



## 7. Settlement Consolidation Sites (Opportunity Sites)

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The identification of Consolidation Sites (Opportunity sites) has a critical role to play in achieving the core strategy and, in particular, the NPF policy objectives for consolidation and compact growth. Sites have been identified in the key towns of Tralee and Killarney and also in Listowel.

These 'Settlement Consolidation Sites'/Opportunity sites are:

- located within the existing built-up area and in many cases are within or adjoining the core town centre.
- have the potential to deliver significant housing provision or commercial or employment and/or mixed-use development.
- have the potential to generate wider regeneration of the existing built-up area and in particular the core town centre area.

The development of these Settlement Consolidation Sites is vital to achieving core strategy requirements and compact growth and the Council will prioritise actions in support of their development. An increased level of residential density and building heights will be permitted on these sites subject to appropriate design and integration. Additional incentives to develop these lands also apply such as reduced development contributions and parking requirements.

The tracking of the development of any such sites is also a key monitoring exercise of the implementation of the development plan.







