



**PRE-DRAFT CONSULTATION**

# COUNTY MANAGERS REPORT

JULY 2013

***Kerry County Development Plan  
2015-2021***

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## **PART 1**

### **Introduction and Legal Context**

In accordance with Section 11 of Part II of the Local Government (Planning and Development) Acts 2000-2011, Kerry County Council has commenced the review of the Kerry County Development Plan 2009-2015 and the preparation of the new Kerry County Development Plan, 2015-2021.

This Managers Report forms part of the statutory procedure for the review of the existing Plan and the preparation of the new Plan. Its purpose is to report on the outcome of the statutory consultation process and to set out the Manager's response to the issues raised in the submissions received during the statutory public consultation period.

The purpose of this phase of the review process is to set out an overall strategy for the development of the County and to decide the broad policy structure to be contained in the Draft Development Plan, in accordance with the proper planning and sustainable development of the County.

The Manager's Report is prepared and submitted in accordance with the requirements of Section 11, Part II of the Local Government Planning and Development Acts 2000-2011. Section 11(4)(a) & (b) of the Act sets out the requirements in relation to the preparation of the Manager's Report. The Manager's Report is required to deal with all submissions or observations received on foot of the notifications and consultations, with the public, Minister and prescribed authorities, service providers, adjoining planning authorities, the Regional Authority, the County Development Board and An Bord Pleanála.

**The Manager's Report must:**

- (1) Summarise the issues raised in the submissions and during the consultations.
- (2) Give the opinion of the Manager on the issues raised in the submissions, having regard to (a) the proper planning and sustainable development of the County, (b) the statutory obligations of the local authority, and (c) any relevant policies or objectives of the Government or of any Minister of the Government.
- (3) The Report must state the Manager's recommendations on the policies to be included in the Draft Development Plan.
- (4) List the persons or bodies who made submissions or observations, as well as any persons or bodies consulted.

The Manager's Report must be submitted to the Members of the County Council in accordance with S.11 (4) (c).

The Pre-Draft Consultation stage commenced on the 27th March 2013 and ran for eight weeks until 23rd May 2013. The aim of the consultation process was to enable the public and all interested parties to give their observations on the review of the existing Plan and the preparation of the new Plan, including what planning issues the new Plan should address. An Issues Paper was prepared for this consultation period.

A Public Advertisement of the Pre-Draft Consultation Process appeared in the **Kerryman** newspaper on the 27<sup>th</sup> March 2013.

A notice was sent to all the prescribed authorities & Non prescribed authorities, State Agencies & Community/Voluntary Groups, see Appendix 3 & 4.

A series of Public Meetings were held throughout the County in April 2013 at which planning officials were present, see Appendix 5.

A total of **56** submissions (hard copy and e-mail) were received within the statutory time period. A list of these submissions is included in Appendix 2. All written submissions are considered in this report. Every submission has been assessed and summarized.

It should be noted that this report includes a summary only of the key issues raised in the submissions. The report has been prepared through extracting and categorising the key issues raised under a number of different headings and themes. This report analyses these themes and, having regard to National, Regional and local policies and guidelines. The manager's opinion suggests how policies that would respond to these issues might be incorporated into the new Draft Plan. At this stage in the overall Development Plan process, the focus is on identifying strategic issues that need to be addressed. Specific land use zonings were not considered.

### **Next Steps**

- Under the provisions of Section 11(4)(c) to (f) of the Planning and Development Act, 2000, the Section 11 Managers Report will be submitted to the Members of Kerry County Council on **15<sup>th</sup> July 2013** for their consideration.
- Following the consideration of the report the Members of the planning authority, may issue directions to the manager regarding the preparation of the draft development plan, and any such directions shall be strategic in nature, consistent with the draft core strategy, and shall take account of the statutory obligations of any local authority in the area and any relevant policies or objectives for the time being of the Government or of any Minister of the Government, and the manager shall comply with any such directions.
- Any directions shall be issued not later than 10 weeks after the submission of the report to the members.
- In issuing directions the Members shall be restricted to considering the proper planning and sustainable development of the area to which the development plan relates.
- In accordance with Section 5(a) of the Act the Manager shall, not later than 12 weeks following the receipt of any directions, prepare a draft development plan and submit it to the Members of the planning authority for their consideration.

## **PART 2**

### **Summary of Issues Raised, Managers Opinion on Issues Raised and Managers Policy Recommendations**

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#### **2.1 Regional /Strategic Issues & Overall Strategy**

A number of submissions (but principally submissions 1, 16, 32, 36, 39, 42, 44, 46, 55) directly or indirectly address **Regional/Strategic Issues** affecting the County. Summary of the Issues raised;

##### **2.1.1 Core Strategy**

- A Core Strategy should provide a clear statement as to where funding priorities should be targeted within the county in the short to medium term. The Core Strategy should greatly assist government and other funding bodies in prioritising investment decisions.
- A Core Strategy for the Draft County Development Plan should be promoted as a positive planning framework for the development of the county.
- In developing the Core Strategy for the forthcoming Kerry County Development Plan (KCDP), the Council should continue to promote the Tralee-Killarney Hub Functional Area as the primary location for future development within the county.
- The Core Strategy must provide for the future planning and sustainable development of the county. This includes social and economic infrastructure, conservation of the environment, community and cultural requirements of the county and its population. The integration of policies and objectives is to provide a clear and strategic vision for the future.
- All policies regarding infrastructure provisions, retail, transportation, service provision etc shall comply with the provisions of the Core Strategy.
- The core strategy should allocate the majority of the population increase and required housing units to Tralee and increase the range of house type available within the environs of Tralee.
- A landscape and Green Infrastructure strategy should form part of the 'Core Strategy'.

## Population / Settlement Hierarchy

- The estimated growth in population is aspirational, until such time as appropriate employment opportunities are available in the county etc, only then, will there be an end to the mass emigration from County Kerry.
- The settlement strategy should provide a sustainable planning framework for County Kerry over the new plan period and beyond. The Draft Plan should be consistent with the Regional Planning Guidelines (RPGs) 2010 - 2022.
- The settlement strategy should be informed by the availability and capacity of water and waste water services, transport, energy and other infrastructural considerations.
- The spatial distribution of population growth is one which needs to be carefully analysed in terms of the causes and effects of the patterns of growth.
- It is recommended that growth and development proposed in the Draft Plan needs to be supported by the sustainable provision of services and infrastructure.
- The future growth patterns need to be based on strong empirical data. The provision of future water services is critical in this regard. Given the on-going economic difficulties, it is unlikely that there will be any significant investment in water services infrastructure outside the Water Services Investment Programme. It is therefore important that all new development is directed towards settlements and areas that have the infrastructural capacity to absorb growth.
- The RPGs provide generous population growth targets beyond the current plan period up to 2022 and these should be used in the sustainable growth of the county.
- It is recommended that the Council confirms in the Draft Plan whether population targets and housing zoned land requirements as set out in the Housing Strategy are consistent with the Draft Development Plan Core Strategy.

- The balance of population growth between urban and rural areas needs to be managed. There is an opportunity to provide this analysis and deliver a coordinated response during the review of the Kerry County Development Plan and the review of the Town Council Development Plans. The reasons for the significant growth within the environs of towns such as Tralee and Killarney need to be understood and the implications need to be developed into appropriate policy responses in the Town and County Development Plans. In this regard, the effect and impact of existing urban and rural settlement objectives and strategies outlined in the existing Development Plan should be measured and assessed as to their success or otherwise.
- The settlement hierarchy leads to a prioritization of development; this should not operate to preclude development such as retail provision, in areas where there is a deficiency.
- A settlement strategy must take cognisance of the infrastructural services currently available and those required to cater for future demands. The policy of granting planning permissions for developments with associated increased loading on inadequate or already overloaded municipal sewage treatment plants is clearly not a sustainable practice.
- Killarney and Tralee are recognised as the key focus area for growth in the County. However, this should not limit the Council in responding to development proposals that contribute to both jobs and employment in the other major towns.

### **General Issues**

- Sec 10 of the 2000 Planning Act, as amended by sec 7 of the 2010 Planning (Amendment) Act, requires the inclusion of a list of mandatory development objectives.
- All objectives must contain detailed management guidelines that are reflective of the various Directives and National Guidelines aimed at regulating the standard of development and appropriateness of zoning.
- Ensure that the Plan is consistent with the Development Plan Guidelines 2007(DoEHLG).

- Strengthen the Kerry and Dingle Peninsula brand name.
- Greater co-operation between interest groups, statutory bodies and Kerry County Council.
- There is a need to focus on an economic and investment strategy for employment creation.
- There should be more references to the potential that retailing can contribute to employment creation, innovation and entrepreneurship, particularly in the larger settlements.
- The concept of Functional Areas as contained in the existing Kerry County Plan is not compatible with the new Retail Planning Guidelines 2012 and therefore some alteration to reflect these Guidelines is necessary.
- The Retail Planning Guidelines note that the development plan system encompasses both strategic planning policies and more localised action initiatives. However, because retail planning requires consideration of the catchment area of retail centres, emerging plans should also review the hierarchy of settlements and town centres and provide broad guidelines on priorities for the location of additional retail development across the region. Such general guidelines should not be constrained by administrative boundaries which cut across catchment areas.
- The Council should seek to maximise the potential of the E.U. for the grant aiding of projects.

## **Manager's Opinion on the Issues Raised**

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- The main aim of this Plan is to promote sustainability as its core principle, which entails the balancing of economic, social/cultural and environmental demands.
- The Core Strategy shall provide a clear statement as to where the future population growth and associated funding priorities should be targeted within the county in the short to medium term.
- The economic development of the county is a priority. Having regard to the current economic difficulties faced by the entire Country, it is essential that the Draft Plan creates a platform on which the future economic development and growth of the County can be built.
- The CDP shall acknowledge the importance and potential of the knowledge, service and green industries as future employment sectors for the county.
- It is planned to carry out a review of the settlement strategy and hierarchy, in order to ensure that the strategy reflects both National and Regional strategies and the carrying capacity of each settlement in the County. As is currently the case, settlements will be designated for different levels of growth, based on their strategic location in the County (HUB) and the existing/proposed infrastructure available in the settlements.
- The growth targets and population allocation figures will be reviewed including the allocation to each settlement and their subsequent housing land requirement. These growth figures will take into consideration the 2011 census, the targets and population projections as included in the Regional Planning Guidelines and the availability of services.
- The four new municipal areas will replace the existing functional areas. The settlement hierarchy will be amended to reflect this.

- The core strategy and settlement hierarchy will indicate the level of priority and role given to retail development in each settlement. It is acknowledged that the Hub towns of Tralee and Killarney are the main retail centres for the county for the sale of higher order and comparison goods.

Retail strategies will be incorporated into the Town Development Plans.

- The implementation of the Regional Planning Guidelines 2010-22 and all other Ministerial Guidelines will be at the core of the new plan.

### **Manager's Policy Recommendations**

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Arising from the submissions received and the above responses to these issues it is recommended that the plan include objectives and policies that promote and facilitate:

1. Compliance with the Regional Planning Guidelines in relation to population allocations for each settlement.
2. The development of employment opportunities, in particular attention to promoting the development of small and medium enterprises, local services, rural enterprise and tourism.
3. The importance and potential of the knowledge, service and green industries as future employment sectors and shall contain objectives in this regard.
4. The use of land within existing settlements for employment/enterprise purposes, rather than promoting employment developments on stand alone sites within rural areas, except in case of small home based commercial enterprises to be identified and categorised.

## 2.2 Housing

### 2.2.1 Rural Settlement & Housing

A number of submissions (but principally submissions 1, 16, 17, 20, 29, 39, 41, 52, 54) address this.

#### **Summary of the Issues Raised:**

- Housing in rural areas should be regulated into cluster developments with a maximum of 6 houses.
- It is recommended that the Council confirms in the Draft Plan whether population targets and housing zoned land requirements as set out in the Housing Strategy are consistent with the Draft Development Plan Core Strategy.
- Existing substantially completed developments should be taken in charge by Local Authority within 2 years of substantial completion.
- The high density of ‘one-off’ houses in Kerry has a significant impact on the cost of providing services etc. and, in the long term, is unsustainable. Restrictions need to be brought in so that only those who have a genuine need to live in the countryside can get planning permission.
- Serviced sites in towns and villages should be made available, to allow people build a house to their own personal design.
- Kerry County Council should continue its programme of supplying services, such as water and sewage treatment, to all the towns and villages in the county.
- Holiday homes should only be permitted in towns and villages, never in the scenic areas of the county.
- A survey should be done to see if the Rural Settlement Policies in the KCDP have achieved the desired objective of increasing the vibrancy of rural areas and if ‘urban generated’ housing continues to be a feature of rural areas.
- The new plan could include strong policies with regard to unsustainable one-off rural housing; the direction of development into existing settlements; and the emphasis on the use of design guidelines.

It is recommended the new development plan contain design guidelines for rural housing.

- Holiday home developments should be required to locate within an existing settlement, where there is existing infrastructure provision, where they can contribute to the maintenance of essential rural services and act as a revitalising force in counteracting population decline.
- Favourable consideration should be given to a family member of urban based family applicants who apply for permission to build on land, on the periphery of the given town that has been in family ownership for a long duration.
- The principal effect that settlement policy can have on tourism development is in contributing to the retention of Kerry's rural character and scenic beauty. With many visitors and visitor revenue based on the quality of the scenery it is essential this resource is protected for future generations.

Section 3.7 regarding 'Amenity Areas' with reference to the importance of protecting the scenery of the county should be retained in the new development plan.

- The existing section on holiday homes should be retained in the new development plan. The existing objective enabling frequent holiday-makers with family ties to build holiday homes in rural areas is considered to be at variance with holiday home objectives in other counties and, given the potential of holiday homes to generate negative visual impacts and long term unsustainable development, it is recommended this is omitted from the next development plan.
- Any future housing provision should not be made for holiday homes. This is in line with the principles of sustainable development, sustainable communities and sense of place.
- The current availability of housing stock should be adequate for the anticipated growth in population and utilising this stock first should be a more principled sustainable approach.
- Stricter controls on development of housing in Gaeltacht areas. A genuine need and linguistic capability is required.

- Policies should be developed to protect and secure the landscape at Raemore Tralee, for future generations while permitting limited development where appropriate.
- Draft Development Plan should contain, where appropriate. Similar social and community strategy themes and issues contained in the RPGs.
- Ensure that adequate levels of social and community infrastructures such as public and private housing, education, health facilities, community centres and sports and recreational facilities are provided in appropriate locations and in a timely and sustainable manner to support population growth.

### **Manager's Opinion on the Issues Raised**

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- Many of the issues raised support the objectives and policies that are contained in the current Development Plan. These policies however need to be further analysed and amended where appropriate in the light of experience obtained during the current plan period and changed economic circumstances which have led to an overhang of housing provision in some areas.
- It is considered that the current holiday home policy is operating successfully in that those with a bona fide link to a rural area, such as a son or daughter are being accommodated. Second homes/holiday homes are not permitted in rural areas.
- The 2011 census indicated that 26% of the housing stock in County Kerry was vacant. This figure includes holiday home and second homes. This figure is substantially higher in certain parts of the County. There is concern regarding the social impact these holiday home and vacant dwelling are having on the permanent residents in the local community.
- It is recognised in County Kerry, that there is a tradition of dispersed settlement patterns in the countryside. It is apparent that the recent rate of housing construction and scale of dispersed rural housing is unsustainable and is uneconomical in terms of infrastructure provision and quality of life.

- The council has a policy on the taking in charge of housing estates. It is the policy of Kerry County Council to take in charge private residential housing developments, where certain conditions have been met.
- The Council has design guidelines for rural housing. It is recommended that all proposals consider these guidelines with regard to design and integration.
- It is considered that all rural housing developments should comply with the Sustainable Rural Housing Guidelines DoEHLG 2005.

### **Manager's Policy Recommendations**

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Arising from the submissions received and the above responses to these issues it is recommended that the plan include policies that promote and facilitate:

1. Persons with a genuine rural housing need to build a dwellinghouse in the rural areas in accordance with the Sustainable Rural Housing Guidelines 2005
2. The utilization of the overhang in housing provision in preference to constructing a new house (*in areas under urban pressure*).
3. The development of permanent places of residence on vacant/infill sites, within existing cluster developments.
4. The provision of holiday houses in towns and villages.
5. The development of housing in Gaeltacht areas which do not affect the linguistic heritage of the area.

### 2.2.2 Development Management/Guidelines

A number of submissions (but principally submissions 11, 17, 22, 32, 37, 39 53, 55) address **Development Management/Guidelines** affecting the County.

#### **Summary of the Issues Raised:**

- Development Management Guidelines and Standards should be dealt with at the end of each chapter in the plan. Apart from making it easier for planning staff and professionals it would make the plan more user friendly.
- The integrity of the Planning System should be maintained and should operate for the benefit of the whole community, the environment should not be jeopardised by inappropriate and environmentally damaging development and the policies and objectives of the Plan should be implemented and adhered to.
- The policies, objectives and zonings, relating to lands with extant permissions, within the new Development Plan, should be retained similarly to those within the current Development Plan.
- A policy that encourages the completion of extant permissions (whether already commenced or not) should be considered in order to allow for the development of such lands, which can be developed to meet current demands.
- A coherent policy in relation to the sign posting of business throughout the county should be included.
- All employment and industrial development in rural areas should be contained in the villages (except craft/hairdressers/mechanics/childcare)
- Tighter control over poorly designed and architecturally inappropriate buildings in the towns and countryside.
- Developments such as dumps, incinerators, wind farms, and certain industries, must be located in really remote locations, grouped together where possible, away from residential areas and tourist routes.
- Safeguard and protect skylines and ridgelines from development.

- Ensure that development (particularly new development) will not have a disproportionate visual impact.
- Take enforcement action in cases of unauthorised development, where it is appropriate to do so.
- The provision of adequate public service, facilities and infrastructure in Castlemaine.
- That the Council would ensure that every effort is made to ensure the proper reinstatement of quarries.
- Recommend inclusion of a specific community-led Village design statement policies.
- The Development Plan should require all new development proposals to provide a comprehensive SUDS design when applying for planning with integration of the full suite of SUDS.
- Best practice should be promoted in respect of water conservation in all developments through methods such as rain water harvesting, reuse of grey waters, reduction in usage and minimisation of water loss from supply infrastructure.

### **Manager's Opinion on the Issues Raised**

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- The current development management standards will be reviewed and altered as appropriate in the Draft Plan. The Development Management Guidelines and Standards are contained in one section of the plan as these policies apply to all developments.
- The Planning System operates for the benefit of the whole community in the interest of the common good.
- A SEA and HDA report will form part of the Development plan, this will ensure that the policies and objectives of the Plan are sustainable and environmentally appropriate.
- It is the policy of the Council to seek the completion of derelict estates etc. the zoning of lands for specific land uses is not included in the County Development Plan.

- The County Development Plan will have regard to the *Policy on the Provision of Tourist & Leisure Signage on National Roads (published by the NRA)*.
- The County Development Plan will incorporate a signage policy for all Non National Roads.
- The council will facilitate the erection of appropriate signage at certain locations for small business and commercial units.
- The council will facilitate persons who wish to work from home and the development of small business and commercial units at appropriate locations subject to no loss of residential amenities. A Policy in relation to this issue will be incorporated in to the Draft Plan.
- KCC recommend that all rural housing developments have regard to the *Building a house in Rural Kerry; Design guidelines*. The use of these guidelines should minimize visual impact on the landscape.
- It is considered that the Council take enforcement action in cases of unauthorised development, where it is appropriate to do so in accordance with legislation.
- It is the policy of the Council to seek to have all registered quarries reinstated in accordance with restoration plans.

### **Manager's Policy Recommendations**

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Arising from the submissions received and the above responses to these issues it is recommended that the plan include objectives and policies:

1. That facilitate sustainable development which provides clear guidance to architects/agents in the preparation of planning applications.
2. Provide guidelines for the erection of all forms of signage including finger post signs, shop fronts and roadside signs.

### 2.3 Economic development

A number of submissions (1, 16, 22, 26, 32, 41 and 44) directly or indirectly addressed the issue of **Economic Development** in the County.

#### **Summary of the Issues Raised:**

- The tourism industry has a greater capacity for growth than more traditional employment industries.
- Agriculture will always provide a significant number of jobs, provided too much land is not taken out of farming, either for sites for housing or afforestation.
- There will be an increase in Agricultural (including Aquaculture) activity in the County associated with objectives of CAP Reform and Harvest 2020.  
This increased activity has the capacity to significantly affect the aquatic environment and the fishery therein. The development plan must ensure that land use change and farming practices do not affect the aquatic environment e.g. by introducing objectives protecting aquatic habitats including riparian areas.
- Retail is a significant contributor to the economy, and a provider of a significant number of jobs. The plan should, in formulating policy, consider the role of retailing in generating economic growth, employment, service provision and urban regeneration. The plan should provide for retail development in areas where there is a demand.

#### **Manager's Opinion on the Issues Raised and general Economic Factors**

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- Having regard to the current economic difficulties faced by the Country, it is essential that the Draft Plan creates a platform on which the future economic development and growth of the County can be built. In order to respond to the economic downturn and to encourage the development of employment opportunities, there should be a positive presumption on employment creation where it can be demonstrated that there will not be a significant adverse impact on the environment and residential amenity.

- The Draft Plan should aim to maintain the County’s competitiveness through policy which focuses on the indigenous strengths of the County. While it should continue to promote development of large-scale knowledge and manufacturing based employment, there is a need to pay particular attention to promoting the development of small and medium enterprises, local services, rural enterprise and tourism. The Council can ‘assist’ employment by way of promotion, servicing, zoning, providing good linkages, trying to match employment areas with living areas, and promoting the concept of ‘bringing people and jobs together’.
- The development of all economic sectors should be achieved through finding a sustainable balance between the protection of the County’s heritage and its economic development.
- The scale and location of retail development should be consistent with the principles of the Core Strategy.
- There should be sufficient lands zoned for industrial/commercial and mixed use purposes to accommodate the level of growth outlined in the Core Strategy.

### **Manager’s Policy Recommendations**

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Arising from the submissions received and the above responses to these issues it is recommended that the plan include objectives and policies:

1. An Employment Strategy, which will set out an overall economic strategy for the County. The Strategy should set the framework for economic growth in the most suitable and sustainable locations. It should be compatible with the Council’s Settlement Hierarchy, and have regard to the potential economic strengths of the different parts of the County. The plan must ensure that the Strategy sets out a framework within which sufficient zoned and serviceable land is available for employment purposes.

2. The Strategy should seek to optimise the use of land within existing settlements for employment purposes, rather than promoting employment developments on stand alone sites within rural areas. It is, however, recognised that job creation in rural areas is important, and notwithstanding the presumption in favour of urban areas, policies should also be developed within which employment proposals in rural areas can be evaluated.
3. The employment Strategy should be consistent with national strategic objectives as set out in documents such as the NSS and RPGs.
4. Policies should be included to specifically cater for small and medium sized enterprises and the service sector.
5. Tourism should be promoted as a key economic driver.
6. The importance and potential of the knowledge, service and green industries as future employment sectors for the plan period should be recognised.
7. Retail is an important employment sector and the plan should make provision for the development of retail in appropriate locations and in accordance with the Core Strategy.
8. Policies should encourage and facilitate home working, where residential amenity and traffic safety permits.

## 2.4 Tourism

There were a large number of submissions relating to all aspects of tourism. The following is a summary of the issues raised in these submissions.

### 2.4.1 Strategic Matters

- Prepare an outline Tourism Development Strategy for the County which would form the basis of the tourism chapter of the plan. The overall objectives of the existing tourism chapter, together with the objectives relating to landscape heritage and natural amenities, could form the overall objectives for the strategy.
- Maximise the potential of tourism as a ‘pillar of economic growth’ which will contribute to the balanced economic development of the County and the tourism industry in the South West Region.
- Promote and maximise the tourism potential of Kerry, while ensuring the protection of the natural, cultural and built heritage of the area, requires a multi agency approach. Policies and initiatives should be developed between Kerry County Council, Fáilte Ireland, National Parks and Wildlife Service, Inland Fisheries Ireland and other relevant bodies. Initiatives and polices should also be developed between these agencies and their equivalents in neighbouring counties.
- Develop the role of tourism and the development of a high quality and diverse tourism product throughout the County in a balanced and sustainable manner.
- Evaluate opportunities for tourism development against economic targets so as to focus on initiatives best positioned to generate a return on investment.
- Achieve an effective cross-compliance of policies and objectives in relation to tourism and other plan sectors.
- Consider indirect polices which may affect tourism development such as water quality.
- Identify the hub towns of Tralee and Killarney as visitor hubs.
- Consider the negative effect that the settlement policy could have on Kerry’s rural character and scenic beauty. Landscape is the building block on which the tourism industry is based.

- Commercial accommodation for visitors should be located within settlements.
- The Core Strategy should include a focus on the location of tourism facilities and their potential impact.
- Examine the opportunities to expand the international market as a focus for further economic growth.
- Identify both the opportunities and challenges facing the tourism industry.
- Promote the development of marine leisure and recreation clusters at appropriate locations along the county's coastline.
- Include an outline of relevant national and regional policies.

#### **2.4.2 Promoting Tourism Products**

A number of submissions (1, 17, 22, 25, 26, 27, 28, 29, 32, 36, 38, 41, and 52) directly or indirectly addressed the issue of promoting **tourism products** in the County. See also public rights of way - section 2.6.5. The following is a summary of the issues raised in these submissions:

- A multi agency approach should be taken when developing tourism products.
- Kerry's landscapes are the county's primary tourism product. Scenic areas and views and prospects should be protected from inappropriate development which would adversely impact on the quality of the landscape.
- A greater range of activities should be promoted in rural areas including mountain and other off-road biking, maritime trails, bird watching, deer watching, whale and dolphin watching, painting, photography, field studies, back-packing, orienteering, para- and hang- gliding, canoeing, kayaking and rafting, caving, rock climbing, adventure sports, swimming in waterways, wild camping, pony trekking, boating, eco- and green tourism. These activities should be coordinated, where appropriate, with adjoining counties.
- In partnership with other agencies, develop and improve public access to navigational and non-navigational waterway corridors(together with wetlands, floodplains and valleys of streams and smaller rivers) to create linear parks to link with existing parks and open spaces, as an amenity for visitors and locals.

- Maintain and enhance the natural character of rivers, streams and lakes by reserving land adjacent to river and canal banks and lakeshores to facilitate recreational activities and to act as buffer zones between new developments, river corridors and other water bodies.
- Maintain, preserve, protect, properly manage and expand waterway corridors (including immediate floodplains and valleys, streams and smaller rivers), rivers, and lakes. This should include protecting the immediate areas adjoining water corridors from inappropriate development.
- An objective of the Development Plan should be to support the promotion of both niche and major recreational inland and sea fishing as a sustainable and ecotourism product in co-operation with Inland Fisheries Ireland.
- Promote, maintain and improve access to the coast and seashore
- Protect the integrity of beaches and coastal walkways by identifying existing and potential coastal routes which can be developed as tourism attractions and as local amenities.
- The main beaches, coastal walks, rivers and lakes, should be listed in the plan together with potential riverside and lakeside walks/cycle routes and Lakeside and riverside Amenity Areas.
- Dark Skies i.e. areas which are free of man made light, is a tourist resource which Ireland has and something that many other counties do not have. Light pollution is a globally growing problem which threatens not only human health but all animal and plant life. An application has made to the IDA which may lead to South West Kerry receiving Ireland's first International Dark Sky Reserve Award which will be a boost to tourism in the region. The protection of dark skies should be enshrined in the Kerry Development Plan and the plan should contain polices and development standards to manage and limit unnecessary lighting.
- Church tourism could be developed as a new tourism product. This could take the form of architectural and historical trails. An important aspect is providing information on how to travel to sites of interest, by walking, cycling and the use of public or private transport.

- Artisan Art, Food and Craft and Culture-Based Tourism should continue to be supported and specific measures taken to develop this industry in conjunction with other interested bodies.
- Walking trails incorporating sites of archeological interest should be developed.
- Facilitate festival and event development and the animation of attractions and tourism facilities.
- Many attractions are not reaching their full potential, nor achieving high visitor numbers. Attractions should be integrated into other tourist experiences for example workshops and historical events.
- Opportunities to promote the significant role that healthy peat lands make to tourism should be explored.
- Wildlife, trees, woodlands, hedgerows, beaches and waterways and conservations areas are important element of the tourist industry and should be protected.
- Where existing roads are replaced with new alternative modern roads, the old roads are still important to visitors who may wish to use them for exploring and savoring the locality. These roads should not become the repositories for undesirable developments, industrial or residential.
- Consideration should be given to visitors first impressions of the county. This would include ensuring that hedges, verges and fields are not choked with illegal and noxious weeds and the appearance of railway stations, airport and roads, and their approaches should be attractive and safe.
- Urban and Business tourism should be developed by creating attractive towns and villages.
- Tourism Mediators' assist tourists to tailor their holiday experiences to their particular needs. This allows tourists to optimize the benefit they get from their holiday. All those involved in tourism and local people can act as tourism mediators when coming into contact with holiday makers.
- Future golf courses should not be permitted in designated Natura 2000 or Natural Heritage Areas.
- Cross activity tourism, for example angling and walking, is becoming popular and should be supported.

- The plan should facilitate the development of driving trails in County Kerry
- Marine leisure industry should be developed.
- Require that developments along rivers, canals and watercourses provide for set aside land for walking/cycling routes to form an interconnecting network between towns and other settlements in their vicinity. These networks should be linked with existing parks and open spaces and extended to adjoining counties forming inter-county tourism links.
- Improvements to access should be considered when assessing development proposals that increase, secure, improve and enhance public access, including the development of walking/cycle routes, to inland waterways, including regional/linear parks.
- The following tourism products should be developed:
  - The Wild Atlantic Way.
  - The Tralee and Blennerville Railway.
  - Work in partnership with relevant agencies/organisations and the public to promote, understand, conserve and manage Skellig Michael.
  - Develop the old Railway lines in the county as cycle routes linking into adjacent counties.
  - Support the accreditation to UNESCO standards e.g. Blasket Islands.
  - Complete the development of the downhill mountain bike trail outside Killarney.
  - The Dark Skies initiative in South Kerry and the Dunquin Blasket Island Initiative in West Kerry should be supported.
  - The Council should prioritise the development of flagship tourism products; such as The Skelligs, The Great Blasket Islands, Dingle Ocean world, the Tralee Aquadome and the Wild Atlantic Way.

## Manager's Opinion of Issues Raised

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- Tourism is a key economic driver and the industry has the potential to grow significantly. In order to do this it is necessary to protect and conserve those natural, built and cultural heritage features that form the basis of the County's tourism industry. These include important and scenic landscapes, coastal scenery, areas of important wildlife interest, historic buildings, heritage structures and the traditional form and appearance of towns and villages. To achieve this, the development plan must provide for effective cross-compliance of policies and objectives in relation to tourism and other plan sectors. An Bórd Fáilte, for example, note that the settlement policy as it relates to building homes in the countryside, could have negative effect have on Kerry's rural character and scenic beauty.
- The Kerry tourism sector has, over recent years been diversifying and outdoor and nature related tourism is growing steadily. The plan should include objectives to facilitate the further development of this type of tourism by improving access to the countryside, including water bodies, and the development of the necessary infrastructure.
- Urban, business, arts, crafts, food, nature and cultural heritage are both individually and collectively important niche markets and should be promoted.
- Objectives to maximise the value of existing attractions should be considered. Such attractions if integrated into other tourist experiences would increase the economic return while providing visitors with a better 'tourism experience'. The Kerry County Development Board is preparing a tourism strategy. This strategy will look at the issue of integrated tourism and the economic value of different types of tourism.

## **Manager's Policy Recommendations**

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In the preparation of the plan the planning department should work closely with County Development Board in its development of a County Tourism Strategy. The plan should include objectives and policies that:

- (1) Put tourism at the heart of the county's economic strategy. The development of tourism should be undertaken in a sustainable manner, one that protects the heritage values on which the tourism industry relies.
- (2) Facilitate the development of integrated tourism in partnership with other bodies and stakeholders.
- (3) Increase public access to the countryside and to water bodies in a sustainable manner.
- (4) Facilitate, in partnership with all relevant agencies and stakeholders, the development of the infrastructure necessary to facilitate the growth of all niche industries, such as water sports and heritage trails.
- (5) Facilitate the development of the tourism projects outlined above.
- (6) Facilitate, in particular, the development of the Atlantic Way. The landscape, views and prospects, and the general amenity of the area along the route should be evaluated and objectives should be formulated to ensure that development does not have an adverse impact on the amenity of the route.
- (7) Facilitate sustainable tourism development in areas where tourism is currently underdeveloped and where there is a need for local tourism development initiatives.
- (8) Provide objectives and management standards to protect the integrity of night skies.
- (9) Target urban and business tourism as growth markets. Settlements will need to be made attractive enough to support this form of tourism.
- (10) Improve visitors' first impressions of the county, e.g. views and prospects, landscaping etc.
- (11) Facilitate the development of a marine based leisure industry.
- (12) Develop the amenity value of waterways as part of a system of walking routes between amenity and recreational areas.

### 2.4.3 Tourism Infrastructure

A number of submissions (1, 29, 32, 36, 39, 41, 52) directly or indirectly addressed the issue of the **tourism infrastructure** in the County. The following is a summary of the issues raised in these submissions:

- The development of tourist infrastructure will attract increased tourist numbers, particularly in the south and west of the County.
- Policies are required to facilitate the development of better tourist infrastructure including the following: signage, visitor car parking, toilets, information provision, e.g. increased opening hours of tourist offices, better transport links, public transport services along key routes, and park and ride facilities at tourism hubs.
- Improvement of Broadband and 3G coverage to facilitate tourism information and bookings
- There is a need to facilitate the development of infrastructure for water based activities. Such facilities would include pontoons for boats or launching activity, fishing bays, changing rooms and slipways etc.
- Improved access to all tourism products through car, bicycle, walking and buses.
- The continued development of cycle routes and walking routes.
- Support the development of high quality children's playgrounds.
- Visitor facilities and attractions should be made accessible to the widest range of society possible, regardless of abilities, age or physical limitations. The subject of accessible tourism is gaining increasing international recognition and there are a range of best practice guidelines available at international level. It is suggested that the tourism chapter gives prominence to this issue and contain a related objective.
- Develop specific policies for the development of hotels, B&B's, hostels, caravan & camping facilities.

### Manager's Opinion of Issues Raised

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- It is acknowledged that the provision of infrastructure to facilitate the tourist industry is vital for its on going development.

### Manager's Policy Recommendations

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- Objectives and policies should be included in the Draft Plan to encourage and facilitate the development of appropriate infrastructure to support the Tourist industry as a vital driver to economic development in the county.

#### 2.4.4 Environmental Effects of Tourism

A number of submissions (1, 17, 21, 26, 29, 32, 36, and 41) directly or indirectly addressed the issue of the **environmental effects** of tourism in the County. The following is a summary of the issues raised in these submissions:

- The development plan should adhere to the principles of sustainable development.
- Ensure landscapes and scenic views are protected and not adversely damaged by tourism development.
- Natural heritage features, landscapes and cultural heritage have intrinsic values which outweigh their value as tourist asset and should be protected so that they can be enjoyed and cherished by future generations.
- Development and activities associated with tourism should respect environmentally sensitive areas and scenic amenities.
- The protection of the aquatic environment should not be comprised by proposals to develop tourism.
- To protect the environment and amenity values of beaches land and marine-based sporting activities should not be permitted in these areas.
- The plan should include measures to prohibit tourism development which would significantly diminish the amenity and economic value of the county's coastline and beaches'.
- The principal tourist attraction in Kerry is quality of its landscapes. The number of houses in rural areas is damaging the landscape. Stricter planning control and extension of areas zoned for Amenity is needed to protect landscapes.
- Tourism related enterprises should be encouraged to reduce their impact upon the environment by reducing their energy demand, increasing recycling and utilising best practice procurement policy.

## **Manager's Opinion of Issues Raised**

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- (1) The tourism industry will grow significantly over the coming years. The challenge is to ensure that the industry grows without having a significant adverse affect on the environment which sustains it. This will be the key to achieving sustainable long term growth. See the section of this report which relates to the protection and preservation of the natural environment.
  
- (2) The plan should include a section on responsible tourism. Responsible tourism is an approach to tourism development that ensures that the negative impacts of tourism are minimised; while the positive impacts are simultaneously harnessed to benefit local communities and economies.

## **Manager's Policy Recommendations**

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1. It is recommended that the objectives for the development of tourism should seek to develop a sustainable tourism industry, which will not have significant adverse impacts on the natural and cultural heritage values of the county.
  
2. The plan should include a section on responsible tourism. Responsible tourism is an approach to tourism development that ensures that the negative impacts of tourism are minimised; while the positive impacts are simultaneously harnessed to benefit local communities and economies.

## 2.5 Infrastructure

A large number of submissions relate to infrastructure. These have been divided into the main headings of Roads & Transportation, Waste Management, Waste Water, Telecommunication/National Grid, and Water Fluoridation

### 2.5.1 Roads & Transportation

A number of submissions (but principally submissions 1, 4, 14, 16, 17, 28, 33, 37, 42) address **Roads & transportation** affecting the County.

Summary of the Issues Raised:

- The KCDP should continue to include objectives for the improvement of the national road network within County Kerry.
- Have regard to the provisions of the DoECLG Spatial Planning and National Roads Guidelines for Planning Authorities (2012) and Policy on the Provision of Tourist & Leisure Signage on National Roads (March 2011).
- The Draft Development Plan should support objective RTS 03 of the RPGs by encouraging the development of strategies for walking and cycling that promote the goals and aspirations of Smarter Travel and the National Cycle Policy Framework.
- The Draft Plan should contain an objective to *"examine the possibility of retro-fitting adequate walking and cycling facilities"* as per objective RTS 03 of the RPGs.
- Ensure that the carrying capacity, operational efficiency, safety and significant national investment made in national roads in County Kerry is protected. It is important that policies should be adopted so as to avoid the undermining of the strategic transport function of national roads, including associated junctions.
- Development plans should make it clear that the policy of the planning authority will be to avoid the creation of additional access points from new development or the generation of increased traffic from existing accesses onto national roads to which speed limits greater than 50kph apply, regardless of the housing circumstances of the applicant.

- Consideration should be given to undertaking appropriate Strategic Transport Assessment (STA) in the preparation of the Draft County Development Plan.
- Planning applications for significant development proposals should be accompanied by Traffic and Transport Assessment (TTA) and Road Safety Audits (RSA) carried out by suitably competent consultants.
- Protect and promote the ongoing development of Kerry Airport as it is of major importance to the future of the county and improve linkages to public transport networks.
- Development should not be allowed which would interfere with or impede the operation of the airport and/or the operation/calibration of the all instrument Landing System (ILS) along with the already protected Annex 14 surfaces in Kerry Airport.
- Sound contours be used in assessing suitability for development in the vicinity to the airport runway.
- Reopen the former Tralee to Blennerville Railway.
- Promotion and development of amenity trails, cycle ways and associated facilities along disused railway lines etc.

### **Manager's Opinion of Issues Raised**

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- The plan will aim to address issues of traffic safety, traffic calming and road improvements throughout the County, as resources allow. The Council will work with the NRA in relation the upgrading of sections of the national primary and secondary road network.
- The requirements as set out in the NRA submission and to the NRA guidelines relating to the protection of the safety, carrying capacity, efficiency of the national roads network and signage are noted. While the plan will facilitate an integrated approach to land use and transportation throughout the County, it should be recognised that it may not always be desirable to prevent the use of national networks by traffic generated from local developments especially given the overriding requirements of the National Spatial Strategy and Regional Planning Guidelines. The guidance documents published by the National Roads Authority will also be recognised within the plan.

- It must be recognized however that County Kerry has approximately 420km of National Road including 330km of National Secondary Road(12.5% of the National Total) and consequently major restriction on access to this network will impact negatively on residential, commercial, industrial and indeed tourism related developments in the County.
- Section 2.6 of the NRA Spatial Planning & the National Roads Guidelines identifies *exceptional Circumstances* where planning authorities may identify stretches of national roads where a less restrictive approach may be applied, but only as part of the process of reviewing or varying the relevant development plan and having consulted and taken on board the advice of the NRA. Consultation on this issue is ongoing.
- While the development and improvement of public transport falls under the control of other agencies, the Council does have an important role to play in facilitating its provision. The Council can play an important role in the provision of more sustainable modes of transport through the facilitation of multi-modal networks providing opportunities for a number of varying modes of transport to be used in order to arrive at a final destination. The Council actively promotes land use patterns which reduce the need to travel and support public transport, including higher population growth allocation and higher housing densities in the Hub towns, at public transport corridors and nodes (such as Farranfore) and will cooperate with service providers to ensure the delivery of a reliable, integrated and cost effective public transport system for the County.
- The Council will encourage walking and cycling in the County through the provision of high quality trails, walking and cycling routes. The development of disused railway lines where appropriate is desirable and will be part of the policy to promote an active lifestyle.
- The Council will encourage the development of Kerry Airport and the development of an integrated transport system in accordance with the proper planning and sustainable development of the area.

## Manager's Policy Recommendations

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Arising from the submissions received and the above responses to these issues it is recommended that the plan include objectives and policies that promote and facilitate the following in relation to **Roads and Transportation**.

1. The continued improvement of the National primary and Secondary Road Network in the county to improve linkage to the gateways of Cork and Limerick and to facilitate the economic and social development of the county.
2. In accordance with s2.6 of the *Spatial Planning & National Roads Guidelines*, the Plan will identify *Exceptional Circumstances* in relation to rural housing needs in consultation with the NRA.
3. The plan will promote the delivery of a reliable, integrated and cost effective public transport system for the county.
4. The Draft plan will encourage and facilitate sustainable travel in accordance with the national policy "Smarter Travel" and the "National Cycle Policy Framework".

### 2.5.2 Waste Management

A number of submissions (but principally submissions 17, 34, 39, 41, 42) address **Waste Management** affecting the County.

Summary of the Issues Raised:

- The CDP should acknowledge the importance of waste management infrastructure to ensure compliance with environmental objectives, and as a critical element in supporting growth and development, both through the provision of services to ensure a competitive operating environment for other enterprises and through the direct provision of employment;
- In considering waste management policies the CDP should clarify that the existing North Kerry Landfill is almost at capacity and is likely to be closed by the time the new plan is adopted, and acknowledge that notwithstanding same, the overall direction of guiding policies on waste management is to divert waste from landfill;

- The role of the private sector in providing infrastructure and services in areas such as waste management is essential in the context of supporting the development of the County in the next plan period;
- Objectives should be contained within the CDP to support and facilitate the provision of improved waste management infrastructure, in particular those facilities (e.g. MBT, mechanical processing, improved recycling infrastructure etc.) that will maximise the diversion of waste from landfills;
- The CDP should contain an objective to provide a regional scale integrated waste management facility within County Kerry and specifically within the Tralee-Killarney Hub Functional Area, which would be the optimum location for such a facility;
- The plan shall include objectives for the development and location of Thermal Treatment in the County;
- The plan should include objectives for the development and location of infrastructure necessary for maximizing recycling and reducing litter throughout the County;
- Facilitate the provision of additional waste recycling/recovery facility in the Listowel Region. Such proposals would be assessed on their individual merits for compliance with all technical requirements and other relevant planning policy;
- The Transfer Stations should remain in operation and the facility to dispose of Recyclable goods free of charge should remain. There should be strict enforcement of the rule directing those transporting good to Landfill to have the material for disposal covered with netting or closed-in while in transit;
- The Council should support best-practice environmental management including energy efficiency, waste management, procurement and recycling in accommodation providers and tourism enterprises in the County, through the use of accreditation and eco-labelling.

## Manager's Opinion of Issues Raised

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- The issues raised in relation to waste management focused mainly on the area of recycling. The CDP will acknowledge the importance of waste management and full compliance with the Waste Management Plan for the region.
- The current plan places a strong emphasis on 'reduce, re-use and recycle' which shall be carried through into the new County Development Plan. The plan will encourage and facilitate the development of appropriate recycling facilities in appropriate locations.

## Manager's Policy Recommendations

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Arising from the submissions received and the above responses to these issues it is recommended that the plan include objectives and policies that promote and facilitate:

1. The development of waste management facilities including thermal treatment and mechanical/biological treatment in the County
2. The Plan shall include policies and objectives supporting the Regional Waste Management Plan.

### 2.5.3 Waste Water Treatment

A number of submissions (but principally submissions 1, 29) address **Waste Water Treatment** affecting the County. Summary of the Issues Raised:

- Sufficient treatment capacity and/or ground conditions must be available to rural villages and once off housing over the full duration of the plan to insure the ecological integrity of surface waters are protected.
- Development of a sewerage scheme in Cloghane
- Include policies which restrict developments in areas where the sewage infrastructure facilities necessary for development do not exist.

## **Manager's Opinion of Issues Raised**

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- The plan will aim to facilitate the development of vital infrastructure where necessary and promote the future development of towns and villages throughout the County.
- The plan will encourage the development of more 'water efficient' homes which aim to reduce the demand on infrastructure through water conservation methods and recycling/re-use of waste water where possible
- The potential for and benefits of alternative treatment methods for individual residential development in the rural countryside is recognised, in particular the development of integrated wetland systems. The plan will facilitate the development of alternative wastewater treatment methods in appropriate locations and where adequate information is supplied demonstrating the practicality of such methods.

## **Manager's Policy Recommendations**

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Arising from the submissions received and the above responses to these issues it is recommended that the plan include objectives and policies that promote and facilitate:

1. The sustainable development of vital infrastructure.
2. The development of more 'water efficient' homes.
3. The development of alternative wastewater treatment methods in appropriate locations.

## 2.5.4 Telecommunications/National Power Grid

A number of submissions (but principally submissions 32, 35, 45, 48) address **Telecommunications/National Power Grid** affecting the County.

Summary of the Issues Raised:

- Telecommunication masts should be sited as far away from homes as possible due to health concerns and in areas where they will not be visually intrusive.
- Mast and base stations should respect the landscape and natural environment especially in areas of sensitivity and historic importance, National and European protected sites, archaeological/geological sites, historic and national monuments.
- Except in exceptional circumstances, locations in the direct line of national monuments, listed views or prospects shall be avoided.
- a visual impact assessment shall be submitted with any application which shall address landscape and topography and overall visibility, any listed views or prospects in the area, intermediate objects between the site and the principal viewing locations, the scale of the object in the wider landscape, the multiplicity of other objects in the wider panorama and the position of the object on the skyline.
- The size of infrastructure should be minimised and it must be adequately screened, to minimise adverse visual impacts on the environment, providing that the landscape is able to support additional screening measures and does not result in over-provisioning and undue proliferation.
- Require the co-location of new or replacement antennae on existing masts or preferably a single mast. The co-location and clustering of new masts on existing sites should be required.
- Access roads should be permitted only where they are absolutely necessary.
- Facilitate the provision, renewal and sustainable development of additional electricity generation capacity throughout the region and to support the sustainable expansion of the network.
- Facilitate the provision of power generating facilities throughout the county.
- Facilitate the establishment of Electric Vehicle (EV) infrastructure.

## **Manager's Opinion of Issues Raised**

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- The development and roll-out of adequate telecommunications and power grid is recognised as key infrastructure required in order to promote the future economic growth of the County and attract inward development. The plan will promote the development of telecommunication and power networks throughout the County in a sustainable manner with due regard to the topography, existing developments and landscape sensitivities of the County.

## **Manager's Policy Recommendations**

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Arising from the submissions received and the above responses to these issues it is recommended that the plan include objectives and policies that promote and facilitate:

1. The development of the national electricity grid in the county for economic development and green energy technologies.
2. The establishment of Electric Vehicle (EV) infrastructure including recharging points throughout the county
3. The development and roll-out of new telecommunications throughout the County in a sustainable manner in accordance with the DoEHLG "Guidelines for Telecommunications Antennae and Support Structures"

### **2.5.5 Water fluoridation**

A number of submissions (but principally submissions 2, 3, 5, 6, 7, 8, 9, 10, 12, 18, 19) address **Water fluoridation** affecting the County. Summary of the issues raised,

- Kerry County Council to make a stand against water fluoridation and call for a motion to end the addition of fluoride to the drinking water in County Kerry and the rest of Ireland.

### **Manager's Opinion of Issues Raised**

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- It is a legal requirement to fluoridate drinking water. This is set out in the Fluoridation of Water Supplies Regulations 2007, (S.I. No. 42/2007) As a local authority, Kerry County Council has no option other than to comply with the law as it stands. The official advice of the HSE is that fluoridation is beneficial to dental health.

### **Manager's Policy Recommendations**

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- The inclusion of policies and/or objectives in relation to this issue is inappropriate in a land use development plan.

## 2.6 Natural Environment

A large number of submissions relate to the Natural Environment. These have been divided into the main headings of Landscape/ Views & Prospect, Ecology, Renewable Energy and Climate Change, Natural Resources and Public Rights of Way.

### 2.6.1 Landscapes and Views & Prospects

A number of submissions (20, 21, 22, 26, 29, 36, 39, 51, 52, 55) directly or indirectly addressed the issues of **landscape and Views & Prospects** in the County. Summary of the Issues Raised:

- Scenic areas, views and prospects and features of natural beauty or interest should be protected from inappropriate development, which would adversely impact on the quality of the landscape.
- A Landscape Strategy should be prepared to provide a framework for identification, assessment, protection, management and planning of landscapes. This Strategy should have regard to the Florence European Landscape Convention.
- Protect and enhance the landscape and important views along the trail of the 'Wild Atlantic Way'.
- Rivers and watercourses are assets which provide a basis for the development of visual and amenity features in the areas through which they flow. In housing and industrial site planning they provide a feature around which landscape design and development can be based. They can also provide a focus for the involvement of the community in protecting the environment.
- The quality of landscapes can be adversely affected by combinations of development types such as housing; wind farms, forestry, quarries, electrical power stations and landfill. The cumulative impact of different types of development can when taken together degrade a landscape. In considering the impact of development proposals on the landscape it is necessary to consider not only the impact of one type of development but also the collective impact of all uses in the area. The landscape in the area of Raemore (Tralee) is cited as an example of where a range of uses has collectively degraded the landscape.
- The protection of the landscape can be best secured through zoning.

## Manager's Opinion of Issues Raised

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- It is recognised that landscape is a key component of the county's quality of life and the lifeblood of the tourism industry. The planning authority's strategy for the protection and enhancement of Kerry's landscapes in the current County Development Plan is based on amenity zonings namely; prime, secondary, and rural amenity areas. Each zoning indicates not only the quality of the landscape but also its capacity to absorb further development without undermining its character and scenic quality. The landscape will continue to be protected under the objectives of the new plan. While it is agreed that zoning is important in the protection of scenic landscapes these must be supported by a range of development objectives.
- It is important to identify and protect views and prospects which the visitor will encounter on first entering the county.
- The Renewable Energy Strategy (RES) was informed by a landscape character assessment of the County. This landscape assessment included an evaluation of landscape sensitivity to wind development. The tourism chapter will also identify a range of tourism products which depend on the quality of the landscape.
- It is the intention of the planning authority to prepare a Landscape Strategy to provide a framework for the identification, assessment, protection and management of landscapes. The Minister has indicated that new guidelines for the preparation of landscape strategies are likely to be forthcoming.
- It is considered that given the importance to tourism of the proposed 'Wild Atlantic Way', the landscape and views likely to be visible from the route should be reassessed and protected where necessary.

## Manager's Policy Recommendations

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Arising from the submissions received and the above responses to these issues it is recommended that the plan include objectives and policies that promote and facilitate:

1. The protection of existing Views and Prospects and the addition of Views and Prospects during the plan review.
2. The review of Views and Prospects in the vicinity of the proposed Atlantic Way to ascertain their importance to the amenity of the route.
3. The inclusion of an objective to prepare a landscape strategy for the county.

## **2.6.2 Ecology (including Designations, Biodiversity, Water Quality, Trees/Hedgerows and Habitats)**

A number of submissions (20, 21, 22, 26, 29, 36, 39, 51, 52, 55) directly or indirectly addressed the issues of **ecological protection and enhancement**.

### **Summary of the Issues Raised:**

- The protection of the environment should not be comprised by future development.
- Maintain, preserve, protect, properly manage and expand waterway corridors including immediate floodplains and valleys, rivers and lakes. The immediate area around water bodies, including the skyline on surrounding hills and crests, should be free from inappropriate development.
- The Development Plan should include policies to ensure that development does not lead to the spread of invasive species.
- The management of features of the landscape, such as traditional field boundaries is important for the ecological coherence of the Natura 2000 network and essential for the migration, dispersal and genetic exchange of wild species.
- In ecologically sensitive areas, where parking is required, it should be provided in the form of green parking areas, i.e. soft areas that can be left in their natural state during the off season and used to provide over-flow facilities during peak periods.
- Future golf courses should not be permitted in designated Natura 2000 or Natural Heritage Areas.
- Flood Plains should remain free from any development.
- The planting of native trees and the introduction of ‘Wild Flower Gardens’ in various locations should be encouraged as tourist features and to enhance biodiversity.
- The new development plan should facilitate the development of Greenway Development Routes. This should be done with the involvement of the community.

- The water quality of watercourses and rivers is essential to conserve and enhance biodiversity. The Development Plan should address all watercourses and associated riparian habitats as if they were Protected Areas to ensure all aquatic species are maintained and preserved. The removal of river materials should be prohibited from waterways in the County unless for an essential reason and then only under permit.
- Run-off from agricultural land, forestry, septic tanks and municipal sewage discharge should be managed to avoid damage to natural environmental values.
- Greater emphasis on protection of the vulnerable coastal region is required.
- The Blue Flag scheme contributes to the protection of biodiversity and should be retained and expanded.
- Greater emphasis on protection of the vulnerable coastal region is required through the development of a biodiversity impact assessment. Policies should be developed to ensure that the possible effects on beaches, sand dunes, wetlands and estuaries and the effects on beach walks and coastal trails is taken into account.
- There should be a link between the SEA/AA landscape and green infrastructure.
- All environment considerations need to be addressed in the plan/SEA process. A checklist should be included in the SEA to assist in ensuring that the Plan addresses issues identified in the SEA.
- PFRA mapping and adherence to Flood Risk Management Guidelines should be included in drafting the Plan and SEA.

## Manager's Opinion of Issues Raised

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- The preservation of the natural environment is critical to preserving quality of life of the people of Kerry and the ecosystems on which the world depends. Furthermore, natural heritage tourism is a growing sector of the tourism economy. For these reasons, sustainability and biodiversity will be central in the formulation of policy with regard to The Heritage and Biodiversity plan 2008-12. A new Biodiversity plan will be prepared during the life time of the County Development plan.
- The Plan will be prepared in accordance with Ireland's obligations under the Habitats Directive (92/43/EEC), the EU (Birds) Directive (79/409/EEC), the Environmental Impact Assessment Directive (85/337/EEC), the Water Framework Directive (2000/60/EC), and the Flood Directive (2007/60/EC).
- A Strategic Environmental Assessment (SEA) of the likely environmental effects of plan will be prepared in tandem with the development plan. This will ensure that there will be no likely significant effects on the environment. Furthermore a Habitat Directive Assessment (HDA) will be carried out to ensure that the plan will not significantly affect the conservation objectives of Natura 2000 sites.
- The SEA and HDA will assess the impact of the plan on water quality and aquatic species, and an integrated management plan will be included for the management and protection of coastal zones.
- The assessment and management of flood risks in relation to planned future development is an important element of proper planning and sustainable development. A flood risk strategy will be developed as part of the preparation of the plan. This strategy will be informed by the Office of Public Work's Catchment Flood Risk Assessment and Management (CFRAM) Studies and their product – Flood Risk Management Plans (FRMPs), and the National Flood Risk Management Guidelines.
- The development of greenway development routes linking parks, waterways and urban areas have the potential to provide for recreation and biodiversity. It should be an objective of the development plan, subject to an assessment of environmental impacts, to develop greenway routes.

## Manager's Policy Recommendations

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Arising from the submissions received and the above responses to these issues it is recommended that the plan include objectives and policies that promote and facilitate:

1. The provisions of the Biodiversity Plan for the County.
2. The protection and enhancement of public accessibility to amenity and recreational facilities.
3. The development of a flood risk strategy.
4. The protection of the heritage value of the county.
5. The development of greenway development routes.
6. The protection of traditional field systems, hedgerows, demesne planting, urban trees/trees/stone walls.

### 2.6.3 Renewable Energy and Climate Change

A number of submissions (20, 21, 22, 26, 29, 31, 32, 36, 39, 41, 48, 47, 49, and 51) directly or indirectly addressed the issue of **Renewable Energy and Climate Change**.

#### **Summary of the Issues Raised:**

- The comprehensive and proactive approach that Kerry County Council has taken with regard to the future planning and development of renewable energy within County Kerry should be retained in the new development plan.
- Renewable energy developments should be introduced in a manner which will not impact on aquatic resources.
- A Bio-energy plan has been published by the Department of Communications, Energy and Natural Resources which should be considered in the preparation of the plan.
- The plan should support the development of Tidal/ Wave power as an energy source.

- The Strategy for wind development should be developed in the context that other methods of energy generation will be coming on stream.
- The development of hydro energy has the potential to cause environmental damage and a loss of access rights for recreational users. Policy in relation to hydro must avoid adverse impacts in these respects.
- The potential for adverse impacts on visual, ecological, environmental and recreational values must be avoided in the development of the forestry industry.
- Wind energy should not be developed in areas where houses will be affected by the noise generated by wind turbines.
- Wind and hydro development should not be permitted in scenic landscapes or in proximity to housing.
- Wind development should not result in the destruction of rare peatland habitats. The current development plan policies should be reviewed in this regard.
- Policies regarding the rehabilitation of quarries should be reviewed to ensure that where there is a demand for product, quarry sites are fully restored, the impact of extraction is minimised and policy prepared in consultation with local groups.
- Transportation is one of the key elements contributing to greenhouse gas emissions. Electric Vehicles (EVs) are central to any plans for zero carbon emissions transportation. There is significant scope for both commercial and residential developments to provide suitable infrastructure to cater for EV charging facilities and the potential additional future infrastructure installations. Infrastructural objectives development management standards should facilitate the development of EVs.

## Manager's Opinion of Issues Raised

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- Climate Change and Energy Efficiency are central to developing a sustainable development strategy for the county. These should underpin the formulation of policy.
- It is considered that renewable energy development is a vital part of Ireland's strategy to tackle two major challenges facing us today – ensuring a secure energy supply and combating climate change. It is also a provider of a significant number of jobs and should be fully supported and facilitated. The current Renewable Energy Strategy (RES) which was adopted as a variation to the existing plan was subject to an SEA and HDA. These environmental assessments have ensured that any development arising on foot of the strategy will not have a significant affect on the environment as it relates to: landscape; architecture; archaeology; cultural heritage; water quality; flooding; biodiversity; Natura 2000 sites and the Habitats & Birds Directive.
- Each type of renewable energy and the related technologies for harvesting that energy has the potential to impact on the county's landscape; it's ecological, recreational and/or cultural and built heritage resources. The nature and extent of such impacts are particular to each renewable energy type. Diversifying into all available forms of renewables will contribute significantly to avoiding and/or limiting the cumulative impacts arising from any one form of renewable energy. It is, therefore, an objective of the planning authority to support the development of all renewables, existing and developing, and to avoid over development of any one resource.
- It is an objective of the RES to promote renewable energy sources and technologies for the generation of transport energy.
- The Shannon Estuary is the only area off the coast of Kerry suitable for the development of tidal energy. The SEA carried out by SEAI on offshore energies found that tidal energy development in the estuary would have a significant adverse impact on marine ecosystems. However, the issue of tidal energy developments in the Shannon Estuary is being re-evaluated in the preparation of the Draft Shannon Integrated Framework Plan. The planning authority will be guided by the findings of this plan when adopted.
- In relation to wave energy such developments are supported in the RES subject to considerations relating to the proper planning and sustainable development of the county.

## Manager's Policy Recommendations

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Arising from the submissions received and the above responses to these issues it is recommended that the plan include objectives and policies that promote and facilitate:

1. The review the existing RES in light of any national guidance and policy documents issued after the adoption of the strategy.
2. The review the impact of development arising on foot of the strategy to determine how effective the strategy has been and whether it should be amended.
3. The review the RES to ensure the natural assets of the county are protected and enhanced, while facilitating an appropriate level of public accessibility and recreational activity in the development of renewables.
4. The development of the necessary infrastructure to service electric vehicles in appropriate locations.
5. To include a strategy for addressing the issues relating to climate change.
6. To ensure the policies and objectives in the Development Plan fully reflect, and are compatible with international, national and regional climate change policy.

### 2.6.4 Natural Resources

A number of submissions (26, 29, 32, 36, 41 and 49) directly or indirectly addressed the issue of **Natural Resources as follows:**

- The potential for adverse impacts on visual, ecological, environmental and recreational values must be avoided in the development of the forestry industry.
- Stringent forestry management practices in sensitive areas is required to protect water quality e.g. through loss of nutrient to waters. Consideration should be given to the introduction of afforestation exclusion zones, with new plantations and reforestation prohibited on susceptible soils thereby avoiding potential future impacts.

## **Manager's Opinion of Issues Raised**

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- The county has a number of naturally occurring resources that contribute to the social and economic fabric of the county. They include among others the extractives industry and forestry. The nature and scale of the development and operations required to develop these resources can have significant environmental impacts. Any adverse impacts could damage other economic sectors such as tourism and recreation. Protecting the environment from the adverse impacts of such development is important to the development of sustainable rural communities and the preservation of the countryside.
- The registration of quarries is governed by S261 of the Planning & Development Act 2000(as amendment). Policies regarding the operation and rehabilitation of quarries shall be reviewed.

## **Manager's Policy Recommendations**

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Arising from the submissions received and the above responses to these issues it is recommended that the plan include objectives and policies that promote and facilitate:

1. The development of Natural Resources in appropriate locations and in a manner which will not adversely impact on the environment.
2. The inclusion within the plan a policy framework for developing essential mineral and aggregate reserves, whilst ensuring that the adverse environmental impacts associated with mineral extraction are kept to a minimum and are compatible with the proper planning and sustainable development of the county.
3. The provision of a strong policy framework for the sustainable development of the forestry industry. The new plan should support the continued expansion and diversification of the forestry sector. This should be done in a manner that maximises its contribution to the social and economic well being of the county, and which is compatible with the protection and enhancement of the environment and heritage of County Kerry. This should include maintaining the diversity and character of the countryside and promoting the cultivation of native species.
4. The protection and enhancement of native woodlands through the use of appropriate planning and development measures.

### 2.6.5 Public Rights of Way

A number of submissions (26, 28, 29, 32, 35, 36, 39, 38, 41, 52, and 55) directly or indirectly addressed the issue of **Public Rights of Way and Way marked Trails**. See also Tourism Products.

- Encourage and financially support local communities that wish to develop off- road Walkways/ Cycleways.
- Development should only be permitted where it will not have an impact on public access to the coast and to its recreational and amenity values.
- Recommend inclusion of ‘community greenways’ based on waterways.
- To create new rights of way, where resources permit, to recreational and amenity areas, including beaches inland waterways and amenity areas.
- To facilitate the creation or expansion of walking/cycling routes.
- In partnership with the National Parks and Wildlife Service, Waterways Ireland, other planning authorities, community groups and other relevant stakeholders, provide, preserve, promote, enhance and expand public access to navigational and non-navigational waterway corridors, (together with wetlands, floodplains and valleys of streams and smaller rivers). This would allow the creation of linear parks to link with existing parks, open spaces, towns and other settlements in their vicinity. These links should extend across county borders to form inter-county tourism links.
- Protect, enhance and improve existing public rights of way, where appropriate and where resources permit, and investigate the provision of additional rights of way to inland lakes canal banks and waterways.
- Policy in relation to hydro must not result in loss of access rights for recreational users.
- A way marked coastal path should be developed along the entire coastline, as a tourist and recreational amenity.

## **Manager's Opinion of Issues Raised**

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- Access is an important issue in supporting and developing tourism and providing access for local people to amenities. For this reason the development plan should maintain and safeguard public rights of way to mountains, commonage and other hill land, moorlands and forests, rivers, lakes, valleys, nature reserves, other natural amenities and to the countryside general. The plan should also make provision for establishing new rights of way where they are required.
- It should be noted under Section 10 of the 2010 Planning and Development Act a development plan must include measures for the preservation of public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility.

## **Manager's Policy Recommendations**

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Arising from the submissions received and the above responses to these issues it is recommended that the plan include objectives and policies that promote and facilitate:-

1. The inclusion of a list of existing public rights of way which give access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility in accordance with the 2010 Planning and Development Act.
2. The identification of new public rights of way where they are required to provide access to seashore, mountain, lakeshore, riverbank or other place of natural beauty or recreational utility.
3. The development of a marked coastal path along the entire coastline.
4. The establishment of Rights of Way, Trails and Amenity Routes throughout the county.

## 2.7 Heritage & The Gaeltacht

A number of submissions (but principally submissions 13, 15, 30, 32, 36, 39, 41, 43, 50, 52, 54, 55) address **Heritage & the Gaeltacht** affecting the County.

### **Summary of the Issues Raised:**

- The guidelines for heritage towns need to be more strongly worded and subsequently fully complied with.
- Recommend the inclusion of public realm plans (PRPs) which cover natural and built heritage.
- Recommend the inclusion of ‘community greenways’ based on waterways and rivers.
- An integrated approach towards protection of the county's valuable environmental resources is required by all stakeholders.
- Greater emphasis on protection of the vulnerable coastal region is required.
- Research may be required on the protection of Leck Castle Ruin?
- Emphasis should be given to the upgrading of existing heritage interpretation including the use of a variety of media to engage visitors.
- The Council should prioritise the development of walking trails incorporating Archaeological sites and that fullest possible information relating to each site should be placed on high quality signs.
- The new Plan should be set within the context of the National Heritage Plan and that in preparing the Plan it should be an objective to ensure a balance between protection of heritage and the implementation of other, often competing, policies in the Development Plan.
- Protect Recorded Monuments and places/structures of archaeological heritage importance.
- There may be a conflict between public access to monuments on private lands.
- Make use of Irish signage and an Irish Language logo in business places, such a logo would attract Irish speakers from other areas and encourage the use of the language in every day life.

- Adhere to the Geological Heritage Guidelines (ICF & GSI 2008) and the Archaeological Code of Practice.
- Ba chóir go mbeadh ról lárnach ag Pobail Ghaeltachta Chiarraí agus na páirtithe leasmhara i bPlean Forbartha Chontae Chiarraí agus gach polasaí amach anseo. *Kerry Gaeltacht communities and all stakeholders should have a central role in any Kerry County Development Plan and all future policies.*
- Ní mór do Chomhairle Contae Chiarraí dul i gcomhairle le hÚdarás na Gaeltachta. *County Council must consult with Údarás na Gaeltachta*
- Ba chóir go mbeadh polasaí láidir teanga ag an gComhairle ceangailte le gach cuid dá seirbhísí agus ranna. *The Council should have a strong language policy attached to all parts its services and departments*
- Líofacht níos fearr a chur chun cinn i measc na foirne agus soláthróirí seirbhísí sa líne tosaigh. *Promote a greater fluency amongst the staff and front line service providers*
- Úsáid na Gaeilge a chur chun cinn, seirbhísí trí Ghaeilge, scoláireachtaí srl., tríd an suíomh idirlín, fógraíochta, margaióchta, bileoga srl. *Promote the use of Irish, provide services through Irish, scholarships etc., through the website, advertising, marketing, leaflets etc.*
- Forbairt ar pholasaí teanga níos láidre a chur chun cinn ag leibhéal áitiúil, náisiúnta agus Eorpach. *Promote the development of a stronger language policy at local, national and European level.*
- Straitéis fadtéarmach chun an teanga a leathnú i bpáirt le páirtithe leasmhara eile a chur chun cinn. *Promote a long term strategy for the expansion of the language in conjunction with other stakeholders.*
- Go mbeadh Gaeilge amháin ar chomharthaí bóthair (idir CCC & UNB) i gcatagóir A na Gaeltachta. *There should be Irish only road signage (both KCC & NRA) in Category A Gaeltacht areas.*

- Go mbeidh aon chomharthaíocht nua, comharthaí méar eolais san áireamh, a chrochann Comhairle Contae Chiarraí sa Ghaeltacht i nGaeilge amhain, nó go dhátheangach le béim soiléir ar an téacs Gaeilge  
*That any new signage, including brown fingerpost signage, erected by Kerry County Council within the Gaeltacht should be erected in Irish only, or bilingually with priority clearly given to the Irish text.*
- Is cóir go n-úsáidfídh Údaráis Áitiúla Chiarraí an leagan Gaeilge de Logainmneacha na Gaeltachta ar cháipéisí, comharthaí, bunachar sonraí agus líníochtaí.  
*Kerry Local Authorities should use the Irish version of all Gaeltacht Placenames on documents, signs, databases and drawings.*
- Go mbeidh an cineál gnó luaite i nGaeilge ar chomharthaíocht nua os cionn siopaí sa Ghaeltacht.  
*That all new signage above shopfronts in the Gaeltacht include the type of business in Irish.*
- Is cóir spriocanna an Rialtais sa Straitéis 20 Bliain don Ghaeilge a chur sa Phlean Forbartha Nua don Chontae.  
*The new County Development Plan should incorporate the targets of the Government's 20 Year Strategy on the Irish language*
- Bíonn tionchar ag forbairtí sa Ghaeltacht ar úsáid na Gaeilge sa phobal mór ar nós seirbhísí sóisialta agus an córas oideachais. Is cóir an tionchar seo a mheas.  
*Developments in the Gaeltacht area have an impact on the use of Irish language in the wider community such as in social services and the educational system. This impact should be assessed.*
- Is cóir Alt 47 a chur i bhfeidhm ar Thithíocht Sóisialta i gceantair Chatagóir A na Gaeltachta chun oidhreacht teangeolaíochta agus cultúrtha na Gaeltachta a chosaint agus an Ghaeilge a chur chun cinn mar theanga pobal.  
*A Section 47 Agreement should be applied to Social Housing in Category A Gaeltacht Areas in order to protect the linguistic and cultural heritage of the Gaeltacht areas and promote Irish as the community language.*

## Manager's Opinion of Issues Raised

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- The CDP will set out a comprehensive strategy for the protection and management of the country's heritage, recognising that heritage must be valued not only for its intrinsic worth, but also for the economic, educational, cultural, and recreational opportunities that it offers.
- The existing CDP includes policies regarding the protection of known and unknown archaeological sites and it is proposed that these policies be maintained and strengthened.
- Leck Castle is situated north of Ballybunion, it is a national monument and is therefore protected under legislation.
- Is mór an luach a chuireann Comhairle Contae Chiarraí ar thábhacht an Ghaeilge do mhuintir Chiarraí, sa Ghaeltacht agus taobh amuigh de. Beidh polasaí breise maidir le cosaint agus cur chun cinn na Gaeilge sa Phlean Forbartha Contae.

*Kerry County Council greatly appreciates the importance of Irish to the people of Kerry, both within and outside our Gaeltacht areas. The CDP shall include additional policies regarding the protection and promotion of the Irish language.*

- Tugann an Chomhairle tacaíocht don fhoireann chun seirbhísí trí Ghaeilge a chur ar fáil do phobal Chiarraí (Scéimeanna Gaeilge) ina measc cúrsaí Gaeilge go rialta.

*The Council supports staff in providing services through Irish for the people of Kerry (Scéimeanna Gaeilge) and provides Irish language courses on a regular basis to staff.*

- Cuireann an Chomhairle comharthaíocht Gaeilge chun cinn. Cuirfear polasaí agus treoirínte maidir le comharthaíocht Gaeilge sa dréacht Phlean, ina measc méar eolas, aghaidh siopaí agus comharthaí bóthair. *The council promotes the use of Irish signage. The draft Plan shall provide a policy and guidelines for the erection of Irish forms of signage including finger post signs, shop fronts and roadside signs.*

## **Manager's Policy Recommendations**

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Arising from the submissions received and the above responses to these issues it is recommended that the plan include policies that promote and facilitate the following in relation to **Heritage and the Gaeltacht**.

1. Promote best practice with regard to Heritage conservation and Heritage management.
2. To ensure that the policies and objectives in the Development Plan fully reflect, and are compatible with the architectural heritage protection guidelines issued from the DoAHG.
3. Provide information to raise awareness, appreciation, and enjoyment of the County's Heritage
4. Establish and promote partnerships to achieve heritage objectives
5. Provide a policy and guidelines for the erection of Irish forms of signage including finger post signs, shop fronts and roadside signs
6. The CDP shall include additional policies regarding the protection and promotion of the Irish language.

Signed: \_\_\_\_\_



**M. McMahon/ M. Mac Mathúna,**

**Director of Services/Stiúrthóir Seirbhísí,**

**Planning & Sustainable Development/Pleanáil Agus Forbairt Inbhuanaíthe**

### **PART 3**

#### **APPENDIX 1**

##### **List of Ministerial Guidelines**

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Under Section 28 of the Planning & Development Acts 2000-2011, Kerry County Council shall have regard to all the policies and objectives in the planning guidance issued.

- (1) Architectural Heritage Protection - Guidelines of Planning Authorities (2004)
- (2) Architectural Heritage Protection for Places of Public Worship - Guidelines for Planning Authorities (2003)
- (3) Appropriate Assessment of Plans and Projects in Ireland - Guidance for Planning Authorities (2009)
- (4) Childcare Facilities Guidelines (June 2001)
- (5) Development Contributions -Guidelines for Planning Authorities – (2013)
- (6) Development Management – Planning Guidelines for Planning Authorities (June 2007)
- (7) Development Plans – Planning Guidelines for Planning Authorities (June 2007)
- (8) Implementation of SEA Directive (2001/42/EC) Assessment of the Effects of Certain plans and Projects on the Environment - Guidelines for Regional Authorities Planning Authorities (2004)
- (9) Implementation of new EPA Code of Practice on Waste Water Treatment and Disposal Systems Serving Single Houses - Circular PSSP1/10
- (10) Landscape and Landscape Assessment - Guidelines for Planning Authorities (2000)
- (11) Provision of Schools and the Planning System – A Code of Practice for Planning Authorities (2008)
- (12) Quarries and Ancillary Activities - Guidelines for Planning Authorities (2004)
- (13) Quality Housing for Sustainable Communities-Design Guidelines (2007)
- (14) Retail Planning Guidelines for Planning Authorities & Retail Design Manual (2012)

- (15) Section 261A of the Planning & Development Act 2000 Guidelines (2012).
- (16) Spatial Planning and National Roads - Guidelines for Planning Authorities (2012)
- (17) Strategic Environmental Assessment (SEA) Guidelines (2004)
- (18) Sustainable Urban Design – Design Standards for New Apartments Guidelines for Planning Authorities (2007)
- (19) Sustainable Residential development in Urban Areas Guidelines for Planning Authorities & Best Practice Urban Design Manual (2008)
- (20) Sustainable Rural Housing - Guidelines for Planning Authorities (2005) & Rural Housing Policies and Local Need Criteria in Development Plans - Circular Letter SP/5/08
- (21) The Planning System and Flood Risk Management - Guidelines for Planning Authorities & The Planning System and Flood Risk Management - Technical Appendices (2009)
- (22) Telecommunications Antennae & Support Structures (1996) & Circular letter PL 07/12
- (23) Wind Energy - Guidelines for Planning Authorities (2006)

## APPENDIX 2

### List of Persons Who Made a Submission

No	Name	1 Strategic & Regional Issues	2 Housing	3 Economic Development	4 Tourism	5 Infrastructure	6 Natural Environment	7 Heritage & The Gaeltacht
1	Kevin O'Shea	1	1	1	1	1	1	1
2	Aisling Fitzgibbon					2		
3	Siomha Ni Mhuirheartaigh					3		
4	Jack Murray					4		
5	Shane Gaynor O'Carroll					5		
6	April Linda & Aisling Fitzgibbon					6		
7	Liz Dowling					7		
8	Gerald Histon					8		
9	Eoin Burns					9		
10	Elaine Dee Worts					10		
11	Thomas Kavanagh		11					
12	E McQuinn					12		
13	Cllr. Patrick Connor Scarteen							13
14	NRA		14			14		
15	Anne Barrett							15
16	SWRA	16	16					
17	Patrick J Donovan		17	17	17	17		
18	John Lagan					18		
19	Farrell O'Gara					19		
20	Peter & Linda Bounds		20				20	
21	Tom and Dora Campbell & Others			21			21	
22	Hugh Campbell			22	22	22	22	
23	Comhachumman Forbartha an Leith Triuigh		23					23
24	Dublin Airport Authority							
25	John O'Shea			25	25			
26	An Taisce		26	26	26		26	
27	Julie Ormonde		27	27	27			
28	Darragh Connolly			28	28	28	28	
29	Inland Fisheries Ireland		29	29	29	29	29	
30	Risteard Clancy							30
31	Hillary Collins						31	
32	Keep Ireland Open (Roger Garland)	32	32	32	32	32	32	32
33	Kerry Airport					33		
34	Tim McEllistrem					34		
35	Margaret Martin					35	35	
36	Eibhlis O'Connell	36	36	36	36		36	36
37	Maurice Daly & Others		37			37		37
38	Laurence Dunne				38		38	
39	South Kerry Independent Alliance	39	39			39	39	39
40	Mentor Gaeilge							
41	Failte Ireland		41	41	41	41	41	41
42	Kerry Central Recycling Facility Ltd	42				42		
43	Roibeard O'hEartain		43	43				43
44	Tesco Ireland	44		44				
45	Eirgrid					45		
46	O'Flynn Construction	46	46					
47	Irish Wind Energy Association (IWEA)						47	
48	ESB					48	48	
49	Irish Peatland Conservation Council			49			49	
50	Foram Gaeilge Chiarrai							50
51	Bord Gais Energy						51	
52	Marianne Beasley		52	52	52	52	52	52
53	Gearoid Costelloe (Grant Thomton)		53					
54	Comharchumman Forbartha Chorca Dhuibhne		54					
55	Heritage Council	55	55			55	55	55
56	EPA						56	

## APPENDIX 3

### List of Prescribed Authorities Notified

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1. An Bord Pleanála
2. Minister for Environment, Community & Local Government
3. Minister for Agriculture, Food & The Marine
4. Minister for Transport, Tourism & Sport
5. Minister for Justice Equality & Defence
6. Minister for Education & Skills
7. Minister for Arts, Heritage & Gaeltacht Affairs
8. Minister for Children & Youth Affairs
9. Minister for Communications, Energy & Natural Resources
10. Commissioners of Public Works
11. Minister for Jobs Enterprise & Innovation
12. An Chomhairle Ealaíon
13. Dublin Airport Authority
14. Udaras na Gaeltachta
15. ESB (Electric Ireland)
16. Forfás
17. Inland Fisheries Ireland
18. Health Services Executive South
19. The Heritage Council
20. The Health and Safety Authority
21. National Roads Authority
22. Shannon Free Airport Development Co. Ltd.
23. An Taisce including Kerry Association
24. Limerick County Council
25. Clare County Council
26. Cork County Council
27. South West Regional Authority
28. Mid-Western Regional Authority
29. Southern and Eastern Regional Assembly
30. EirGrid Plc.
31. Tralee Town Council
32. Listowel Town Council
33. Killarney Town Council
34. Kerry County Development Board
35. Environmental Protection Agency
36. Development Applications Unit, Dept of Arts Heritage & Gaeltacht
37. Fáilte Ireland
38. Kerry Airport Plc
39. Social Inclusion Division, Department of Social Protection

## APPENDIX 4

### List of Non Prescribed Authorities notified

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- (1) Forest Service, Department of Agriculture Fisheries & Food
- (2) IFA Office
- (3) Teagasc
- (4) Birdwatch Ireland
- (5) NPWS
- (6) Heritage Council
- (7) Coillte Castleisland
- (8) Irish Peatland Council
- (9) Bat Conservation Ireland
- (10) Dr Allan Mee (White Tailed Eagle project manager)
- (11) Enterprise Ireland
- (12) CLG Chiarrai
- (13) Kerry District League (FAI),
- (14) Irish Rugby Football Union
- (15) Sustainable Energy Authority of Ireland
- (16) Geological Survey of Ireland
- (17) North and East Kerry Development Ltd
- (18) South Kerry Development Partnership Limited
- (19) I.R.D. Duhallow
- (20) IDA Ireland
- (21) Killarney Chamber of Tourism and Commerce
- (22) County Enterprise Board
- (23) Kerry County Childcare Committee
- (24) Tralee Chamber Alliance
- (25) Kerry Education Services
- (26) Eircom Plc
- (27) Mr. John Griffin , Tourism Development Officer Kerry County Council
- (28) IT Tralee
- (29) Bus Eireann Tralee
- (30) Iarnrod Eireann Tralee
- (31) Kerry MABS

## APPENDIX 5

### Open Days & Public Consultation

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A series of Open Days were held at locations across County Kerry. Individuals, Groups, Organisations and Representatives were all invited to attend and to discuss the Issues Paper and all other aspects of the Development Plan.

<b>Public Consultation Sessions</b>	<b>Address</b>	<b>Date</b>
Dingle/Daingean Uí Chúis	Farrankilla House, Goat Street, Dingle.	08/04/2013
Listowel	Áras an Phiarsaigh, Listowel.	11/04/2013
Cahersiveen	The Ring of Kerry Hotel, Valentia Road, Cahersiveen	16/04/2013
Tralee	Kerry County Council County Buildings, Rathass, Tralee.	17/04/2013
Kenmare	Carnegie Arts Centre, Shelbourne Street, Kenmare.	22/04/2013
Killorglin	Killorglin Area Office, Library Place, Iveragh Road, Killorglin.	23/04/2013
Killarney	Killarney Library, Rock Road, Killarney	25/04/2013