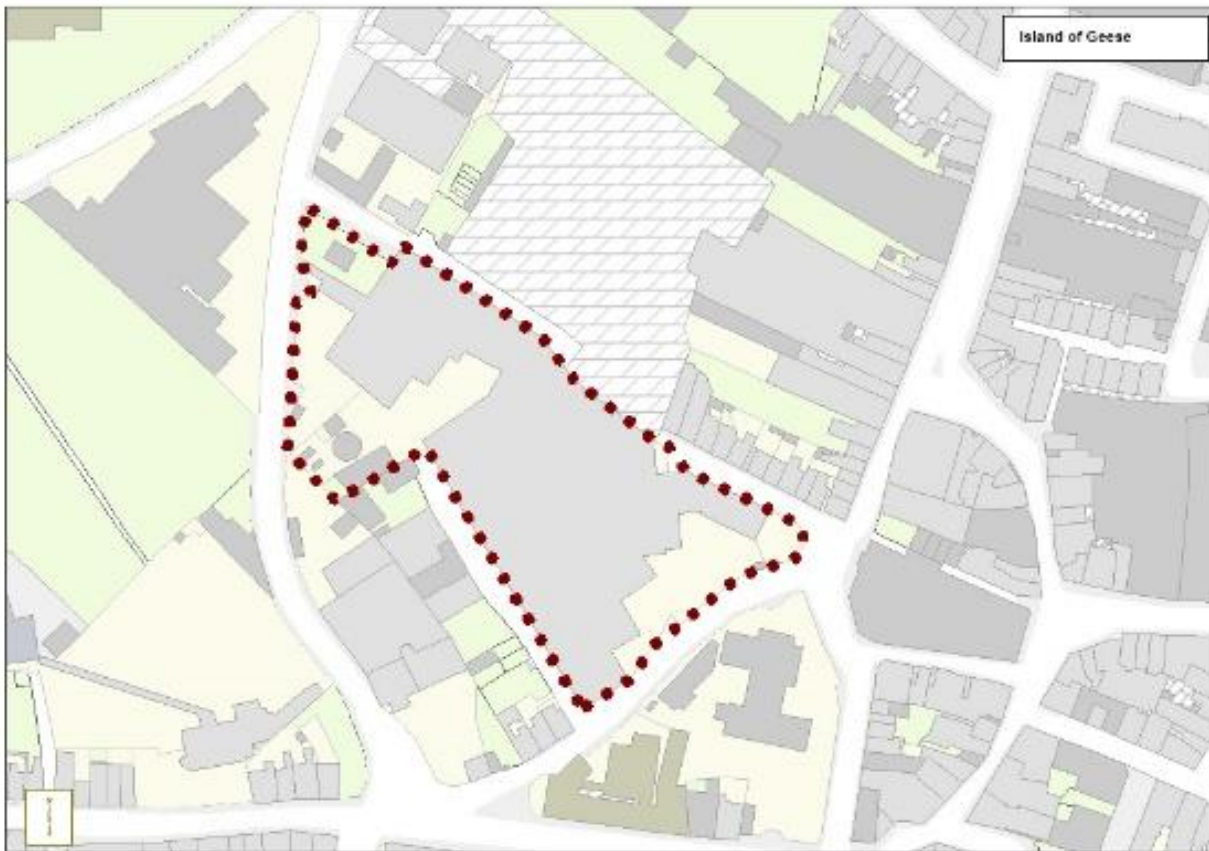
**Map 1.5: Tralee Town Centre & Regeneration Areas**

**Regeneration Areas Objectives**

It is an objective of the Council to:

- TR 35** Facilitate and support the Housing Policy Objectives, address vacancy in housing in the Housing for All Plan DoHLG 2021.
- TR 36** Facilitate the regeneration of vacant and underutilized sites/buildings in the town centre area identified in map 1.5.
- TR 37** Implement the Town Centre First Approach as a mechanism to regenerate and sustain the urban core area.

### 1.4.3.2 The Island of Geese



**Map 1.6: The Island of Geese**

The Island of Geese project represents a potentially significant transformation to the town centre of Tralee and is co-funded by the ERDF (through the ROP 2014 – 2020, Designated Urban Centre Grant Scheme) and Kerry County Council. The area is undergoing a €3m transformation from the derelict old Denny Bacon factory site to an architecturally designed urban linear public realm space.

It is Kerry County Council's aspiration to develop a new urban mixed-use quarter at The Island of Geese site on this publicly owned land, integrating with and in the context of the broader master plan area for Tralee Town Centre in a socially inclusive and sustainable manner, which will:

a) Promote the regeneration of the Tralee Town Centre through the development of The Island of Geese, the enhancement of its physical fabric, and the transformation of its image so that it and Tralee Town Centre become an attractive place for all those living in, working in and visiting the area. This will require a healthy mix of uses, which may include for example, educational, employment, residential, enterprise development, tourism, arts/culture, sports/ recreational and social / community uses to help revitalise the town centre.

b) Promote the regeneration of the Tralee Town Centre West area as a vibrant and socially inclusive area through the development of a new public amenity/public realm space as a focal point for the centre of the town by facilitating a vibrant (daytime & evening) economy, by embracing the arts and creative industries and by exploring the provision of an outdoor market.

c) Promote the development of a vibrant and inclusive town centre area and a well-defined sense of place which retains its past industrial urban character, its cultural and built heritage.





**Island of Geese Linear Park Public Realm Space**

**Island of Geese Objectives**

**It is an objective of the Council to:**

**TR 38** Facilitate and support the redevelopment of the Island of Geese having regard to the Tralee Town Centre West Masterplan. Encourage the revitalisation of the area including creating linkages with the town centre.

**1.4.3.3 Mitchel’s Regeneration**

In 2004, Tralee Town Council identified the Mitchel’s/Boherbee area of the town as being in need of major regeneration in order to deal with the underlying physical, economic and social problems that have affected the area.

This major ongoing transformative regeneration project with €45m expenditure to date has and will continue to define a standard for best practice in regeneration. In 2017 the then Minister for Housing, Planning, Community & Local Government Simon Coveney described the multi-million-euro Mitchel’s Regeneration Project in Tralee ‘as a model for community regeneration and housing policy in Ireland in which private and social housing will exist side by side’. The multi-agency approach to dealing with the challenges in the area with Local Government, Health Service Executive, Kerry ETB, the Gardai, the Local Development Sector acting in partnership with the local community has enabled resolutions to be found of many of long-standing issues which have impacted negatively on the community.



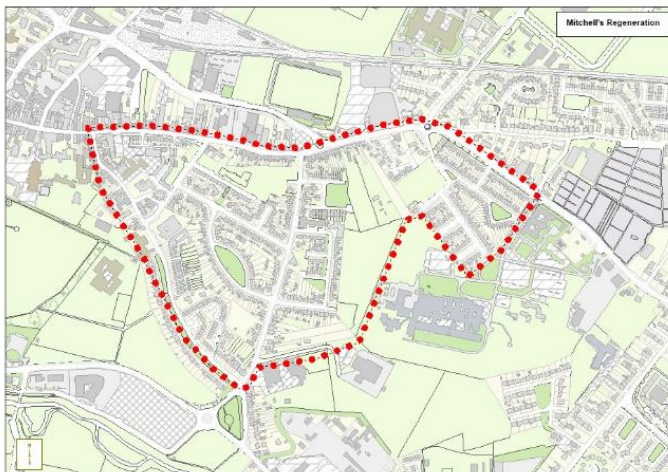
To date the Regeneration Project has delivered a suite of community, social and residential property solutions, through new build, refurbishment and energy upgrades. The refurbishment of Moyderwell Convent as a Day

Care Centre, with an accompanying sheltered housing complex of 56 apartments has ensured a long-term sustainable use of this historic protected structure. The development of Áras an Phobal provides a community and service resource for the wider population and has helped in transforming the image of the area. Social and Voluntary housing projects have delivered high quality residential solutions in an urban environment. Energy upgrades and a sustainable wood chip district heating system have significantly impacted on fuel poverty in the area. Public realm improvements, the provision of allotments, skills development and promotion of the heritage and history of the area have all enhanced community solidarity and engagement.

The Master Plan for the Regeneration Area includes the following major elements which are to be delivered:

- Secondary Gaelscoil 600 pupils (under construction)
- Ballymullen to Clash Inner Relief Road (under construction)
- Voluntary Housing Projects (Cluid Project under construction)
- Community & Enterprise Building
- Sporting facilities (Boxing Club)
- Public Realm upgrade (ongoing)
- Parks & Open Space enhancement

The Master Plan will continue to be updated in consultation with the local community and its implementation and delivery will be supported by this plan.



**Mitchel’s Regeneration Masterplan**

**Mitchel’s Regeneration Objective**  
**It is an objective of the Council to:**

**TR 39** Progress Mitchell’s Regeneration Project and develop and apply the approaches used in this process to other areas in need of regeneration.

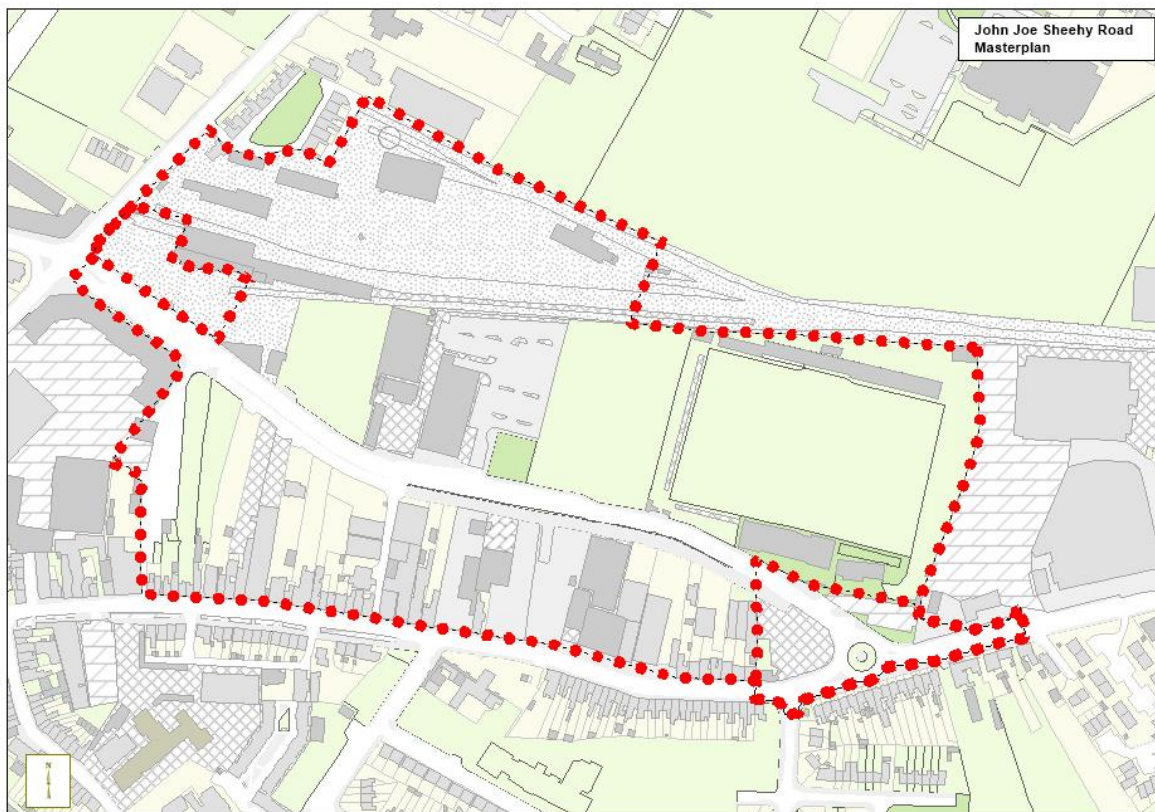
**1.4.3.4 John Joe Sheehy Road**

The John Joe Sheehy Road area contains a number of backland areas, vacant sites and former industrial/transportation lands. This area contains the major transport hub of the Town with the train and bus station located at its western end. In addition, the area will also function as a major greenway hub once the Tralee - Fenit and Big River – MTU Greenways are completed.

The John Joe Sheehy road also forms a link corridor between two important gateway vistas to the Town including Casement Station / Listowel Road and at its junction with Boherbue. Both areas have been identified in this plan as areas earmarked for public realm improvements to enable these areas to function as new civic spaces.

These lands collectively therefore offer a significant opportunity for regeneration and residential development in this edge of centre location. The area along the southern side of John Joe Sheehy Road includes some vacant derelict buildings and sizable linear lands to the rear and side of properties which, if combined offer significant potential for development that harness its prime location in the town. Similarly, state-owned CIE lands offer significant residential development opportunities north of the road at a location adjacent to a major transport hub.

The fragmented pattern of landownership in these areas, however, makes the co-ordinated development of these areas challenging. To maximise the potential of these undeveloped and brownfield lands surrounding this major public transport and cycling hub coupled with the planned two civic spaces it is essential that a detailed Master Plan is prepared and adopted. This Master Plan will take cognisance of this edge of centre location, the existing public transport hub, planned cycleways and new civic spaces to provide a planning framework to enable a new sustainable residential urban quarter that prioritises walking, cycling and permeability to surrounding areas.



**Map 1.7: John Joe Sheehy Road Masterplan Area**

**John Joe Sheehy Road Objectives**

It is an objective of the Council to:

- TR 40** Prepare a masterplan to guide and facilitate the regeneration and development of the John Joe Sheehy Road area in a co-ordinated manner to provide a new residential urban quarter that prioritises walking, cycling and permeability between Boherbue, the Listowel Road and the Town centre maximising the existing public transport hub, planned cycleways and new civic spaces.



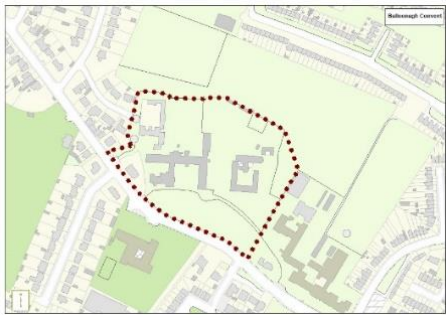
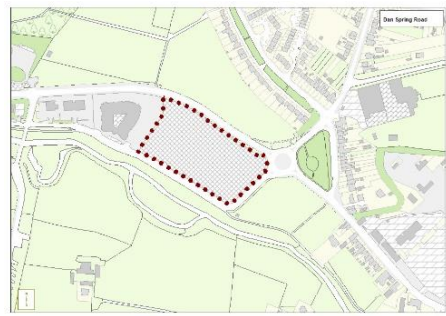
## 1.5 Sustainable Land Use Development

### 1.5.1 Opportunity Sites


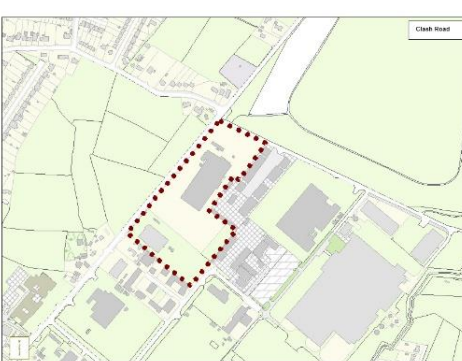
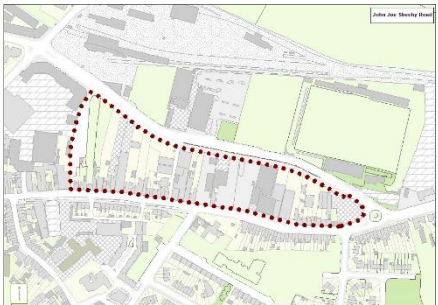
A number of large opportunity sites have been identified and designated in this plan. The development of these are of prime importance to the economic regeneration and urban fabric enhancement of the town. These sites include The Island of Geese Site, Balloonagh Convent, John Joe Sheehy Road, lands adjacent to Dan Spring Rd, lands adjacent to Ballymullen Roundabout and lands adjacent to Clash Rd. This broad selection of land provides greater choice for potential developers/ investors. In addition to the conventional zoning of land for employment uses, opportunities for the provision for mixed use urban development has been identified. Retail or retail warehousing uses will not be permitted on these sites.

A number of the sites available for development contain protected structures. It is preferable that these are developed and occupied rather than remain vacant and prone to dereliction and vandalism. In view of this the Planning Authority will actively promote and facilitate the sustainable re-development and re-use of these structures and sites.

Archaeological test excavation and subsurface ground testing of the sites shall be carried out prior to the carrying out of any development.

Opportunity Sites				
Location	Map and Description	Site Size	Development Potential	Zoning
<b>Balloonagh Convent</b>	 <p>Large Landmark building (protected structure) with associated brownfield site.</p>	3.4ha	Significant mixed-use development, including health care and assisted living facilities	M1
<b>Dan Spring Road</b>	 <p>Edge of town riverside site.</p>	2.3ha	A new mixed-use urban streetscape providing new Conference Hall facilities.	C5



<p><b>Ballymullen Roundabout</b></p>	 <p>This site which has a large river frontage is also within close proximity to the town park.</p>	<p>1.4ha</p>	<p>A new landmark building incorporating a mixed-use with office space.</p>	<p>M1</p>
<p><b>Lands fronting onto/adjacent to Clash Road</b></p>	 <p>Large vacant brownfield site adjacent to the former Tralee Racecourse.</p>	<p>5.8ha</p>	<p>The redevelopment of this large industrial brownfield site as a new mixed-use development.</p>	<p>M1</p>
<p><b>John Joe Sheehy Road</b></p>	 <p>Large brownfield site with infill sites.</p>	<p>3.5ha</p>	<p>A new mixed-use urban streetscape providing residential and commercial use. A coordinated approach is required due to multi ownership.</p>	<p>M1</p>

### 1.5.2 Other Opportunity Sites

A number of small opportunity sites have been identified, the development of these site are of importance to regeneration of the urban fabric and public realm in the town. These sites include a number of smaller brownfield sites situated off James St/Basin View, Pembroke Street, Godfrey Place (former Cameo bakery), Kelliher's Mills. The local authority will encourage the redevelopment of these sites throughout the town on a case-by-case basis.



**Map 1.8: Smaller Opportunity sites**

Development Potential

Desirable re-development of these sites includes a mix of residential units, tourist related services, small scale tourist accommodation, small scale office development. New buildings shall generally be three to four storey, simple and consistent in design with the traditional streetscape. Sensitive contemporary design is open to consideration. A design brief will be required of any proposal demonstrating the rationale for the proposed design chosen by the developer.

**Opportunity Sites**

**It is an objective of the Council to:**

- TR 41** Facilitate and/or require the preparation of masterplans for the Opportunity sites and the Lohercannon Area where appropriate prior to the redevelopment of opportunity sites identified in the plan to ensure their development in a cohesive and integrated manner.
- TR 42** Require the carrying out of archaeological test excavations and ground testing prior to the re-development of opportunity sites identified.

**1.5.3 Lohercannon Area**

The Council intend to prepare a masterplan to guide and facilitate the development of the Lohercannon area in a co-ordinated manner to provide a new residential and community/educational quarter that prioritises walking, cycling and permeability between area and the Town centre maximising the existing and proposed routes, planned cycleways and new civic spaces.

**1.6 Retail**

The Primary retail area in Tralee is incorporated within the Town Centre. It includes Castle Street, The Mall, part of Ashe Street and Edward Street, the Square, the Abbeycourt area and part of Rock Street. Kerry County



Council shall generally support new retail developments within the town centre area, as defined by the Retail Core. This shall be the preferred area for new retail development and regard shall be given to this in adopting the sequential test for new retail proposals. A retail strategy for the entire county will be undertaken within 2 years of the adoption of this plan.

Kerry County Council is committed to ensuring the town centre area remains commercially viable, active and buoyant. Key indicators for this include:

- Diversity of retail functions
- Environmental amenity and quality of the public domain
- Vacancy rates on primary and secondary streets
- Accessibility and pedestrian permeability
- Perception of safety and occurrence of crime
- Regular maintenance and effective cleaning

### **1.6.1 Retail Regeneration**

Maintaining the vitality and vibrancy of Tralee and addressing the challenges of town centre renewal and regeneration is a key objective of the Plan to ensure the long-term sustainability of the town in terms of sustainable jobs growth and retail sales. Tralee Town Centre needs to build on its strengths from a social, cultural, heritage and economic perspective, strengthen its own identity, as well as a town centre experience and offering in order to secure its future.

A number of sites/areas exist that are suitable for town centre retail regeneration. These include the Tralee shopping centre located on The Mall. This old shopping centre has a very significant vacancy rate of up to 75%, with all the upper floors remaining vacant. This site would be suitable for complete re-development. Other areas include Castle Street, Pembroke Street, Rock Street and Strand Road where significant numbers of properties lie vacant and would be suitable for both retail and residential uses.

Kerry County Council's objective to revitalise the town centre through public realm enhancements is evidenced by the improvements to The Mall, the ongoing works to Russell Street, Bridge Street, and a commitment to future improvements to Castle Street, Lower Rock St and The Market Quarter et al. It is anticipated that these improvements will act as a catalyst for future investment in the town and will significantly improve the town centre experience for workers, shoppers and visitors to the town.

### **1.6.2 Shopfronts & Signage**

Tralee contains a number of traditional shopfronts, which contribute to the distinctive character of the town. The Council will encourage, through its *Shopfront Design Guidelines* (2018), the preservation and refurbishment of existing traditional shopfronts and name plates, and where appropriate the development of new high-quality shopfronts in traditional design. Non-traditional design shopfronts will only be considered if their design is sympathetic to adjacent facades and enhances, rather than detracts from the visual amenity of the streetscape. Kerry County Council has developed a Pilot Shopfront Enhancement Grant Scheme for key locations in Tralee Town.

Areas identified as Town Centre will also benefit from significant reductions in development contributions as per the Kerry County Council Development Contribution scheme 2017. This together with the Council's ongoing commitment to public realm enhancements will create a suitable environment for future investment in the town and will significantly improve the town centre experience for retail outlet owners, workers, shoppers and visitors to the town.

### **1.6.3 Vacant Units**

The Tralee Town Centre Health Check revealed an occupancy rate of 81% in the town centre and categorised 47% of the units surveyed as 'Retail'. The Health Check also identified vacancy rates on Denny Street and

Upper Castle Street as being very problematic. High vacancy rates were also seen in Tralee Shopping Centre. It is imperative that these unused commercial, retail and office units are redeveloped in order to increase vibrancy.

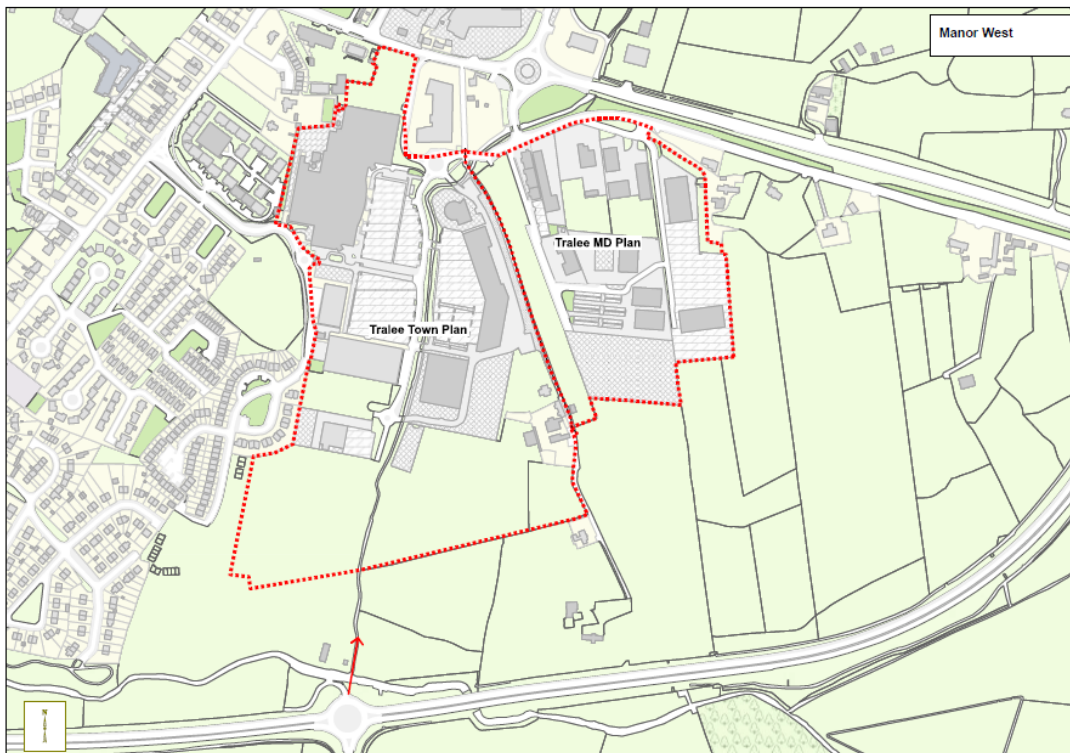
**Retail Regeneration Objectives**

**It is an objective of the Council to:**

- TR 43** Facilitate the regeneration of retail shopping in Tralee Town Centre where appropriate and support the recommendations of the County Retail Strategy once complete.
- TR 44** Facilitate town centre projects that come out of initiatives such as Putting Town Centres First and Town Centre Health Checks.
- TR 45** Undertake a retail strategy for Tralee as part of the countywide retail strategy.

**1.6.4 Manor West/Manor East**

The out-of-town retail parks at Manor West and Manor East have attracted significant investment to the region, providing valuable employment opportunities and have established Tralee as a regional shopping destination for County Kerry, West Limerick and North Cork. It is essential that the regional strengths of these parks are supportive of the wider retail mix in the region and in particular do not undermine the retail core of Tralee Town Centre. In order to support the sustainable development of retail in appropriate locations throughout the region and in particular to reinforce the comparative retail function of Tralee Town Centre, further retail development in the Manor West and Manor East areas highlighted on the following map shall be restricted to retail warehousing only as defined in the Guidelines for Planning Authorities, Retail Guidelines, DoECLG, 2012. Where proposed the need for any additional retail warehousing in this area should be carefully assessed in view of the significant levels of provision already established there and potential impacts on vitality and viability of the town centre. At present traffic management challenges exist on the Killerisk and Rathass Roads particularly at peak shopping times. In order to address these challenges, it is an objective of this plan to facilitate and support the development of a new access road to the south of Manor West Retail Park linking it to the Tralee Bypass.



**Map 1.9: Manor West and Manor East Area**





### Manor West/Manor East Objectives

#### It is an objective of the Council to:

- |              |   |
|--------------|---|
| <b>TR 46</b> | Limit retail development in the Manor West and Manor East area (Map 1.9) to retail warehousing only as defined in the Guidelines for Planning Authorities, Retail Guidelines, DoECLG, 2012.   |
| <b>TR 47</b> | Facilitate and support the sustainable development of an access road to Manor Retail Park from the Tralee bypass at Camp cross, subject to consultation and agreement with Transport Infrastructure Ireland in accordance with section 2.7, Spatial Planning & National Roads Guidelines (DoECLG 2012). |

## 1.7 Economy and Employment

An essential element in Tralee's plan for growth is to create a positive environment for investment that positions the town as not mere retail centres, but more as broad-based resources that provide a wide range of employment, leisure and community opportunities resulting in sustainable growth in income and employment over time.

The greatest number of jobs is in the broad sector of distributive services, which includes wholesale and retail trade as well as transport and storage, and hotels and restaurants. Tralee has slightly more jobs in health, education and social work, reflecting the importance of the Munster Technological University, University Hospital Kerry and the Bon Secours private hospital to the town.

### 1.7.1 Knowledge Economy

Kerry County Council will focus on the development of the knowledge-based technology and services industries to underpin economic growth in the Town as an integral component of the Kerry Hub Knowledge Triangle. Furthermore, efforts to attract inward investment, support for indigenous industries and the continuing improvements to the environmental tourism product will also be actively pursued to enhance Tralee's key economic role on the Atlantic Economic Corridor and Wild Atlantic Way. Critical to the success of this economic development will be the sustainable growth of Tralee as an exemplar in the provision of 3<sup>rd</sup> Level Education.

The development of 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<sup>3</sup> "Innovation Districts are physically compact, transit-accessible, and technically wired and offer mixed use housing, office, and retail"<sup>4</sup>. Innovation districts offer the prospect of expanding employment and educational opportunities for disadvantaged populations given that many districts are close to low-to-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<sup>5</sup>. (See also Vol 1; Chapter 9; Economic Development).

<sup>3</sup> Katz, B and Wagner J, "The Rise of Innovation Districts: A New Geography of Innovation in America", Metropolitan Policy Program, Brookings

<sup>4</sup> Idem

<sup>5</sup> Idem



### Economy & Employment Objectives

#### It is an objective of the Council to:

<b>TR 48</b>	Promote Tralee as a centre for Research & Innovation building on the strengths of the Munster Technological University, the Agri-tech Centre of Excellence and the Business Innovation Centre.
<b>TR 49</b>	Support the sustainable regeneration of opportunity sites, such as the Island of Geese, Fels Point, and underused, vacant or derelict town centre lands for mixed-use development to facilitate population and employment growth.
<b>TR 50</b>	Support the establishment of an Innovation District in Tralee Town Centre, particularly focusing on the opportunities in the wider health care areas.
<b>TR 51</b>	Continue to support the expansion of the Kerry Technology Park and the Business Innovation Centre for economic development and increased employment opportunities.

### 1.7.2 Higher Education/Research

Tralee has a wide range of educational facilities. The recently established Munster Technological University Campus in Tralee will enhance and support Tralee's role as an economic driver in the region and University Town. The continuing provision and improvement of higher-level education is vital to enhancing the educational profile and reputation of Tralee. The strengthening of the education sector will help reduce poverty, improve the attractiveness of the town as a place to locate, invest and cultivate socio-economic prosperity.

The Kerry Technology Park and Munster Technological University are co-located on adjoining campuses. The co-location of these education, employment and research entities are of regional significance with potential for expansion, ease of mobility, proximity to the Kerry Airport and availability of a skilled labour force.

### Higher Education/Research Objectives

#### It is an objective of the Council to:

<b>TR 52</b>	Support and promote the future development of Higher Education facilities in Tralee and Munster Technological University in the Southern Region.
<b>TR 53</b>	Support higher and further education and training investment, and investment in the sustainable growth of Munster Technological University in Tralee.

### 1.8 Tourism

Tralee is set within an envious natural environment which includes the Ramsar (Convention of Wetlands of International Importance Designation Scheme) designated Tralee Bay. The town has all the assets and facilities required of a county capital, including a vibrant and rich built heritage dating back more than 800 years, and a growing economic and tourism base.

Tourism is seen as an important tool of economic regeneration and a vital component for the continued vitality and vibrancy of the town. Tourism also highlights traditional ways of life and an area's character, creating a strong identity and a sense of place. Tourism offers a significant opportunity to present a positive image of Tralee and can provide a framework for investment and relocation decisions over and above the impact of tourism revenue.

Tralee is already a major activity hub and has a long history as a major tourist destination when compared to similar sized towns nationally. Afforded good transport infrastructure links by road, rail line, the public bus

network and Kerry International Airport, Tralee serves as a base to explore the established attractions of the wider South West area.

The town and its hinterland are also steeped in heritage and culture with high quality facilities and its proximity to beaches and mountains make it well placed to take advantage of the growth in healthy outdoor adventure sports, activities and water sports. Tralee is less than 60 mins drive to six of the ten highest mountains in Ireland and less than 30 mins drive to six Blue Flag beaches.

Furthermore, as Ireland is quickly becoming an attractive location for cycling tourism, Tralee is in a very advantageous location to capitalise on that growth. The future will see it potentially become the major Greenway Hub of the South-West where the proposed South Kerry, Killarney and Dingle Greenways will eventually join the Fenit and North Kerry Greenways. Future potential also exists in the sustainable development of a “blueway” and coastal trails from Tralee to Blennerville and onto The Spa and Fenit to tie in with the Greenways.

### 1.8.1 Tralee Bay Coastal Tourism Hub

Tralee and the wider bay area also has a long history as a tourist destination when compared to similar sized towns nationally and therefore has a significant opportunity to enhance this aspect of its economy. The key is to unlock its real potential and to reimagine a new identity for the town in the wider context of the Tralee Bay Area. In order to achieve this KCC has committed to the following “placemaking” objectives for Tralee Bay:

- Strengthen the “Tralee Bay” concept, image and identity as a key destination on the Wild Atlantic Way.
- Support Tralee Town Centre as a gateway to the surrounding bay area and beyond.

KCC also recognises the rich biodiversity in the Tralee Bay Coastal Hub area, with several European sites designated for predominately coastal habitats, species and birds of special conservation interest. KCC will seek to sustainably deliver on the aims of the Tralee Bay Coastal Hub initiative having due regard to these designations.

## Tralee Bay Coastal Hub



Tralee Bay Coastal Hub



## Tralee Destination Town Objectives

### It is an objective of the Council to:

- |              |  |
|--------------|--|
| <b>TR 54</b> | Strengthen Tralee's identity and sense of place to facilitate the enhancement of Tralee as a Destination Town.   |
| <b>TR 55</b> | Strengthen and promote the relationship of Tralee Town as central to the Tralee Bay Area on the Wild Atlantic Way and facilitate where appropriate the sustainable development of projects listed in County Kerry Tourism and Action Plan 2016-2022.   |
| <b>TR 56</b> | Support the sustainable development, improved connectivity and accessibility of key features, infrastructure and amenities within Tralee and the Bay Area, subject to environmental assessment including a Green Network, incorporating cycling lanes, Tralee Town Park, Ballyseedy Wood, The Canal, the coastal walk to The Spa, The Tralee-Fenit Greenway, Tralee-Listowel Greenway etc as a mechanism to enhance Tralee as a tourist destination. |
| <b>TR 57</b> | Encourage and support collaboration with Fáilte Ireland and other agencies in the promotion of quality tourism in Tralee and to continually improve the tourism product in a sustainable manner in harmony with the urban, physical and human environment.   |
| <b>TR 58</b> | Promote existing features and facilities such as the natural, cultural and built heritage and facilitate sustainable tourism developments that pay due respect to Tralee's history, environment and location.  |
| <b>TR 59</b> | Support Tralee as an urban coastal tourism destination while protecting the natural resources on which it relies.  |
| <b>TR 60</b> | Encourage the development of a range of quality tourist accommodation and attractions of a type and scale appropriate to Tralee and the surrounding Bay Area.  |
| <b>TR 61</b> | Enhance all the main arrival points with upgrading and environmental improvements, particularly the train and bus station and the approach roads to the town.  |
| <b>TR 62</b> | Facilitate the growth of Tralee as a Conference destination and facilitate the sustainable development of a Conference Centre.   |
| <b>TR 63</b> | Support the Rose of Tralee Festival and other artistic/cultural events as a mechanism to attract international tourism and extend the tourism season.  |
| <b>TR 64</b> | Collaborate with relevant bodies to facilitate and promote Tralee as a diverse and inclusive hub for the promotion and growth of multi-cultural arts, crafts, music and culture.   |
| <b>TR 65</b> | Facilitate the promotion and development of infrastructure and ancillary facilities at appropriate locations in Tralee for indoor / outdoor sports and hobbies, adventure and water sports, walking and cycling activities, wellbeing and good health.   |
| <b>TR 66</b> | Support and promote the Aquadome as a major tourist attraction in Tralee.  |
| <b>TR 67</b> | Facilitate and support the development of an outdoor performance area in Tralee Town Centre.   |

**TR 68** Implement the design proposals emerging from the Failte Ireland Destination Town strategy for Tralee including public realm improvements, wayfinding measures, highlighting arrival points, cultural and heritage sites and profiling its immediate connections to significant tourism attractions in the Tralee Bay area.

## 1.9 Heritage & Built Environment

The architectural form of Tralee, superimposed along a meandering medieval street pattern, is predominantly characterised by the Victorian style, typically comprising narrow fronted three and four storey terraced houses. As the morphology or make-up of the town is essentially a few hundred years old, the character of the town; its street and plot pattern, market square, Blennerville Windmill, canal and rivers, can be appreciated fully within the context of the town's heritage and cultural identity. It is also interesting to note that much of Tralee's older building stock; its fine public buildings, warehouses and grain mills, and town centre commercial buildings, were built over a very short period of time in the early to mid-nineteenth century.

### 1.9.1 Archaeological Heritage

Kerry County Council acknowledges the importance of Tralee's unique identity and historical sense of place. The Council will promote its archaeological heritage as a resource for education purposes to increase public awareness and to ensure that it is suitably protected and conserved. This will include the enhancement of the archaeological/architectural heritage walking trail around Tralee.

### 1.9.2 Architectural Heritage

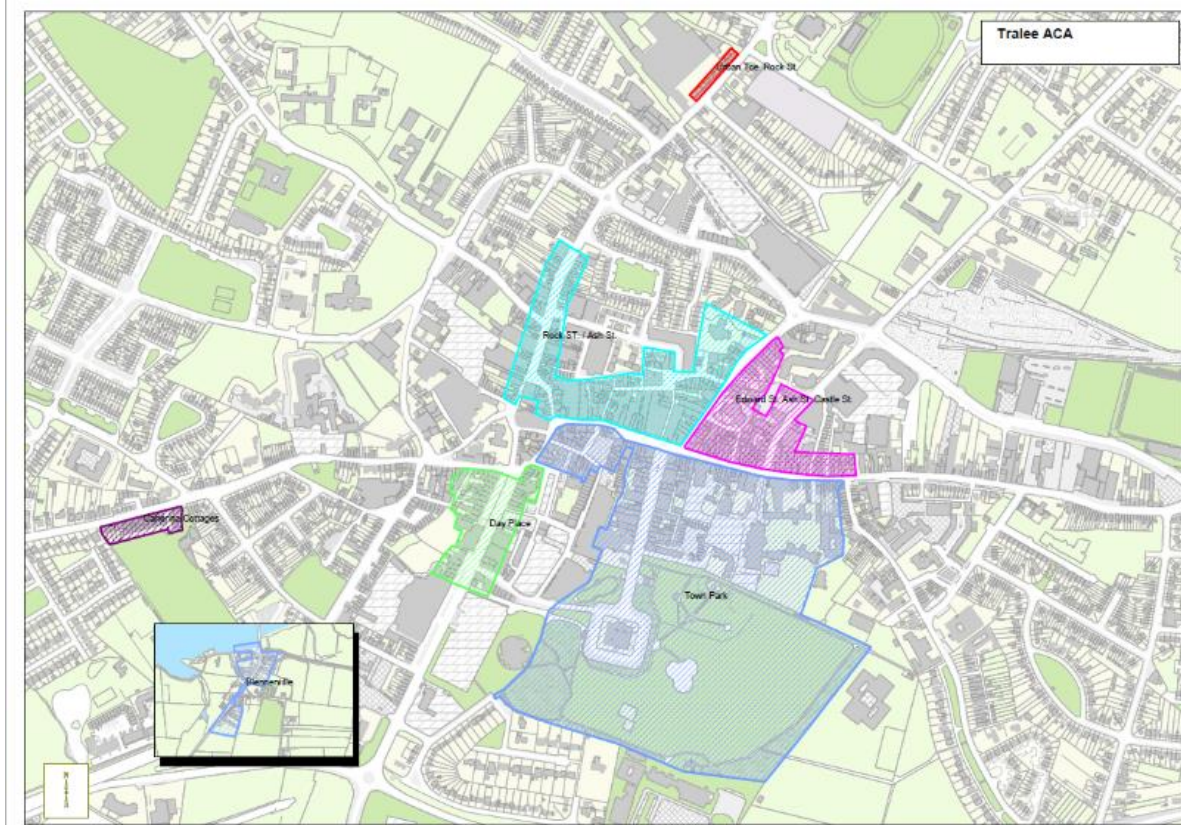
Tralee's mercantile character coupled with its judicial and political role have influenced the town's growth and morphological development in terms of layout and buildings.



Tralee is predominantly characterised by Victorian architecture laid out along a meandering medieval street pattern, interspersed with fine examples of Georgian architecture, such as Day place and Denny Street. The historic built environment of Tralee going back to medieval times provides a sense of place and uniqueness. The maintenance of a visually aesthetic public domain can attract inward investment and tourism. Within that context the built heritage can provide an invaluable link with Tralee's history and evolution while fostering a sense of ownership and pride.

#### 1.9.2.1 Architectural Conservation Areas

The Council will endeavour to conserve the historical built environment, the traditional townscape and the setting of the Architectural Conservation Areas (see Volume 3). The Architectural Conservation Areas in Tralee Town include:



**Map 1.10: Architectural Conservation Areas**

- Town Park/ Denny Street/ St. John’s Church Area, The Square and Precinct –
- Dominican’s Church/ Day Place Area-
- Rock Street/ Ashe Street- Edward Street, Ashe Street, Castle Street-
- Caherina Cottages
- Urban Terrace, Rock Street
- Blennerville Village Area

### 1.9.3 Arts, Heritage and Culture

Tralee has all the assets and facilities required of a county capital, including a vibrant and rich built heritage dating back more than 800 years. The town centre is steeped in heritage and culture with high quality facilities and attractions including: Tralee Architectural Conservation Area, Siamsa Tíre – the National Folk Theatre of Ireland, Kerry County Museum, Tralee Town Park, St. John’s Catholic Church and St. John’s Church of Ireland Church, Holy Cross Dominican Church and Day Place, The Market Quarter, The Court House, Casement Train Station, Kerry Protestant Hall, Ashe Memorial Hall and Denny Street.



From an economic perspective, the Arts/Heritage and the Creative Sector have much to contribute to Tralee in terms of employment, economic and local enterprise. The arts and heritage in Tralee are vibrant, rich in content, in history and in potential. The Local Authority will ensure that this potential is maximised to ensure that arts and heritage will play a central role in the development of the town.



In Tralee Town Centre, the Local Authority recognizes the value of establishing a coherent, cohesive genuine historical identity that compliments the strengths and qualities of what Tralee has to offer and enhances the vibrancy and vitality of the town centre experience.

The future of Tralee will be better served by enhancing its historical identity through conservation of its landmark buildings and providing the necessary connections and improved awareness and accessibility for the local and visitor to the towns existing extensive and varied events, activities, products, services and experiences.



Improving awareness and enabling greater accessibility to experience the historical characteristics of the town centre, would lead to an increased understanding and sense of place. By conserving, enhancing and integrating the quality of Tralee’s urban, archaeological and architectural heritage it will serve to enhance the experience of the town centre, improve the quality of life and potentially increase shopper / visitor dwell time and expenditure in local businesses thereby stimulating further opportunity, new jobs and potential.

### Heritage & Built Environment Objectives

#### It is an objective of the Council to:

<b>TR 69</b>	Increase public awareness of the value and importance of the arts, culture, archaeological and architectural heritage in Tralee, strengthening the sense of identity and sense of place.
<b>TR 70</b>	Enhance the awareness and accessibility of art, culture and heritage within Tralee through the development of improved wayfinding and interpretation.
<b>TR 71</b>	Facilitate and support the conservation led rejuvenation of the Ashe Memorial Hall.
<b>TR 72</b>	Support and promote Siamsa Tire, National Folk Theatre and its heritage.
<b>TR 73</b>	Support and promote the development of the Tralee Heritage Quarter.
<b>TR 74</b>	Enhance the accessibility of the “Heritage Trail” within the Town Centre.
<b>TR 75</b>	Enhance Denny Street and links to Georgian Day Place.
<b>TR 76</b>	Support architectural surveys of the town.
<b>TR 77</b>	Ensure that developments within Blennerville have regard to and comply with the provisions of the Tralee Town Council (2012) Blennerville Architectural Conservation Area Management Plan.

### 1.9.4 Buildings of Historical Character

A number of key buildings of historical character exist in the town that have potential for development for enterprise/office or residential use. These buildings and their surrounding lands are often underutilised or even in a semi derelict condition. The reuse of these buildings increases viability and vitality of the town centre. A number of the buildings are protected structures.

These buildings include mills, warehouses and schools and mostly date from the mid to the late nineteenth century and offer a reminder of the richness of Tralee’s industrial heritage. It is preferable that these are



developed and occupied rather than remain vacant and prone to dereliction and vandalism. In view of this the Planning Authority will actively promote and facilitate the sustainable re-development and re-use of these structures and sites.

**Buildings of Historical Character Objective**

**It is an objective of the Council to:**

**TR 78** Facilitate and support the sustainable re-development of Tralee’s buildings of historical character (including protected structures).

**1.10 Recreation, Amenity and Open Space**

The provision of public open space and recreational facilities is deemed to be an integral part of the required infrastructure of the town. Sports and recreational facilities in the town include GAA clubs, a rowing club, boxing club, basketball clubs, martial arts, tennis club, soccer and rugby clubs, swimming pools and gymnasiums, athletics, cycling and so on. It should be noted however that many of these sporting groups do not have their own facilities and depend upon renting facilities and /or land. The potential for promoting dual usage of recreational and amenity facilities will be assessed during the lifetime of this plan. It is also an objective of the Council to prohibit development on lands zoned for parks and recreation purposes in the Development Plan as it is considered that the provision and protection of these areas is of paramount importance for the citizens of the town of all ages. The Council also recognises the important role these facilities can play in promoting social inclusion, especially amongst non -nationals and minority groups.

**Recreation, Amenity and Open Space**

**It is an objective of the Council to:**

**TR 79** Sustainably develop the Canal area for water-based recreational activities in a manner compatible with nature conservation objectives.

**TR 80** Continue the development of riverside walks and linkages as opportunities arise at appropriate locations along the banks of the River Lee to Ballyseedy Wood and along the Big River, subject to environmental assessment.

**TR 81** Sustainably develop Nun’s Wood, Killeen as an Amenity Walk.

**TR 82** Sensitively Improve/upgrade and repairs to existing Dingle Way/Kerry Camino Amenity Trail– subject to environmental assessment.

**TR 83** Improve/upgrade the existing Lohercannon / Cockleshell Amenity Greenway from Tralee to the Spa, having regard to environmental designations in the area.

**TR 84** Further develop the Tralee – Fenit Blueway, including enhancements to the Tralee Canal, to enhance wider participation in sustainable outdoor recreational activities.

**TR 85** Facilitate and support the refurbishment of the Tralee – Blennerville railway line/steam train in a manner compatible with the Tralee Bay Natura 2000 designations.

**TR 86** Support the development of a mountain bike/BMX pump track and a skate park at an appropriate location in Tralee.

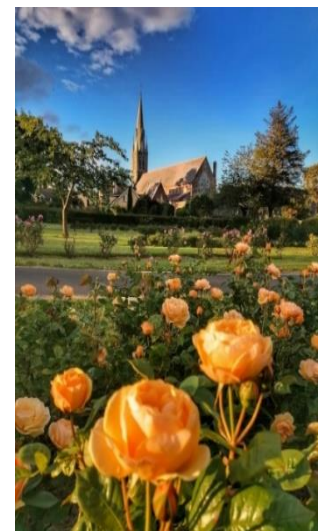


### 1.10.1 Tralee Town Park

Tralee Town Park - “The Green” - located in the heart of Tralee Town is one of the largest urban public parks in Ireland. Purchased by Tralee Urban District Council in 1922, it covers 35 acres and comprises of manicured gardens, walkways, a wide array of tree species, a community garden, a large playground and much more. The urban landscape of Tralee is enhanced by its open spaces, gardens and trees. Collectively they contribute to Tralee’s Green Infrastructure and the conservation of Tralee’s natural ecosystem values and functions.

The vision for Tralee Town Park is; “To facilitate and promote a safe, accessible, educational and engaging multi-use outdoor green-space that is diverse in cultural and natural heritage thereby enhancing the visitor experience and quality of life of Tralee’s vibrant inclusive community.”

The Strategy for Tralee Town Park will be the first of its kind for The Green and it is envisaged that its launch in 2022 will mark its 100 years as a free access public park. It will guide its management over the coming years and will evolve with updated versions in the future. The community’s view has been fundamental in the formulation of the strategy through public consultation and will continue to inform and develop the services and resources offered by The Green.



#### Tralee Town Park Objectives

It is an objective of the Council to:

<b>TR 87</b>	Facilitate the enhancement of the Town Park in accordance with The Tralee Town Park Strategy.
<b>TR 88</b>	Incorporate the Tralee Town Park into a Biodiversity Action Plan for strengthening Tralee’s existing Green Infrastructure and facilitate its expansion in line with The EU’s Bio-diversity Strategy 2030.
<b>TR 89</b>	Facilitate improved linkages from the Town Centre to the Park through an enhanced Piazza at St Johns Church and associated wayfinding and pavement improvements.

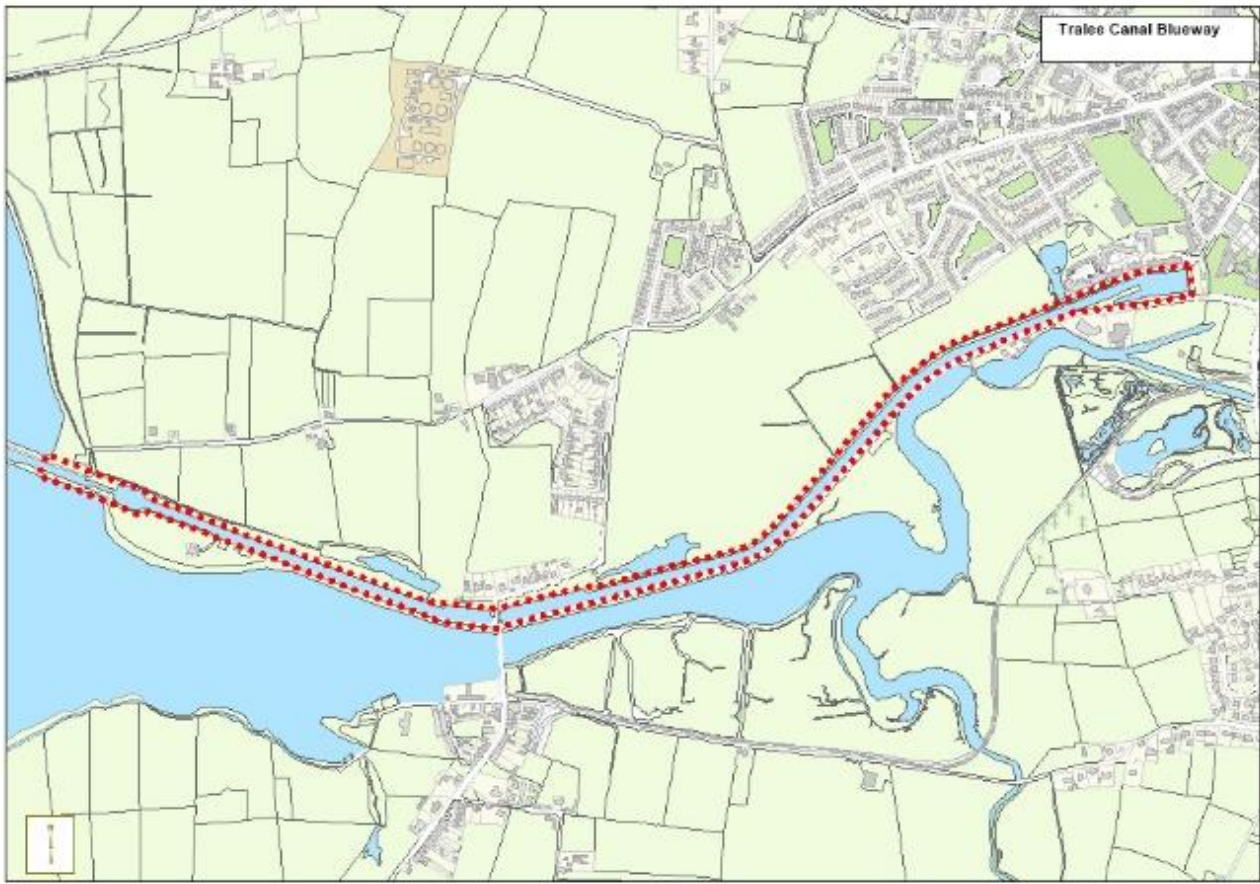
### 1.10.2 The Rivers and Ship Canal

Tralee has an attractive physical setting formed in part by its main rivers, the River Lee, the Big River, and other rivers such as the Clashleahane River and other tributaries. The Ship Canal links the town with Tralee Bay. The waterways and coastal zone, also designated as Natura 2000 sites, are an important element in defining Tralee’s natural heritage and together with the town’s flora and fauna, combine to form the natural back drop for the town’s-built environment.

The guiding policy objective is to ensure that these valuable natural resources are conserved, managed and developed, so as to support sustainable economic activity, job creation, eco-tourism and leisure based activities. In addition, the Council recognises the potential of these areas to provide an attractive setting for recreational and amenity activities such as cycling and walking. Riverwalk development proposals, both public and private sector, shall be designed to ensure the amenity potential of these areas are fully realised having regard to environmental designations in the area.

#### 1.10.2.1 Tralee Canal Blueway

Kerry County Council proposes to strengthen the links between Tralee and the Tralee Bay Area with the sustainable development of a Blueway along the Tralee Canal. The Tralee Canal is located to the south-west of Tralee Town Centre and runs for 2.5km west to the sea.



**Map 1.11: Tralee Canal Blueway**

The sustainable development of a Blueway would provide an opportunity to revitalise and re-use a significant and historical element of Tralee’s infrastructure while offering an enhanced quality of life to the local community, potential to stimulate local businesses, expand Tralee’s recreational opportunities, connect with new and existing and proposed Greenways and walking trails and attract more visitors.

**The Rivers and Ship Canal Objectives**

**It is an objective of the Council to:**

- TR 90** Provide for public access to the riverbanks of the River Lee and Big River in a manner compatible with biodiversity protection and to reserve lands free from development to facilitate such access.
- TR 91** Subject to environmental assessment to provide for a continuous riverside walk and cycleway with improved public access along both banks of the River Lee from the Town boundary at Manor to the Dingle Road with additional tree planting, signage, lighting along the routes and directional signage for pedestrians and cyclists.
- TR 92** Facilitate the sensitive repair and upgrade of the Shipping Canal and Basin as required for the purposes of their management, promotion and active leisure use as Tralee Canal Blueway, subject to environmental assessment.
- TR 93** Ensure development proposals enhance the visual and recreational amenity and eco-tourism potential of the town’s waterways.



<b>TR 94</b>	Require that developments adjacent to river walks or planned river walks are designed to promote passive and active surveillance of the river walks.
<b>TR 95</b>	Protect views to and from Tralee Bay and along the Canal.
<b>TR 96</b>	Facilitate and support the ongoing maintenance (including dredging) of the Tralee Canal to ensure its use as a navigational waterway and amenity subject to compliance with the Habitats and EIA Directives.

### 1.11 Transportation

The development of an integrated transport system with focus on walking cycling and public transport, will contribute to environmental sustainability, social cohesion and promote economic progress. The development of a Transport and Mobility Plan for Tralee Town is a key objective to identify future projects to increase levels of walking and cycling, access for all and where possible increased use of public transport. The provision of smarter travel solutions to encourage a modal shift towards sustainable mobility is aligned with the *NPF National Strategic Outcome 4 Sustainable Mobility*.

#### 1.11.1 Tralee Transport Strategy and Mobility Plan

Kerry County Council is committed to developing a Transport and Mobility Plan for Tralee Town consistent with national policy and design guidelines.

#### Tralee Transport Strategy and Mobility Plan Objectives

##### It is an objective of the Council to:

<b>TR 97</b>	Facilitate, in a sustainable manner, the proposed traffic management measures, as contained in the Tralee Transport Strategy 2011.
<b>TR 98</b>	Develop a Transport and Mobility Plan in conjunction with all relevant stakeholders for Tralee Town.

#### 1.11.2 Active Travel

Cycling and walking routes not only facilitate leisure and recreational use but have significant potential to serve as commuter routes providing access to places of work, school and other destinations. Kerry County Council is committed to developing cycling and walking infrastructure consistent with its Transport and Mobility Plan.

Key to this is improving connectivity with the construction of Cycle lanes, Wayfinding/ Green linkages, Safety School Access and promote Park and Stride through a necklace of carparks with strong pedestrian permeability and links to the town centre. Improvements shall be facilitated in the following areas;

- Town Centre laneway upgrade
- Parking strategy
- Wayfinding
- School accesses
- Green linkages
- Smarter Travel Cycleways / walkways
- Safe Routes to Schools

Kerry County Council supports the Safe Routes to School Programme which has been announced by An Taisce Green Schools (ATGS) and advanced through the DoT Active Travel Programme.



### 1.11.2.1 Greenways

Tralee is in a very advantageous location to capitalise on the growth of cycling tourism. The future will see it potentially become the major Greenway Hub of the South-West where the proposed South Kerry, Killarney and Dingle Greenways will eventually join the Fenit and North Kerry Greenways. Future potential also exists in the development of a “blueway” and coastal trails from Tralee to Blennerville and onto The Spa and Fenit to tie in with the Greenways.

#### Active Travel and Greenways Objectives

##### It is an objective of the Council to:

<b>TR 99</b>	Develop and promote a more cycle and pedestrian friendly network and ancillary infrastructure throughout Tralee. Developments in urban areas shall have regard to the ‘National Cycling Manual’ (June 2011) –National Transport Authority, the National Cycle Policy Framework, 2009-2020 or subsequent updates and the Design Manual for Urban Roads and Streets.
<b>TR 100</b>	Facilitate the completion of works identified in the Tralee Transport Strategy 2011 and the development of a cycling network strategy with ancillary infrastructure for Tralee Town further to environmental assessment.
<b>TR 101</b>	Facilitate the sustainable development and promotion of the North Kerry Greenway where it passes through Tralee Town to Blennerville and The Spa and its link to the Tralee-Fenit Greenway.
<b>TR 102</b>	Complete the sustainable development of the 6km cycle path from Forge Cross to Blennerville Village, linking the Munster Technological University, Tralee to Blennerville via the Town Centre as per Tralee Active Travel Plan.
<b>TR 103</b>	Facilitate the development of the Tralee-Fenit Greenway in compliance with the Strategy for the Future Development of Greenways (DTTAS, 2017).
<b>TR 104</b>	Further sustainably develop the Tralee - Spa - Fenit Blueway to enhance wider participation in sustainable outdoor recreational activities, having regard to environmental designations in the area.
<b>TR 105</b>	Facilitate the sustainable development of the Tralee Greenway – Blueway link, having regard to environmental designations in the area.
<b>TR 106</b>	Facilitate the development of the Tralee town to Ballyseedy Wood greenway.
<b>TR 107</b>	Connect existing and future residential developments to completed and planned greenways.

### 1.11.3 Roads & Infrastructure

Kerry County Council shall facilitate a Transport and Mobility Plan that sustainably, economically and inclusively benefits Tralee. In order to facilitate the emergence of a compact, diverse and resilient town, Kerry County Council acknowledges the need to increase the town’s permeability and accessibility to alternative and more sustainable modes of transport. Therefore, this plan facilitates the transition of Tralee to become an exemplar of the 10-minute town concept advocated by the RSES (Accessibility & Framework Report 2020) (RPO 176).

It is an objective to promote and attain sustainable compact settlements with the “10-minute” town concepts, whereby, a range of community facilities and services are accessible in short walking and cycle timeframes



from homes or are accessible by high quality public transport services by connecting people to larger scaled settlements delivering these services. The council will also ensure that decision making in relation to new infrastructure for improved connectivity is informed by an appropriate level of environmental assessment.

### Roads & Infrastructure Objectives

#### It is an objective of the Council to:

<b>TR 108</b>	Facilitate the enhancement of Tralee as a 10-minute town.
<b>TR 109</b>	Facilitate improvement of existing footpaths and road network and support future projects for footpaths and roads with the provision of amenity areas at appropriate locations.
<b>TR 110</b>	Facilitate the sustainable development of Northern Relief Road and Western Distributor Road and the upgrade of the Tralee to Fenit road (R558).
<b>TR 111</b>	Complete the Clash to Ballymullen link road.

#### 1.11.4 Public Transport

Kerry County Council is committed to supporting improved public transport infrastructure consistent with the Tralee Transport Strategy 2011 and the Tralee Transport and Mobility Plan.

### Public Transport Objectives

#### It is an objective of the Council to:

<b>TR 112</b>	Liaise with NTA, Bus Eireann and private Bus companies to provide bus set-down areas, bus shelters and bicycle parking at strategic locations in the town centre area.
<b>TR 113</b>	Promote the provision of a comprehensive local bus service within Tralee Town.

#### 1.12 Land Use Zoning, Zoning Maps and Flood Maps

This plan uses the My-plan classification for categorising land zones and full details are contained in Vol 6. The map legend pertaining to all Tralee maps is below.

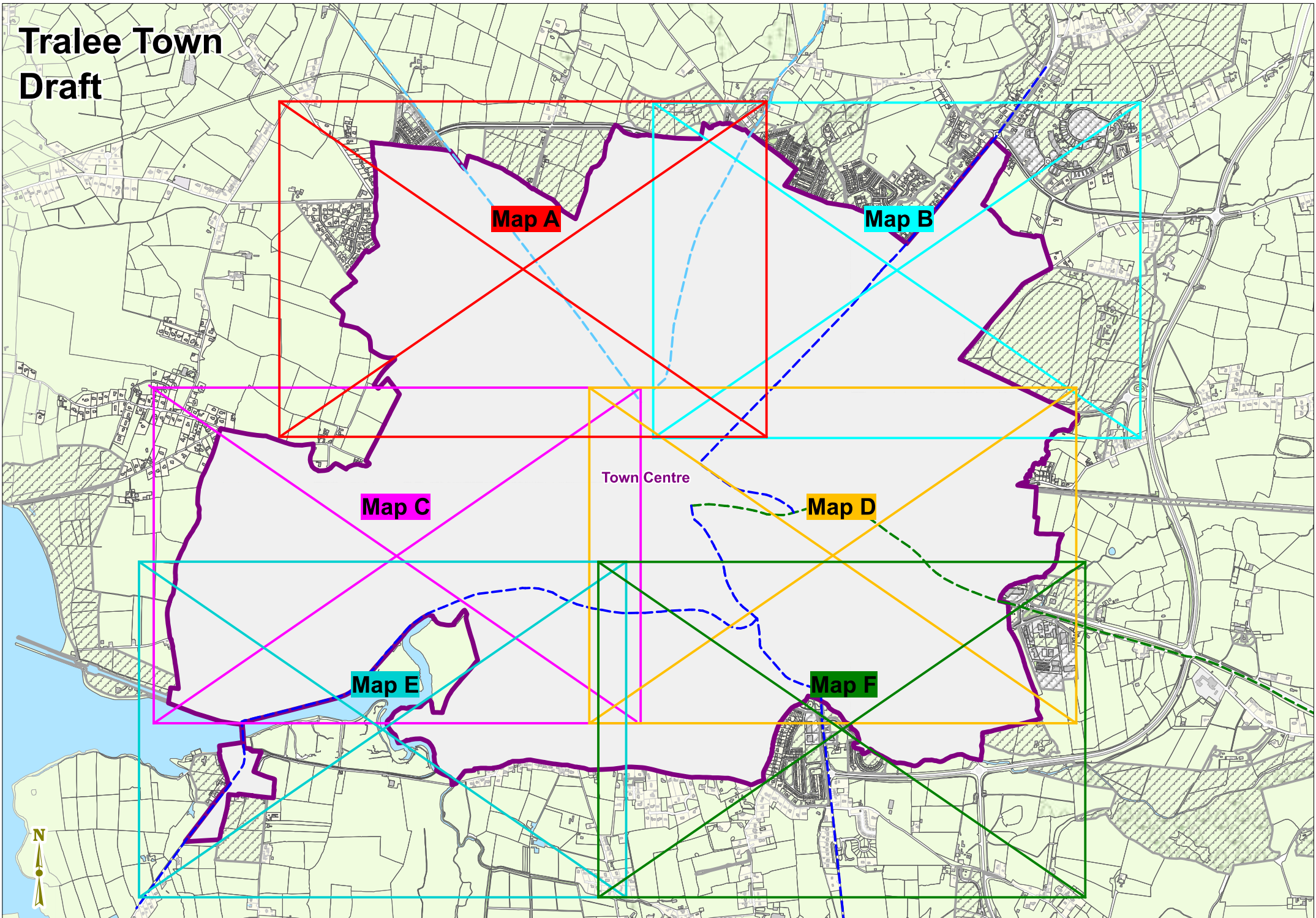
For further details regarding land use zonings, it is recommended to use the online Map browser system at <https://tinyurl.com/kerrycdp>



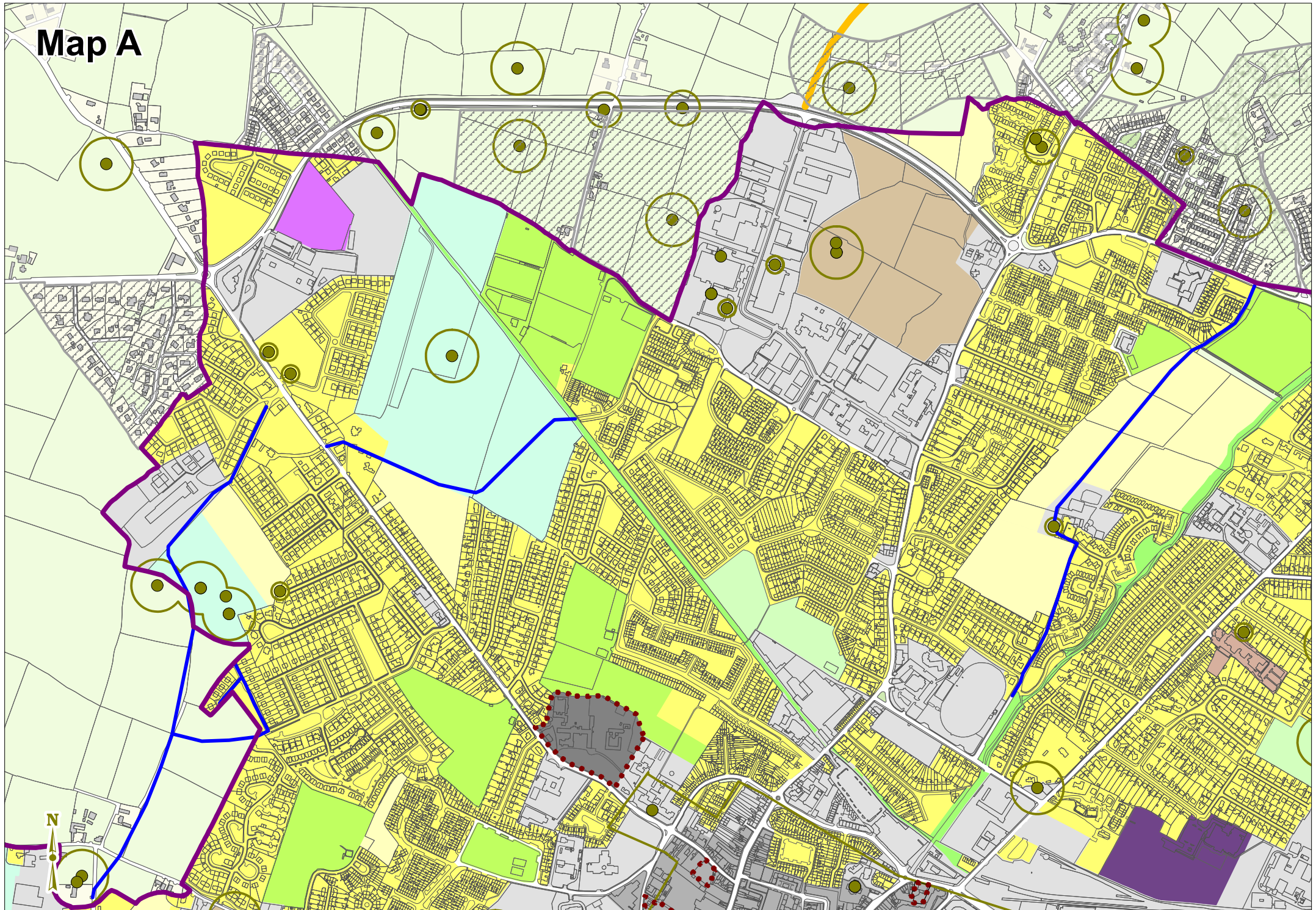
## Zoning Maps

Legend:	
	Tralee Town Plan Boundary
Residential	<b>R1</b> New/proposed Residential
	<b>R2</b> Existing Residential
Mixed Use	<b>M1</b> Mixed Use/Opportunity Site
	<b>M2</b> Town Centre
	<b>M3</b> District/neighbourhood centre
	<b>M4</b> Built up area
	<b>M5</b> Other Mix of Uses
Commerce/ Industry/ Enterprise/ Economic Development	<b>C1.2</b> Retail Warehouse
	<b>C2.1</b> Industrial/Enterprise/ Employment
	<b>C2.2</b> General Industry
	<b>C3</b> Office, business/technology park and related
	<b>C5</b> Tourism & related
	<b>C6</b> Enterprise
Green/ Recreation/ Conservation	<b>G1</b> Open Space/Park
	<b>G2</b> Walkway/Cycleway
	<b>G3</b> Landscape Protection
	<b>G4</b> Active open space
	<b>G5</b> Mixed/general 'green' /recreation/conservation, other
Community Services/ Facilities	<b>P1</b> Agriculture
	<b>S1</b> Education
	<b>S3</b> Community Facilities
	<b>S5</b> Mixed/general community services/facilities uses
	<b>N2.2</b> Wastewater
	Mitchels/Boherboy Regeneration Area
	Lohercannon area for proposed masterplan
	Opportunity Sites
	Indicative Road
	Indicative Northern Relief Road
	Indicative Access Road
	Record of Monuments & Places
	Sites & Monuments Record
	Tralee Environs see Tralee MD Plan 2018-2024

# Tralee Town Draft

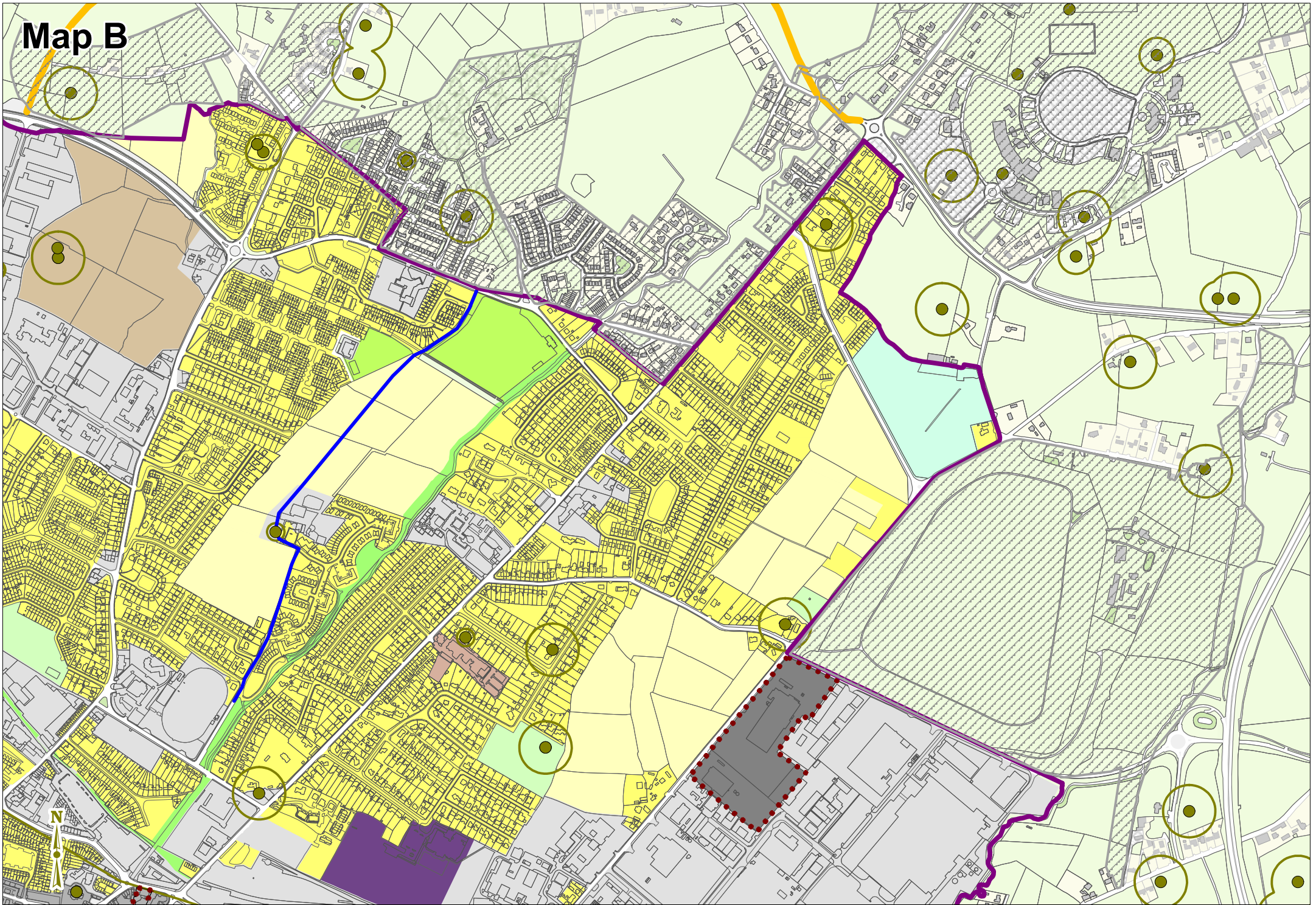


# Map A

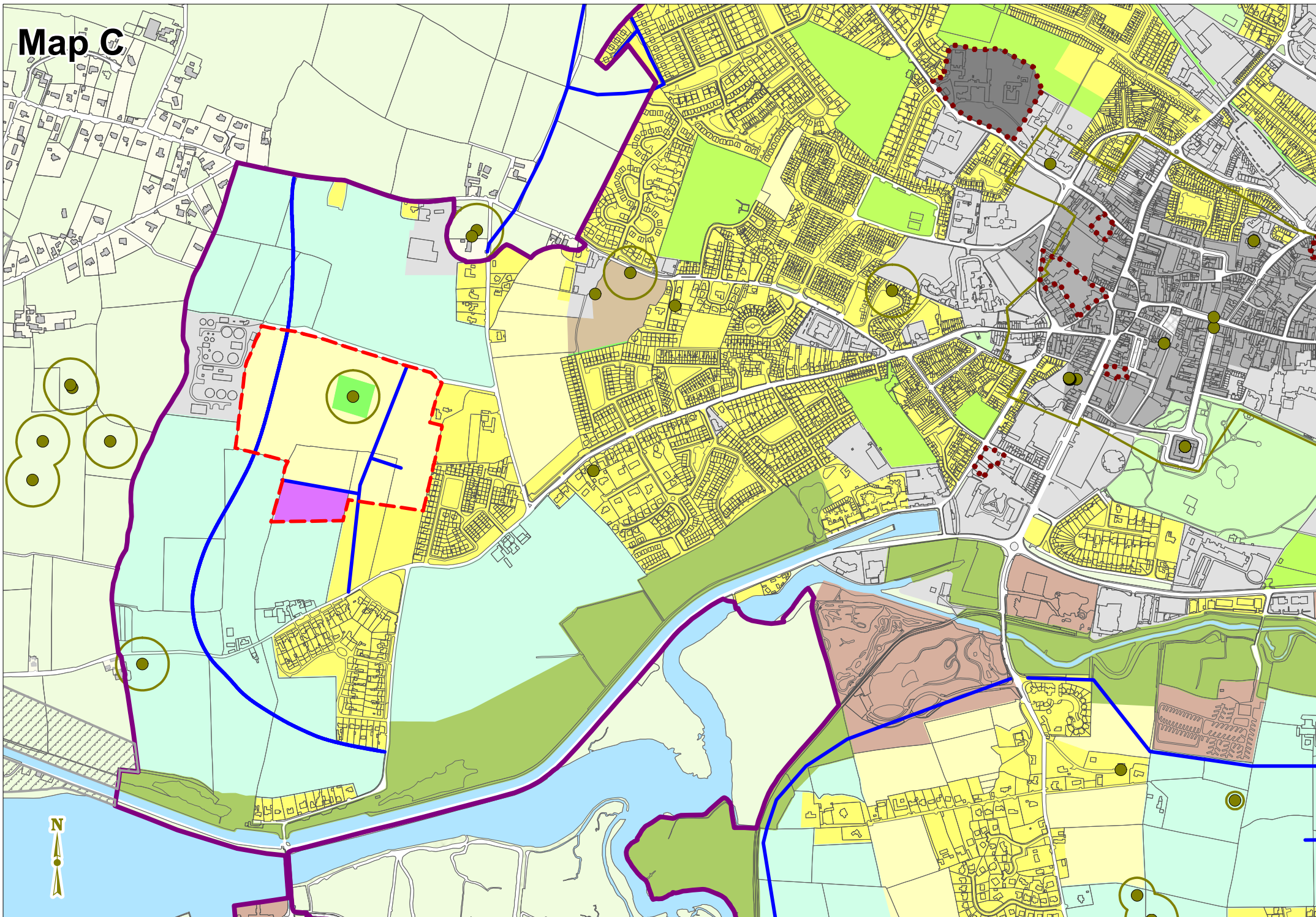




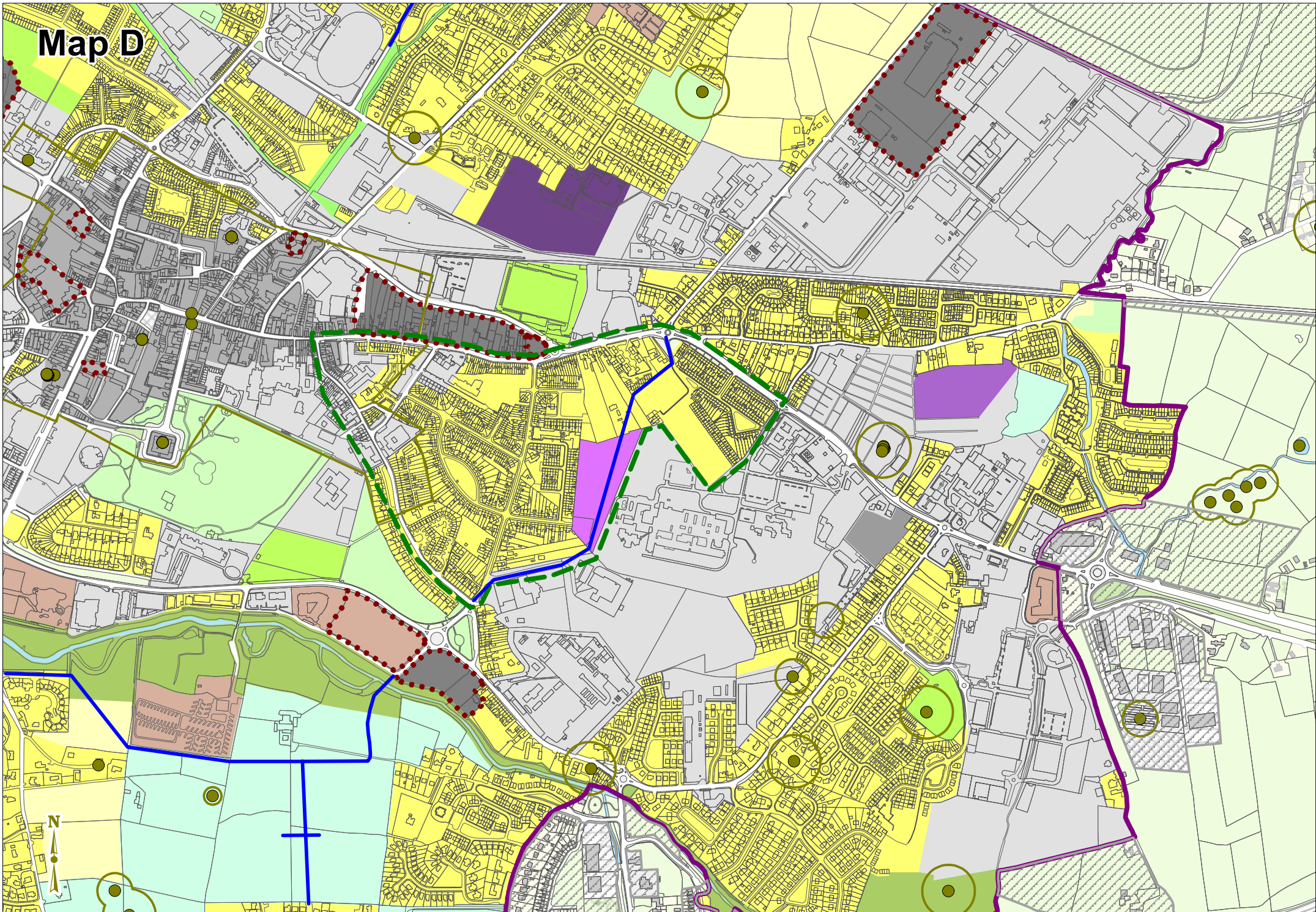
# Map B



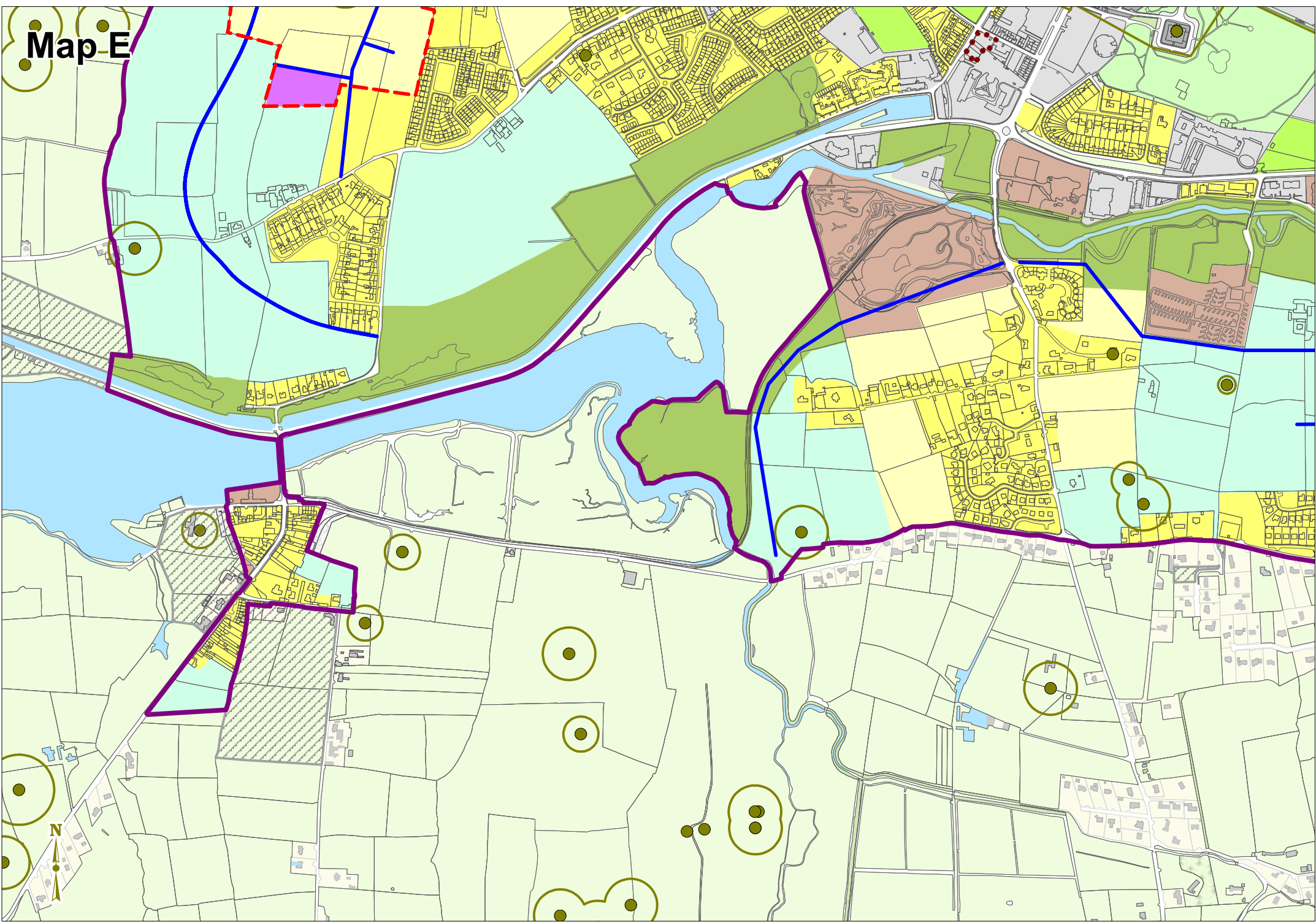
# Map C



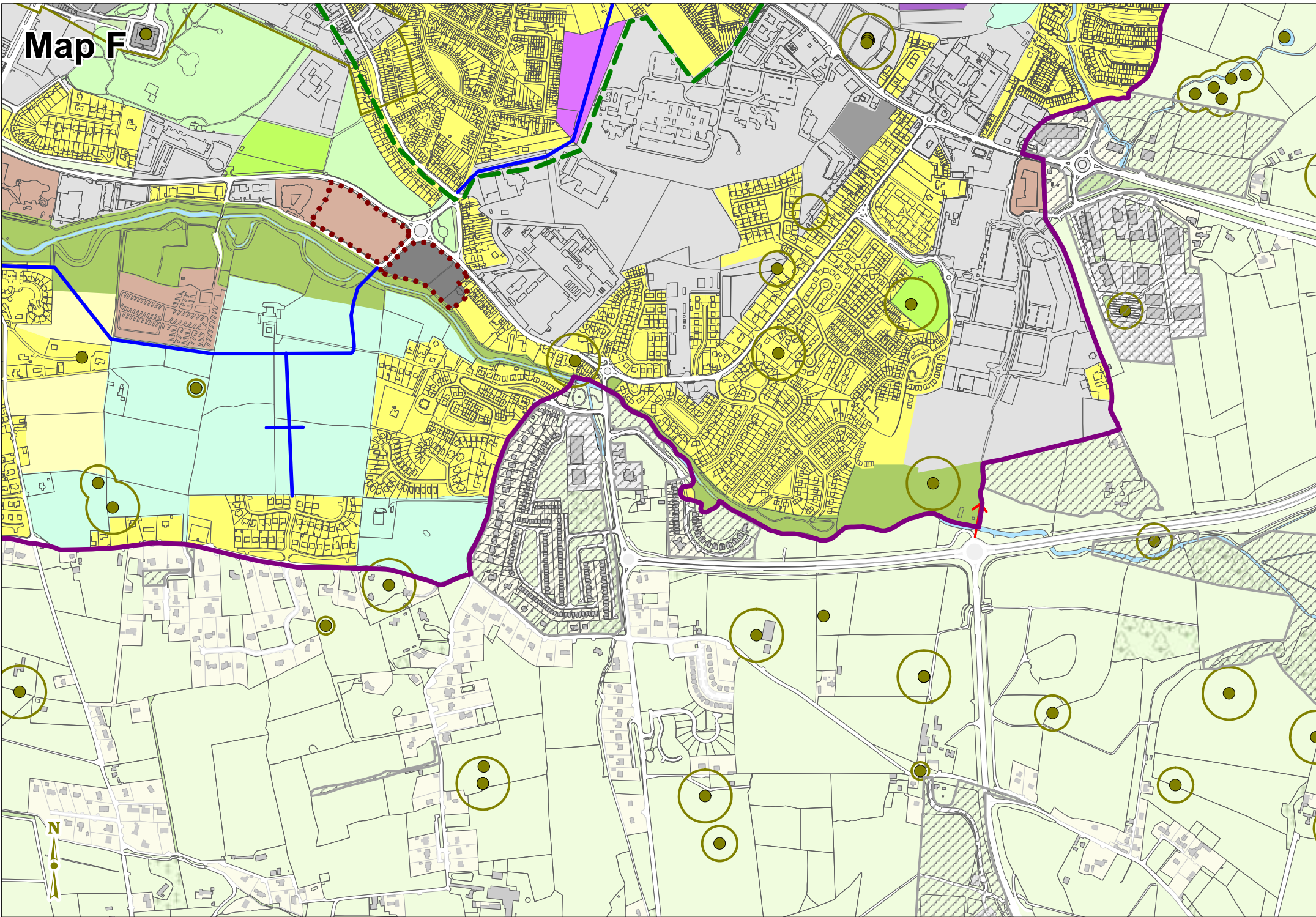
# Map D



# Map E



# Map F

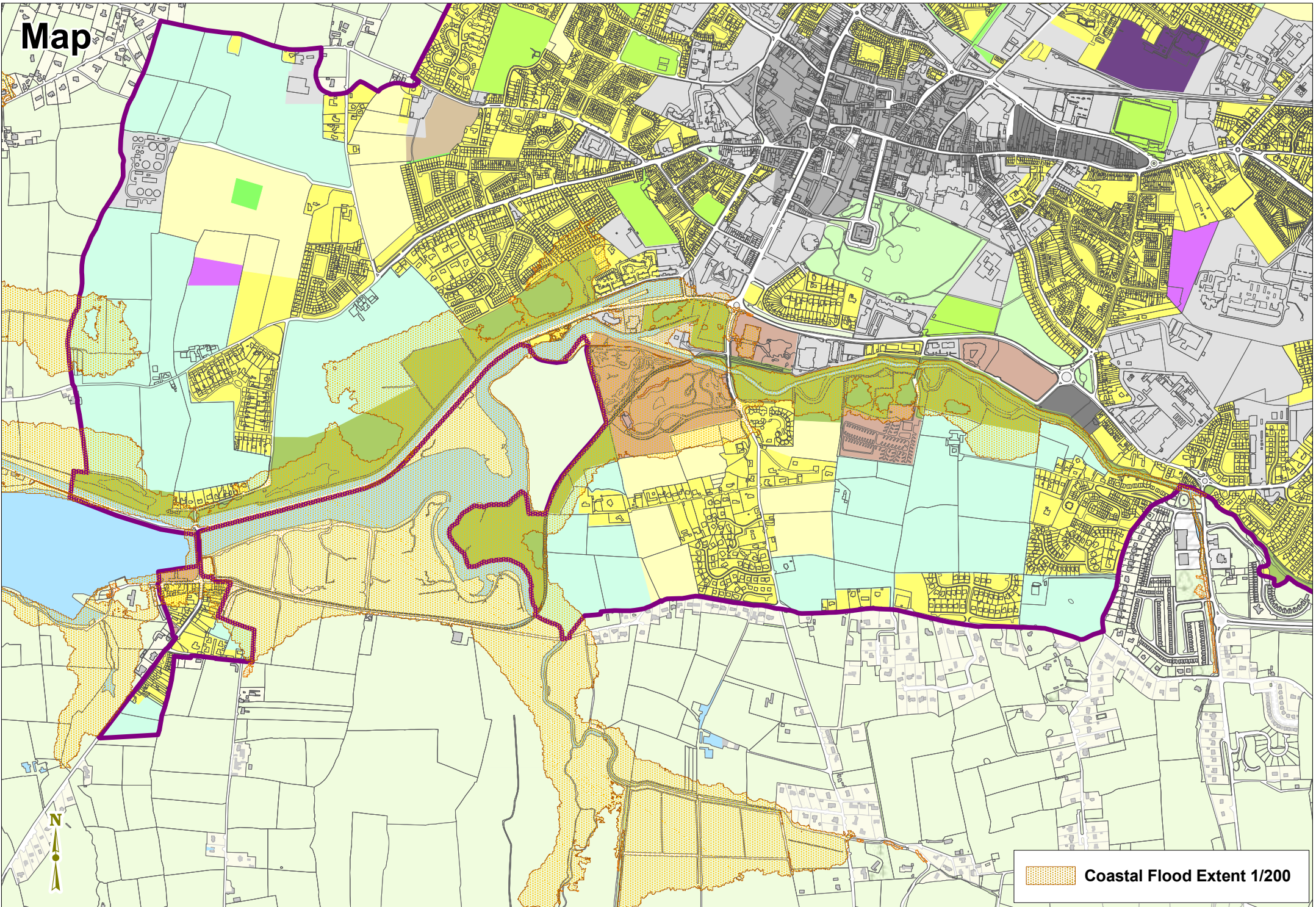




## Flood Maps

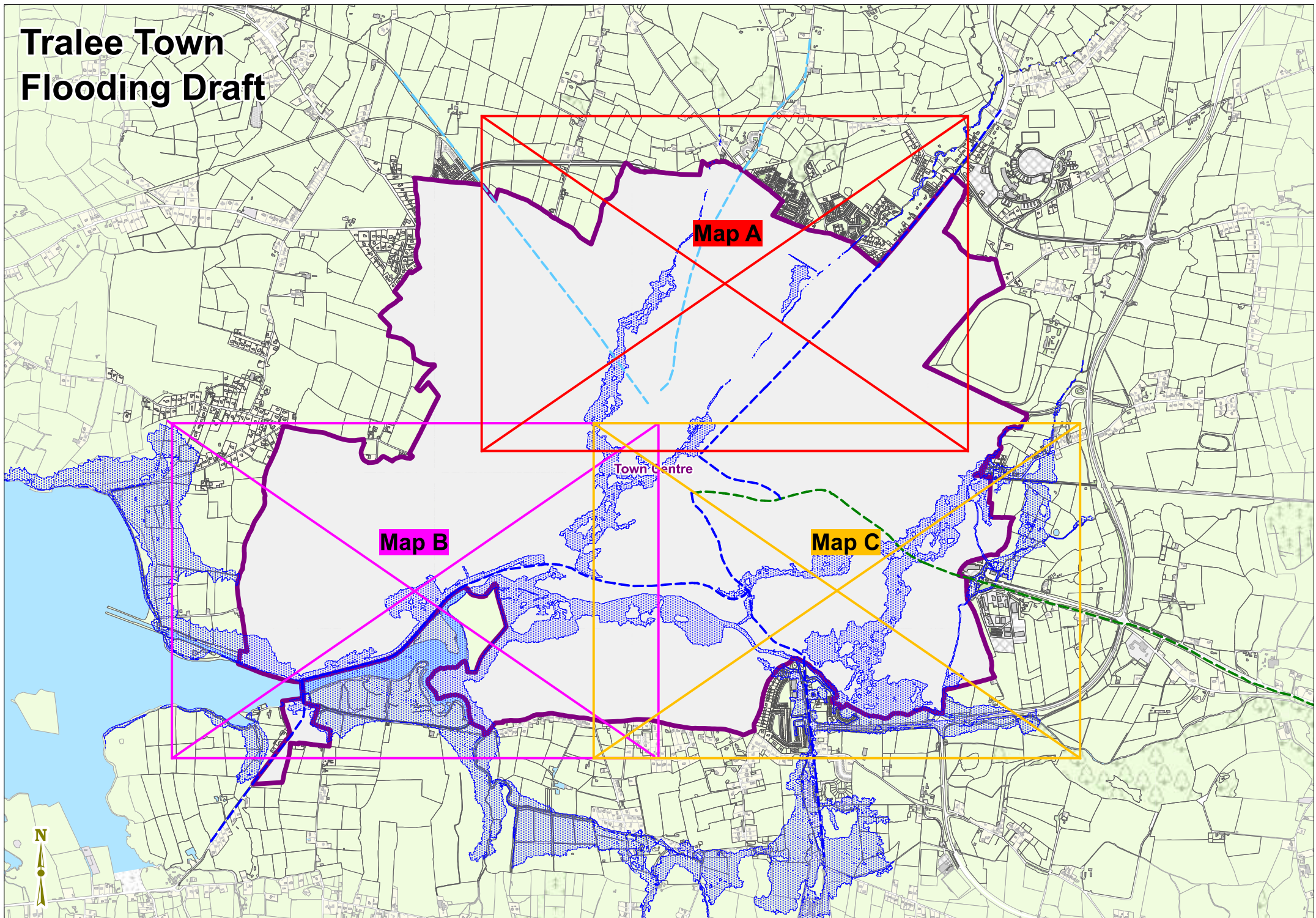


# Map



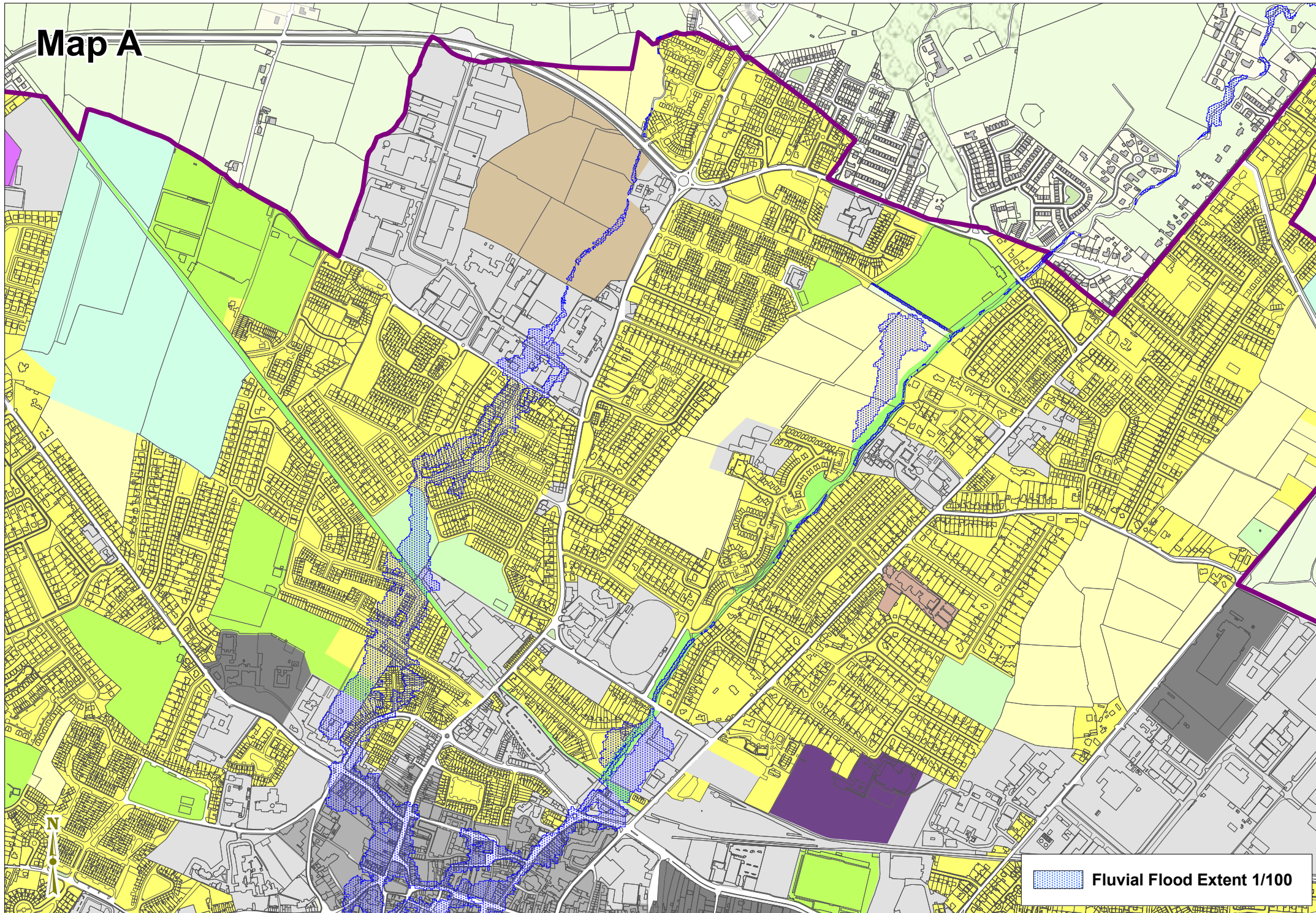
 Coastal Flood Extent 1/200

# Tralee Town Flooding Draft



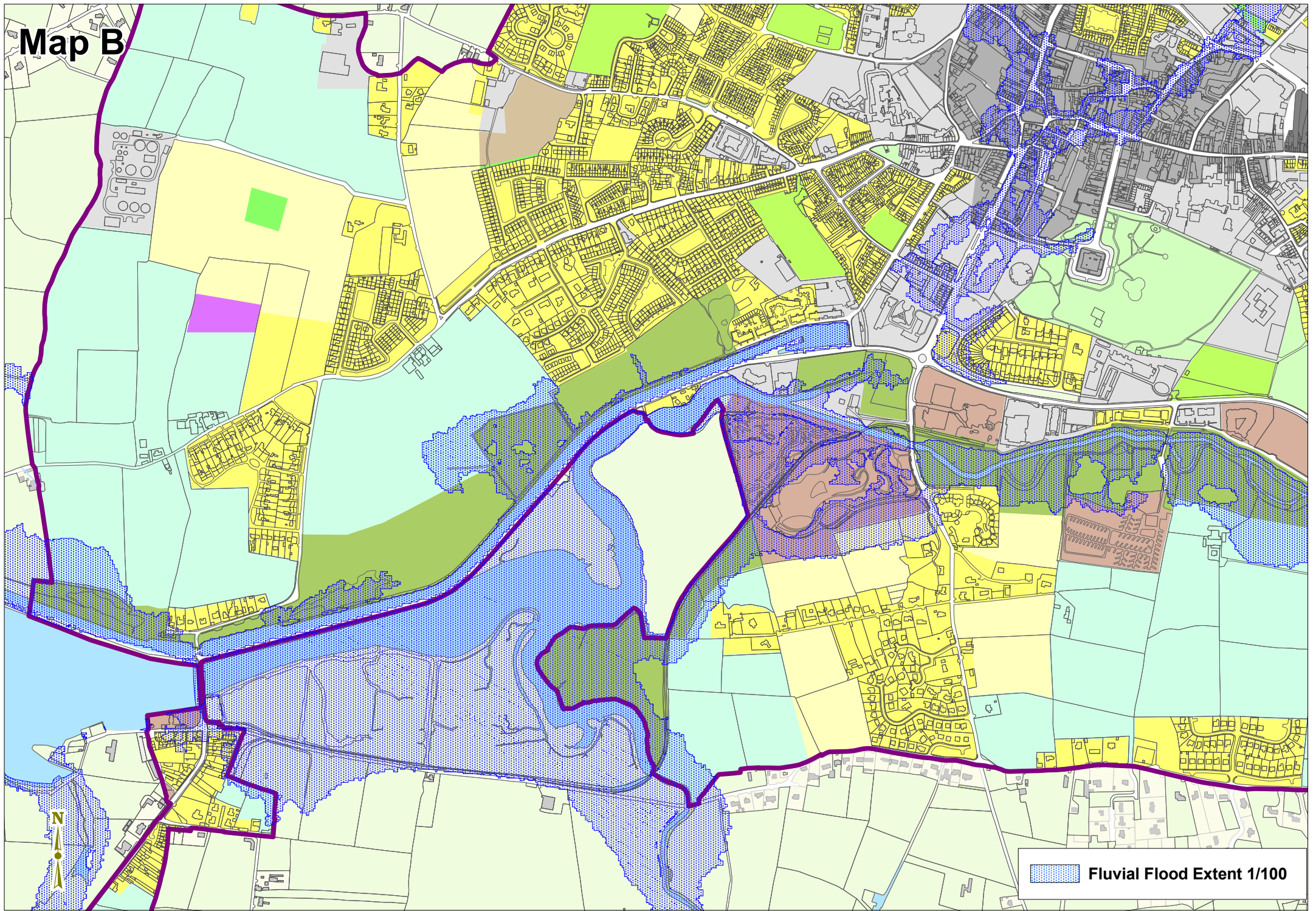


# Map A



 Fluvial Flood Extent 1/100

# Map B



 **Fluvial Flood Extent 1/100**

# Map C

