

CLIENT: Mrs Maria Fearon

PREMISES: Killahane, Fieries, Co.Kerry.

DOCUMENT TITLE: Submission to Draft County  
Development plan 2022-2028

REFERENCE & DATE: 0323-RT-01-A 22-02-2022

**BUILDING COMFORT.**



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# 1.0 Introduction

## 1.1 Introduction

JWPM has prepared this submission to the Draft Kerry County Development Plan on behalf of Mrs. Maria Fearon who is the landowner of the property at Killahane, Fieries, Co. Kerry identified in Figure 1 (below) of this document.

The purpose of this submission is to request the inclusion of Mrs. Fearon’s land within the settlement of Fieries and to zone the land as ‘Industrial, Enterprise and Employment’.

# 2.0 Site Context

## 2.1 Site Context

Mrs. Fearon’s landholding is located to the east of Fieries village as outlined in Figure 1 (below). To the north, the land is bordered by the public road R561, which runs between Fieries and Farranfore and connects to the N22, which links Killarney and Tralee. The land is bordered to the west by the Kerry Food Hub, and its southern and eastern boundaries are defined by sod and stone ditches to open fields.

Water and telecom services are available on the public road to the north with foul, storm and electrical services available immediately to the west of the property. The area of Mrs. Maria Fearon’s land is 1.62 hectares and is currently an open field. The site is located just outside of the development boundary as per Figure 2.

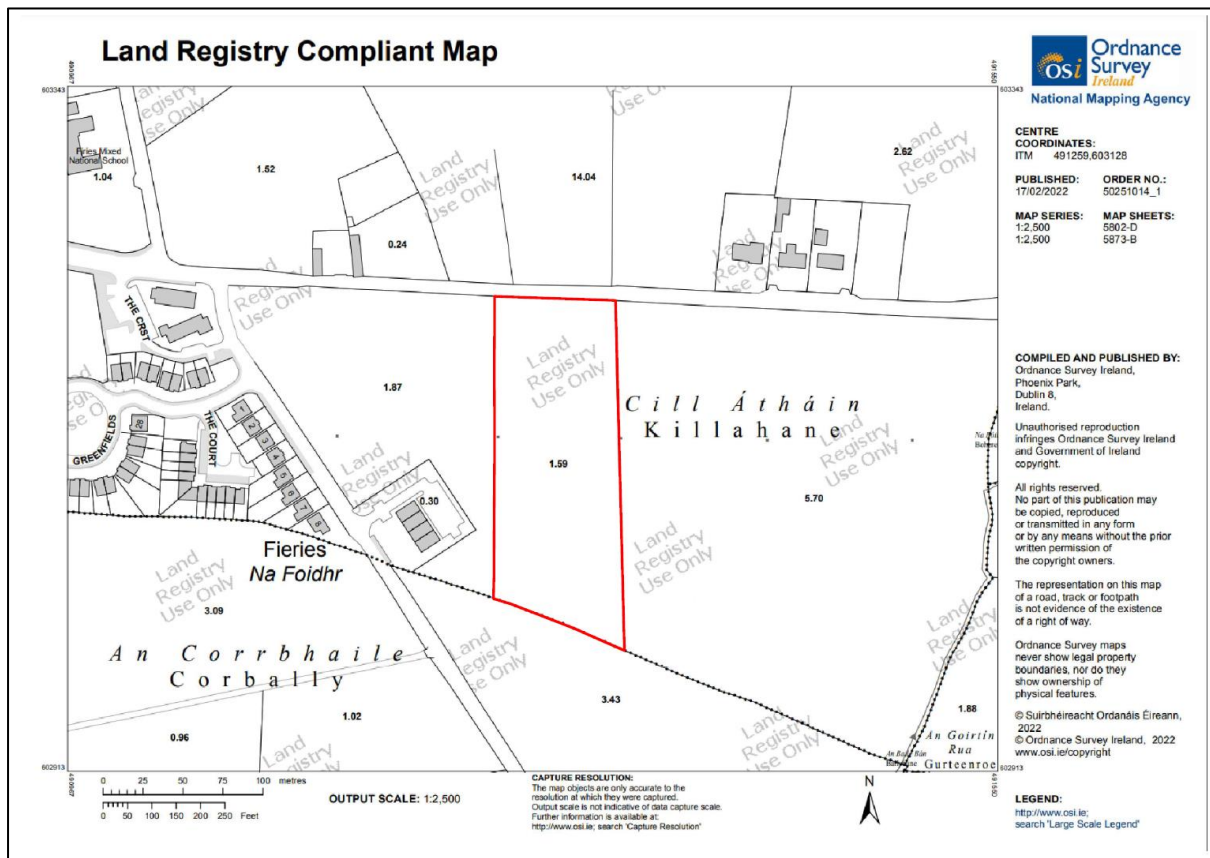
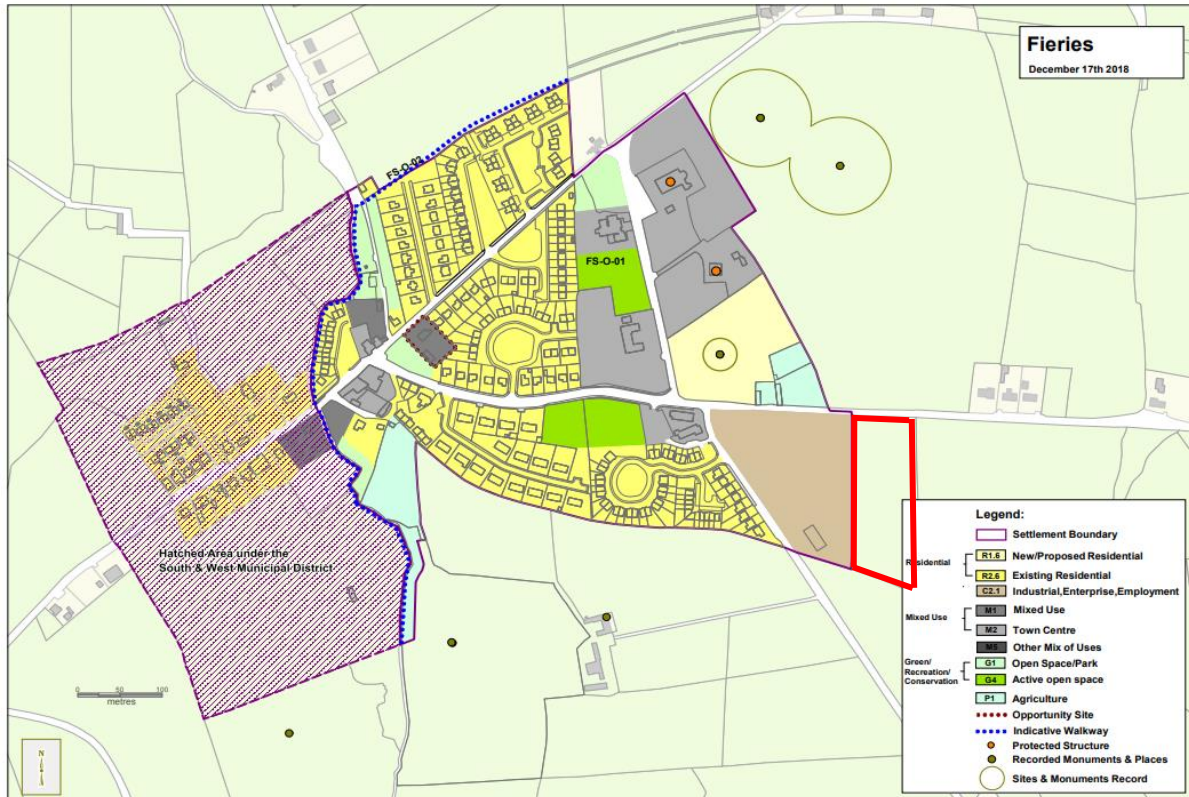


Figure 1: Site Location (Outlined in Red):1.62 hectares



**Figure 2:** Killarney Municipal District Local Area Plan 2018-2024 (Site outlined in Red): Showing no zone classification for the site.

## 2.2 Planning History

There is no Planning history for the site.

## 3.0 Planning Policy Context

### 3.1 Regional Spatial & Economic Strategy

Fieries is located in the centre of the Kerry Hub and Knowledge Triangle. The Kerry Hub and Knowledge Triangle is identified in the Regional Spatial & Economic Strategy (RSES) as an economic driver for the Region and its future growth is key to the sustainable development of the county through the provision of employment opportunities, high level training and research opportunities as well as being a catalyst for further economic activity in the more peripheral areas of the county.

### 3.2 Kerry County Development Plan 2015-2021

Fieries has been identified as a ‘District Town’. The county development plan objective ES-20 & ES-21 note the following in respect to development of district town:

Regional/District Towns and Villages	
It is an objective of the Council to:-	
ES-20	Support the sustainable growth and economic development of Regional/District towns to drive economic development throughout the County and to act as catalysts for sustainable development within their hinterlands.
ES-21	Support the sustainable strategies for economic growth as set out in current local area plans for towns and villages and any subsequent updates/ reviews.

### 3.3 Killarney Municipal District Local Area Plan 2018-2024 & Corca Dhuibhne Electoral Area Local Area Plan 2021-2027

The Killarney Municipal District Local Area Plan 2018-2024 & Corca Dhuibhne

Electoral Area Local Area Plan 2021-2027 notes that the vision for Fieries is to create an attractive, vibrant district town for existing and future incoming residents and to expand its economic base through the further development of local employment and enterprise opportunities.

The above plan further notes that Fieries is also to be the primary focus for the development of the surrounding rural areas. The consolidation of the settlement, the expansion of employment opportunities and improvement of local services and facilities is to be encouraged.

### 3.4 Draft Kerry County Development Plan 2022 – 2028

Fieries is identified as a district town which serves a rural hinterland. The rural hinterland around Fieries village is identified as a ‘Rural Area Under Significant Urban Influence’. The Draft County Development Plan notes in Section 9.7.6 that “*Agriculture has traditionally been the most important contributor to rural economies, and it remains important as a significant source of income, providing both direct and indirect employment and as an integral component of the economy of Kerry*”.

Later in Section 9.7.6.1 on the Food Hubs the Draft County Development Plan notes the following “*The development and expansion of the Food-Hub Network in the County is an important element in the growth of the indigenous food industry in Kerry, supporting local producers and locally sourced ingredients producers. The **Kerry Food Hub** provides production facilities for start-up food entrepreneurs and growth directed food businesses. Blending naturally into the local environment, phase one (Concept to Launch) of this purpose-built facility on a greenfield site near Fieries village began operations in 2016 with four units of 1000 ft<sup>2</sup> each finished to food-grade industry standards. Kerry Food Hub is a community run facility that aims to support job creation, encourage up-skilling, promote food tourism and will provide an online platform to connect buyers with artisan food producers. The Kerry Food Hub is currently expanding its facilities.*”

The following Development Objectives are relevant to this submission:

<b>KCDP 3-5</b>	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.
<b>KCDP 4-2</b>	Facilitate and support the sustainable development of towns and villages of sufficient scale and quality to be drivers of growth, investment, and prosperity.
<b>KCDP 4-2I</b>	Promote development and actively seek public and private partners to utilise available space, that can generate more jobs and activity within existing towns and villages, subject to developments meeting appropriate planning standards and in line with growth targets.
<b>KCDP 9-8</b>	Support the further development of the Kerry Hub & Knowledge Triangle and the North Kerry/ Shannon

	Estuary Networks and their potential to create substantial economic benefit to the County.
<b>KCDP 9-9</b>	Maximise the amount of employment growth and enterprise creation across all economic sectors and ensure that growth is distributed in a sustainable manner across the County in accordance with the Settlement Strategy.
<b>KCDP 9-11</b>	Encourage employment growth in rural towns to support the population of these towns and their wider rural catchments.
<b>KCDP 9-16</b>	Ensure there is sufficient quantity and appropriate types of lands zoned for commercial, enterprise and/or industrial uses to facilitate a range of enterprise development and a mix of employment creation across all business and industry sectors in settlements in accordance with the Settlement Hierarchy.
<b>KCDP 9-55</b>	To support and facilitate the development of food-hubs as a contributor to the growth of the indigenous food industry in Kerry, supporting local producers and locally sourced ingredients producers.

## 4.0 Rationale for submission

### 4.1 Fieries as a Location

As a 'District Town' that serves a large rural hinterland Fieries is well placed to be a driver of local growth, employment, investment and prosperity, particularly through agricultural based enterprise which is "*an integral component of the economy of Kerry*". There is sufficient infrastructure in the village to accommodate an expansion of commercial function with a modern sewerage network and treatment plant designed to accommodate a population equivalent of 1,500. Significant infrastructural upgrade works to the R561 have also been provided in the village with construction of new footpaths, under-grounding of overhead lines and installing of public lighting and the overlay of some of the village's road surface in recent years.

Fieries is strategically located in mid Kerry on the R561, approximately 3.3km west of Farranfore and east of the N70 and Castlemaine. Tralee and Killarney are located 16km and 14km to the north and south respectively. The village is well established with a sustainable village form where all local facilities and amenities are within walking distance. As noted within the Killarney Municipal District Plan 2018-2024 the commercial function of Fieries "*has potential to expand*". Fieries is also strategically located in the centre of the Kerry Hub and Knowledge Triangle. For these reasons there is growing interest in the use of Fieries as a commercial base and hence a growing need for additional land to be zoned 'Industrial, Enterprise and Employment'.

The above points clearly would help achieve Kerry County Council's stated objectives of KCDP 3-5, KCDP 4-2 and KCDP 9-8, KCDP 9-9 and KCDP 9-11.

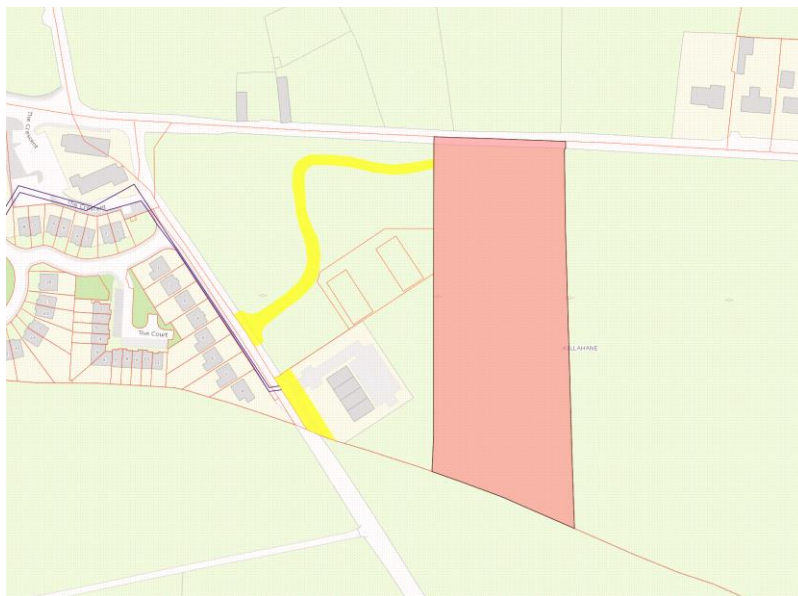
## 4.2 Advantages of Mrs Fearons property

Many of the newly constructed facilities in the Kerry Food Hub are fully booked and will require more development in the future. Furthermore, any of the Food Hub's successes may need to increase their production in the future and it would be beneficial to all parties to keep them in Fieries. Mrs Fearon's lands are directly adjacent to the Kerry Food Hub and zoning of said lands as 'Industrial, Enterprise, Employment' would provide land access for future expansion of the Kerry Food Hub beyond the development plan's lifespan.

As noted above there is a clear potential and interest in expanding the commercial function of Fieries. Currently there is only one 2.17 hectares plot of land in Fieries zoned for 'Industrial, Enterprise, Employment'. Mrs. Fearon's site, situated directly to the east of the current zoned plot, will add another 1.59 hectares of 'Industrial, Enterprise, Employment' zoned lands which will permit Fieries to reach its commercial potential.

As noted above Mrs. Fearon's land is contiguous with the existing 'Industrial, Enterprise, Employment' zoned plot of land and though it is outside the current settlement boundary a zoning of Mrs. Fearon's land would still allow spatially sequential development. Mrs Fearon's site has access to all the services required for such development

Mrs. Fearon's site also has a right of way access through the current 'Industrial, Enterprise, Employment' zoned plot. This provides an additional access to the site via the local road, removing reliance on an entrance on to the R561 and would integrate the site with the existing 'Industrial, Enterprise, Employment' zoned plot.



**Figure 3 :** Extract from Land Direct showing right of way onto local road shown in yellow from Mrs Fearon's site

The above points clearly would help achieve Kerry County Council's stated objectives of KCDP 4-2, KCDP 9-8, KCDP 9-16 and KCDP 9-55.

## 5.0 Conclusion

This submission has highlighted the site context, planning history and planning policy context associated with Fieries, particularly in relation to the potential of Fieries to expand as a driver of local growth employment, investment and prosperity. This submission also sets out why the proposal to re-zone Mrs Fearon's land as 'Industrial, Enterprise, Employment' is in line with Kerry County Council's stated objectives. These can be summarised as follows:

- a) Fieries strategic location and large rural hinterland will ensure an expanding interest in the use of Fieries as a commercial base.
- b) Mrs Fearon's site is located directly adjacent to the expanding Kerry Food Hub.
- c) Currently only one plot in Fieries is zoned 'Industrial, Enterprise, Employment'. Mrs Fearon's land will provide additional land to meet the growing requirement for commercially zoned property in a contiguous, spatially sequential manner.
- d) Mrs Fearon's property has access to all services required for such a development.
- e) Mrs Fearon's property has the potential to be integrated in to the existing 'Industrial, Enterprise, Employment' zoned plot.

We encourage Kerry County Council to consider our proposal that Mrs. Fearon's property be zoned 'Industrial, Enterprise, Employment' and be included within the settlement boundaries of Fieries.

**Yours Sincerely,**

**Signed:**  **Date: 22/02/2022**

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