



**SUBMISSION ON THE DRAFT**

**KERRY COUNTY DEVELOPMENT PLAN**

**IN RESPECT OF LANDS LOCATED AT FAHA EAST, KILLARNEY, CO.**

**KERRY**

**PREPARED FOR SEAN O'MAHONY, FAHA, KILLARNEY, CO. KERRY.**

**TO: Damien Ginty, Senior Planner, Planning Policy Unit, Kerry County  
Council, Rathass, Tralee, Co. Kerry, V92H7BT.**

## **1.0 Introduction**

**1.1** We, Reeks Consulting Engineer have been retained by Sean O'Mahony to prepare this submission on the Draft Kerry County Development Plan in respect of circa. 4.5 acres of Land at Faha East, Killarney, Co. Kerry. The area of land is also clearly delineated on the attached Site Location Map.

**1.2** This particular section of land is located approximately 750m north of the Faha Cross intersection of the R563 and is located adjacent to the existing housing estates, Faha Court Bar and Woodlands Equestrian Centre which defines the centre of activity. The land is within easy walking distance of key amenity, service provision and within the existing 80km speed limit. Consideration should be given to extending the reduced speed limit to 50km east of the Woodlands Equestrian Centre as this is a very popular road for pedestrian. It is therefore respectfully requested that having regard to the location of the subject land and the surrounding characteristics that the subject land is zoned for New/proposed residential use.

**1.3** The purpose of this report is to secure appropriate residential zoning on the land. The report will seek to clarify to the planning authority and any interested third parties why zoning of the subject lands should be considered in the Draft Kerry County Development Plan and demonstrates how a proposed development would comply with national regional and local policies and guidelines.

## **2.0 Context of Landholding**

**2.1** The land at present is undeveloped and can be described as prime development potential, with access onto the main northern approach to the Faha Area. The land can be serviced via the public water supply and private sewage systems. Further more the lands can be easily linked with the centre of activity through the provision of the existing roads and footpaths and it is proposed to facilitate the development of the roads and footpaths as part of the overall development of these lands. The existing entrance is also located within the existing centre of activity. There is existing mains water network within existing developments that can connected to for any future development.

**2.2** There is currently no wastewater treatment plant for the Faha area. The existing developments are serviced by a number of one-off private systems and smaller communal systems. A larger communal treatment system could also be looked at for the Faha area like that of what was applied for under PRN 12/206 which was previously premature. If KCC are not in favour of more one off or smaller communal wastewater treatment systems then a larger communal Integrated Constructed Wetlands (ICW) could be constructed for the Faha Area. We understand that similar type systems have been constructed in north Kerry under the Lixnaw Integrated Constructed Wetlands as an Irish Water project and more recently by Ballygarry House Hotel as a private ICW which was granted planning under PRN 20/040. An ICW would be an ideal system for serving the Faha Area.

### **3.0 Submission of the Landowners**

**3.1** It is our opinion that the inclusion of these lands will give an opportunity to define the boundary on the northern approach and create a clear distinction between the centre of activity and country. Development of these lands would counter the proliferation of a linear form of ribbon development located on the outer lying extremities of the settlement at present and eliminate the infill site of unzoned lands that is being created.

The subject land is located approximately 0.75km from Faha Cross and Listry GAA and within easy walking distance of existing amenities. It is respectfully submitted to the planning authority that the subject land is located in closer proximity to the centre of activity than other residential zoned land, located on the northern approach into the Faha Cross Area.

Our client is anxious to apply for planning permission on the lands as soon as the residential zoning has been proposed and from there develop the lands.

The lands have not been highlighted as a flood risk in the CFRAM Maps.

The lands are strategically located close to the R563 Regional Route, within the existing 80km speed limit and if zoned the lands would also allow for a connection to the existing infrastructure and estates.

If the lands are not zoned New/proposed residential it could have huge financial implications on my clients.

Sean O' Mahony has a company situated within the grounds of Killarney Country Club, Faha, Killarney, Co. Kerry. The company is called Laharn Consultation Limited and trades as Licensed Premises of Ireland and is a national company that services hospitality businesses throughout the 26 counties. The company's head office is also at this site and the company has employees on site. This company has recently been awarded funding by The Local Enterprise Office to aid with the company's expansion. A number of new jobs will be created as a result. CRO number for the company is 688560.

#### **4.0 Compliance with Residential Zoning Criteria**

4.1 It is further submitted to the council that the zoning/development of the subject land would adhere with the European Charter of Pedestrian Rights in that it provides pedestrians with the right to live in an urban centre tailored to the needs of human beings and not to the needs of the car, given its location within walking and cycling distance of amenities and services in the centre of activity and on this basis alone, it is submitted to the planning authority that the subject lands should be appropriately zoned for New/proposed residential use.

#### **5.0 Requested Zoning**

5.1 It is respectfully requested that the subject lands in their entirety are included within the development boundary of the Draft Kerry County Development Plan and zoned appropriately for New/proposed residential use.

#### **6.0 Regional Planning Guidelines**

The South West Regional Planning Guidelines 2010-2022 is to provide a statutory based long term regional strategic planning framework, which reflect national spatial planning policy and inform the development policies of local authorities within the region. The aim of the Regional Planning Guidelines is to set out an overall strategic and sustainable approach to the future development of the region, in population and economic development, from the perspective of improving this region and the overall country as a location with the highest quality of life and an excellent location in which to live, work and visit.

The South West Regional Planning Guidelines supports the sustainable expansion of Faha Area. The Regional Planning Guidelines key issues:

*Having regard to the need to compete nationally and internationally, it is very clear that the south West needs to expand its economic base by focusing its economic strategy on the Gateway and on the Hub towns. The Cork Gateway has emerged as the powerhouse of the region and the future lies in building on this capacity, particularly through investment in knowledge-based industry and technical production.*

Clearly, the Regional Planning Guidelines want to focus development on the Gateways and Hubs, of which Faha is a part of in the Tralee/Killarney Hub. It is important to concentrate economic activity on specifically targeted locations in order to achieve the most benefit. The growth of Tralee/Killarney Hub will be achieved in part through the provision of an adequate supply of lands for residential development.

## **7.0 Housing Supply**

There is a shortage of housing supply throughout the Country, due to the lack of house construction over the past number of years.

The Kerry County Development Plan sets out the census population for Kerry Area with a large population growth. This creates a housing land. In order to adequately accommodate the population growth an appropriate level of lands need to be zoned for residential use.

It is considered that the lands have to be zoned for residential use so as to accommodate population growth. It is an objective of the Council to:

*Reserve sufficient lands at appropriate locations to facilitate and implement the Housing Strategy and its policies in a sustainable manner.*

We submit that the Council must ensure there is an adequate amount of a land zoned for residential development. It is an objective of the Kerry County Development Plan to reach a critical mass of population and jobs in order to strengthen and reinforce the economic output of the area. Achieving this critical mass will be reached in part through the adequate allocation of zoning land for residential use, as well as providing for employment uses.

The Tralee Killarney Hub Functional Area LAP states that:

*The housing land requirement for the towns include 50% headroom. The additional headroom is included to allow for the provision of competition, the avoidance of market monopoly and the non-availability of zoned lands.*

Clearly there is a need for additional provision of allocated lands for residential development to ensure for competition.

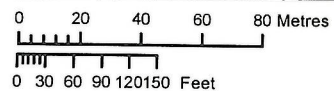
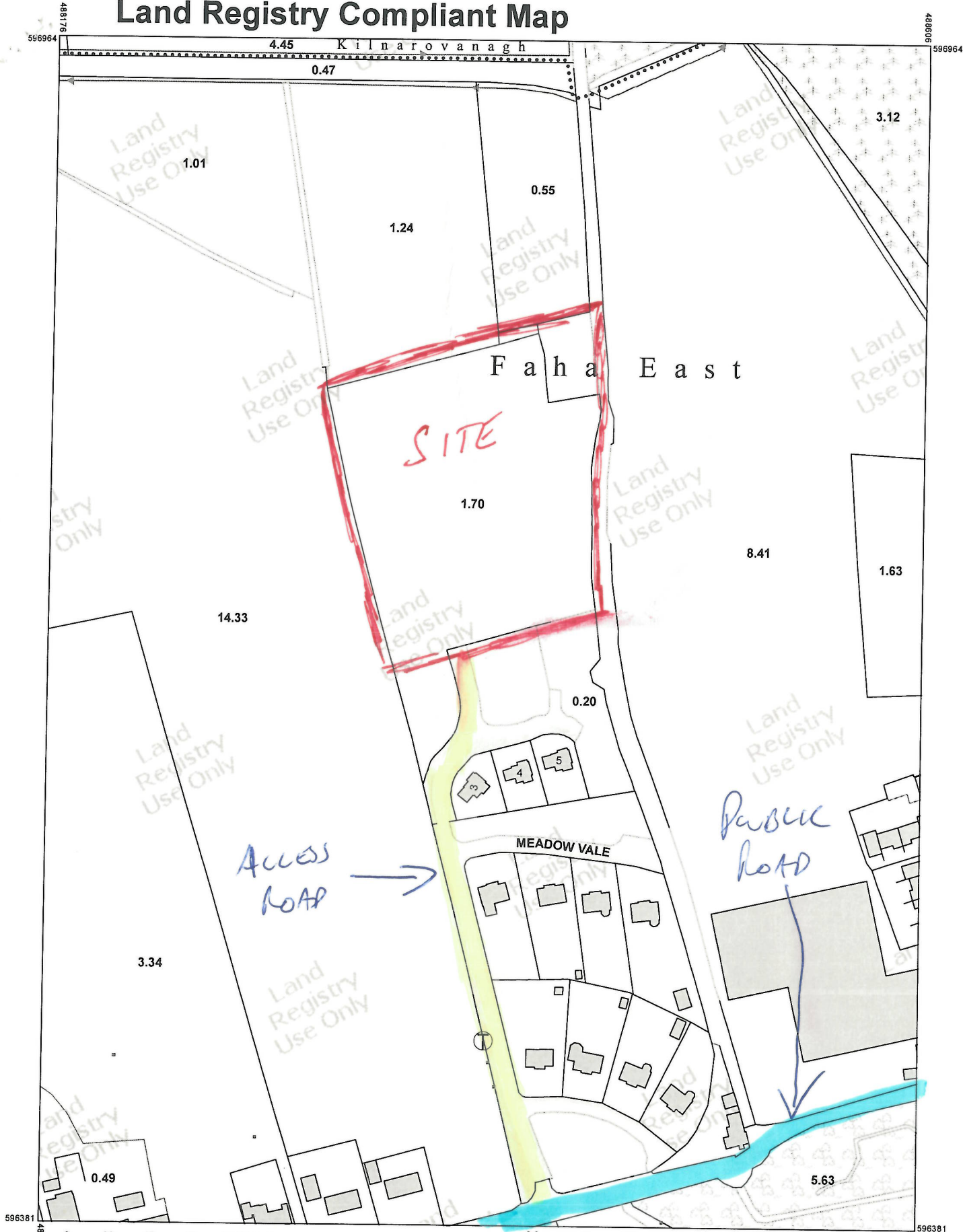
## **8.0 Conclusion**

It is considered that the Draft Kerry County Development Plan provides significant opportunity to co-ordinate the growth of the settlement in an era of reduced development pressure, particularly given its location close to Tralee, Killarney and Killorglin. The subject land provides significant opportunity at this juncture to reinforce the physical fabric of the Faha Area and advocates sustainable development practises making the most efficient and effective use of land that will otherwise become overly constrained over time by the continued pattern of block development along road frontage, which will sterilise the land to the rear.

The dezoning of lands in an area like Faha is a massive overreaction to a problem created in the smaller towns and villages of this Country during the Economic Boom. In fact, if dezoning these lands would appear to be a further impediment to Local Authorities to carry out the function of providing Housing.

We implore the Planning Authority to proposed New/proposed residential use status on these lands. Please exercise the skill and local knowledge that the Planning Authority do possess in order to allow for orderly development of Faha and to serve the people that you represent. Please do not place a further impediment to the growth of housing in the Faha Area.

# Land Registry Compliant Map



OUTPUT SCALE: 1:2,500



**CENTRE COORDINATES:**  
ITM 488391,596673

**PUBLISHED:** 12/12/2018  
**MAP SERIES:** 1:5,000  
**ORDER NO.:** 50038467\_1  
**MAP SHEETS:** 5992

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