

Development Plan Submission

Proposal for Re-Zoning of Lands in
“Mounthawk”,
Bracker O’Reagan Road, Mounthawk, Tralee

r000 20 February 2022



EXECUTIVE SUMMARY

This submission is made on behalf of Stillwater Developments, and is submitted to Kerry County Council in the context of the Draft Kerry County Development Plan 2022-2028, following the Public display of same.

The contents of this report deals directly with a 2.15Ha (5.3 Acre) greenfield site with 165m of road frontage along Bracker O'Reagan Road, in an area surrounded by existing residential development.

The site may be summarised as follows;

Beneficial factors of subject site:

- potential to satisfy residential land requirements of Development Plan
- located within easy commuting distance of Tralee Town Centre
- avails of various amenities, business, services, schools etc
- adjacent to existing Mercy School
- viable indigenous established employment
- opportunity for sustainable planned development in City Hinterland
- greenfield site means no loss of native habit through development
- offers opportunity to counter urban sprawl
- potential for the provision of ~58 dwellings
- utilises existing entrance / local road
- reduces requirement for rural based ribbon development
- offers increased connection for pedestrian / cycle access to town centre
- located at an elevation which avoids flooding
- development on the subject lands will not result in loss of native habitats



FIG 1: SUBJECT SITE HIGHLIGHTED / QDM ARCHITECTURE / SOURCE: BING MAPS

DESIGN TEAM

The application has been prepared by the following :-

QDM Architecture
19 South Mall, Cork

E-mail: info@qdmarchitecture.com

2. SITE CONTEXT

2.1. SUBJECT SITE IN CONTEXT WITH TRALEE

The site is located within the Tralee Town functional area, about 1 kilometer north-west of the town centre within the Mounthawk area. The site is located within close proximity of the primary retail and employment zones. The site has excellent connections to road infrastructure and connects to Bracker O'Regan Road and Tralee bypass road is also relatively easily accessed from the site via a few connecting roads which allows for easier access to Killarney.

The roundabout in close proximity to the site to the west connects to the R511 (south) providing direct access to the town centre, the R558 (west) connecting to the Spa and Fenit, the R511 (north) connecting to Ardfert and Ballyheigue.

2.1.1. Immediate Context

The subject site is a greenfield site which spans an area of approx. 2.15 hectares [5.3 acres] see Figure 2. The site has frontage and access onto Bracker O'Regan Road which forms the entire western boundary of the site, a road frontage of approximately 165m. The site is bounded to the north by the Orchard Estate residential development, and an agricultural field to the East of that, the subject lands are bounded to the South by the existing Mercy Secondary School Mounthawk

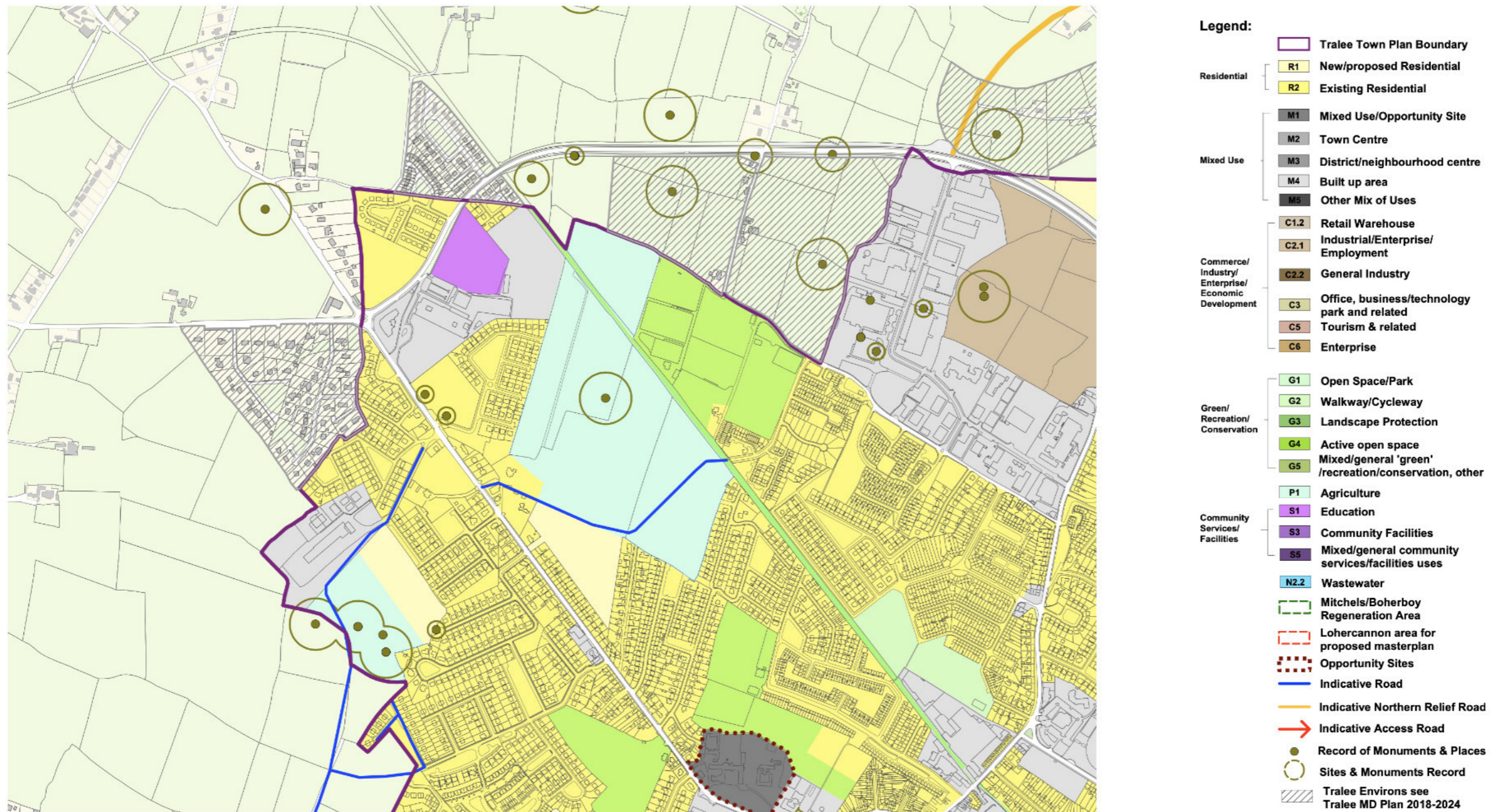


FIG 4: DRAFT ZONING (DEVELOPMENT PLAN 2028) / QDM ARCHITECTURE

3. ZONING OF SUBJECT LANDS

3.1. DRAFT & PROPOSED ZONING

The Draft Kerry County Council Development Plan shows the entire site zoned as S1 (Educational), with the surrounding Mercy Secondary School as M4 (Built Up Area), refer to Fig 5.

We would propose an alteration to provide for approx 2.0Ha of the subject lands to be zoned for residential use, with the remains 0.15Ha to be gifted to the school ignorer that they may have better access to their playing fields to the East of the subject lands.

3.1.1. Draft Zoning in 2028 Development Plan

It is proposed to zone the site as S1 (Educational). The entire Mercy Secondary Schools site (buildings, carpark & playing fields) has been zoned M4 (Existing Built Up area). Refer to Fig 5.

SUBJECT SITE: The subject site are located within surrounding residential areas, the school has sufficient lands for current and future needs, as such zoning the lands to Educational use is of no benefit.

3.1.2. Proposed Zoning for the 2028 Development Plan (Fig 6)

Following discussions with the board of Mercy Secondary School it was established that subject to a simple land transfer (Fig 6 & Appendix A) a land transfer of a segment of the subject lands to facilitate an access corridor to the rear of their site would be sufficient for the needs of the school.

In short, there is no need for the extent of the lands to be zoned for Educational use.

We propose to re-zone the subject lands in accordance with Fig 6.

SUBJECT SITE: The subject when zoned educational is excess to the requirements of the adding school. A land transfer as indicated will facilitate bot residential and educational use.

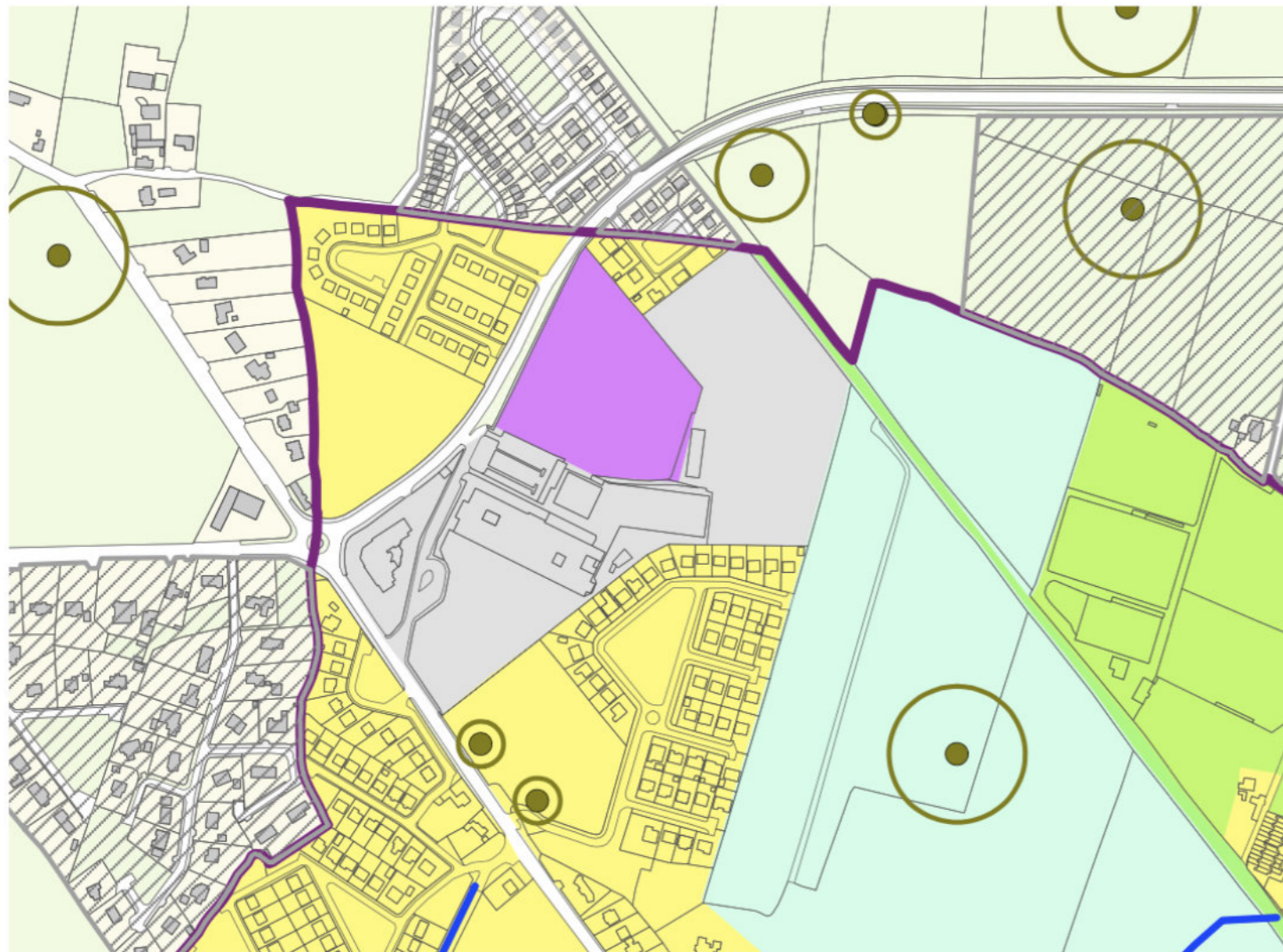


FIG 5: DRAFT ZONING (ENTIRE SITE S1) / QDM ARCHITECTURE



FIG 6: PROPOSED ZONING (S1 & R1) / QDM ARCHITECTURE



4. TRANSPORT

4.1. TRANSPORT OPTIONS

The subject site enjoys connectivity with public road network there is no adjacent public transport, as is the case for the majority of Tralee.

Fig 7 - Primary Transport Routes opposite gives an overview of the current transport arrangements available to the subject site.

4.1.1. Private transport - vehicular

The subject lands are located 2,000m from the centre of Tralee. A school is located adjacent to the site to the South, which would serve the needs of future development.

The overall land holding enjoys extensive road frontage with the Bracker O'Reagan Road, any future development shall utilise the existing site entrance which benefits from existing sightlines.

SUBJECT SITE: Proximity to the established town centre of Tralee will lead to a reduction on private vehicular travel.

4.1.2. Private transport - walking

From **Fig 8 - Pedestrian Connectivity - Walking Distance** below we can see that the walking distance from the subject site to the limits of Tralee centre is a modest 2,000m.

The location of the site would encourage more sustainable development, within the context of the desired "15 Minute Neighbourhood", as it is within walking distance of the established commercial core, amenities, entertainment, schools and public transport routes.

SUBJECT SITE: The subject site benefits from being located within walking distance of Tralee town centre, education, amenities and employment opportunities.



FIG 7: PRIMARY TRANSPORT ROUTES / QDM ARCHITECTURE / SOURCE: BING MAPS

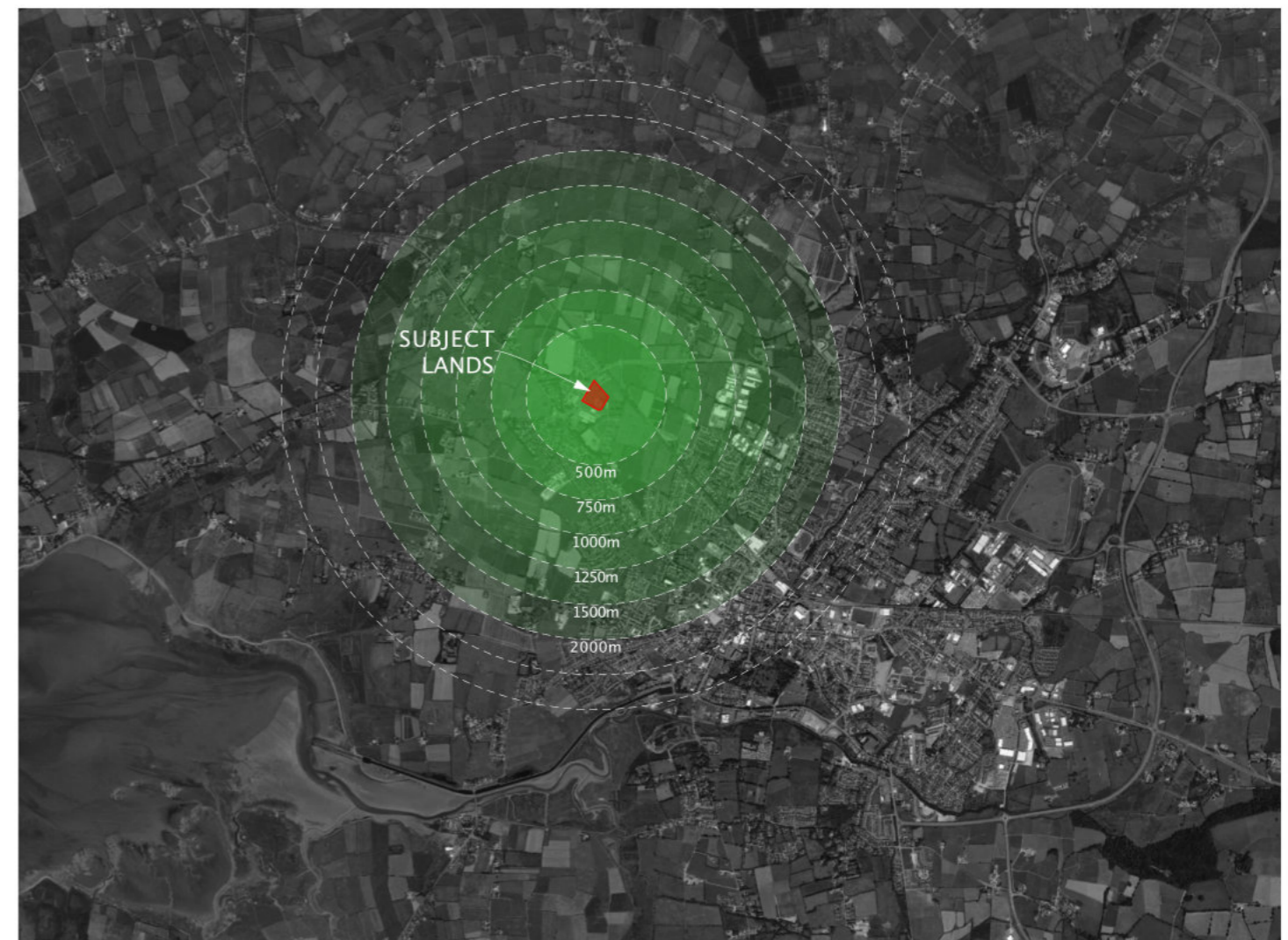


FIG 8 - PEDESTRIAN CONNECTIVITY - WALKING DISTANCE / QDM ARCHITECTURE / SOURCE: BING MAPS

5. DEVELOPMENT POTENTIAL OF SUBJECT LANDS

5.1. SUSTAINABLE DEVELOPMENT POTENTIAL

As discussed in the previous sections, transportation and employment needs of future residents must be considered as one of the main factors when planning for the future.

The subject lands are ideally suited to provide for sustainable development due to its location beside a main public road, access provisions for pedestrians to the centre of Tralee. Any future development shall utilise a single existing entry point from Bracker O'Reagan Road.

SUBJECT SITE: The subject lands offer an opportunity for the provision of dwellings on a green field site, with all public utilities available and utilising a single access point.

5.1.1. Flooding

The elevated site is located outside the flood risk zones of Tralee.

SUBJECT SITE: The subject lands are elevated and as such outside of the Tralee Basin Flood Risk Zone.

5.1.2. Commercial Enterprise & Employment

Employment opportunities are available in Tralee, mostly located a short distance from the subject lands.

SUBJECT SITE: Future development on the subject lands will not adversely impact the commercial activities of established business' of Tralee, will help sustain local commercial activities and thus ensure a viable healthy town centre and promoting a sense of community.

5.1.3. Potential Development Densities of the Subject Lands

It is envisaged that the subject lands will cater for compact medium density housing. The provision of this in centralised locations, availing of common road infrastructure and eliminating the potential for urban sprawl is to be welcomed. Approximately 60 dwellings would constitute any future development on the subject lands.

SUBJECT SITE: The subject lands offer a unique opportunity to provide modern sustainable development in close proximity to the existing town centre, thus ensuring a viable healthy environment, economic viability for local business and promoting a sense of community.

5.1.4. Local Services

Mounthawk enjoys existing mature local services such as schools (both primary and secondary), creche and day care, all within viable walking distance of the subject lands, enabling pedestrian rather than vehicular traffic.

SUBJECT SITE: The proximity of the subject lands to the existing town centre ensures the use and viability for local services, thus promoting a sense of community.

5.1.5. Local Amenities

The subject lands are located within cycle distance of the proposed Fenit Walk and Cycle Way.

SUBJECT SITE: Additional public open space, including cycle paths shall be provided within the subject lands to cater for the envisaged increase in population and that these amenities are available publicly, thus ensuring a viable and healthy community spirit and promoting a sense of community.

5.1.6. Local Education Capacity

The main education centres are located within easy walking distance of the subject lands in Mounthawk. MIT is also within cycle distance of the subject lands.

SUBJECT SITE: There is adequate current and future provision of educational facilities to accommodate development upon the subject lands.

5.2. FUTURE DEVELOPMENT CONCLUSION

Having regard to the **National Planning Framework** and its vision for a modern inclusive Ireland, the subject lands offer a unique opportunity to provide controlled serviced sites as required within the forthcoming Development Plan to enable the planned, controlled and sustainable of development of Kerry County Council and its hinterland.

SUBJECT SITE: The subject lands offer a unique opportunity for the provision for residential development to meet the the ambitions of National Policy Objective 8.

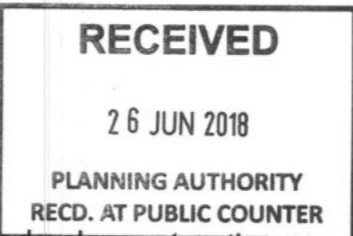
Ger O'Keeffe Consulting Engineers Ltd

Consulting, Civil, Structural & Forensic Engineers
 Planning Consultancy, Project Management
 Address: Friary Lane/4 Day Place, Tralee, County Kerry
PLANNING DEPARTMENT
 KERRY COUNTY COUNCIL
 COUNTY BUILDINGS
 RATHASS
 TRALEE
 CO. KERRY

R. 73557 SUBS BY
 12/7/18

18/553

Our Ref: CAB O'Roarke
 John



Date: 22nd June 2018

Re: **Planning Application 18/553**
 Application by Stillwater Investments Ltd for development on the
 Bracker O'Regan Road, Mounthawk, Tralee, Co Kerry – the details of the
 development are shown on the attached summary sheet.

Dear Sirs,

We represent the Board of Management of Mercy Mounthawk Secondary School.

Since the previous application was submitted by the applicant a contract has been entered into between the applicant and the Board of Management of Mercy Mounthawk School ("the School") which contract includes the provision for the incorporation of car parking and roadway access in the area shaded blue on the attached Rural Place Map and for the ceding of ownership of that area to the School.

Note in the present County Development Plan that the lands are zoned Educational.

The plans and particulars lodged with the application should correspond with the copy of the attached Rural Place Map identifying the area shaded blue as being given to the School for educational facilities associated with the School.

It has been agreed between the applicant and the School that along the northern boundary of the plot to be ceded to the School there is to be a block wall built and plastered on the School side separating the car parking area from the housing scheme.

It has been agreed between the applicant and the School that all landscaping works associated with the housing development are to be undertaken on the housing development side of the boundary wall aforesaid and will not be incorporated in any of the area shaded blue to be ceded to the School.

On the basis of the above the Board of Management of the School have no objection to the development of the balance of the site for housing development once the any permission issued provides for the development of the blue area in the manner outlined above.

Contd...

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If the Planning Authority saw fit not to grant planning permission for the development then it would be the wish of the School that the total site would remain zoned as Educational until such time as the Planning Authority is satisfied with any revised proposals.

If the Planning Authority wishes to seek further information from the Board of Management of the School the Board of Management will cooperate in submitting the appropriate information where deemed necessary.

The area of the site to be ceded to the School is approximately 0.12 hectares and the contract is subject to the planning application as set out being acceptable and successful.

In the interests of the School Authorities we request the Planning Authority to include a condition in the planning permission, if granted, referring to the blue area shown on the attached map being used for School development.

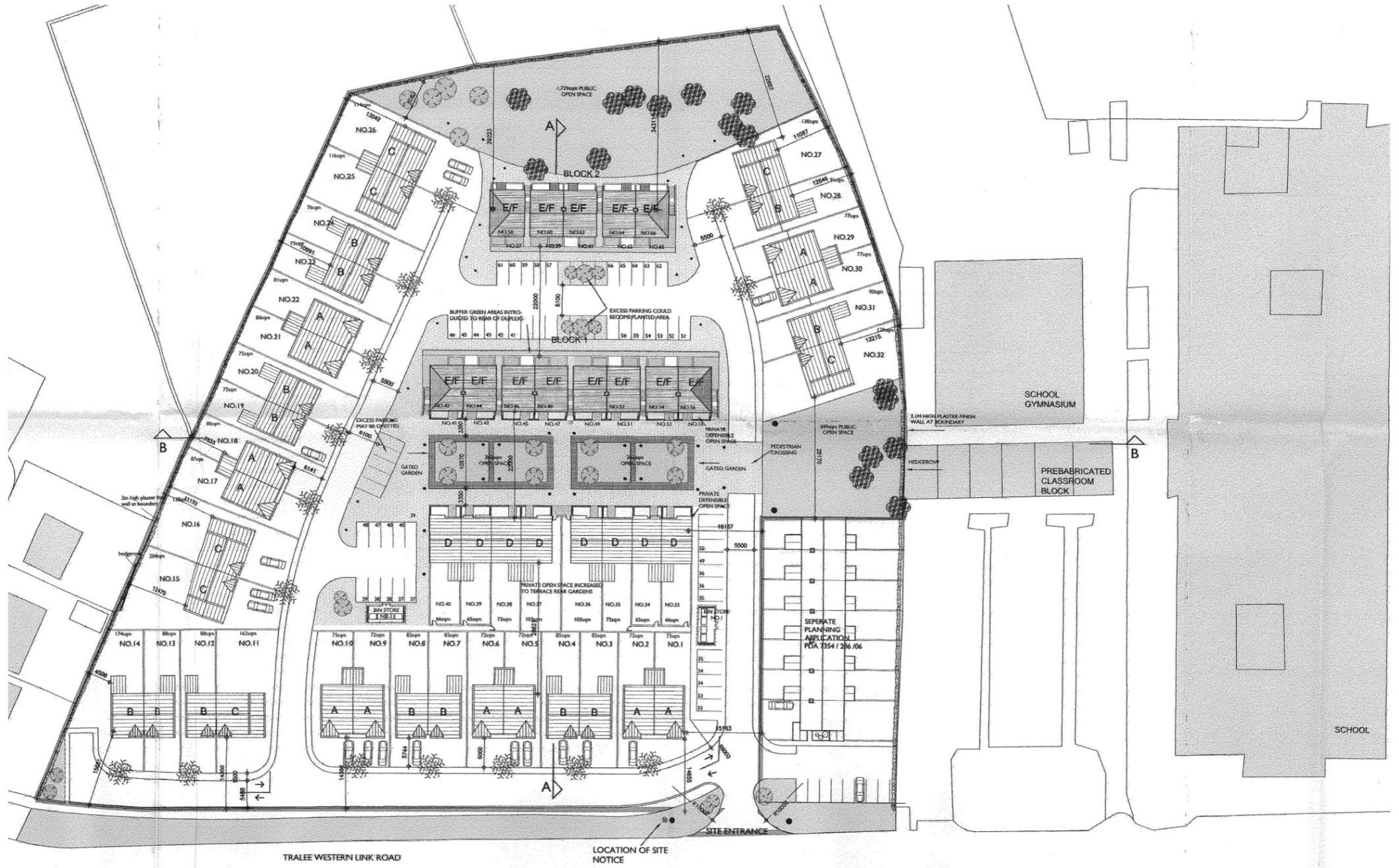
We enclose observation fee of €20.00.

Yours faithfully,

Ger O' Keeffe B.E.

Enc

- > Copy Rural Place Map
- > Copy Summary Sheet
- > Observation Fee €20.00



66 Dwellings granted.

CONTIGUOUS ELEVATION

CONTIGUOUS ELEVATION