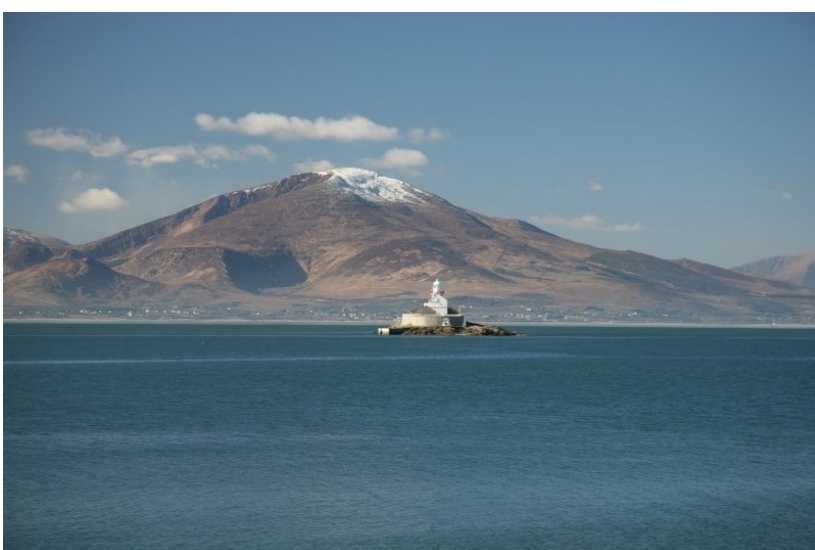
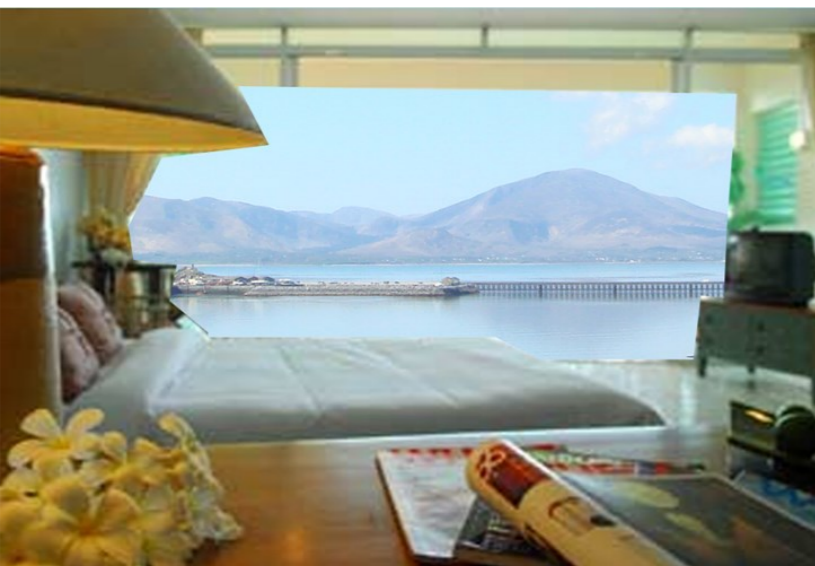
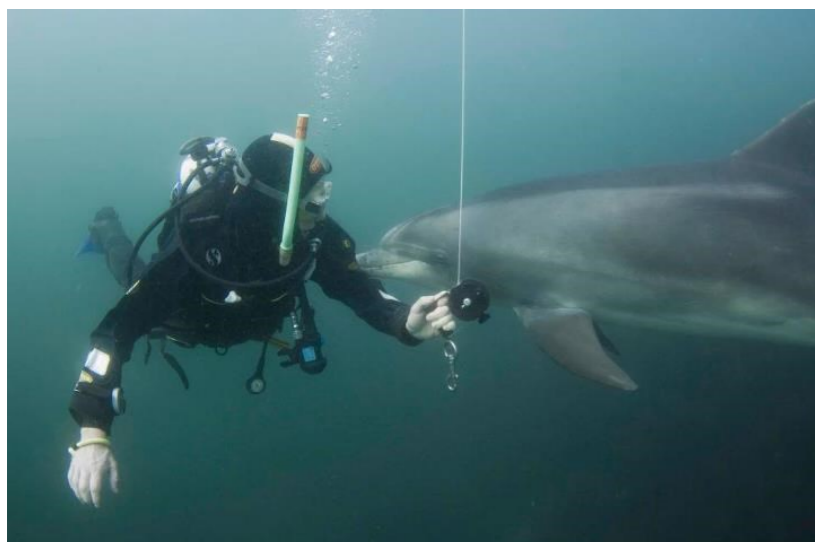




## Lands at Fenit, Tralee

Submission to Kerry County Council  
**Draft County Development Plan**

**February 2022**



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<b>Name of Client</b>	Boyle Home Developments Ltd.
<b>Address</b>	Unit 8, Manor Village, Kerry, V92 VYD9

**Site Location:**

<b>Address</b>	<b>Fenit, Tralee, Co. Kerry</b>
<b>Co-ordinates</b>	ITM 474040 615968

**Overview**

This submission relates to the latent potential for Fenit Village to develop into a regional tourism and recreation hub that would re-enforce the objectives of the Draft Development Plan. The key tourism objectives as outlined in Chapter 10 of the plan are as follows:

- *Adhere to the principles of sustainable tourism and have regard to its current and future economic, social and environmental impacts on local infrastructure, sensitive areas and sites, water quality, biodiversity, soils, ecosystems, habitats and species, climate change.*
- *Facilitate sustainable tourism development throughout the County and particularly in areas where tourism is currently underdeveloped and where there is a need for local tourism development initiatives including Greenways, Blueways, Peatways, Cycleways, Walkways and Marine Leisure.*

The specific reference of this submission relates to a land holding located at the entrance to the village which has the potential to be developed as an Amenity area for Fenit and the Greenway. The proposed use of the land would be anchored by a sustainable eco-friendly scheme incorporating accommodation and Maritime educational training facilities. This would act as a base for the following activities:

- A destination point on the Wild Atlantic way and Greenway /Blueway facilitating hikers, walkers and cyclists. Bicycle Storage will be provided along with EV charging points.
- Marine educational training courses– commercial diving, marine biology, reviving traditional fishing skills etc.—provision of appropriate wet-rooms
- A stop-over for locals and tourists to compliment the existing beach , sailing club, playground and Tralee Golf Club.
- Dining and function room facilities including weddings
- Long term quality residential accommodation in an accessible area.





Fencing along the Greenway



Greenway Amenities Area Diagram

The development of this site would be key in shifting the balance of Fenit from a dormitory village to an economically self sufficient town centre. Long term sustainable jobs would be provided through the facilitation of tourist amenities. A limiting factor is the lack of capacity at the current Waste Water Treatment Plant. Until the Treatment Plant is upgraded the below key objective cannot be approached.

**KCDP Chapter 10 - Objective 10-6**

- *Promote and facilitate tourism as one of the key economic pillars of the County's economy and a major generator of employment and to support the provision of facilities such as hotels, aparthotels, tourist hostels, cafes, restaurants and visitor attractions.*

This is the ideal location for tourist amenity facilities which could act as a gateway to the village as it would need a sizeable site to facilitate the operations of a sustainable development.

Similar Greenways in Westport and Waterford have shown that there is a need for amenity facilities and services along the route itself and not just at the beginning.



Greenway/Amenities Area Connection



Aerial showing extent of site boundaries.



Aerial with access areas through both sites shown.

### Thresholds & Boundaries

There is a need to fence off sections of the Greenway for a variety of reasons so opportunities to “break out” of this area of enclosure along the route should be promoted and ear-marked for suitable development.

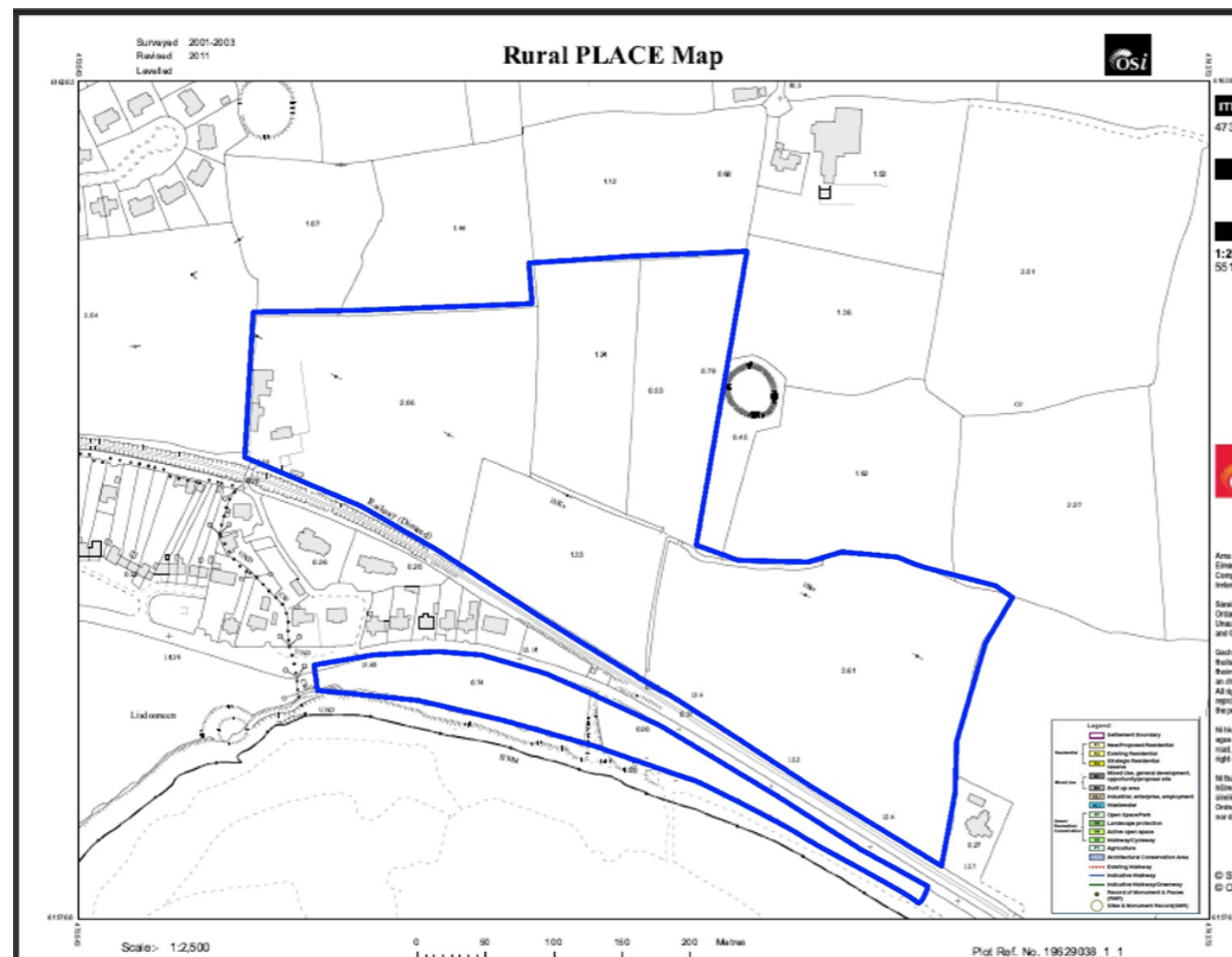
The land in question would further enhance the approach to the village of Fenit and the Greenway, making it more accessible and visible to the general public and serves as a visual marker for the presence of the route itself.



Close up view of main beach access



Overview of Site/Greenway/Road/Coast relationship



Site highlighted in blue

To help facilitate the development of this Amenity Area it is proposed to remove the land from the “Rural Areas Under Urban Influence” boundary contained in the Draft Development Plan. The extent of the legal boundary of the site is outlined in the image to the left.



The area that is proposed to be removed from the “Rural Areas Under Urban Influence” boundary is outlined in orange below in the map to the left. This revision is important in order to align the mapping with both the legal boundary and the physical boundaries that currently exist.