

Damien Ginty,  
Senior Planner,  
Kerry County Council,

## **Re: Submission to Draft County Development Plan 2022 – 2028**

18 February 2022

### **Introduction and Site Context**

JWPM has prepared this submission to the Draft Kerry County Development Plan on behalf of Mr. John Ryall of Abbeydorney, Co. Kerry who is the landowner of the property identified in Figure 1 (below) of this document.

Under the current County Development Plan the land is zoned as Potential School Expansion Site ED-1 '*Lands for possible school extension, play area etc at an appropriate location*'. See Figure 2 for current zoning provisions.

The purpose of this submission is to request the re-zoning Mr. Ryall's land to incorporate both Village Centre Residential and Potential School Expansion Site ED-1 (See figure 3 page 4 for breakdown of suggested zoning).

Mr. Ryall's land is which are immediately adjacent to west of Abbeydorney National School and is bounded by the public road to the south, the old disused railway to the north and one off housing to the west. The area of Mr. Ryall's land is 0.63 hectares and is currently an open field and could be classed as an 'infill site'.

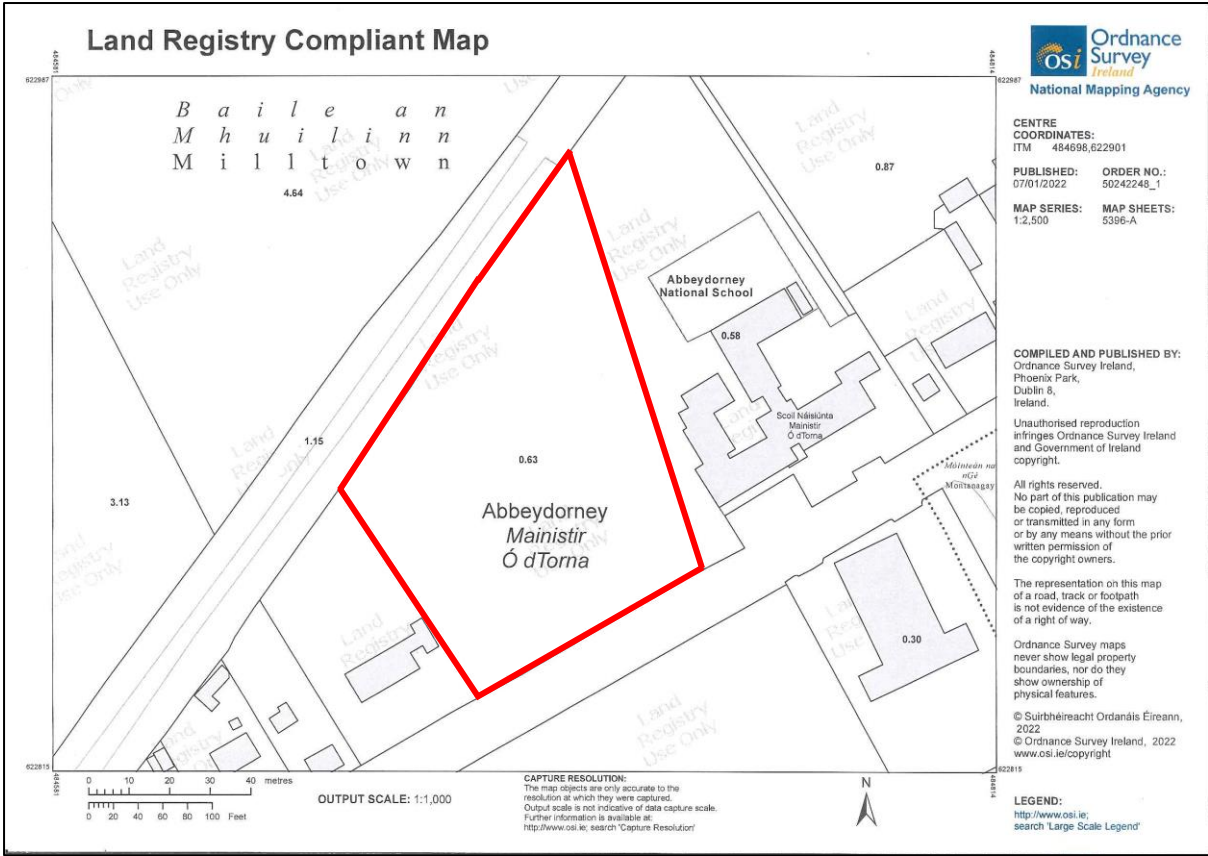


Figure 1: Original Land Registry Compliant Map showing Mr. Ryall's property outlined in red.

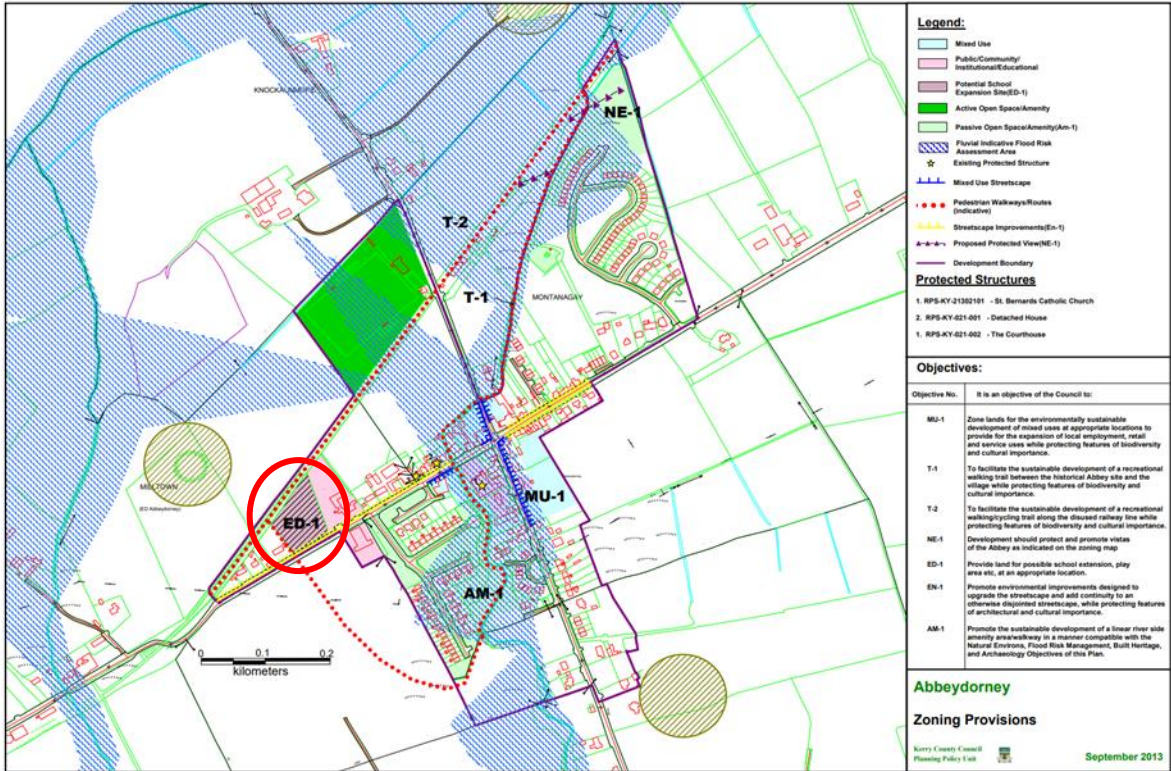


Figure 2: Original zoning (2013) Showing Mr. Ryall's Land to west of Abbeydorney National School zoned as Educational

## **Draft County Development Plan 2022 -2028 Policy Context**

Abbeydorney is identified as a village which serves a rural hinterland. The rural hinterland around Abbeydorney village is identified as a 'Rural Area Under Urban Influence'.

Throughout the lifetime of this plan the villages of Kerry are predicted to have a population growth of 552 people and a subsequent housing need of 432 units. Abbeydorney, in part due to its location just 9km from Tralee and its village structure, is an attractive village for settlement and will certainly play its part in providing the projected additional housing units over the lifetime of this plan.

The following Development Objectives are relevant to this submission:

KCDP 3-5	Strengthen the social and economic structure of rural towns and villages by supporting the re-use of existing buildings and the regeneration of under-utilised buildings and lands.
KCDP 4-1	Support and facilitate the objectives and actions in Housing for All (HfA) to regenerate towns and villages, to tackle dereliction, vacancy, to deliver site assembly opportunities and to promote the sustainable development of land to achieve compact growth and increased population in these centres.
KCDP 4-2	Facilitate and support the sustainable development of towns and villages of sufficient scale and quality to be drivers of growth, investment, and prosperity.
KCDP 4-10	Facilitate and support the implementation of Village Design Plans and other community led projects, in a sustainable manner, to enhance village environments and promote consultation and engagement with local communities and stakeholders.
KCDP 4-60	Ensure that any new development in District Towns, Villages and small village Settlements respects the scale and character of the existing settlement.
KCDP 6-48	Facilitate the provision of childcare facilities and new and refurbished schools on well-located sites within or close to existing built-up areas, that meet the diverse needs of local populations.

### **Rationale for Submission**

There will be a growing need to expand and develop existing sites within the Abbeydorney village boundary and Mr. Ryall's site is ideally located within the development boundary of Abbeydorney.

Section 4.3.1 of the draft County Development Plan notes *"It is an objective of this plan to encourage the redevelopment and renewal of town and village cores rather than continual expansion and sprawl of settlements out into the countryside. A target of at least 30% of new housing should be delivered within the existing built-up areas of settlements on infill and/or brownfield sites"*. As the rural areas around Abbeydorney village are identified as a 'Rural Area Under Urban Influence' then clearly making more land available for housing within Abbeydorney will help relieve the pressure on new housing in the rural hinterland, allow for compact growth and restore density to Abbeydorney village. Mr. Ryall's site is ideally located to help meet this requirement.

Section 7.3 of the draft County Development Plan notes *"Support a sequential approach to residential development in which the first-choice location for new housing is within the built-up area of towns and villages, while maximising under-utilised infill and brownfield lands within town and village centres"*. Again Mr. Ryall's site, as an 'infill site' is ideally located to meet this requirement.

The site is ideally located with suitable access to the public road and to all services in the local area. To facilitate the objectives and actions in 'Chapter 7: Housing for All (HfA)', *"opportunities must be provided to promote the sustainable development of villages"*, a small-scale housing estate or one-off dwellings on this site would achieve this objective.

The above points clearly would help achieve Kerry County Council's stated objectives of KCDP 3-5, KCDP 4-1, KCDP 4-2 and KCDP 4-60.

There have been several extensions added to school in recent years and the school has approx. 153 students currently enrolled. The size of the current school grounds are adequate to provide for this number of students along with the projected increases during the lifetime of this plan. However, Mr. Ryall, as a member of Abbeydorney community for all his life, is aware of and would like to support the ability of the school to expand beyond the lifetime of the draft County Development Plan. Therefore, we have identified 0.202 hectares of Mr. Ryall's land, directly adjacent to the school which Mr. Ryall would be willing to leave open for possible expansion of the school and retain its current zoning.

This is more than adequate to allow for additional play areas, class rooms, enhance the schools access to the proposed Greenway to the north and also would help to provide safer drop off zones beyond the lifetime of this and many more County Development Plans. This would be help achieve the stated objective of KCDP 6-48.

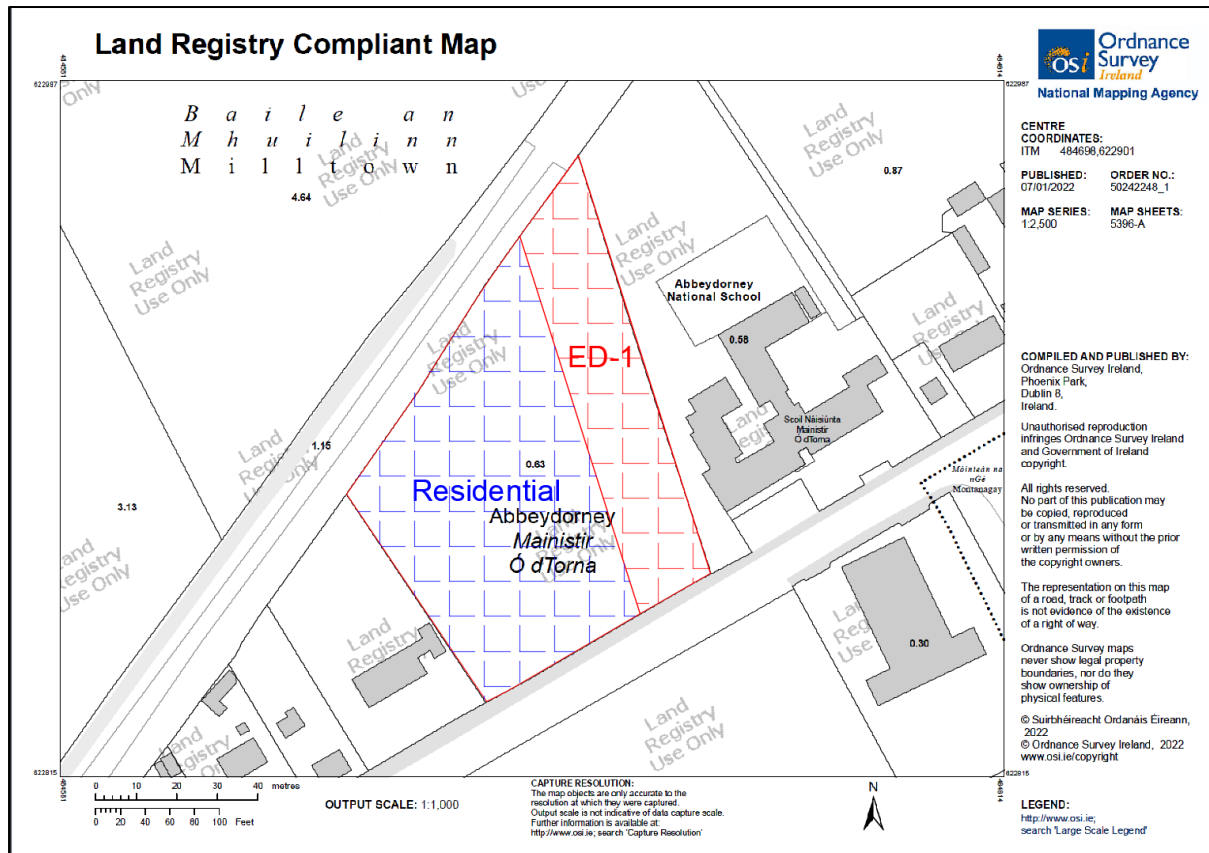


Figure 3: Proposed zoning of lands: Educational 0.5 acres or 0.202 hectare & Residential 1.05 acres or 0.428 hectare.

## Conclusions

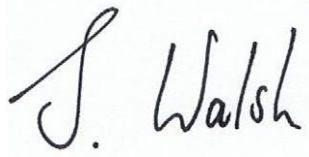
This submission has highlighted the planning policy associated with Mr. Ryall’s site and the Abbeydorney village in particular. This submission has also set out why the zoning of Mr. Ryall’s can be changed to a mixture of residential and Education whilst still ensuring:

- a) Availability of land for future expansion of Abbeydorney national school, with landowner willing to selling part of land to Abbeydorney national school.
- b) Availability of land for the school to improve the drop-off and collection during busy periods.
- c) Enhanced access for the school to the old railway line walkway (soon to be a Greenway) and provide safe access to GAA pitch amenity.
- d) The landowner can provide housing on the property. Mr. Ryall’s land is ideally located within village boundary, suitable for one off dwellings or a small housing estate to meet ever growing demand for housing and meet the policy objectives of Kerry County Council.

Furthermore, if this property is to remain zoned as ‘Educational’ it could be 20+ years, if ever, before the school require expansion and Mr. Ryall’s property would remain as an underutilized infill site in direct contravention of the stated objectives of the draft County Development Plan.

We encourage Kerry County Council to consider our proposal as set out in this submission.

Sincerely,

A handwritten signature in black ink that reads "J. Walsh". The signature is written in a cursive style with a large, stylized initial "J" and a period following it.

Jeremy Walsh BE CEng MIEI  
on behalf of Mr. John Ryall