

**COMHAIRLE CONTAE CHIARRAI
KERRY COUNTY COUNCIL**



OILEÁN NA nGÉANNA - SPÁS POIBLÍ

ISLAND OF GEESE - PUBLIC REALM

Moltaí agus Tuairisc Príomhfheidhmeannach Comhairle Contae Chiarraí ar an gComhairliúchán Phoiblí a ullmhaíodh de bhun Alt 179 (3) den Acht um Pleanáil agus Forbairt 2000 – 2020 agus Cuid 8 de na Rialacháin um Pleanáil agus Forbairt 2001 -2020.

Chief Executive's Report and Recommendations in accordance with Section 179 (3) of the Planning and Development Act 2000 – 2020 and Part 8 of the Planning and Development Regulations 2001-2020.

Dáta/Date: 26/06/2020



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COMHAIRLE CONTAE CHIARRAÍ/KERRY COUNTY COUNCIL

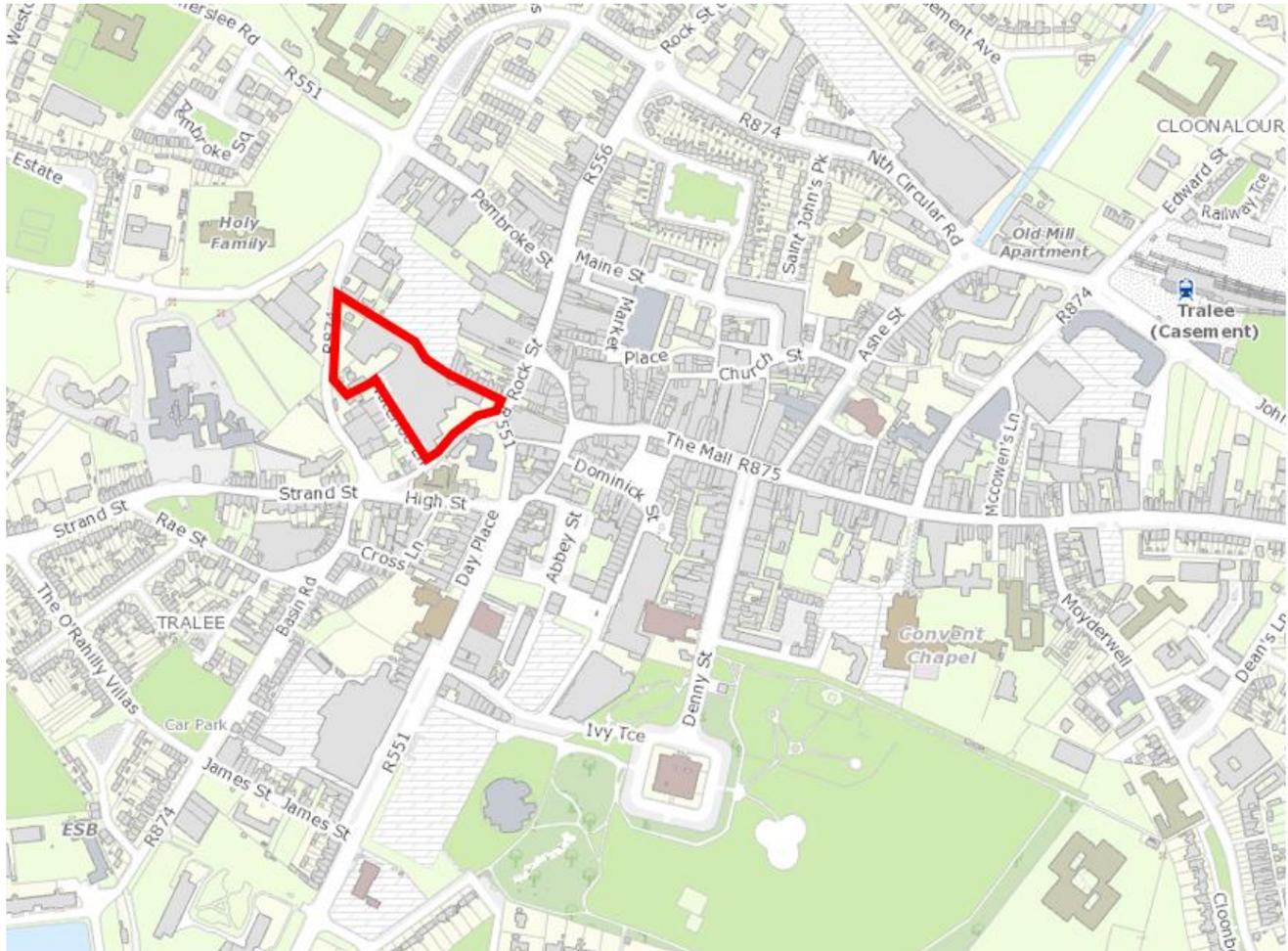
AN tACHT UM PLEANÁIL AGUS FORBAIRT 2000 (LEASAITHE) PLANNING AND DEVELOPMENT ACT 2000(AS AMENDED)

Chief Executive's Report and Recommendations in accordance with Section 179 (3) of the Planning and Development Acts 2000 – 2020 and
Part 8 of the Planning and Development Regulations 2001-2020

1. INTRODUCTION

1.1 LOCATION, NATURE & EXTENT OF PROPOSED DEVELOPMENT: -

Figure 1.0 Location of Island of Geese site within Tralee Town Centre.



The Island of Geese site was formerly the derelict Denny Bacon Factory. The regeneration of the site is part of the Tralee Town Centre West Masterplan. The redevelopment of the area is part Funded by the ERDF and Kerry County Council under the Designated Urban Centre Grant Scheme, under Key Priority 5 of the Regional Operational Programme 2014 – 2020.

The site is bounded by the Matt Talbot Road to the West, New Road to the East, Gas Terrace and Rackett Lane to the North and Island of Geese Street and Waterloo Lane to the South. The wider area is deemed to be on the edge of the town centre which lies to the east. The area surrounding the site is characterised by: a mix of vacant, warehousing along Waterloo Lane; Bon Secours Hospital and small retail warehousing units on Matt Talbot Road; animal shelters on Rackett Lane; a large public

surface carpark; a mix of small businesses, residential properties and vacant terraced units along Gas Terrace; and the edge of the retail core of the town along with the Garda Station on New Road.

The old factory buildings have been demolished, (except for the red brick chimney) and the site has been cleared in preparation for the next phase of development with the entire site surrounded by hoarding. The aim of the redevelopment of the site as part of the wider Tralee Town Centre West Masterplan is to enhance the vitality and vibrancy of the area and forge new connections across the site to improve permeability and connectivity.

The specific focus of this Part 8 application is the public realm or interstitial spaces between future buildings. Four separate sites flanking the public realm have been identified for future development. A separate Part 8 application for an Office Development of one of these sites is underway.

Minimal intervention is proposed on the other three development sites and the proposal is to level and seed the areas earmarked for future development to create a lawn which will provide an economic, low maintenance amenity until just time that the sites are developed.

Figure 2.0 Aerial Photo of site and environs within Tralee Town Centre



Figure 3.0 Island of Geese site perimeter



The proposed works consist of the following:

- Paved pedestrian walkways throughout the site
- A main paved area surrounding retained feature chimney
- A Pocket Park with a digital interactive Children’s Play area
- Raised semi-circular shallow amphitheatre sitting area adjacent to chimney
- Extensive planting along walkways – raised planters
- Street furniture including bike stands and seating, signature public lighting
- Provision of power outlets for multiple uses, including market stalls, e-bike charging etc.
- Provision of all services including water, drainage, utilities
- Permanent umbrellas (similar to those in the square in Killorglin)
- Formation of 4 main green spaces which are designated as future development sites. Minimal intervention is proposed on these sites and the proposal is to level and seed to create lawns which will provide an economic low maintenance high amenity value area until such time as the sites are developed
- A modern steel structure is proposed to be installed to the top of the chimney extending its height from 15m to 32m resembling its original height. The structure will feature landmark lettering and feature lighting, the objective of which is to create an impressive landmark for the town

Figure 4.0 – Proposed Public Realm lay-out Island of Geese – (refer to Appendix A for A3 version)



An Environmental Impact Assessment Screening Report and an Appropriate Assessment Screening Report was prepared for this development. It is also proposed to adhere to best practice Environmental Management Measures.

1.2 PUBLIC CONSULTATION

A Public Notice was advertised in both the Kerryman Newspaper on the 19th of February 2020 and the Kerry’s Eye Newspaper on the 20th of February 2020.

Site Notices were erected along the proposed route. These were inspected regularly.

The Plans and Particulars for the development were on display at the following locations:

- Kerry County Council, Tralee Municipal District Offices, Princes Quay, Tralee, Co. Kerry
- Kerry County Council, Roads, Transportation and Marine, Room 115, County Buildings, Rathass, Tralee, Co. Kerry
- Kerry County Council Website www.kerrycoco.ie

Submissions or observations with respect to the proposed development dealing with proper planning and sustainable development of the area were invited before 5.00 p.m. on Friday 3rd of April 2020. This period was extended under Section 251 (A) of the Planning and Development Act as amended on three occasions, firstly until 5.00 pm on Monday 27th of April 2020, subsequently 5.00 pm Friday 15th of May and finally until 5.00pm on Friday 29th of May 2020. At each time extension new site notices were erected outlining extended submission periods. This information was also updated on Kerry County Council's website.

1.3 RELEVANT DEVELOPMENT PLAN POLICIES / OBJECTIVES / STRATEGIES

European Regional Development Fund

The Island of Geese site is a designated Urban Centre Grant Scheme (Urban Renewal Project), co-funded by ERDF and Kerry County Council and implemented in partnership with the Southern Regional Assembly via the Regional Operational Programme 2014 to 2020.

National Planning Framework

The NPF has identified fundamental objectives which are of notable relevance to Tralee.

- Carefully managing the sustainable growth of compact cities, towns and villages to achieve effective density and consolidation through a streamlined and co-ordinated approach to their development.
- Fostering enterprise and innovation and attracting investment and talent by building regional economic drivers and by supporting opportunities to diversify and strengthen the rural economy.
- Enhancing amenities and heritage linked to and integrated with our built, cultural and natural heritage.
- Achieving a transition to a competitive, low-carbon, climate-resilient and environmentally sustainable economy by 2050

The NPF states that it aims to:-

“enhance people’s experience of living and working in and visiting urban places in Ireland.”

As defined in the NPF, Kerry County Council acknowledges that in order to thrive, urban centres must now accommodate greater diversity and higher expectation and that Kerry’s urban settlements must become more attractive and ‘liveable’ and offer an improved quality of life.

NSO-1: Compact Growth

The ‘liveability’ or quality of life of urban places – how people experience living in cities, towns and villages. This includes the quality of the built environment, including the public realm, traffic and parking issues, access to amenities and public transport and a sense of personal safety and well-being.

Ensure transition to more sustainable modes of travel (walking, cycling, public transport) and energy consumption (efficiency, renewables) within an urban context.

Making Stronger Urban Places - National Planning Objectives:

NSO No.4 Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

Regional Spatial Economic Strategy – Southern Region

The RSES provides the means to deliver the NPF’s strategies and objectives for the Southern Region for the next 12 years. Tralee is included as one of six Key Towns identified as a *“major centre for delivery of public services, with large hospitals, third level institutions, courts, local and national government functions as well as economic and business roles and higher order retail functions. These Key Towns are self-sustaining regional drivers and have a comparable structure to the five regional growth centres identified in the NPF.”* RSES RPO 15(f) identifies The Island of Geese site as an opportunity site key to the sustaining Tralee’s key regional role.

RPO 15

f. To support the regeneration of opportunity sites, such as the Island of Geese, Fels Point, and underused, vacant or derelict town centre lands for residential and enterprise development to facilitate population and employment growth;

Furthermore, RSES identifies the significance of key public realm improvements to enable the implementation of the National Development Plan key National Strategic Objectives such as Compact Growth.

RSES Key Enabler

Revitalising our urban areas and spaces through creative and regenerative place-making, to deliver on Compact Growth and Housing Need, and provide new vitality for City and Town Centres.

Kerry County Development Plan 2015 - 2021

The following policies and objective of Kerry County Development Plan 2015-2021 and Tralee Town Development Plan 2009-2015 (as extended) are relevant to the proposed development.

3.1 Objective US-5

Encourage and stimulate the sustainable re-development and renewal of the town and village cores.

3.2 Objective US-6

Support the sustainable development of infill sites in towns and villages.

3.3 Urban Design

As most of the future population growth will need to be accommodated in urban areas, it is critical that the Hub towns and the other main towns of the County are able to sustain balanced regional development by attracting people and investment.

The quality of the urban environment on offer in these urban areas is critical in this regard and urban design has a key role to play in creating and maintaining successful places. The defining qualities of successful urban places include a pride of place, ease of movement, quality of the public realm and inclusivity.

3.4 Development Management Standards & Guidelines: Public realm

The Public Realm is the term used for all the spaces between buildings in towns to which the public has access. This includes streets, squares, greens, parks and footpaths. The quality of the public realm within urban areas can make a positive contribution to the lives of people who frequent or visit them. Poor public realm contributes to crime and reinforces negative perceptions of a place. All new developments in towns shall demonstrate how the proposed development will contribute to the creation/maintenance of a high-quality public realm.

Kerry Local Economic and Community Plan 2016-2022.

1.2.1.2 Sustainably develop targeted economic strategic brownfield sites in public ownership across the county including the Denny site Tralee, Sara Lee Killarney and identified Gaeltacht sites subject to proper planning and sustainable development and in compliance with the Kerry CDP 2015-2021.

Tralee Municipal District LAP 2018 – 2024

3.1.2 Tralee Town: This plan shall remain in force for a period of 6 years only from its date of adoption. The Tralee Town Development Plan 2009-2015 has been extended pursuant to Section 11 of the Planning and Development Act 2000-2017 and remains the statutory planning policy framework for Tralee town.

The Municipal District Local Area Plan cannot be read in isolation of the existing Tralee Town Development Plan 2009-2015. Therefore, in order to provide context and an overall picture of the development potential in the Tralee Municipal District area, information on population, economic profile, infrastructure etc relating to the Tralee Town Development Plan 2009-2015 area is included in this plan for reference purposes only.

Tralee MD Overall Strategic Objectives

OS-1 Provide an improved quality of life for all citizens of the plan area by promoting the areas economic potential, protect its natural and built environment and safeguard its cultural heritage

OS-07 Provide for the development of the area in a manner which is environmentally sustainable and protects its social, cultural, environmental and economic assets for future generations.

OS-11 Facilitate improvements to the town and village centres, with an enhanced streetscape, appropriate shopfront design and provision for improved street lighting, public footpaths and street furniture.

Tralee Objectives

TR-01 Ensure that Tralee, as the County town and largest urban centre, is a driver of county and regional prosperity by harnessing its strategic location and position on the Atlantic Corridor; its strong urban structure, existing tourism, retail, service and accommodation base; and other competitive advantages.

TR-02 Promote a vibrant, culturally rich and revitalised town centre with enhanced social inclusion, sustainable neighbourhoods and a high level of environmental quality to ensure an excellent quality of life for all.

BD-01 Promote the development and employment potential of brownfield sites and their potential to contribute to a more sustainable pattern of development.

TR-T-01 Progress with the redevelopment of the island of Geese and facilitate the development of a masterplan. Encourage the revitalisation of the area including creating linkages with the town centre.

TR-BE-01 Support initiatives to strengthen and improve the physical environment of the towns and villages of the Tralee Municipal District area with enhanced streetscapes, appropriate shopfront design and provision for improved street lighting, public footpaths and street furniture.

Tralee Town Development Plan 2009 – 2015 (Extended and Varied)

The proposed site is zoned for **Mixed Used** Development in the Tralee Town Development Plan 2009-2015 (as extended and varied). The purpose of this zoning is to protect and enhance the special physical and social character of the town and provide for residential development.

Kerry County Council has provided for the development of the Island of Geese as an opportunity site in the town centre and has provision for its future development in the Tralee Town Development Plan 2009 – 2015 (Extended and Varied), envisage that the sustainable economic development of the town would be underpinned by;

“attracting enterprises and people with a range of expertise and skills for whom living in smaller towns and villages provides the quality of life they seek”.

In section 8.6 Urban Renewal and Regeneration of the Town Plan, Kerry County Council specifically references making better use of under-utilised brownfield sites and identifies key opportunity sites including The Island of Geese and provides for their appropriate development.

3.8.1.1 The Island of Geese Site

‘The Island of Geese was formerly known as the Old Denny Bacon Factory Site. It is located on the western edge of Tralee town centre. It comprises of 2.3 acres of derelict buildings and concrete yards. Due to its size and location it is regarded as critically important to the regeneration of Tralee Town Centre.

The site forms a significant part of the Tralee Town Centre West Masterplan area. Kerry County Council in partnership with the Southern Regional Assembly is working on the development of the site as part of the Designated Urban Centre Grant Scheme which is part funded by the European Regional Development Fund through the Southern Regional Operational Programme 2014 - 2020.

Aim - To Promote the regeneration of the Tralee Town Centre West area by sustainably developing this large brownfield site as a new mixed-use urban area in order to ensure a sustainable urban extension to existing facilities and infrastructure.

Development potential

The location, siting and design of any future development on the site will need careful consideration and have to be carried out to a high-quality architectural design cognisant of its historical background.

The site has potential for significant mixed-use development, including residential. Development on the site should incorporate a strong social and community element. Future uses for the site must be complementary to the Town Centre.

Given the strategic location and importance of this large site it is necessary to ensure that development is carried out in a co-ordinated and sustainable manner in accordance with the Tralee Town Centre West Masterplan.’

TRALEE TOWN CENTRE WEST & ISLAND OF GEESE MASTER PLAN

Tralee Town Centre West & Island of Geese Masterplan was adapted as part of Variation No. 5 to The Tralee Town Development Plan 2009 – 2015 (as extended and varied). The Tralee Town Centre West & The Island of Geese Masterplan sets out the strategy for the sustainable development a site located in the heart of the town ensuring proper development of the area in tandem with the continued development of Tralee as the capital of County Kerry. The Masterplan sets out to achieve the key objectives laid out by Kerry County Council to create an urban design layout and architectural framework to provide a new urban mixed-use quarter at The Island of Geese site, integrating with and in the context of the boarder masterplan area for Tralee Town Centre in a socially inclusive and sustainable manner, which includes:

- An inclusive and attractive new Urban Quarter – a “go to” space in the town
- A Civic/Commercial hub in the town with a complimentary new “Living Quarter.”
- The new people’s public plaza, for gathering, festivals, markets and community events.

Tralee Public Realm Strategy

Fundamental to the creation of a new identity and regeneration of Tralee Town Centre is the requirement to improve the condition of its public realm – its streets, footpaths, cycleways and laneways. Kerry County Council is seeking to address this issue in a coordinated, integrated and comprehensive manner. The vision for Tralee Town Centre’s public realm is now expressed in the Tralee Public Realm Strategy 2018:

“An enhanced public realm for Tralee Town Centre which acts as a canvas for promoting activities, business and vitality and strengthens the heritage, identity and character, through a well-designed series of streets and spaces that feel inviting, safe and a place people want to be.”

- i) Define and expand, where appropriate, the ‘core’ of the town centre*
- ii) Improve routes in, out and through the town centre to strengthen connections to key buildings, spaces, the railway station and car parks*
- iii) Improve routes around the centre through the promotion of the lanes, making people explore and spend more time in Tralee*
- iv) Identify and define key spaces to help promote activities and ensure a vibrant town centre*
- v) Remove unnecessary clutter and simplify the public realm design”*

2. SUBMISSIONS OR OBSERVATIONS WERE MADE WITH REGARD TO PERSONS OR BODIES WHO MADE SUBMISSIONS OR OBSERVATIONS WITHIN THE PRESCRIBED PERIOD

25 no. submissions and observations were received from prescribed bodies and interested parties within the statutory time period. A separate Part 8 process is underway for the development of Office Space. A number of submissions referenced both developments. The public realm aspects are extracted and addressed in this report.

Several questions and observations are raised within the submissions with regard to the overall 'uses' of the site. This was a matter for and the subject of, the Masterplan for Tralee Town West & the Island of Geese which went through a period of public consultation before being adopted in 2018. The objectives of the adopted Master Plan are to create an urban design layout and architectural framework to provide a new urban mixed-use quarter at The Island of Geese; integrating with, and in the context of, the broader masterplan area for Tralee Town Centre in a socially inclusive and sustainable manner. These objectives include:

- An inclusive and attractive Urban Quarter - a "go to" space in town;
- A Civic/ Commercial hub in the town with a complimentary new "Living Quarter";
- The new people's public plaza; for gatherings, festivals, markets and community events.

This Part 8 application refers to the development of the Public Realm aspects of the site. Subsequent phases of the development will be the subject of separate planning applications which will address the future development sites outlined in the site layout plan.

The full list of submissions is as follow:

1. Kevin O'Connor, Representing Denny Factory Workers
2. Jean Campbell
3. Concerned Tralee Resident
4. Alannah O Sullivan
5. Rosemary Thompson
6. Dr. Michael Mc Grath
7. Business Owners on Gas Terrace
8. Liam Nolan
9. Willie White, Kerry Deaf Resource Centre
10. Peter Holly
11. Eimear Griffin Mc Elligott
12. Irish Water
13. Pádraigh Mac Fhearghusa, Cathaoirleach, Conradh na Gaeilge
14. Brian Caball

15. Dawn Uí Chonchubhair agus Sean Seosamh Ó Conchubair
16. Caitlín Uí Aodha
17. Roibeard Ó hEartáin
18. Victor Bayda, Oifigeach Pleanála Teanga do Ghaeltacht Uíbh Ráthaigh,
19. Hugh Campbell
20. Michael O'Connor
21. Elizabeth Koch
22. John Walker
23. Kerry Cycling Campaign
24. Green Party, Kerry Branch
25. Transition Kerry

3. ISSUES RAISED, WITH RESPECT TO THE PROPER PLANNING AND DEVELOPMENT OF THE AREA, BY PERSONS OR BODIES WHO MADE SUBMISSIONS OR OBSERVATIONS AND MANAGER'S RESPONSE AND RECOMMENDATIONS

The submissions are summarised below.

Submission No.1 : Kevin O Connor, Representing Denny Factory Workers

Submission/Comments relevant to the Public Realm Development

- That you would encourage facilities for a Farmers Market; that may operate 6/7 days per week
- Artisans would be encouraged to show their creations
- That you would encourage the opening of a Café/Bistro on the site
- That you build a small Band Stand, for buskers/musicians to entertain visitors to the site
- That you would facilitate a Tourist Outlet on site
- That seating and landscaping will be provided for visitors to sit and enjoy the ambience of the surroundings

Manager's Response

The linear park, with its combination of hard and soft finishes, seating, play areas and performance space provides opportunities for different uses and activities in all seasons to create a more animated and safer environment. The public realm proposal incorporates provision for the following.

- A Farmer's Market with areas for artisans to show their creations
- the office development includes for the provision of Café/Bistro on the site (subject to separate Part 8 process)

- a shallow amphitheatre centred on the chimney provides performance space and seating which could facilitate outdoor music, dancing catering for all age groups.
- Tralee tourist office is situated at the Ashe Hall
- A combination of raised planters with seating walls, light fittings, benches and bicycle racks reinforce the linear park as a destination rather than simply a route across the site. Seating and hard and soft landscaping will be provided through-out the site

Recommendations

No further action recommended.

Submission No.2 : Jean Campbell

Submission/Comments relevant to the Public Realm Development

Submission states that adequate supervision is required to prevent anti-social behaviour.

Manager's Response

There is existing provision in legislation to address anti-social behaviour, with An Garda Síochána having the relevant statutory powers. The site is in close proximity to the Garda Station and is overlooked by same.

Recommendations

No further action recommended.

Submission No.3 : A Concerned Tralee Resident

Submission/Comments relevant to the Public Realm Development

The submission requests that a public toilet facility be included on the site.

Manager's Response

While the provision of a public toilet facilities is not included in this phase of the overall development of the Island of Geese site, their inclusion will be considered as part of the development of community facilities proposed for later phases.

Recommendations

No further action recommended

Submission No.4 : Alannah O'Sullivan

Submission/Comments relevant to the Public Realm Development

The submission requests that there should be a feature within the site such as a statue, fountain or bench dedicated to the children of the:

- Pembroke Alms (Nazareth House) Industrial School for Girls, Tralee, Co. Kerry
- St. Joseph's Industrial School for Boys, Tralee, Co. Kerry

Manager's Response

This submission is outside the scope of the Part 8 process.

Recommendations

No further action recommended.

Submission No.5 : Rosemary Thompson

Submission/Comments relevant to the Public Realm Development

Seating:

- consider putting backs to some of the seating for a more relaxing experience; even in the indicative photographs within the project description, some of those seated are hunched forward;
- consider that at least half the general population are 5ft 2in and under, so seating should be at an appropriate height or at a mix of heights; (unlike, for e.g., the 'new' seating on the canal tow path: if one is 5ft 2in or under, it is not possible to sit with one's feet resting on the ground; the previous old seating was at a lower height);

Grassed areas:

- consider seeding some of the area with wildflowers, attractive to bees and insects to promote biodiversity in these challenging times for insect life.

Manager's Response

All seating proposals will incorporate Universal Access design principles.

A portion of the interim phase lawned areas will be set aside for a wild meadow and this will include wildflower seeding.

Recommendations

No further action recommended

Submission No.6 : Dr Michael Mc Grath

Submission/Comments relevant to the Public Realm Development

The submission requests a disabled parking place outside his surgery on Gas Terrace and the footpath to be widened to allow wheelchair access to the surgery.

Manager's Response

A disabled space is being provided in the Public Car Park adjacent to Gas Terrace. The footpath is being widened to 2.0 m along with provision of a shared space surface. Parking will remain located to the southern side of Gas Terrace as is presently the case.

Recommendations

Parking to remain along southern side of Gas Terrace as is currently the situation. The proposed parking relocation to the Northern side of the street will not be carried out.

Submission No.7 : Business Owners on Gas Terrace

Submission/Comments relevant to the Public Realm Development

The submission states that there is a lack of consideration and thought to the treatment of Gas Terrace in the proposals and requests a more detailed set of proposals. Car parking should remain in the South side of the street with one disabled space included. It raises concerns in relation to the capacity of Garvey's car park on Fridays and the full month of December if there is additional demand due to the office development. The width of the proposed footpath is not clear on the drawings.

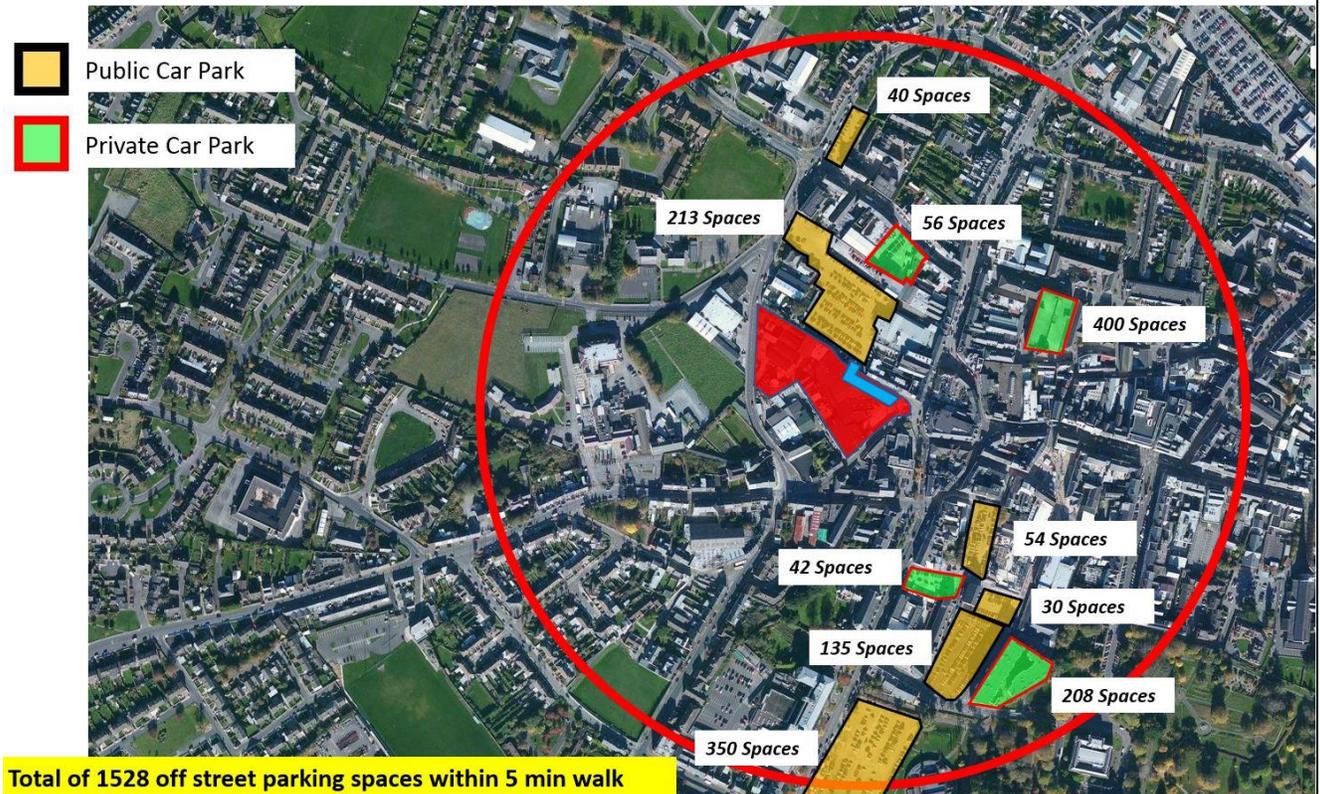
Manager's Response

Discussions took place on site with the business owners on Gas Terrace regarding their submission and the full details of the proposals were outlined at this meeting.

- The proposed disabled space in the public car park is acceptable to the business owners on Gas Terrace.
- Tralee Transportation Strategy 2012 states *'an assessment of existing parking supply shows that, at an aggregate level across the Town Centre, there is spare capacity particularly for off-street parking locations. The existing parking stock is sufficient to meet present and future parking demands.'* Punch Consultant Report on Engineering Inputs to Island of Geese Masterplan July 2018 states, *'At present there are a significant number of car parking spaces available within the vicinity of the proposed Island of Geese development'. The report identifies a total of 2239 car parking spaces available within a 10-minute walk of the site.* There is a total of 1528 off-street car parking spaces within a 5 min walk of the proposed site (see Figure 5.0). Kerry County Council carried out a car park utilisation survey for the period 9/12/2019 to 20/12/2019 covering the busy Christmas period. It should be noted that free parking was available during this study timeframe. Therefore, it is expected that usage in this period is particularly high. The study found that between the period 9:30 to 10:30 am (Following Peak Office Demand) there were on average 320 Public Car Park Spaces available and 425 Private Car Parking Spaces giving a total of **745** unoccupied spaces in Tralee Town Centre.

These studies confirm that there is sufficient parking capacity available within the Town Centre to cater for this development.

Figure 5.0 Car Parks within a 5 min walk of Island of Geese Site



- On street-car parking will be repositioned to the Southern side of Gas Terrace and remain as it exists at the moment
- A shared space surface is proposed for the length of Gas Terrace with a same level paved surface from building line to building line. The delineated footway on the northern side of the laneway will measure 2m in width.

Recommendations

On street-car parking will be repositioned to the Southern side of Gas Terrace and remain as it exists at the moment.

Submission No.8 : Liam Nolan

Submission/Comments relevant to the Public Realm Development

The site was given to the people of Tralee as a public amenity and in this context he objects to the proposal of the development of an office block on the site. The submission recommends a small children's play area, nice outdoor furniture, including chess boards and dominos tables and rain shelters.

Managers Response

The proposal is in accordance with the development Masterplan for the site and the Town development plan and 'Designated Urban Centre Grant Scheme'. 30 % of the site is designated public realm space.

A children's play area, appropriate outdoor furniture and covered seating area are being provided in this developed. The design of the hard landscaping and 'street furniture' such as raised planters with seating walls, light fittings, benches and bicycle racks will reinforce the linear park as a destination rather than simply a route across the site.

Submission No.9 : Willie White, Deaf Resource Centre

Submission/Comments relevant to the Public Realm Development

- Enough public lighting to allow for sign language & lip-reading purposes and safety
- Ensure all areas are flat surfaces and suitable for people with wheelchairs, buggy restricted mobility access
- Ensure surfaces are not slippery during rain or icy conditions and not use over detailed patterns in their surface design which can impact on people with sight loss.
- Ensure sufficient seating areas and in particular for people with children, people with disabilities or those with restricted mobility concerns
- To ensure sufficient parking including wheelchair accessible parking
- To consider clear visual markers, signs posts to guide people around new development
- Consideration to be given to footpath on Gas Terrace with ramped access at both ends and expansion of width
- To look at possibility of introducing zebra crossing or traffic lights to slow down the passing traffic
- To incorporate similar lighting, landscaping, footpath design on Gas Terrace
- Ensure there is sufficient parking

Manager's Response

- Adequate public lighting will be provided

- Gradients through the site are comply will universal access guidelines
- The proposed materials are a combination of tried and tested natural stone and concrete products which will be selected for their durability and suitability. Paving materials will be compliant with all slip resistance parameters required for public spaces
- Adequate universally accessible seating is being provided throughout site
- See response to Submission No.7 regarding parking.
- Kerry County Council is working with Failte Ireland to develop a wayfinding plan for Tralee as part of the Destination Town Tralee Project. This project will incorporate the Island of Geese site.
- The footpath is being widened to 2.0m. Parking will be relocated to the southern side of Gas Terrace.
- The design is for a 'Shared Surface' on Gas Terrace. This removes the requirement for ramped access.
- A controlled crossing is being provided on Matt Talbot Road. A proposal for shared surface is being prepared linking the Island of Geese to the Mall via Bill Booly's and Bridge Lane. This is being developed as part of Phase III of Tralee Pavements
- All ESB services are being undergrounded with improved public lighting. Improvement to Gas Terrace forms part of this proposal.

Recommendations

No further action recommended.

Submission No.10 : Peter Holly

Submission/Comments relevant to the Public Realm Development

Bicycle amenities should be provided on the Island of Geese including bike sheds, bike racks, and other bike infrastructure. There should be cycle links to the greenway and canal. Examples of innovative bike racks are provided and suggested for use.

Manager's Response

The proposal includes the provision 32 bike parking bays. This will be increased to 40 bike parking bays. Future development of the remaining sites will include for additional bike parking in the context of the overall plan. Kerry County Council's plans for cycleway links to the greenway and canal are outside the scope of this proposal.

The design of the hard landscaping and 'street furniture' such as raised planters with seating walls, light fittings, benches and bicycle racks will reinforce the linear park as a destination rather than simply a route across the site.

Recommendations

Increase the bike parking spaces to 40.

Submission No.11 : Eimear Griffin Mc Elligott

Submission/Comments relevant to the Public Realm Development

Submission proposes a building on the site dedicated to astronomical and environmental studies, education and observation. The proposed building should incorporate an observation tower. The buildings surrounding the site should be given a facelift using street and roof art.

Manager's Response

The proposal is in accordance with the development masterplan for the site and the Town development plan.

Recommendations

No further action recommended.

Submission No.12 : Irish Water

Submission/Comments relevant to the Public Realm Development

- Appropriate measures should be undertaken to protect Irish Water infrastructure in close proximity to the proposed development
- Connection agreement must be signed prior to commencement of the works where a connection to a public water/waste-water network is proposed
- Development to be carried out in compliance with Irish Water Standards codes and practices.

Manager's Response

Submission is noted.

Recommendations

No further action recommended

Submission No.13 : Pádraigh Mac Fhearghusa

Tuairimí Aighneachta a bhaineann le Réimse Poiblí

Submission/Comments relevant to the Public Realm Development

Is mian linn a mheabhrú duit go bhfuil Trá Lí aitheanta mar Bhaile Seirbhíse Gaeltachta ag an Stáit agus go bhfuil freagrachtaí ar Chomhairle Contae Chiarraí tacú dá réir, agus freastal mar is cuí, ar phobal na Gaeilge agus na Gaeltachta.

Ní leor an Ghaeilge a scuabadh isteach faoi theideal ginearálta ar nós mar chultúr, ealaíon ná pobal, ach aitheantas agus stádas faoi leith a thabhairt do phobal na Gaeilge agus na Gaeltachta, mar atá molta cheana féin ar an gceist seo. (7 Meán Fómhair 2018).

Iarrtar ar Chomhairle Contae Chiarraí Ceathrú Gaelach a aithint i bhforbairt Oileán na nGéanna do phobal na Gaeilge & na Gaeltachta, mar thacaíocht chun Trá Lí a fhorbairt mar Bhaile Seirbhíse Gaeltachta.

Pointí eolais:

Tá Trá Lí aitheanta anois mar Bhaile Seirbhíse Gaeltachta ag Aire Stáit na Gaeltachta agus maoiniú 's próiseas dhá bhliana chun Plean Forbartha a ullmhú don mbaile ar tí tosnú.

Cuideoidh an moladh seo le stádas reachtúil agus aitheantas a thabhairt do Thrá Lí mar Bhaile Seirbhíse Gaeltachta faoi Acht na Gaeltachta 2012.

Is fiú breis agus €136 milliún an Ghaeilge do chathair agus do chontae na Gaillimhe gach bliain. Ní fios fós cén buntáiste airgeadais a bhaineann Chiarraí as an nGaeilge.

Moltar Ceathrú Gaelach in Oileán na nGéanna mar lár phointe do phobail na Gaeilge agus na Gaeltachta i dTrá Lí, ina mbeidh spás ilchúspóireach do chaifé, Naíonra, teaghlaigh, Ciorcal Comhrá, ranganna, imeachtaí Gaelacha srl.

Tralee has recognition as a Gaeltacht Service Town and Kerry County Council has responsibilities to support it accordingly and serve the Irish and Gaeltacht communities appropriately. It is not enough

to put Irish in under a general heading such as culture, arts but to give particular recognition and status to the Irish speaking and Gaeltacht community as already recommended on this question (7 September 2018.)

Kerry County Council is requested to recognise an Irish/Gaelic Quarter in the Island of Geese for the Irish and Gaeltacht Community, to support the development of Tralee as a Gaeltacht Service Town

Main Points :

Tralee is recognised as a Gaeltacht Service Town and a 2 year process to prepare a development Plan for the Town is about to commence.

This recommendation with help to give statutory status and recognition to Tralee as a Gaeltacht Services Town under the Gaeltacht Act 2012.

Irish is worth more than €136 million to Galway city and county every year. It is not yet know what financial advantage Irish gives to Kerry.

A Gaelic/Irish Quarter is recommended for the Island of Geese as a centre point for the Irish and Gaeltacht community in Tralee, in which there will be a multi-purpose space for a café, Naíonra, families, ciorcal comhrá, classes, Irish events etc

Freagra an Bhainisteora

Tá sé de dhlúth agus d'inneach spáis phoiblí faoin aer a bheith daonlathach. Ba cheart é a bheith á úsáid, agus sult a bheith á bhaint as, ag gach ball den sochaí. Cruthaíonn an pháirc líneach – lena mheascán de bhailchríocha crua agus boga, suíocháin, láithreacha spraoi agus spásanna léirithe – deiseanna i gcomhair úsáidí agus gníomhaíochtaí éagsúla ag gach tráth den bhliain, chun timpeallacht níos beoga agus níos sábháilte a chur ar fáil. Cuireann an “sorcas” pábháilte timpeall ar an simléar spás léirithe agus suíocháin ar fáil atá oiriúnach do cheol agus rince faoin aer do gach aoisghrúpa. An Máistirphlean ar glacadh leis, aithníonn sé cur chun cinn, forbairt agus úsáid na Gaeilge, ceoil Gaeilge agus an chultúir Ghaeilge mar cheann de réimse úsáidí féideartha atá oiriúnach do limistéar an Mháistirphlean. Beidh na limistéir poiblí seo ar fáil i gcomhair gach saghas imeachta chultúrtha. Beidh an coire oiriúnach i gcomhair imeachtaí cultúrtha agus ealaíne, cinn as Gaeilge san áireamh.

Manager's Response

External public space, is by its nature, democratic and should be used and enjoyed by all members of society. The linear park, with its combination of hard and soft finishes, seating, play areas and performance space provides opportunities for different uses and activities in all seasons to create a more animated and safer environment. The paved “circus” centred on the chimney provides

performance space and seating which could facilitate outdoor music, dancing and televised sports catering for all age groups. The adopted Masterplan identifies the promotion, development and use of Irish Language, music and culture as one in a range of potential uses for the Masterplan area.

The public realm areas will be available for all types of cultural events. The amphitheatre will be suitable for cultural and artistic events including those in the Irish language.

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No.14 : Brian Caball

Tuairimí Aighneachta a bhaineann le Réimse Poiblí

Submission/Comments relevant to the Public Realm Development

‘Go gcuirfí ár dteanga náisiúnta os comhair an phobail trí gach fógra a bheith i nGaeilge nó dhátheangach’

To publicly promote our national language by having all signage in Irish or bilingual

‘Go gcinnteofaí go dtabharfaí aitheantas cuí agus cothrom do chultúr/ceol/rince na tíre i gcás go mbeadh ceolchoirmeacha, srl, á reachtáil ann, e.g. san aimfitéatar’

To ensure that appropriate and equal access be given to the culture/ music/ dance of the country where concerts etc are being organised e.g. in the amphitheatre

‘Go gcuirfí ainm ‘oifigiúil’ i nGaeilge amháin ar an aimfitéatar, e.g. *An Log* (=hollow), *Log an Oileáin*, *An Chúil* (=nook), *An Cuas* (=hollow, cavity, recess), *An Cuasán* (=cavity), *Cuas(án)* na nGéanna’

Give an official name in Irish to the amphitheatre

‘Go gcuirfí ainm ‘oifigiúil’ i nGaeilge amháin ar an bhFoirgneamh a thógfáir ann, e.g. *Oifigí Oileán na nGéanna*, *Bialann – Na Géanna Fiáine’*

Give an official name in Irish only to the building which will be developed

‘Go dtabharfaí le fios gur cuid lárnach de Bhaile Seirbhíse Gaeltachta é Oileán na nGéanna, e.g, siombail/dealbh/foinse ag léiriú amhlaidh’

That it will be made known that the island of Geese is a central part of the Gaeltacht Service Town e.g. Symbol, statue

‘Cé nach mbaineann sé go díreach le hOileán na nGéanna bheadh sé inmholta dá dtabharfaí aitheantas don Seanchúirt Liathróid Láimhe atá ina aice láimhe (Ardán an Gháis)...mar ba ansin a d’imir na himreoirí clúiteacha Fitzgerald agus (Fr Tom) Jones.’

Even though it does not relate directly to the Island of Geese, it would be a recommendation that recognition would be given to the old handball court beside it (Gas Terrace) as it was there that renowned players Fitzgerald and (Fr Tom) Jones.

Freagra an Bhainisteora

Beidh gach comharthaíocht sa Limistéar Poiblí dátheangach de réir Leabhrán na gComharthaí Tráchtá. Ainmniú na ngnéithe agus na bhfoirgneamh laistigh den suíomh, titeann sé sin lasmuigh de scóp an phróisis phleanála seo.

Manager's Response

*All signage in the Public Realm area will be bi-lingual as per Traffic Signs Manual.
The naming of features and buildings within the site is outside the scope of this planning process.*

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No.15 : Dawn Uí Chonchubhair agus Sean Seosamh Ó Conchubair

Tuairimí Aighneachta a bhaineann le Réimse Poiblí

Submission/Comments relevant to the Public Realm Development

Is mian linn a mheabhrú duit go bhfuil Trá Lí aitheanta mar Bhaile Seirbhíse Gaeltachta ag an Stáit agus go bhfuil freagrachtaí ar Chomhairle Contae Chiarraí tacú dá réir, agus freastal mar is cuí, ar phobal na Gaeilge agus na Gaeltachta. Ní leor an Ghaeilge a scuabadh isteach faoi theideal ginearálta ar nós mar chultúr, ealaíon ná pobal, ach aitheantas agus stádas faoi leith a thabhairt do phobal na Gaeilge agus na Gaeltachta, mar atá molta cheana féin ar an gceist seo. (7 Meán Fómhair 2018).

Iarrtar ar Chomhairle Contae Chiarraí Ceathrú Gaelach a aithint i bhforbairt Oileán na nGéanna do phobal na Gaeilge & na Gaeltachta, mar thacaíocht chun Trá Lí a fhorbairt mar Bhaile Seirbhíse Gaeltacht

Tralee has recognition as a Gaeltacht Service Town and Kerry County Council has responsibilities to support it accordingly and serve the Irish and Gaeltacht communities appropriately. It is not enough to put Irish in under a general heading such as culture, arts but to give particular recognition and status to the Irish speaking and Gaeltacht community as already recommended on this question (7 September 2018.)

Kerry County Council is requested to recognise an Irish/Gaelic Quarter in the Island of Geese for the Irish and Gaeltacht Community, to support the development of Tralee as a Gaeltacht Service Town.

Freagra an Bhainisteora

Féach an freagra ar Aighneacht Uimh. 13

Manager's Response

Refer to response to Submission No.13

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No.16 Caitlín Uí Aodha

Tuairimí Aighneachta a bhaineann le Réimse Poiblí

Submission/Comments relevant to the Public Realm Development

‘Go gcuirfí ár dteanga náisiúnta os comhair an phobail trí gach fógra a bheith i nGaeilge nó dhátheangach’

To publicly promote our national language by having all signage in Irish or bilingual

‘Go gcinnteofaí go dtabharfaí aitheantas cuí agus cothrom do chultúr/ceol/rince na tíre i gcás go mbeadh ceolchoirmeacha, srl, á reachtáil ann, e.g, san aimfitéatar’

To ensure that appropriate and equal access be given to the culture/ music/ dance of the country where concerts etc are being organised e.g. in the amphitheatre

‘Go gcuirfí ainm ‘oifigiúil’ i nGaeilge amháin ar an aimfitéatar, e.g, *An Log* (=hollow), *Log an Oileáin*, *An Chúil* (=nook), *An Cuas* (=hollow, cavity, recess), *An Cuasán* (=cavity), *Cuas(án)* na nGéanna’

Give an official name in Irish to the amphitheatre

‘Go gcuirfí ainm ‘oifigiúil’ i nGaeilge amháin ar an bhFoirgneamh a thógfáir ann, e.g, *Oifigí Oileán na nGéanna*, *Bialann – Na Géanna Fiáine*’

Give an official name in Irish only to the building which will be developed

‘Go dtabharfaí le fios gur cuid lárnach de Bhaile Seirbhíse Gaeltachta é Oileán na nGéanna, e.g, siombail/dealbh/foinse ag léiriú amhlaidh’

That it will be made known that the island of Geese is a central part of the Gaeltacht Service Town e.g. Symbol, statue

Freagra an Bhainisteora

Féach an freagra ar Aighneachtaí Uimh. 13 agus Uimh. 14

[Manager's Response](#)

[Refer to response to Submission No.13 and No.1](#)

Moltaí

Ní mholtar tuilleadh gníomhaithe

[Recommendations](#)

[No further action recommended](#)

Submission No.17 : Roibeard Ó hEartáin

Tuairimí Aighneachta a bhaineann le Réimse Poiblí

[Submission/Comments relevant to the Public Realm Development](#)

Is mian linn a mheabhrú duit go bhfuil Trá Lí aitheanta mar Bhaile Seirbhíse Gaeltachta ag an Stáit agus go bhfuil freagrachtaí ar Chomhairle Contae Chiarraí tacú dá réir agus freastal mar is cuí ar phobal na Gaeilge agus na Gaeltachta.

Ní leor an Ghaeilge a scuabadh isteach fé teideal ginearálta ar nós... cultúr, ealaíon ná pobal, ach aitheantas agus stádas fé leith a thabhairt do phobal na Gaeilge agus na Gaeltachta, mar atá molta cheana féin ar an gceist seo.

Iarrtar ar Chomhairle Contae Chiarraí Ceathrú Gaelach a aithint i bhforbairt Oileán na nGéanna do phobal na Gaeilge & na Gaeltachta mar thacaíocht chun Trá Lí a fhorbairt mar Bhaile Seirbhíse Gaeltachta.

Pointí eolais:

Tá Trá Lí aitheanta anois mar Bhaile Seirbhíse Gaeltachta ag Aire Stáit na Gaeltachta agus maoiniú 's próiseas dhá bhliana chun Plean Forbartha a ullmhú don mbaile ar tí tosú.

Cuideoidh an moladh seo le stádas reachtúil agus aitheantas a thabhairt do Thrá Lí mar Bhaile Seirbhíse Gaeltachta faoi Acht na Gaeltachta 2012.

Is fiú breis agus €136 milliún an Ghaeilge do chathair agus do chontae na Gaillimhe gach bliain. Ní fios fós cén buntáiste airgeadais a bhaineann Chiarraí as an nGaeilge.

Moltar Ceathrú Gaelach in Oileán na nGéanna mar lár phointe do phobail na Gaeilge agus na Gaeltachta i dTrá Lí, ina mbeidh spás ilchúspóireach do chaifé, Naíonra, teaghlaigh, Ciorcal Comhrá, ranganna, imeachtaí Gaelacha srl.

Tralee has recognition as a Gaeltacht Service Town and Kerry County Council has responsibilities to support it accordingly and serve the Irish and Gaeltacht communities appropriately. It is not enough to put Irish in under a general heading such as culture, arts but to give particular recognition and status to the Irish speaking and Gaeltacht community as already recommended on this question (7 September 2018.)

Kerry County Council is requested to recognise an Irish/Gaelic Quarter in the Island of Geese for the Irish and Gaeltacht Community, to support the development of Tralee as a Gaeltacht Service Town

Main Points

Tralee is recognised as a Gaeltacht Service Town and a 2year process to prepare a development Plan for the Town is about to commence.

This recommendation with help to give statutory status and recognition to Tralee as a Gaeltacht Services Town under the Gaeltacht Act 2012

Irish is worth more than €136million to Galway city and county every year. It is not yet know what financial advantage Irish gives to Kerry.

A Gaelic/Irish Quarter is recommended for the Island of Geese as a centre point for the Irish and Gaeltacht community in Tralee, in which there will be a multi-purpose space for a café, Naíonra, families, ciorcal comhrá, classes, Irish events etc

Freagra an Bhainisteora

Féach an freagra ar Aighneachtaí Uimh. 13 agus Uimh. 14

Manager's Response

Refer to response to Submission No.13 and No.14

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No. 18 : Victor Bayda, Oifigeach Pleanála Teanga do Gaeltacht Uíbh Ráthaigh

Tuairimí Aighneachta a bhaineann le Réimse Poiblí

Submission/Comments relevant to the Public Realm Development

Iarrtar ar Chomhairle Contae Chiarraí Ceathrú Gaelach a aithint i bhforbairt Oileán na nGéanna do phobal na Gaeilge agus na Gaeltachta mar thacaíocht chun Trá Lí a fhorbairt mar Bhaile Seirbhíse Gaeltachta.

Is fiú a lua go bhfuil Tá Trá Lí aitheanta mar Bhaile Seirbhíse Gaeltachta ag an Stát agus tá freagrachtaí ar Chomhairle Contae Chiarraí bheith ag freastal dá réir ar phobal na Gaeilge agus na Gaeltachta.

Kerry County Council is asked to identify a Gaelic Quarter in the development of the Isle of the Geese for the Irish speaking and Gaeltacht community in support of the development of Tralee as a Gaeltacht Service Town.

It is worth mentioning that Tralee is recognized as a Gaeltacht Service Town by the State and Kerry County Council has responsibilities to serve the Irish language and Gaeltacht communities accordingly

Freagra an Bhainisteora

Féach an freagra ar Aighneachtaí Uimh. 13 agus Uimh. 14

Manager's Response

Refer to response to Submission No.13 and No.14

Moltaí

Ní mholtar tuilleadh gníomhaithe

Recommendations

No further action recommended

Submission No.19 : Hugh Campbell

Submission/Comments relevant to the Public Realm Development

- Locate a small street Market on part of the Denny Site with semi-permanent shelter for traders, toilets and limited vehicular access and parking for traders and disabled.
- Provide some amenity area and low-rise housing ideal for both elderly and young together with communal facilities, both indoors and outdoors to include some well landscaped and furnished public areas for relaxation and for exercise.

Manager's Response

Market areas can be facilitated throughout the site with access to parking in the adjacent public car park. A permanent covered area is being proposed adjacent to the interactive play area. Housing is proposed within the overall Island of Geese development site this will be the subject of a separate Part 8 process.

Recommendation

No further action recommended

Submission No.20 : Michael O Connor

Submission/Comments relevant to the Public Realm Development

The submission objects to a courthouse being built on the site and suggests the construction of a small number of homes on the site with a new two way road through the site from Matt Talbot Road to the Garda Station with links to car park allowing existing entrance to car park to be closed. The Island of Geese Road to be used as a cycle and walkway.

Manager's Response

The proposal is in accordance with the development Masterplan for the site and the Town development plan and 'Designated Urban Centre Grant Scheme'.

Recommendations

No further action recommended.

Submission No.21 : Elisabeth Koch

Submission/Comments relevant to the Public Realm Development

Suggests that a portion of the site be used as a space for teenagers with the provision of a skate park, basketball court or similar. More green spaces are required in Tralee an area with native tree and wildflowers. A section of the site should be turned into such a green space.

Manager's Response

The proposal is in accordance with the development masterplan for the site and the Town development plan and 'Designated Urban Centre Grant Scheme'. 30 % of the site is designated public realm space. A skateboard/pump park is being considered for another location in the town.

Recommendations

No further action recommended.

Submission No.22 : John Walker

Submission/Comments relevant to the Public Realm Development

The submission suggests that native trees and shrubs are selected for use in the landscaping and suggests the use of Ash, Arbutus, Aspen, Crab apple, Spindle, Sessile Oak, Whitebeam and Wild Cherry.

Manager's Response

Submission is noted. The proposed design incorporates a double row of deciduous trees along the length of the route. The trees are underplanted with a combination of evergreen and perennial plants to provide more seasonal interest and variety and boosts the impact of nature on the proposed space. The final selection of trees will be subject to soil PH testing and further research. The intention is to select a deciduous tree with good seasonal colour and an upright, regular crown. The plants suggested will be considered in this context.

Recommendations

No further action recommended.

Submission No.23 : Kerry Cycling Campaign

Summary of Issues

The submission welcomes the proposal and requests Kerry County Council to consider the following:

- Use the Site to advance Sustainable Travel and Active Travel modes,
- The proposals are not in line with Tralee Municipal District LAP 2018 – 2024 or the Kerry County Development Plan 2015 - 2021
- Encourage more cycling for work, education and leisure,
- Increase provision for cyclists and public transport
- Provide enhanced cycling permeability
 - via a contra flow cycle lane along Gas Terrace and
 - via a cycle lane along Island of Geese
- Provide sufficient cycle parking facilities
- Amend the design of the junction at the proposed plaza with regard to cyclist's safety in accordance with the Design Manual for Urban Roads.
- Provide for a footpath on the west side of Waterloo Lane
- Provide bus stops at Island of Geese and Matt Talbot Road
- Provide a taxi rank

Manager's Response:

The development principles of the Island of Geese site are fully aligned with strategic objectives of the following:

Southern Regional Assembly via the Regional Operational Programme 2014 to 2020.

National Planning Framework

Regional Spatial Economic Strategy – Southern Region

Kerry County Development Plan 2015 - 2021

Kerry Local Economic and Community Plan 2016-2022.

Tralee Municipal District LAP 2018 – 2024

Tralee MD Overall Strategic Objectives

Tralee Town Development Plan 2009 – 2015 (Extended and Varied)

Tralee Town Centre West & Island of Geese Master Plan

Tralee Public Realm Strategy

The Island of Geese site is one part of the broader vision for the regeneration of Tralee Town Centre. This vision seeks to encourage greater use of alternative modes of transport and provide greater permeability for pedestrians and cyclists within the town. The Island of Geese represents an expansion of the town centre to the west, providing greater connectivity with an emphasis on pedestrian priority and cycle parking facilities. It is envisaged that once cyclists reach the town centre at the Island of Geese they would dismount and would avail of the cycle parking and continue through the pedestrian priority and shared spaces on foot. New connections across the site will knit the proposed development into the broader fabric of Tralee and provide new opportunities for pedestrians to transverse the town. Creating an attractive, high quality environment along natural desire lines will increase footfall which in turn, will stimulate economic growth.

Gas Terrace

The proposal for Gas Terrace is for a shared space accommodating one-way traffic flow for both vehicles and cyclists. Gas Terrace marks the start of the Town Centre shared space where cyclists are encouraged to dismount and walk through the Town Centre streets either via Gas Terrace or the main proposed pedestrian area traversing the site.

Waterloo Lane

Pedestrians are encouraged to walk through the main paved public realm area traversing the site. Additional footpaths along the site boundaries will be considered in future development phases of the individual sites.

Racket Lane

There is no change to the current arrangements on Racket Lane and no extinguishment of public rights of way.

Kerry County Council has provided for 32 cycle parking spaces in the Part 8 Planning, however, it is proposed to increase this to 40 spaces.

The Design of the junction at the proposed plaza will be incorporated into Tralee Town Centre Public Realm Phase 3. The junction will be designed in accordance with 'Design Manual for Urban Roads and Streets'

The Island of Geese will be served by the taxi rank located on Bridge Lane. A bus stop will be considered in the design of Phase 3 of the Tralee Pavements at the eastern side of the Island of Geese.

Recommendations

Increase the provision of cycle parking from 32 spaces to 40.

Submission No.24 : Green Party – Kerry Branch

Submission/Comments relevant to the Public Realm Development

The submission proposes that the entire Island of Geese site be given over to a public realm space. It does not provide a view as to the public realm space proposed. However, it claims the proposal for an office block is not an appropriate proposal for the site.

Manager's Response

The design and layout of the proposed public realm space is in accordance with the Tralee Town Centre West & Island of Geese Masterplan, which has been adapted as part of Variation No 5 to the Tralee Town Development Plan 2009 – 2015 (as extended and varied). 30 % of the site is being used for Public Realm and amenity space as an integral part of the overall site development.

The Office block proposal is not part of this proposal and is addressed separately in the Part 8 for the Office Development on the Island of Geese.

Recommendations

No further action required.

Submission No.25 : Transition Kerry

Submission/Comments relevant to the Public Realm Development

The submission welcomes the proposal and requests that Kerry County Council consider the following:

- Climate – The entire scheme should be assessed in terms of impact upon the climate, including materials sourced, used and carbon footprint with a zero-waste policy.
- Biodiversity – measures taken to protect local flora and fauna.

- Landscaping and planting – Use of indigenous trees and plants, with introduction of pollinators and edible plants. Zero use of herbicides. Accommodate habitats in maintenance and mowing regimes.
- Transport – plan does not prioritise cycling and walking. Should be a car free zone – No multi storey car park
- Provide a market license for local crafts and artisans.
- Buildings – does Tralee need another large building. Smaller units needed for community, education, local food cafes. Any new building must be energy efficient, locally sourced energy – Community Power Energy Supplier.
- Water Conservation – must be integrated into the scheme.
- Zero waste policy.
- Archaeological history and biodiversity – Retain old chimney with swift boxes. Swift boxes for all buildings. No extension to chimney
- Sense of place and history – plant a tree for the workers in the factory and the animals that were slaughtered.

Manager's Response

Climate

The public realm proposal on this site is to create a pedestrian priority amenity area and connect to the improved town centre. The overall design approach of both the Island of Geese and Town Centre enhancement works is to reduce the dominance of vehicular traffic in the Town core. Construction waste will be minimised during the development of this site.

Biodiversity/Landscaping and Planting

Significant soft landscaping is proposed in this development which will add to the local flora and fauna. The proposed design incorporates a double row of deciduous trees along the length of the route. The trees are underplanted with a combination of evergreen and perennial plants to provide more seasonal interest and variety and also boost the impact of nature on the proposed space. In addition, the future development sites will be temporarily seeded, a portion of which will be planted with wildflower seeding, supporting local flora and fauna.

The construction and maintenance of the site will adhere to the recommendations of the Ecological Impact Assessment which was carried out as part of the Masterplan.

This plan prioritises pedestrian usage and The Island of Geese site is designed as a pedestrianised space. The Island of Geese marks the start of the Town Centre shared space where cyclists are

encouraged to dismount and walk through the Town Core. The plan was to provide for 32 cycle parking spaces, it is proposed to increase this to 40.

The Island of Geese is designed to facilitate market stalls for farmers markets.

The office development is not part of this Part 8 Planning application.

The public realm design will minimise water usage and any water connection will be metered. A sustainable Urban Drainage system is proposed to deal with rainfall runoff.

Archaeological testing will be carried out in advance of the development of the site. Swift boxes were installed in the chimney at the time of the restoration work. The original brick chimney stack has been retained and is proposed as a focal point for the public realm. The brickwork of the chimney has been cleaned and repointed. The chimney is proposed to be extended in height from 15m to 32m resembling its originally taller height and prominence in the Tralee skyline. A modern lattice structure is proposed with finishes and illumination to be agreed.

Landscaping and planting plans have been prepared as part of this Part 8 proposal. Memorials and dedications are not within the scope of this Part 8 Plan.

Recommendations

Increase the provision of cycle parking from 32 spaces to 40.

4. EVALUATE THE PROPOSED DEVELOPMENT WITH RESPECT TO THE PROPER PLANNING AND SUSTAINABLE DEVELOPMENT OF THE AREA

This proposal seeks to improve the urban streetscape within Tralee Town Centre and to provide an improved public realm space with provision for enhanced sustainable pedestrian movement and travel patterns. For the most part, minor disruption will be confined to construction and traffic management. Long-term positive impacts will be associated with the provision of a more pleasant and safe urban environment and one which facilitates and encourages sustainable movement of people to, from and within the town centre. A clear construction management plan and waste management plan are key to the implementation of the project.

1. Having regard to the European, National, Regional and Local plans, policies and strategies listed in Section 1.3 and by virtue of the nature and purpose of proposal on the Island of Geese, it is considered that the proposal is in accordance with the proper planning and sustainable development of Tralee Town Centre.
2. Determination Statements (Attached in Appendix A) have been made by the Planning and Sustainable Development Section of the Council. It concludes that on the basis of objective scientific information, that the proposal, individually or in combination with other plans or projects, is not likely to have a significant effect on a European or Natura 2000 Site, and accordingly it is considered that a Natura Impact Statement / Stage 2 Appropriate Assessment is not required in this instance. Therefore, the proposal is in accordance with the proper planning and sustainable development of Tralee Town Centre.
3. Determination Statements (Attached in Appendix A) have been made by the Planning and Sustainable Development Section of the Council. Having regard to nature, extent and location of the development it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. It is considered that the proposed development is below the (mandatory) thresholds for EIA and is in accordance with the provisions of the Tralee Town Development Plan 2009 – 2015 (as extended and varied) in conjunction with The Tralee Municipal District Local Area Plan 2018 – 2024 and the Kerry County Development Plan 2015-2021 and is therefore, in accordance with the proper planning and sustainable development of the Tralee Town Centre.

5. RECOMMENDATIONS/AMENDMENTS

Having considered the proposed development regarding Section 179 of the Planning and Development Acts 2000-2020, the proposal is considered to be in accordance with the proper planning and sustainable development of the County. Consequently, it is recommended that the proposed development should proceed with the amendments as outlined below.

It is considered that the proposed development is in accordance with the provisions of the:

Kerry County Development Plan 2015 - 2021

Tralee Municipal District LAP 2018 – 2024

Tralee Town Development Plan 2009 – 2015 (Extended and Varied)

and is in accordance with the proper planning and sustainable development of the area.

The Local Authority has concluded that an EIA (Environmental Impact Assessment) is not required.

The Local Authority has concluded that an AA (Appropriate Assessment) is not required.

It is recommended to proceed with the proposed development with the following modifications:

- Increase the provision of cycle parking from 32 spaces to 40.
- On street-car parking will be repositioned to the Southern side of Gas Terrace and remain as it exists at the moment.

Michael Scannell

Municipal District Manager, Tralee MD

APPENDICES

APPENDIX A

Conclusion Statements

APPENDIX B

Part 8 - Drawings

(Displayed from 19/02/2020 to 29/03/2020)