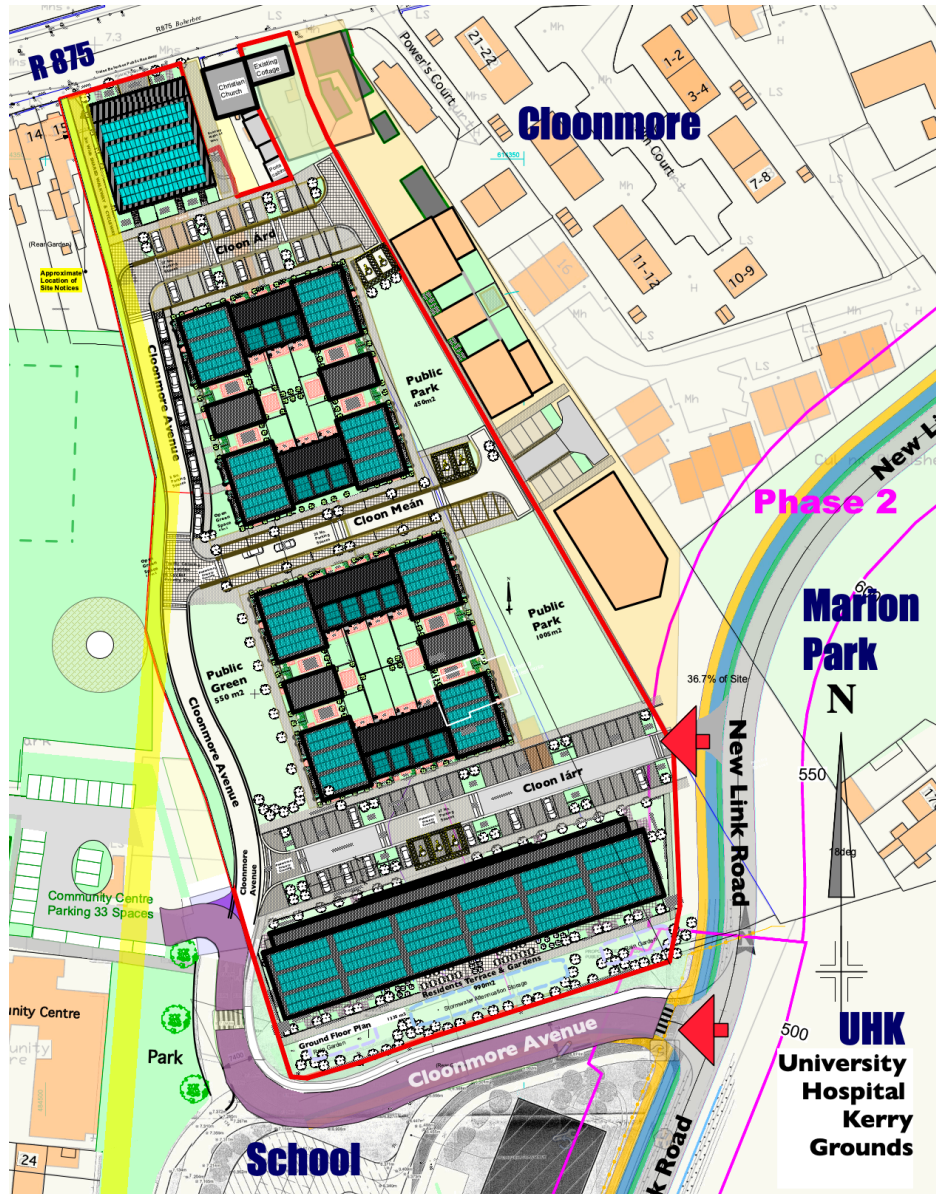


Cloon More, Tralee, Co. Kerry, Ireland  
On behalf of  
**Tulfarris CG Ltd**



**John Phelan B.Arch., FRIAI, Chartered Architect**

**Job Reference 2301: 24<sup>th</sup> August 2023**

# Architectural & Urban Design Statement: Cloonmore

Job Reference 2301:

24<sup>th</sup> August 2023

## Contents:

### 1.0 Introduction

- 1.1 Client
- 1.2 Principle of Development: National Policy Context
- 1.3 Significant Planning Gains

### 2.0 The Proposal

- 2.1 Proposal Outline
- 2.2 Site & Context
- 2.3 Zoning
- 2.4 Proposed Development
- 2.5 Objectives
- 2.6 Development Guidelines
- 2.7 Layout & Public Realm
- 2.8 Mitchel's Area Regeneration Masterplan
- 2.9 "Cloonmore Master Plan: Alternative Proposal

### 3.0 Climate Resilient design & Sustainability

- 3.0 Climate Change Introduction
- 3.1 Climate Resilient Design & Sustainability
  - 3.1.1 Sustainable Land Use & Resource Efficiency
  - 3.1.2 Green Design Impacts:
  - 3.1.3 Climate Resilient Building Design:

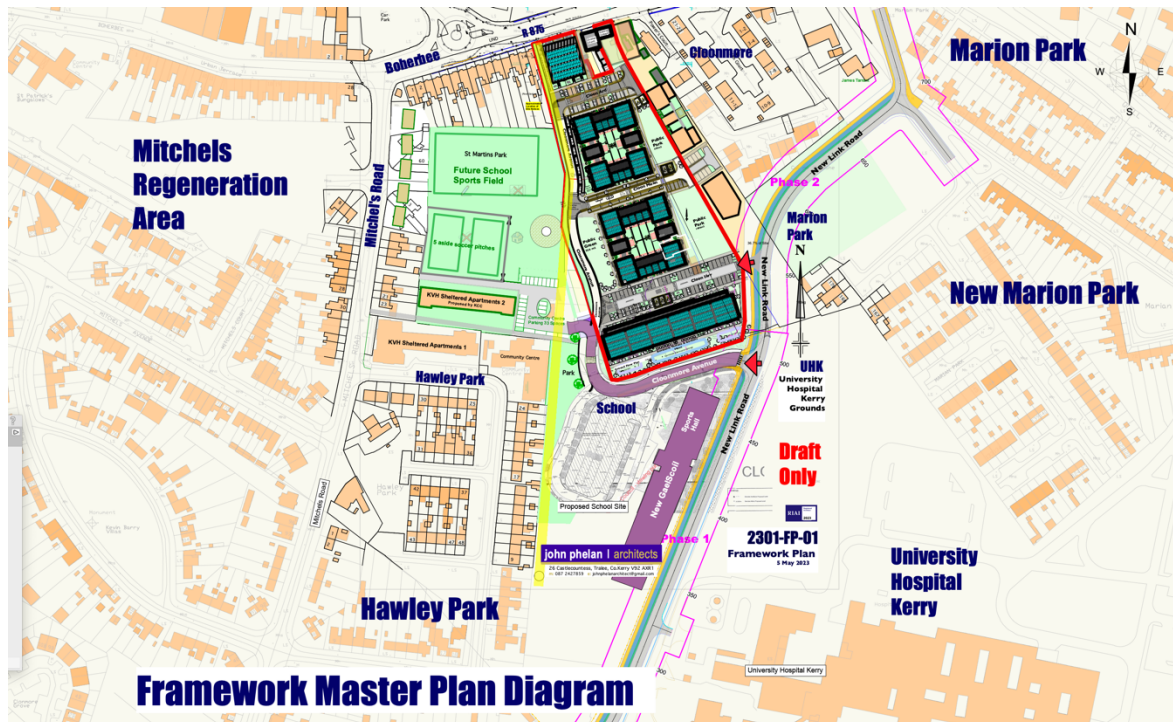
### 4.0 Urban Design Criteria

- 4.1 Criteria 1. Context
- 4.2 Criteria 2. Connections
- 4.3 Criteria 3. Inclusivity
- 4.4 Criteria 4. Variety
- 4.5 Criteria 5. Efficiency
- 4.6 Criteria 6. Distinctiveness
- 4.7 Criteria 7. Layout
- 4.8 Criteria 8. Public Realm
- 4.9 Criteria 9. Adaptability
- 4.10 Criteria 10. Privacy & Amenity
- 4.11 Criteria 11. Parking
- 4.12 Criteria 12. Detailed Design



## 5.0 Urban Design Standards

- 5.1 Solar Access
- 5.2 Accommodation Proposal
- 5.3 Plot Ratio
- 5.4 Site Coverage
- 5.5 Development Density
- 5.6 Open Space Amenity



# Urban & Architectural Design Statement: Cloonmore

Job Reference 2301:

24<sup>th</sup> August 2023

## 1.0 Introduction:

### 1.1 Client

The Client, Tulfarris CG Ltd has strong links with Tralee. In proposing a fully integrated **New “Cloonmore” Urban Quarter** they are looking to make a significant contribution to Tralee and revitalize a significant section of the **“Mitchel’s Urban Regeneration Area”** on a site that has been zoned In Tralee LAP **“Mitchel’s Masterplan” as suitable for a “strategic residential development”**.

This will be one of the most significant private residential investments in Tralee since the 2008 Financial Crisis, which has devastated the Residential Construction industry in Rural Ireland for the past 15 years. Coupled with the recently completed New Gael Colaíste and proposed new KCC Sheltered Apartments this will create a **new Urban Neighbourhood** in Tralee and see a **circa €60 million investment in the area**.

#### URBAN REGENERATION PROJECT:

The proposal is to create a new **“Cloonmore” Urban Quarter** comprising a **147 Unit Mixed Housing & Apartment Development**, at a medium density of **97.7 Unit / Hectare** (39.5 units/acre) in a **unique 1.505 Hectare** (3.72acre) **centrally located urban regeneration site**, consisting of a collection of predominantly back-land urban brownfield sites **within the “Mitchel’s Urban Regeneration Area”**. This will be a significant urban and architectural contribution to Tralee, which will address the current National housing crisis.

#### New Urban Quarter for Tralee:

This proposal will create a new **Urban Quarter** for **Tralee**, that is very Urban and European in nature. It will inter-link the existing Boherbee, Hawley Park & Marion Park neighbourhoods with the New 600 pupil Secondary School, New Link Road and University Hospital Kerry in an attractive enhanced manner, with permeable pedestrian and cycle links. This comprehensive Urban Design Concept was created using the **12 Criteria** set out in the **“Urban Design Manual 2009: DEHLG”**.



## 1.2 Principle of Development: National Policy Context

This is a significant **1.5 Hectare urban land bank** in a **Central/accessible location** within a major **Munster Key Town** and **County Capital, Tralee**. It is therefore a strategically important opportunity site in a Regional & National Context, ideally suitable for a new Urban Quarter that can deliver a significant number Residential Units into an existing mixed Neighbourhood, **within the “Mitchel’s Urban Regeneration Area”**.

This makes it an ideal site to deliver on **New National & Regional Policies** including the:

- ***Project Ireland 2040: National Planning Framework (2018)***
- ***Southern Regional Spatial & Economic Strategy (RSES) (2020) Housing for All, A new Housing Plan for Ireland***
- ***“Sustainable Urban Housing: Design Standards for Apartments 2022”***

The National Policies are placing increased emphasis on delivering high quality sustainable higher density developments & housing within urban boundaries, with the objectives of creating pedestrian friendly sustainable urban development close to major employment centres and revitalizing urban centers.

**This Development proposal meets all National Policy Objectives with Significant Planning Gains for Tralee.**

It is an **Urban Brownfield Site** located in a **Central/Accessible Location** adjacent to

- **Main Rail & Bus Terminals (within 500m) and two Tralee Bus Service Routes.**
- **Major employment centers in nearby Retail district, Tralee Town Centre, Kerry Co. Co., UHK Hospital, MUT University, 5 Secondary + Primary Schools etc. all within walking distance.**
- **Adjacent to the Horan Shopping Centre & Amenities**
- **Adjacent to proposed new side entrance to University Hospital Kerry**
- **Adjacent to the new 600 Student Gael Scoil and Presentation Secondary School**
- **Adjacent to School Playing Fields (former St Martins Park)**
- **Close to 2 Primary Schools, Moyderwell & Presentation (within 500m)**
- **Close to Munster University of Technology (within 500m)**
- **It is within 750m walking distance from both the 9 Hectare Tralee Town Park and the Lee River Walk, both major greenbelt amenities.**
- **A major residential development to meet current “Housing Crisis” in Tralee.**
- **It opens up a crucial 2 Hectare urban land bank for urban regeneration.**

This will create an excellent precedent for good quality medium/high density

**The site is a prime example of a suitable brownfield site which has been specifically identified by KCC as suitable for a “strategic residential development” by Tralee LAP as part of the Mitchel’s Regeneration Master Plan: “Draft Systematic Layout”.**



### 1.3. Significant Planning Gains

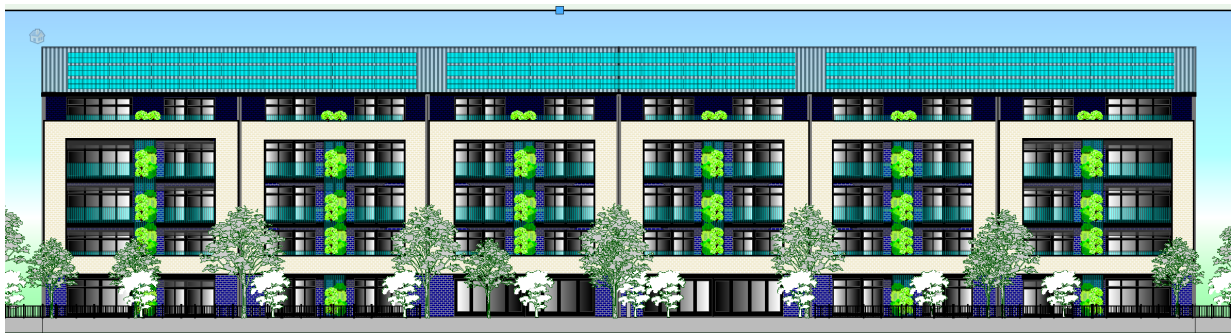
This proposed development has the potential to offer significant Planning Gains to the Town of Tralee and deliver an attractive high quality medium density residential development for Tralee.

On completion it will provide:

- **Creative reimagining of a Brownfield Site in a Central Urban Location** on a site **identified by KCC Tralee LAP as suitable for a “strategic residential development”** within the **“Mitchel’s Urban Regeneration Area”**.
- **Preserves the Parkland setting of the development.**
- **Meet the demand of 57% of Kerry population**, which comprises of **1 & 2 person households**.
- **Provides a mix of smaller residential units in a central urban location close to Town Centre, shops, schools and amenities.** This counterbalances the existing traditional 2 storey housing mix in the area and will allow for rehousing of smaller households, freeing up existing houses for family use to meet the **“housing crisis”**.
- **Creates a completely new modern urban Neighbourhood for Tralee.**
- **Creates permeable links that connect the new Neighbourhood to existing Neighbourhoods**, in Boherbee, Hawley Park and Marion Park within the **“Mitchel’s Urban Regeneration Area”**.
- **Supports sustainable compact urban-based development** with reduced commuting needs, more pedestrian friendly development and proximity to existing serviced urban infrastructure.
- **Will create an excellent precedent for good quality medium density central residential development** to offset the urban sprawl evident elsewhere.
- **Complies with and is consistent with the stated objectives towards achieving National Policies for higher residential densities in suitable urban sites: “National Planning Framework 2040”.**
- **Deliver a significant residential & infrastructure investment in Tralee.**
- **Meet a major demographic & pre-existing housing shortfall of between 1000- 2000 units in Tralee.**

This leads us to conclude that a high-quality medium density residential development is eminently suited to the site and will help address the housing crisis within Tralee. It is on these grounds that my Clients and I respectfully recommend this proposal to Kerry County Council.

**John Phelan B.Arch. FRIAI, Chartered Architect.**





## 2.0 The Proposal:

### 2.1 Proposal Outline:

#### The Urban Regeneration Proposal:

The proposal is to create a new **“Cloonmore” Urban Quarter** comprising a **147 Unit Mixed Housing & Apartment Development**, at a medium density of **97.7 Unit / Hectare** (39.5 units/acre) in a **unique 1.505 Hectare** (3.72 acre) **centrally located urban regeneration site**, consisting of a collection of predominantly back-land urban brownfield sites **identified by KCC Tralee LAP as suitable for a “strategic residential development”** within the **“Mitchel’s Urban Regeneration Area”**.

This will be a significant urban and architectural contribution to Tralee. It represents the best opportunity to deliver residential accommodation in Tralee within the time frame of the current LAP in order to meet an urgent housing demand exacerbated by the “National Housing Crisis”.



**Extract from “Mitchel’s Urban Regeneration Masterplan”.**

*Site is shown North of School & East of Playing Fields*



## 2.2 Site & Context

**2.2.1 Context:** This site in Cloon More, Tralee is in a unique and strategic location in a Major Key Town in Munster with the significant advantages of a prime **‘Central/Accessible Urban Location’**. It is therefore incumbent on us to create a truly unique and distinctive **“New Urban Quarter for Tralee”** with high quality medium/high-density housing in a well-designed urban landscape appropriate to a **Central Urban Location**.



**"Mitchel's Urban Regeneration Masterplan".**



### Aerial View of Tralee & Cloon More Neighbourhood



### 2.2.2 Site Location & Description:

The site is centrally located on the R875 (old N21) Main Tralee Road in a mixed Urban Area within Mitchel's Urban Regeneration Area of Tralee Town, a significant Munster Key Town & County Capital and only 900m from the Town Centre, close to Amenities, Services and Transport & Employment Hubs. It comprises 4 sites on the R875 frontage each sitting on an underdeveloped 200m long circa one-acre garden. It faces the Horan Shopping Centre, Petrol Station & Austin Stack GAA Park opposite.

Its rear garden area is bounded:

- On the **West** by the new School playing Fields & Hawley Park Community Centre and by the soon to be constructed KCC Sheltered Apartments and end house in 1920's terrace.
- On the **South** by new 600 Pupil Irish School, New Relief Road & University Hospital Kerry
- On the **East** by the Christian Church & Cluain Mór Guest House and by 3 additional underdeveloped backland sites which KCC identified as suitable for development.

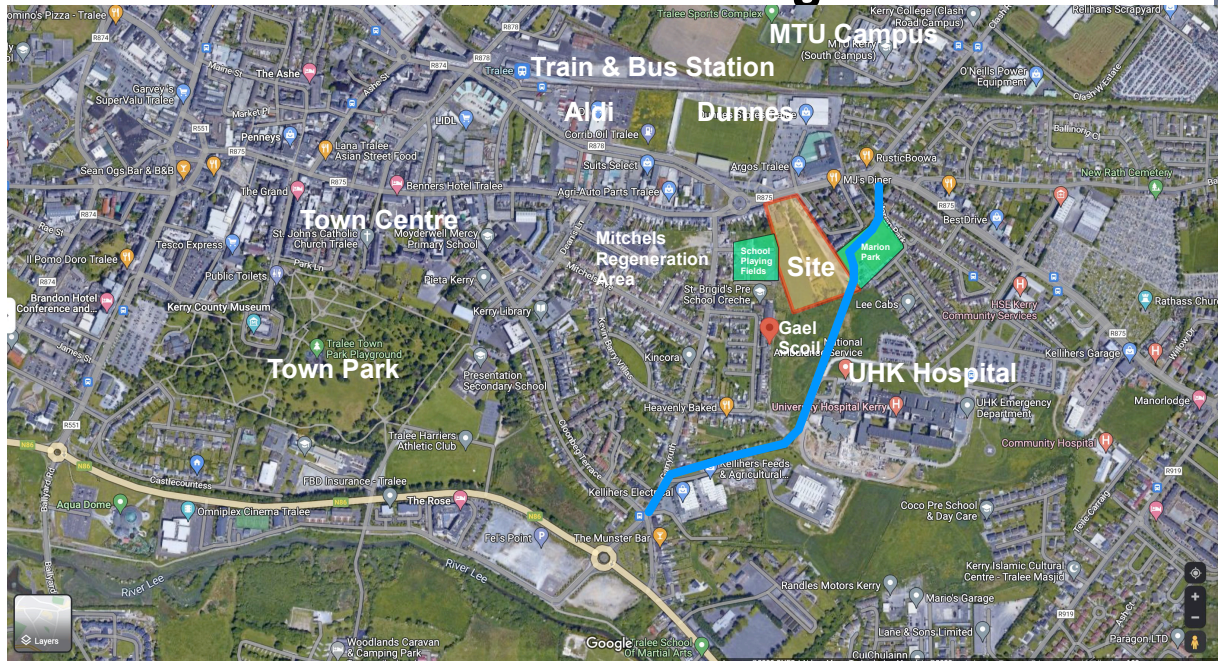


**Aerial View of Neighbourhood** ( site is located in centre north of UHK and school site-red dot)

**Central Location:** The site's central location in a Major Key Town in Munster, makes it ideally suited for a Medium Density Residential redevelopment of an infill brownfield site in accordance with National Objectives. It is therefore incumbent on us to create a well-designed high quality mixed residential estate with Heritage Apartments, New Apartments and Houses appropriate to its **Central Location** and it's **Heritage Context**.

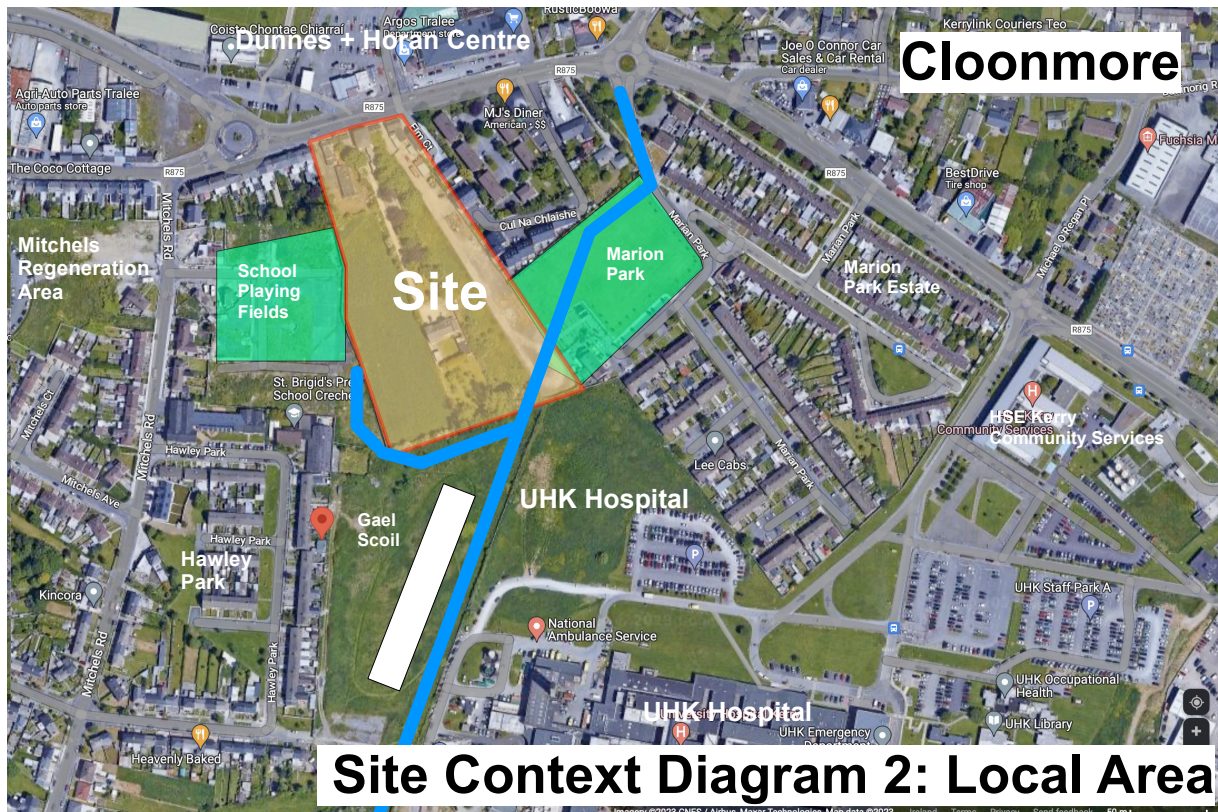


# Cloonmore Site Context Diagram 1: Urban



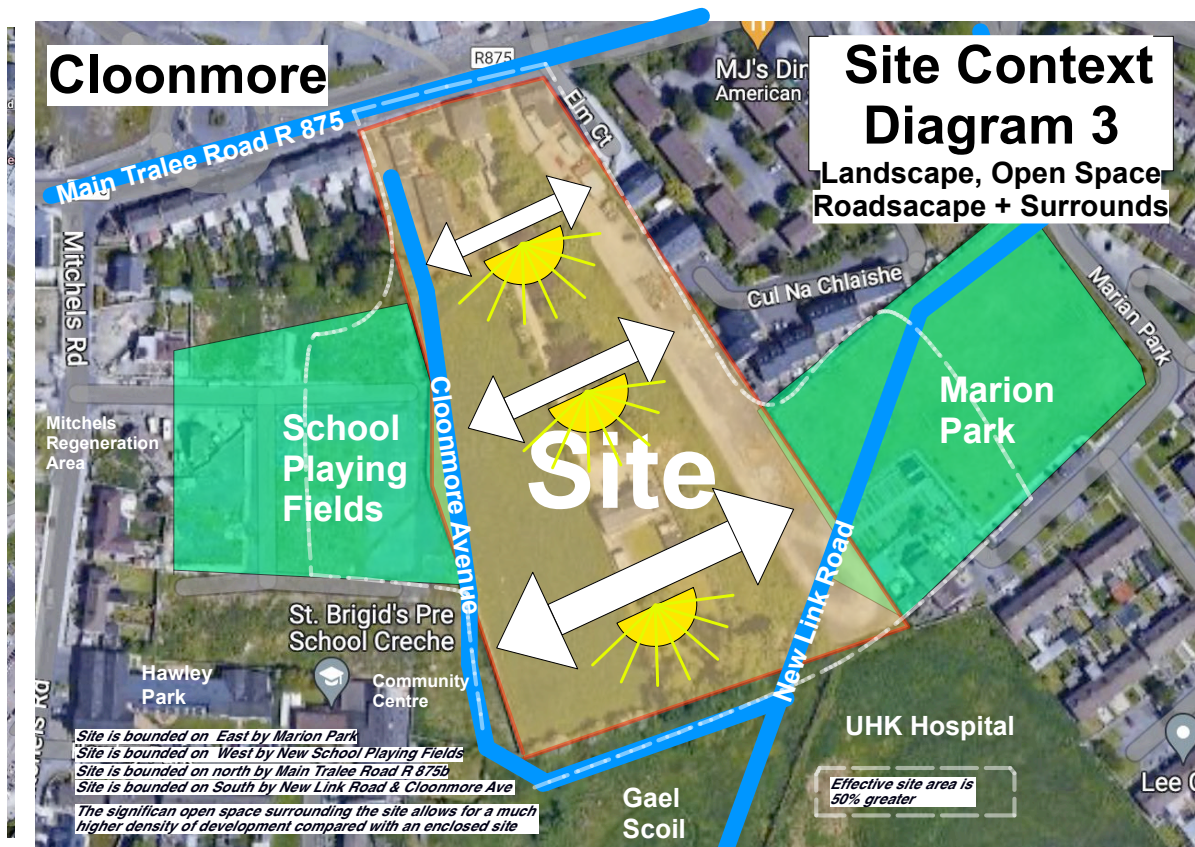
## Site Context:

- Site is designated a Central and/or Accessible Urban Location suitable for densities of between 50 -100 Units per Hectare**  
 under Sustainable Urban Housing: Design Standards for New Apartments: Guidelines to Planning Authorities: DHP&LG December 2020
- Site is adjacent to major employment centres, UHK Hospital, Horan Centre, MU Tralee, Tralee Town Centre, Kerry Co Buildings etc
  - Site is bounded by R 875 main Tralee Road to North and to East by New Inner Link Road giving access to N 86
  - Site is within 100m of Major Retail Area, Dunnes Stores & Horan Centre
  - Site is within 600m of Major Rail & Bus Terminal
  - Site is within 900m of Reginal Town Centre



## Site Context Diagram 2: Local Area





### 2.2.3 Master Plan to provide integrated Framework for 2 Hectare Regeneration Site:

“The applicant has given detailed consideration to the previous refusal reasons on grounds of piecemeal development and has purchased **two adjacent sites** to double the development lands and provide the opportunity for **orderly development of the lands in a comprehensive and coherent manner as set out in our Framework Masterplan** and in accordance with Tralee LAP objectives. Given national planning policy to achieve compact urban development we have prepared an orderly integrated **Framework Master Plan** for the whole area designated for development, which includes our 4 Sites, the New School site, Community Centre & KCC Sheltered Apartment sites fully in accordance with **National Planning Framework 2040 objectives**.”





#### 2.2.4 New Ballymullen / Clash Link Road: Phase 1 Now Complete

**Phase 1** of the **New Ballymullen / Clash Link Road** is now complete as is the **Public Access Road (Cloonmore Avenue)** giving access to the new School, Hawley Park Community Centre, KVH Sheltered Apartments and our own site. This is a timely and very welcome development as it affords excellent access to the proposed development away from the congested Boherbee main Tralee road.

**Phase 2:** is due for completion within near future and will further enhance this access with approaches from Northern & Southern directions affording greater access and egress from the site.



**New Ballymullen / Clash Link Road with New School to West**



The development will result in the sustainable use of the newly constructed Ballymullen/Clash Link Road infrastructure, which is currently complete as far as our site.





Cloonmore Avenue entrance off New Ballymullen / Clash Link Road with New School to South and tree lined southern site boundary on right with garden buffer inside in front of proposed 5 Storey Apartment Block 'B'.

#### 2.2.5 Site Development Opportunity

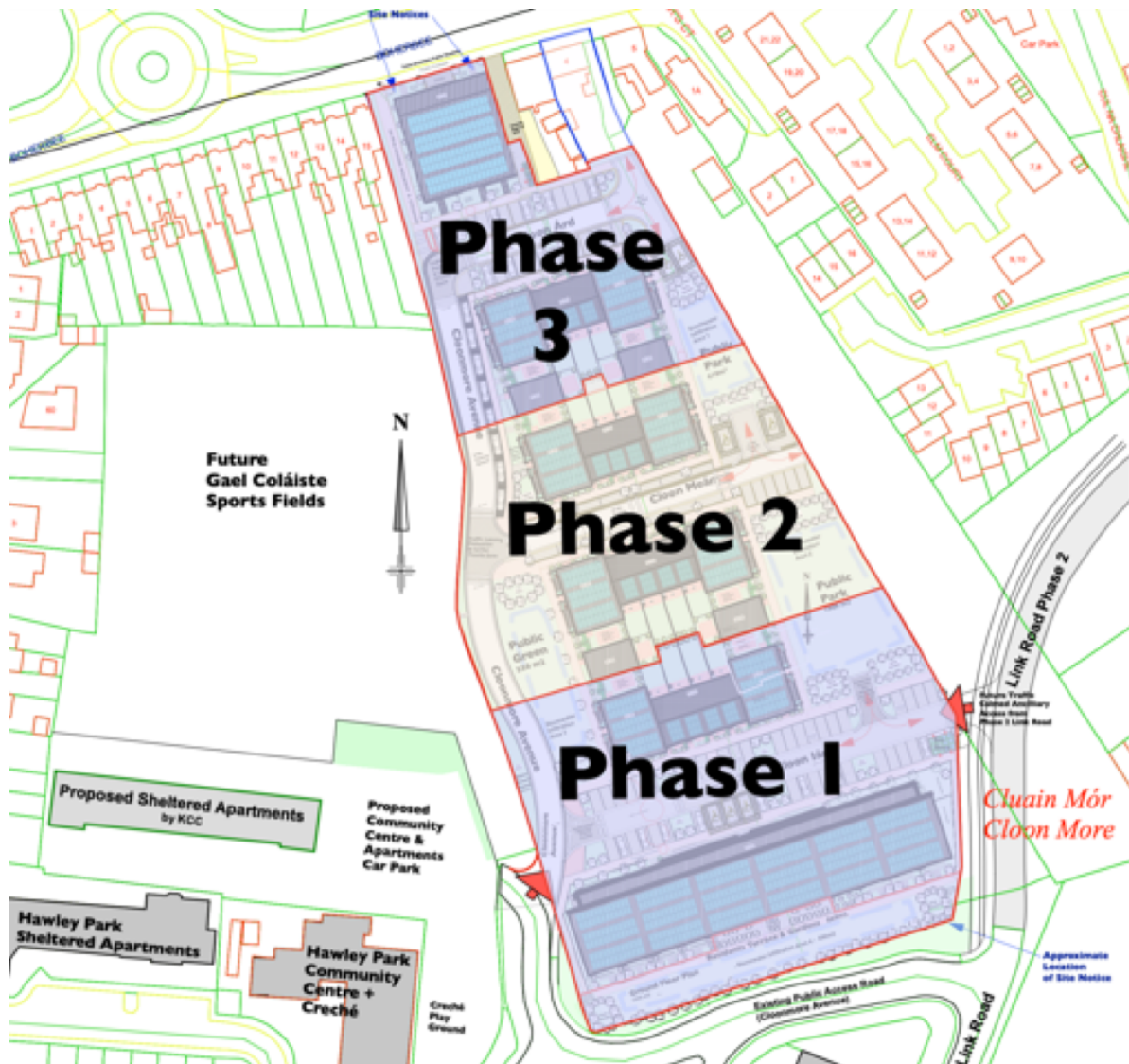
The current proposal represents the **'best opportunity'** for the **delivery of residential units** at this location within the timeframe of the current LAP in order to meet an **"urgent local housing demand"** **site development will deliver up to 147 No. residential units on a currently under developed serviced site sites identified by KCC Tralee LAP as suitable for a "strategic residential development"** within the **"Mitchel's Urban Regeneration Area"**, at a prime location in the Centre of Tralee.





### **2.2.6 Phased Development:**

The applicant is keen to progress the development and envisage that the units will **constructed on a phased basis between 2024 and 2032**. (Refer to Phasing Diagram attached).



### **Case for 10 year Planning Permission**

The **147 Unit Cloonmore Regeneration LRD Project** is a large project by Tralee standards. The scale of the development and the funding requirements to facilitate the development mean that a 10 year Planning Permission is warranted to ensure delivery of the whole project.

**Phases 1, 2 & 3:** A possible one year development lead in time from date of permission and a two year construction program for the **€20 Million Apartment Block 'B'** and the need to generate return on investment means that it could be year 4 before the project can progress to Phase 2 and 3, which each could require 2 – 3 years to deliver. This means it would be prudent and advisable that time be given to fully deliver the project. On that basis a 10 year Planning Permission is warranted to ensure delivery of the whole project.





**Site in Centre: with Existing Guesthouse in centre.** (Marion Park to Right, St Martin's Park to Left  
(future School Playing Fields) with Creche & Hawley Park Community centre below left and ne Gael School bottom right)



**Site in Centre: with Existing Guesthouse in centre.** (Marion Park to Right, St Martin's Park to Left  
(future School Playing Fields) with Creche & Hawley Park Community centre to left and the Gael School bottom centre)

## 2.2.7 National Planning Framework 2040

Our Proposal aims to deliver a high quality urban residential development in a **Central Accessible Urban location** to strengthen the **Urban Core of Tralee Town** in accordance with National and regional policy on residential development in urban areas in line with: **National Planning Framework 2040** and **Southern Regional Spatial & Economic Strategy (RSES) (2020)** by **South Western Regional Authority** as follows:

### National Planning Framework 2040 objectives.

**National Policy Objective 7:** Apply a tailored approach to urban development, that will be linked to the Rural and Urban Regeneration and Development

**National Policy Objective 11:** In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing ..., towns ..., subject to development meeting appropriate planning standards and achieving targeted growth.

**National Policy Objective 13:** In urban areas, planning and related standards, including in particular building height and car parking will be based on performance criteria that seek to achieve well-designed high quality outcomes in order to achieve targeted growth.

**National Policy Objective 27:** Ensure the integration of safe and convenient alternatives to the car into the design of our communities, by prioritising walking and cycling accessibility to both existing and proposed developments, and integrating physical activity facilities for all ages.

**National Policy Objective 32:** To target the delivery of 550,000 additional households to 2040.

**National Policy Objective 33:** Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

**National Policy Objective 34:** Increase residential density in settlements, through a range of measures including reductions in vacancy, re-use of existing buildings, in all development schemes, area or site-based regeneration and increased building heights.

## 2.2.8 Housing For All, A new Housing Plan for Ireland

National Policy Objectives to address the housing crisis, mean it is essential to deliver as many units as possible within the timeframe of the current Local Area. **In face of a 2000 unit shortfall, Tralee is set to build only 57 Public Housing Units in 2022 and only 30 in 2023.** Tralee needs in excess of 250 units a year for next 10 years to make any impact on housing list and free up residential accommodation in private sector.

*“The aim of the plan is that everyone should have access to a home to purchase or rent at an affordable price, built to a high standard and in the right place, offering a high quality of life. The plan contains a range of actions and measures to ensure over 300,000 new social, affordable, cost rental and private homes are built by 2030.*

*The plan is set out across four pathways to address the pressing housing challenges facing the State:*

- *Pathway to supporting homeownership and increasing affordability*



- *Pathway to eradicating homelessness, increasing social housing delivery and supporting social inclusion*
- *Pathway to increasing new housing supply*
- *Pathway to addressing vacancy and efficient use of existing stock"*

## Census Ireland 2022

- The population of Ireland has increased by **8%** since 2016 is **5,149,139** exceeding 5 million for first time in 171 years, with greatest growth in Dublin + East . In Kerry the increase was **5.9%**.
- Average age of population increased from 37.4 to 38.8 in 2022.
- Average house occupancy in Kerry is only **2.57 persons**, while in Ireland it is **2.74 persons**.

### 2.2.9 Our Proposal Addresses the Housing Crisis:

The proposed development will significantly address the Housing Crisis by delivering up to **145 new residential units** on a serviced “**brownfield site**” within the “**Mitchel’s Regeneration Area**”, and centrally located in Tralee, close to services and amenities. The applicant is keen to progress the development and envisages that the residential units would be delivered **by December 2025: (Commencing in 2024)**

**The current proposal therefore represents the best opportunity for the delivery of 45 residential units at this location within the timeframe of the current 2022-2028 LAP, in order to meet urgent local housing demand in a Housing Crisis.**

### 2.2.10 Housing Demand in Tralee:

**Residential Shortfall in Tralee:** The client is responding to a significant 15-year decline in residential construction since the 2007-08 Financial Crash and a well-reported shortfall of between 1000-2000 one & two bedroom residential units in Tralee as of this date. *(Kerry Co Council as the local authority will have the statistics to confirm this shortfall.)* Covid has exacerbated this problem to a crisis level.

#### **Proposed Delivery of 147 Residential Units:**

This Proposal to deliver 147 residential units on an existing **site** in a Central Tralee location to specifically address the residential shortfall, with a range of 2,3 & 4 person units with an emphasis on 2 & 3 Bedroom Houses plus a mix of one and two bedroom Apartments as detailed herein. This represents an excellent opportunity to deliver residential units in Tralee within the time frame of the current LAP in order to meet an urgent housing demand.

## **2.2.11 Planning Gains:**

In addition, the development will provide substantial planning gains in the form of:

1. **Delivering 147 New Residential Units in a Central location in Tralee.**
2. **Creates a completely new & modern “Urban Quarter”** for Tralee, with coherent streetscapes and attractive urban housing forms.
3. **Highly Integrated with permeable links to surrounding Neighbourhoods** of Boherbee, Mitchel’s, Haley Park & Marion Park, within the **“Mitchel’s Regeneration Area”**.
4. **Supporting sustainable compact urban-based development.**
5. **An Excellent precedent for good quality medium density residential development to offset the urban sprawl evident elsewhere.**
6. **Consistent with the stated objectives towards achieving National Policies for higher residential densities in suitable urban sites: “National Planning Framework 2040”**
7. **Delivering a significant residential & infrastructure investment in Tralee**
8. **Meeting a major housing shortfall of between 1000- 2000 units in Tralee.**

## **2.2.12 Site Designation**

**Rare Centrally Located Residential Site in “Mitchel’s Regeneration Area”:**

The site is a rare existing brownfield residential site within the **“Mitchel’s Regeneration Area”**, now centrally located in Tralee Town close to schools, services and amenities. It contains four underdeveloped back-land brownfield sites within the overall **1.505 Hectare (3.72acre) centrally located urban regeneration site.**

Under the ***Sustainable Urban Housing: Design Standards for New Apartments: Guidelines to Planning Authorities: DHP&LG December 2020 (Apartment Guidelines)*** it qualifies for the designation as a **‘Central and/or Accessible Urban location’**.

### **Clause 2.4 1) Central and/or Accessible Urban Locations**

*Such locations are generally suitable for small- to large-scale (will vary subject to location) and higher density development (will also vary) that may wholly comprise apartments, including:*

- *Sites within walking distance (i.e. up to 15 minutes or 1,000- 1,500m), of principal city centres, or significant employment locations, that may include hospitals and third-level institutions;*
- *Sites within reasonable walking distance (i.e. up to 10 minutes or 800- 1,000m) to/from high capacity urban public transport stops (such as DART or Luas); and*
- *Sites within easy walking distance (i.e. up to 5 minutes or 400-500m) to/ from high frequency (i.e. min 10 minute peak hour frequency) urban bus services.*

**Conclusion:** Densities of 50 to 100 units per hectare should be encouraged on these sites. The proposed Medium **Density of 97.7 units per hectare (39.5 per acre)** as part of a sensitive contemporary Urban Quarter redevelopment, comprising a mix of housing & apartments structures, is considered to be an appropriate reuse of this site. Consequently the design standards set out in these Apartment Guidelines *will apply to any assessment of designs for this site.*



## 2.2.13 Site Potential:

The site is significantly unconstrained on all boundaries with the Main Tralee Road R875-N21 to the North, School Playing Fields to the West, New Relief Road & Major Secondary School to the South and future Land Bank to the East. It is also well located so as to be eminently suitable for an appropriately designed Medium/High Density Development.

### **Strengthening Urban Structure:**

**“A key objective of the Kerry County Development Plan 2022-28 is to strengthen the urban structure of the key towns of Tralee and Killarney.** The population of the 6 settlements in the Tralee Municipal District, which the Census gives statistics for showed that in 2016 their combined population fell from 25,690 in 2011 to 25,614 in 2016, a 0.3% decrease.’ TMD LAP 2024 pg16

**Brownfield Development** *“There will be a greater policy emphasis placed on renewing and developing existing built-up areas rather than continual expansion and sprawl of the town out into the countryside, with a target of at least 30% of new housing to be delivered within the existing built-up areas on infill and/or brownfield sites. This is making better use of under-utilized land, including ‘infill’ and ‘brownfield’ and publicly owned sites together with higher housing and jobs densities, better serviced by existing facilities and public transport. “TMD LAP 2024 3.2.7.3”*

**The subject site here is a prime example of a rare centrally located large underdeveloped residential site, ideally suited to sensitive residential neighbourhood redevelopment. One that will integrate surrounding neighbourhoods and create a truly permeable new Urban Quarter for Tralee .**

**Enhancing Rural Towns:** *“To address rural decline, a significant proportion of national population and economic growth will be targeted at building up the fabric of smaller towns, villages and rural areas with emphasis placed on redeveloping derelict and under-utilised lands inside small towns and villages.” TMD LAP 2024 pg10*

**“A key objective of the Kerry County Development Plan 2022-28 is to strengthen the urban structure of the hub towns of Tralee and Killarney.** The population of the 6 settlements in the Tralee Municipal District which the Census gives statistics for showed that in 2016 their combined population fell from 25,690 in 2011 to 25,614 in 2016, a 0.3% decrease.’ TMD LAP 2024 pg16

*This pattern of development outside of existing settlements will continue to weaken the attractiveness of these towns and villages to inward investment, future jobs and services. Conversely unsustainable patterns of high rates of development in rural areas can result in excessive car based commuting patterns in order to access employment, shops and other services and places greater demands on uneconomical infrastructure development and the need for other services outside of the main settlement areas.” TMD LAP 2024 pg17*

## 2.2.14 Urban Regeneration Site:

**“A key objective of the Kerry County Development Plan 2023-29 Clause 1.4 is Urban Regeneration:**

### 1.4.3.3 Mitchel's Regeneration

*In 2004, Tralee Town Council identified the Mitchel's/Boherbee area of the town as being in need of major regeneration in order to deal with underlying physical, economic & social problems that have affected the area.*

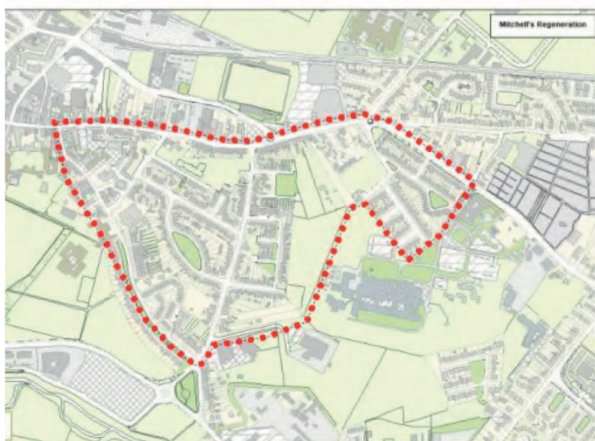
*This major ongoing transformative regeneration project with €45m expenditure to date has and will continue to define a standard for best practice in regeneration. In 2017 the then Minister for Housing, Planning, Community & Local Government Simon Coveney described the multi-million-euro Mitchel's Regeneration Project in Tralee 'as a model for community regeneration and housing policy in Ireland in which private and social housing will exist side by side'. The multi-agency approach to dealing with the challenges in the area with Local Government, Health Service Executive, Kerry ETB, the Gardai, the Local Development Sector acting in partnership with the local community has enabled resolutions to be found of many of long- standing issues which have impacted negatively on the community.*

*To date the Regeneration Project has delivered a suite of community, social and residential property solutions, through new build, refurbishment and energy upgrades. The refurbishment of Moyderwell Convent as a Day Care Centre, with an accompanying sheltered housing complex of 56 apartments has ensured a long-term sustainable use of this historic protected structure. The development of Áras an Phobal provides a community and service resource for the wider population and has helped in transforming the image of the area. Social and Voluntary housing projects have delivered high quality residential solutions in an urban environment. Energy upgrades and a sustainable wood chip district heating system have significantly impacted on fuel poverty in the area. Public realm improvements, the provision of allotments, skills development and promotion of the heritage and history of the area have all enhanced community solidarity and engagement.*

*The Master Plan for the Regeneration Area includes the following major elements to be delivered:*

- *Secondary Gaelscoil 600 pupils (under construction)*
- *Ballymullen to Clash Inner Relief Road (under construction)*
- *Voluntary Housing Projects (Cluid Project under construction)*
- *Community & Enterprise Building Sporting facilities (Boxing Club)*
- *Public Realm upgrade (ongoing)*
- *Parks & Open Space enhancement*

*The Master Plan will continue to be updated in consultation with the local community and its implementation and delivery will be supported by this plan.*



**Mitchel's Urban Regeneration Masterplan**

**Architects Comment: Our Framework Masterplan proposal for the Cloonmore Lands aims to significantly enhance the Urban Regeneration of the Mitchel's Area.**

## 2.2.15 Site Access:

After careful consideration and in conjunction with **KCC Planning Department** and **KCC MD Roads Departments**, we have agreed to **close/restrict up to 4 No. existing private vehicular site access points off the R875 Main Tralee Road** and replace these with **new road entrances from the newly constructed Cloonmore Avenue Access Road** and the **Ballymullen – Clash Link Road**, (Phase 1 now complete as far as the School and Community Centre to serve a new KCC Sheltered Apartment Development to the West of our site). **These new public roads were completed under agreement with Kerry County Council and gives access to our site along its southern boundary.**



**Southern Boundary of Site on right of picture with New Cloonmore Avenue Access Road in centre + School on Left with 2 sets of entrance gates in railing enclosure on centre left above Sports Hall.**

### **Cloonmore Avenue Access:**

This recently completed Public Access Road ("**Cloonmore Avenue**"), (which bounds the Southern & Western boundaries of our site for **120m**), is a new piece of public road infrastructure designed to serve, not only the New School but the Hawley Park Community Centre, New KCC Sheltered Apartments and the proposed new School playing fields as well. It is considered by **KCC Planning Department** and **KCC MD Roads Departments** as the most suitable road infrastructure to give access to our site in lieu of existing congested entrances from the R875, which will now be pedestrianized and restricted. This will allow excellent access to our site off the new **Cloonmore Avenue & Link Road, which meet in full the needs of the proposed development.** (Refer attached Road Safety Audit) .

A future second access via **Cloon Íarr Street** will be made available once Phase 2 of the Link Road is complete (completion is imminent and expected within a year or so). This will allow for greater dispersal of traffic, especially during School traffic times, and will augment the proposed access and egress from site.



The existing Irish Water 750mm combined storm pipes which runs down the western flank of our site connects to this access road just above the Hawley Park Community Centre & KCC Apartments Car Park, which makes it the ideal point to interlink the sites and access road.



**Southern Boundary of Site on left of picture with New Cloonmore Avenue Access Road in centre + School on Right with entrance gates in railing enclosure on centre right in front of Sports Hall where van enters.**



**Southwest of Site with future site Connection beyond pedestrian crossing point to right.**



## **2.3 Zoning**

**Zoning:** The site is zoned Residential and is clearly designated by Kerry County Council in the Tralee LAP as a “**site suitable for redevelopment**” within the “**Mitchel’s Area Regeneration Master Plan**” into a new residential neighbourhood.

**Natural Heritage Designations** The site is not within a designated area.

### **EIA Screening**

Having regard to the nature and scale of the development there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

***Appendix: Environmental Impact Assessment: by Malachy Walsh & Partners is attached.***

***Appendix: Screening for Appropriate Assessment: by Malachy Walsh & Partners is attached.***

### **Flood Risk Assessment:**

The site is a substantially green-field site, which is almost level with a slight fall of around 200mm over its length. A detailed Flood Risk Assessment was carried out for the site. There is no history of flooding on the site (*except for a blockage on the 750mm sewer, which is unrelated to site conditions*) and the ground is permeable. Any alleged flood incidents in the wider area are directly related to storm-water issues on roads, which do not affect this site in any way.

***Appendix : Flood Risk Assessment: by Malachy Walsh & Partners is attached*** for reference.

### **SUDS**

The development will be designed in full accordance with Sustainable Urban Design Principles incorporating permeable paving and soak-aways throughout the site, so as to reduce any storm-water discharge to a greenfield run off rate. Refer to attached Engineering drawings.

***Appendix : Traffic & Drainage Engineering Report*** is attached for reference.)

## **2.4 Proposed Development**

The project that we are proposing is one that seeks to set a precedent for a low-rise medium to high-density redevelopment of a strategically located brownfield urban site.

It will comprise of:

- **Demolition of a Guesthouse, 2 Cottages & outbuildings**
- **Create a new Urban Quarter comprising 147 Residential Units as follows:**
  - 51 No. One Bedroom 2 Person Apartments**
  - 8 No. Two Bedroom 3 Person Apartments**
  - 70 No. Two Bedroom 4 Person Apartments**
  - 14 No. Two Bedroom 4 Person Townhouses**
  - 4 No. Three Bedroom 5-6 Person Courtyard Townhouses**
- **Urban infrastructure, roads, parking, paths, cycle ways, gardens + green areas.**
- **Integrated plan to link “Cloonmore” with surrounding Neighbourhoods.**
- **New Street layout and Master Plan for a new Urban Quarter in Tralee.**

## **2.5 Objectives:**

The project is one that seeks to set a precedent for a low-rise medium/high-density redevelopment of a strategically located brownfield urban site, which seeks to:

- **Deliver 147 New Residential Units** within the **“Mitchel’s Regeneration Area”**,
- **Deliver a €40 million major residential & infrastructure investment in the Tralee.**
- **Meet a pre-existing housing demand.**
- **Create a new Streetscape on R875- N21 Main Tralee Road.**
- **Create a new Streetscape to New Ballymullen-Clash Link Road.**
- **Create a new internal Streetscape with New Avenue and 3 new internal Streets.**
- **Integrate new “Cloonmore Urban Quarter with surrounding Neighbourhoods, New School, Hawley Park Community Centre, KCC Sheltered Apartments and new Housing.**
- **Provide a pedestrian & cycle friendly landscape linking School, Community Centre, Neighbourhood & R875- N21.**
- **Create an “Master Plan” for the integration of 5 Land-bank sites into a cohesive urban form.**
- **Provide a sun-facing layout with excellent solar access, sunlight & privacy.**
- **Promote residential & public security with close observation of public spaces by careful “Defensible” building design for security and safety.**
- **Integrates the high demand for smaller & single person residences** (to counter-balance low occupancy rates in established house types in the area. Thereby freeing up housing stock).
- **Provide a wide range of unit sizes comprising, 1, 2, 3, 4, 5 & 6 person units.**
- **Appropriately locate high-density apartment developments on the periphery overlooking open spaces on Main Tralee Road, Marion Park, school sports grounds & the new Link Road.**
- **Locate the medium density housing in small street clusters with restricted controlled access.**

## **2.6 Development Guidelines:**

In considering the design of this scheme we have followed the guidelines set out in the following documents, with particular reference to the Urban Design Guidelines:

### **National Planning Guidelines**

- 1. National Planning Framework 2040**
- 2. Southern Regional Spatial & Economic Strategy (RSES)**
- 3. Housing For All, A new Housing Plan for Ireland**

### **Local Area Planning Guidelines**

- 1. Kerry County Development Plan 2022 – 2028**
- 2. Tralee Municipal District Local Area Plan 2018-2024**
- 3. “Mitchel’s Regeneration Area Masterplan”**

## Urban Design Guidelines

1. Residential Development in Urban Areas May 2009
2. Sustainable Urban Housing: Design Standards for New Apartments. DHP+LG 2022
3. Design Manual for Quality Housing 2022
4. Urban Design Manual: Part 1, A Best Practice Guide, DEH+LG May 2009
5. Urban Design Manual: Part 2, A Best Practice Guide, DEH+LG May 2009
6. Design Manual for Roads & Streets (DMURS)
7. National Cycle Manual (2011)
8. Traffic Management Guidelines (2003)
9. Smarter Travel (2009)
10. Urban Development & Building Height Guidelines 2018

### 2.7 Layout & Public Realm:

#### Character Appraisal:

The existing Cloon More neighbourhood is characterized by a mixed urban area of poor urban definition. Along the R875-N21 Main Tralee Road we have a 15 house 1920's terrace on the Eastern end which dissolves into a mixed bag of single & 2 storey buildings with poor urban character and poor sense of space and place. The opposite side of the R87 contains a Petrol Filling Station and large car park catering to the Horan Shopping Centre, all contributing to a poor Public realm. **"The addition of high-quality Urban Architecture and new Cloonmore Residential Quarter would be a very welcome addition to the area and a significant Planning gain for the "Mitchel's Regeneration Area".**

Ongoing development of the Horan Centre close to University Hospital Kerry, MUT University & Kerry Co. Co., and the large surrounding housing hinterland of Mitchells and Marion Park area create a potential for the area that is so far unfulfilled. Recent development of the backland sites opposite the Horan Centre have also failed to live up to its potential and have created isolated ad hoc development that does little to reinforce the urban environment and sense of place. Our proposal would set a **"positive precedent for "quality" urban redevelopment** in the area".

**This proposal creates an undeniable opportunity to create a fully integrate urban development. inter-linking the new Cloonmore Urban Quarter with the surrounding neighbourhoods. One that will create a sense of place and urban form that will be a positive example for the area.** We believe that this is the opportunity that we must grasp. An Bord Pleanála's Inspectors report on the previous proposal for this site, pointed out that it was a missed opportunity and strongly recommends increased density and better Urban Form.



## 2.8 Mitchel's Regeneration Master Plan: "Draft Systematic Layout"

Our site is strategically located within the **Mitchel's Regeneration Area** and is part of a land bank identified by Kerry Co Co. as "*suitable for significant coordinated residential redevelopment*". It can therefore be seen to complement the strategic aims of the **Mitchel's Regeneration Master Plan**.

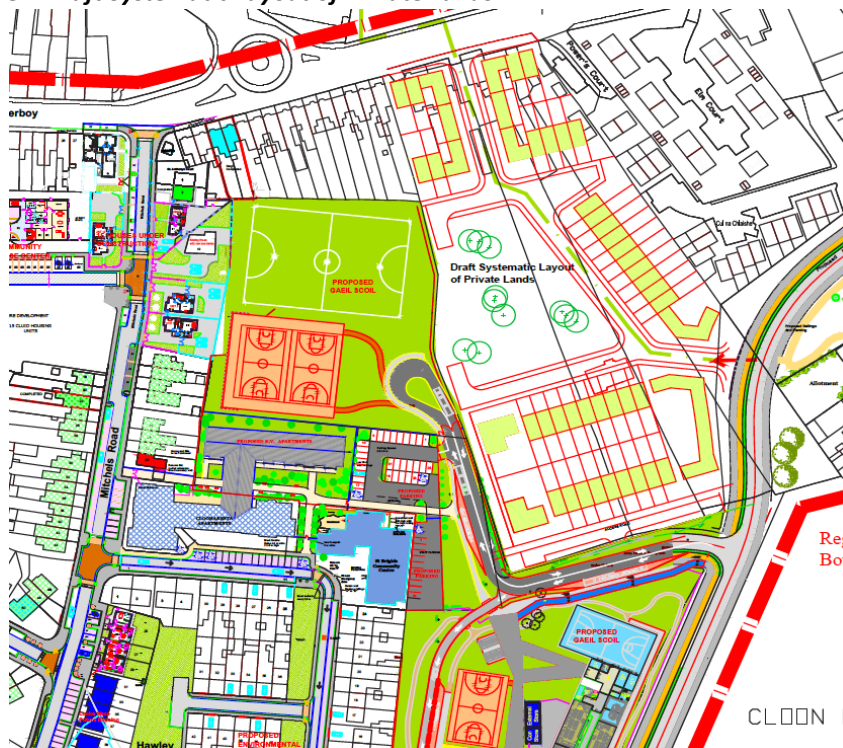
**Analysis:** An analysis of the "*Draft Systematic Layout of Privates Land (in Cloon More*" included in Mitchel's Regeneration Plan highlighted a number of shortfalls that we are able to address in our proposal.

1. **Fails to adequately Integrate Adjacent Lands:** The "*Draft Systematic Layout*" misses out on the opportunity to fully integrate the Neighbourhood with the lands to the West.
2. **Sub-Urban Style Plan:** The "*Draft Systematic Layout*" is a sub-urban style layout, which will make it very difficult to achieve appropriate densities. An Bord Pleanála Inspector clearly identified this site as an "**Urban Opportunity Site**" appropriate for increased higher density development and recommends such.
3. **Christian Church:** The "*Draft Systematic Layout*" proposes the demolition of the Christian Church, which would require a CPO an option only available to the Government.
4. **Problematic Boherbee Junction:** The "*Draft Systematic Layout*" *also* proposes a new junction onto main Tralee Road opposite the Horan Centre, which would significantly contribute to Traffic congestion in the area. A previous reason for refusal.

### 2.8.1 Extract from Mitchel's Regeneration Master Plan:

Tralee Municipal District LAP, Kerry County Development Plans showing:

1. New Ballymullen-Marion Park Relief Road
2. New Shared Access Road to School & Community Centre & Car Park
3. New School Site
4. New School Playing Fields
5. "*Draft Systematic Layout of Private Lands*"



**Proposed Tralee LAP "Indicative Master Plan":**

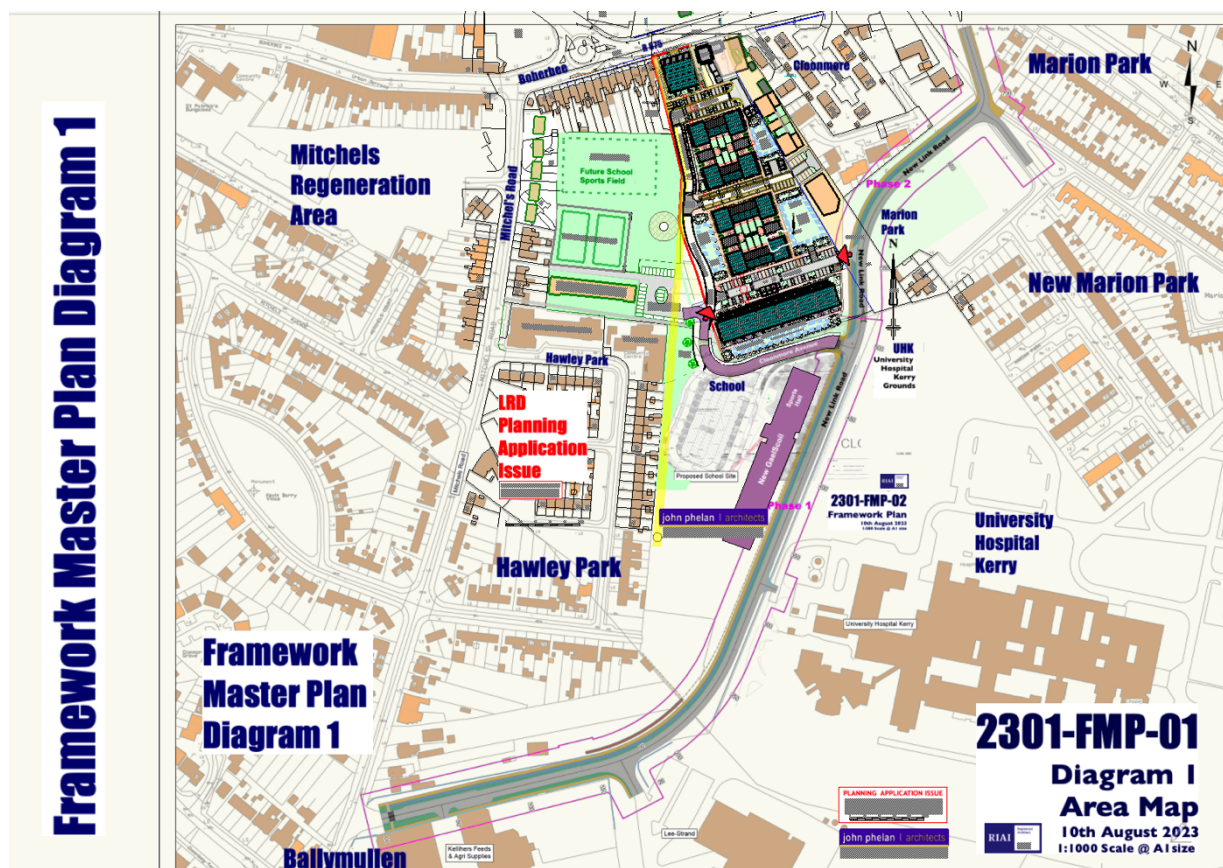
## 2.9 “Cloonmore Master Plan”: Alternative Proposal

Our alternative proposal has been facilitated by securing 4 of the available 5 plots, which allows us to develop an integrated approach to the site and create:

1. **“Cloonmore Master Plan”** to establish a **Framework for a street layout** that can achieve the development objectives in tandem with higher densities recommended by An Bord Pleanála.
2. **Enhanced Integration:** By integrating our site with adjacent Public Lands to the both the East & West we can create a **“truly integrated Urban Quarter”** for Tralee, which integrates the proposed new **Cloonmore Urban Quarter** with adjoining neighbourhoods of Boherbee, Mitchel’s, Hawley Park & Marion Park as well as linking it to the New School, Community Centre, Hawley park, Sheltered Apartments, University Hospital Kerry in a single cohesive Master Plan that meets National Objectives for **Urban Integration & Increased Density in Central Urban Areas**. This will significantly improve the Urban Character of the neighbourhood and is fully in line with National Objectives and best Planning practice.
3. **Permeable & Interconnected Urban Neighbourhood:** Our proposal aims to integrate the whole neighbourhood and provides a permeable pedestrian & cycle friendly interconnected neighbourhood with safe pedestrian and cycle routes throughout. This gives enhanced safe access to residents and students to the New School & neighbourhood away from heavily trafficked Relief Road.
4. **Enhanced Neighbourhood Safety & Defensible Design:** Our proposal will integrate sites and open up backland areas. It will also dramatically improve discreet Neighbourhood Watch surveillance. This **“Defensible Design”** approach will significantly enhance neighbourhood safety and eliminate anti-social behaviour and have a profound effect on safe neighbourhood use by residents, students and public alike.
5. **Enhanced East-West Street pattern for Optimum Solar Orientation:** *The East West orientation of the 3 New internal streets gives enhanced solar access as shown in the Master Plan’s “Draft Systematic Layout”.* This will significantly improve the energy efficiency of the overall development while also giving a sun facing aspect to most of the homes.



New Gael Colaíste: South View along Ballymullen Clash New Link Road (shown in foreground)



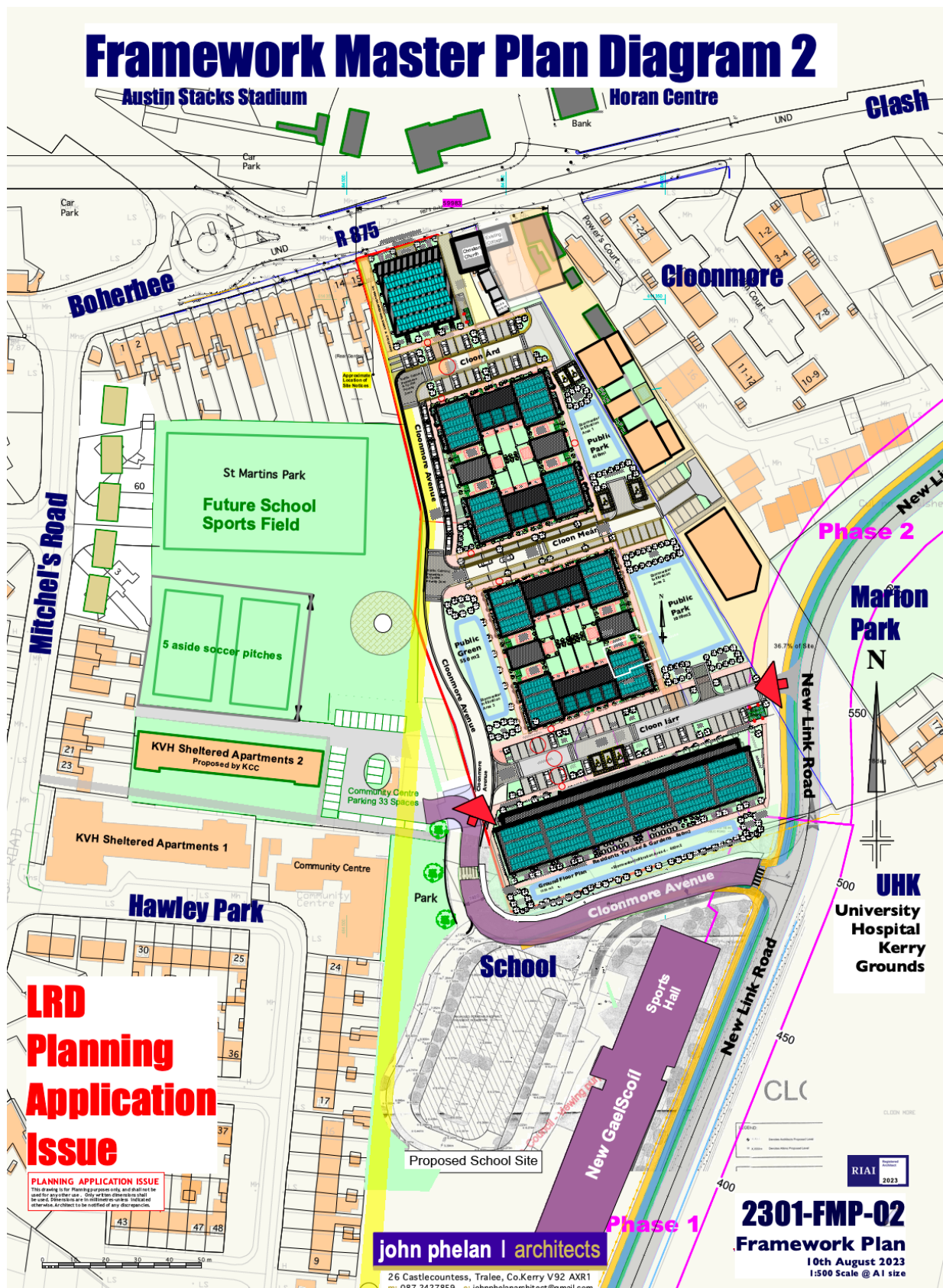
### 2.9.1 Framework Master Plan for Cloonmore

We responded to the criticism of the previous two planning applications (*which were considered isolated site developments*) by purchasing 2 additional sites and fully integrating these sites from the outset with the adjoining neighbourhoods on all four sides. We achieved this by analysing plans for all adjacent sites and developing a detailed Cloonmore **Master Plan**. This demonstrates how we can integrate the development lands with the surrounding urban context, and provides a coherent, permeable integrated Neighbourhood Plan for the whole of Cloon More neighbourhood. The objective is to make the neighbourhood fully permeable, safe and pedestrian friendly. We can achieve this by inter-connecting the neighbourhood with the New Relief Road, New School, University Hospital Kerry, Hawley Park, Hawley Park Community Centre, KCC Sheltered Apartments, Mitchel's Area, Marion Park and Manor Retail Centre and the main Tralee Road

### 2.9.2. New Neighbourhood Street Pattern

In addition to integrating the neighbourhood, the Cloonmore **Master Plan** sets out a coherent plan for developing adjacent sites to the East in an integrated and coherent manner. It does this by establishing a **new Neighbourhood Street & Park Layout** that can be easily extended into adjoining sites. These three new streets are named **Cloon Árd, Cloon Meán** and **Cloon Iárr** and will interlink **2 additional pocket Parks** to give enhanced amenities and lovely urban context. They are accessed via the new **Cloonmore Avenue Access Road** (*Now complete as far as the Community Centre, serving the proposed KCC sheltered Apartments, new Gael Colaiste and our development site*).





## 3.0 Climate Change & Achieving a Sustainable Future

### 3.0 Climate Change Introduction

The impacts of Climate Change on Global Warming is now undisputable. It is important that we address this in our designs for the future and for future generations. The goals set out in European, Irish & Local development policies are being taken into account in this proposal

*“KCDP Section 2.3      “This includes requirements to:*

- reduce energy demand in response to the likelihood of increases in energy, and other costs due to long-term decline in non-renewable resources.*
- reduce anthropogenic (manmade) greenhouse gas emissions, and*
- address the necessity of adaptation to climate change; in particular, having regard to location, layout, and design of new development. It is also a statutory requirement for local authorities to incorporate the promotion of sustainable settlement and transportation strategies in urban and rural areas.*

### Kerry County Development Plan 2022-2028 – Volume 1, Chapter 2 -Climate Change and Achieving a Sustainable Future

Climate Change & Achieving A Sustainable Future	
KCDP 2-11	Improve the efficiency, sustainability and the integration of sustainable transport and mobility, with a preference for active travel and including improved and expanded public transport capacity, networks and infrastructure, attractive fares, encouraging vehicle sharing (where appropriate), integrated walking and cycling infrastructure and improved traffic management and bus priority.
KCDP 2-12	Support investment in the sustainable development of Electric Vehicle charging facilities in appropriate public locations and to integrate Electric Vehicle charging point infrastructure within residential, commercial, and mixed-use developments.
KCDP 2-13	Promote energy conservation, energy efficiency and the use of renewable energy sources in existing buildings, including retro fitting of energy efficiency measures in the existing building stock, energy efficiency in traditional buildings and initiatives to achieve Nearly Zero-Energy Buildings (NZEB) standards in line with the Energy Performance of Buildings Directive (EPBD).
KCDP 2-18	Actively implement measures detailed in the ‘Nature-based Solutions to the Management of Rainwater and Surface Water Runoff in Urban Areas Water Sensitive Urban Design Best Practice Interim Guidance Document’.

## **Kerry County Development Plan 2022-2028 – Volume 6, 1 Development Management Standards & Guidelines**

### **1.3.1 Energy Efficiency, Sustainable Design and Construction**

*Mitigation of the causes and impacts of climate change cuts across all themes of this Development Plan. The importance of reducing energy requirements associated with the built environment is one of the challenges identified in the Climate Action Plan 2019.*

*All development, in terms of materials, design, landscaping, standard of construction and operation should include measures capable of mitigating and adapting to climate change to meet future needs and be built to a standard which minimises the consumption of resources during construction and thereafter in its occupation.*

*The Council supports and encourages the use of sustainable building principles and retrofitting existing buildings and other sustainability measures to improve energy performance. A key area for consideration in sustainable construction and building design specification is in the area of CO<sub>2</sub> and energy, with particular reference to embodied CO<sub>2</sub> and embedded energy. The focus should be directed towards the use of green construction materials, orientation on site and life-time energy demands of the building.*

*The Council will have regard to the DoEHLG publication “Towards Nearly Zero Energy Buildings in Ireland Planning for 2020 and Beyond” and the EU Energy Performance of Buildings Directive (2010/31/EU), which promotes the increase in nearly Zero Energy Buildings (nZEB).*

*The Council promotes the development of low carbon buildings. Buildings should be designed to minimise resource consumption, reducing waste, water and energy use. Design should also optimise natural ventilation and minimise glare and excess solar gain, avoiding large areas of glazing and providing an appropriate balance between solid and void elements.*

*Sustainable design elements should be considered from the outset of the design process as they are integral to density, building orientation, height, form and materials and overall aesthetics and functionality of a proposed scheme.*

### **1.5.4.3 Climate Resilience**

*Innovative energy efficient housing is required to accommodate new typologies and provide adaptable and/ or whole life-cycle homes to create inclusive and socially balanced residential communities. Applicants will be required to demonstrate how climate resilient features have been incorporated into the design of new residential developments and outline how:*

- *High quality landscaping (including tree planting), that make use of a diverse range of species of plants – consistent with the National Pollinator Plan, site appropriate and irrigated by rainwater.*
- *Incorporating a green infrastructure network and Nature-Based Solutions (NBS) into the design of buildings and layout – living/green walls, rain gardens, bio-retention measures/swales living/green and or blue roofs, other soft Sustainable urban Drainage Systems (SUDS) measures such as swales, rain gardens, using trees for urban cooling and the reduction of wind tunnel effect.*



### 3.1 Climate Resilient Design & Sustainability: Cloonmore LRD

Our approach to this **Cloonmore Regeneration LRD project** has been to design for sustainability and climate resilience.

In achieving that goal we have adopted sustainable design features as follows:

#### 3.1.1 SUSTAINABLE LAND USE & RESOURCE EFFICIENCY

1. **Conserving and promoting optimum land use in a central urban areas:** The Cloonmore Regeneration LRD proposal promotes higher densities in a Town centre location close to jobs and amenities, in a walkable neighbourhood close to shops and amenities. Adheres to the principles of development from the centre out and compact urban growth.
2. **Sustainable Redevelopment of Urban Brownfield site,** a substantially under-developed site close to Town Centre, utilizes scarce land resources efficiently, reinvigorating Tralee Town.
3. **Enhances Mitchel's Regeneration Area:** This will be a major urban re-generation project which will enhance the significant public investment in the Mitchel's urban regeneration area, which includes the new Mitchel's Housing, New 600 pupil Gael Scóil, new Ballymullen Clash Relief Road, Voluntary Housing Projects, Public Realm, Parks & Open Space Upgrades.
4. **Central Location** close to National Bus & Rail services, also served by 2 local bus routes and within 10minutes walk from Town centre, makes this a low -carbon design.
5. **Pedestrian & Cycle prioritized Active Travel development** in a central urban location, within the 10 minute walkable core, encourages walking, cycling and use of local bus, which will significantly reduce the need for cars lowering the carbon footprint of the design.
6. **Catering for Non-Car Users.** Its central walkable neighbourhood design close to shopping facilities and amenities, makes this development attractive to non-car users.
7. **Sheltered Apartments:** The inclusion of a 66 Unit Sheltered Apartment Block 'B' in the project, will accommodate vulnerable users in a Town centre location and free up larger houses in the Town for reuse, meeting a huge demand for smaller units in Tralee.
8. **Optimized used of new Public Road Infrastructure:** Integrating the Site Layout with the new Link Road & Cloonmore Avenue optimizes the efficient use of public road infrastructure.
9. **Cloonmore Regeneration LRD project** aims to create a new **Sustainable Neighbourhood Community**, with integrated Urban planning, permeable urban design, strong neighbourhood design and identity and a sense of place that is safe and enjoyable to use.

### 3.1.2 GREEN DESIGN IMPACTS:

1. Responsive **“Green” Landscape design** with sustainable stormwater management design including **Rain Gardens, Bio Swales** and extensive Parkland and amenity areas designed and planted for Bio Diversity.
2. **Enhanced Tree planting** and Landscaping for Bio-Diversity, within 3 New Parks, Shared Sheltered Apartment Community Garden and Rain Garden enhanced Parking areas.
3. Apartment buildings incorporate **“Green” vertical gardens** to enhance amenity and bio-diversity for enjoyment of residents.
4. **Enhanced Landscaping design** for Climate resilience and bio-diversity. (Refer to detailed Landscape Design Strategy & Landscape Plan for Bio-diversity)
5. **Nature Based Storm-water Solutions** are incorporated into the design via Rain Gardens, Swales and “Green’ Landscaping
6. **Electric Vehicle Infrastructure** is incorporated with EV Charging Points enabling a transition to Greener vehicles.

### 3.1.3 CLIMATE RESILIENT BUILDING DESIGN:

1. **NZEB** building design with “A’ Rated energy design, enhanced levels of insulation throughout, will be augmented by Heat Pumps and Solar PV for optimum efficiency.
2. **Passive Solar** orientation of buildings and development as a whole, enhances its energy use while simultaneously enhancing the residents amenity and living environment. A win-win solution.
3. **Solar PV Roof & Exemplary Building Design:** The building design is optimized for Solar PV generation with Solar roofs include throughout the development. Once implemented this will be a breakthrough design for Tralee. This will also support the development of renewable technologies by creating an exemplary design.
4. **Compact Medium Density Housing & Apartment Design** create buildings which are designed to maximize energy efficiency and improve densities close to Town Centre and facilities and optimize green space and amenity on site.
5. **Lifetime Design:** The buildings are designed with a 200 year structural masonry framework of traditional materials common to the local region. Designed to the most energy efficient standards to ensure low lifetime energy and maintenance costs and a significantly reduced carbon footprint, far exceeding current building stock, means these building will serve many generations to come with high quality designs.



## 4.0 URBAN DESIGN CRITERIA

**Design Concept:** The Cloonmore Urban Quarter Masterplan design concept was created using the Criteria set out in the “Urban Design Manual 2009: DEHLG” as follows:

### 12 Criteria of Urban Design Manual 2009 by DEHLG.

#### Criteria 1. Context

*“Urban Design Manual 1.0. Context.”: A new development has to make the most positive contribution possible to its neighbourhood or landscape. The aim of those planning for, designing or building schemes should be to ensure that the development in some way improves on or enhances the existing situation. ....A scheme should also be able to identify ways in which the development can add quality to the locality, whether through protection of site features, new amenity, economic confidence or civic pride.*

The site is identified by KCC Tralee LAP as suitable for a “strategic residential development” within the “Mitchel’s Urban Regeneration Area”. It is therefore, a unique and strategically important site with a Central & Accessible Urban Location in a Major Key Town in Munster with the significant advantages of a prime urban location.

- Urban Brownfield redevelopment Site within the “Mitchel’s Regeneration Area”.
- Close to Rail & Bus Terminals (within 500m) & served by Tralee Bus Service.
- Adjacent to major employment centers in nearby Retail district, Tralee Town Centre, KCC, UHK & MUT Uni etc. all within walking distance.
- Adjacent to the Horan Shopping Centre & Amenities
- Adjacent to University Hospital Kerry
- Adjacent to 600 Student Secondary School
- Adjacent to School Playing Fields/St Martins Park
- Close to 2 Primary Schools (within 500m)
- Close to Institute of Technology Tralee (within 500m)
- Creates a new Pedestrian / Cycle corridor for access to school & civic amenities.
- Caters for a major demographic & housing shortage in Tralee.
- Supports sustainable compact urban-based development with reduced commuting needs, pedestrian & cycle friendly development and proximity to existing urban infrastructure.
- A major residential & infrastructure investment in the Town to meet a pre-existing pent –up housing demand.
- It opens up a crucial urban land bank for urban regeneration.
- Will create an excellent precedent for good quality medium/high density housing development to offset the urban sprawl evident elsewhere.
- Complies with and is consistent with the stated objectives towards achieving higher residential densities in suitable urban sites under:
  - “National Planning Framework 2040”
  - “Southern Regional Spatial & Economic Strategy (RSES)”
  - “Housing For All, A new Housing Plan for Ireland”
  - “Sustainable Urban Design: Guidelines for Planning Authorities 2009”
  - “Sustainable Urban Housing: Design Standards for Apartments 2022”

This leads to the inevitable conclusion that a high-quality medium density residential development is eminently suited to the site. We respectfully recommend this proposal for this strategically located urban brownfield site and in order to balance the housing needs of the area & Tralee.

### 1.1 Urban Contextual Form:

In terms of the urban form proposed we address the existing urban context by:

- **Reinforcing the Urban form on the R875 Main Tralee Road** with a three-storey building in traditional materials. This is a very wide section of road permitting greater building height to a critical site “**edge**” in need of appropriate urban treatment. Nevertheless the upper floor is set back over a lower 2-storey base in order to tie in with the scale and form of an established Terrace to the West. This is in direct contrast to the previous scheme, which left this important section of streetscape open. The precedent we will create is entirely appropriate to its “**Central/Accessible Urban Location**” close to a significant shopping & retail area, amenities and employment opportunities.



- **New Cloonmore Avenue:**  
The opening up of the Cloon More back-land areas will provide the opportunity to create a new **Urban Quarter** facilitated by the creation of a new tree lined **Cloonmore Avenue**, which will give excellent access to the site off the new Ballymullen Clash Link Road. It interlinks the new **Cloonmore Urban Quarter** that we are proposing here with the R875 Main Tralee Road & the new **600 Pupil Secondary School, Hawley Park Community Centre, New Sheltered Apartments and University Hospital Kerry** as well as the surrounding **Cloon More Neighbourhood**. It includes landscaped & traffic calmed pedestrian and cycle links within the development to enhance connectivity. The avenue inter-connects a new street structure for the area. This is further consolidated by the introduction of 3 Storey Triplex corner buildings, which are ideal for creating dual facing street frontages, which address both the avenue and the side streets. This creates an Architecturally attractive & coherent streetscape along the proposed new Avenue, which is consistent with a modern 21<sup>st</sup> century design appropriate to the area. It will create a **new identity** for this **distinct urban quarter**. It avoids poorly defined street end design and counteracts this by the introduction of 2 Townhouses into the end garden treatment. This reinforces the urban context and architectural interest and improves public safety and security with additional passive surveillance.





### New Cloonmore Avenue Elevation

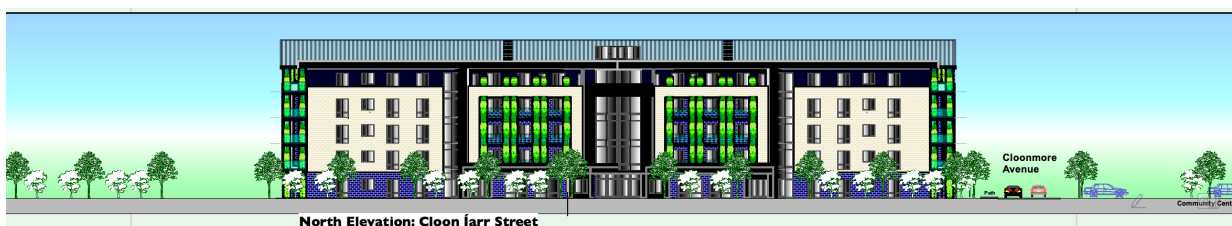
- Interconnectivity:** In opening up these lands we are creating an opportunity to interconnect the whole neighbourhood in a truly urban way. We propose to achieve this with **Cloonmore Avenue** built along the southern and western boundaries of the site and by laying out 3 new side streets, **Cloon Árd, Cloon Meán & Cloon Íarr**. This sets up a complete integrated street system with the opportunity for future expansion of development into the site to the East.



- Southern Boundary Treatment:** A critical site **edge**, the southern boundary overlooks the new three storey Secondary School, University Hospital Kerry and the new Relief Road (*currently 95% complete as far as the site*). This is a poorly defined backland area, which will greatly benefit from the insertion of significant urban structures. Consequently, we have taken the opportunity to extend the urban form, created by the **linear 3 Storey New School Building**, with the construction of a **new 4 Storey Apartment Block** to create a sense of urban enclosure. It is highly appropriate in this location and will create a good precedent for adjoining backland sites.



### South Elevation to Cloonmore Avenue & New School:



### North Elevation to Cloon Íarr Street Avenue

## Criteria 2. Connections

*“Urban Design Manual 2.0. Context.”: Successful neighbourhoods tend to be well connected to places, facilities and amenities that help to support a good quality of life. Such places include high quality open space and landscapes, leisure opportunities, shops – both for convenience and comparison goods, schools, places of worship, health centres and places of employment.*

*When choosing which area to live in, most people will choose a neighbourhood that permits easy or close access to the places that they need or like to visit on a regular basis. So the quality and sustainability of a neighbourhood can be measured by both how well it is connected to important amenities, and how pleasant, convenient and safe those links are to use.”*

### **Pedestrian & Cycle Friendly Site (as per National Cycle Manual 2011):**

The site will have a crucial role in inter-connecting the Cloonmore/Mitchel’s/Boherbee/Marion Park neighbourhoods. It will give permeable inter-connected safe pedestrian & cycle access through the site via **dedicated pedestrian & cycle paths** to the Town, the Horan Centre, the new 600 Pupil Secondary and the new Cloon More residential area proposed. . This will make it a truly sustainable residential neighbourhood, within walking distance of significant amenities & employment hubs.

- **Traffic Calmed Vehicular Access** is allowed but calmed by a number of pedestrian priority crossings, pedestrian priority precincts and a more pedestrian friendly internal layout.
- **Permeable pedestrian and cycle routes** are created through the site and green areas away from the roads for pedestrian safety and amenity. This will make it a truly sustainable residential neighbourhood, within walking distance of amenities & employment hubs.
- **Estate roads have 0.5m concrete aprons** on both sides to visually narrow the tarmacadam carriageway to 5m, helping to slow vehicular movements and minimize through traffic.
- **Pedestrian priority platforms** at Street entrances and internally further calm traffic. The upper streets, Cloon Árd & Cloon Méan will be Pedestrian priority Shared Streets, further enhancing pedestrian safety and slowing traffic. This follows the example of Tralee Town centre pedestrian precincts which are shown to considerably slow traffic and enhance pedestrian safety and amenity.
- **Direct walking routes** to shops etc are provided to pedestrians on a priority basis.
- **Low Speed Neighbourhoods:** This will be a low speed neighbourhood with 20Kph & 10kph speed limits.

### **Public Transport Connections:**

The site will have direct access to **Tralee Bus Service** on the N21 Main Tralee Road and to the **Main Tralee Bus & Rail Terminals** within 600m.

## Criteria 3. Inclusivity

*“Urban Design Manual 3.0. Inclusivity.”: Inclusive design is defined as that which meets the needs of all users, regardless of age, gender, race or sensory and mobility abilities. In its broadest sense, it also means creating places that can be enjoyed by people from all cultural and socio-economic backgrounds..... inclusive design promotes an approach which allows all people to use space in the same way – and on equal terms. ”*

The estate is readily accessible and inclusive. Pedestrian & level access is prioritized throughout.

- **100% of Accommodation** will have level access either at ground level or via lift access.
- **33.3% of Accommodation** or 49 of 147 residences have ground level access.
- **33.3% of Accommodation** has garden access to cater for families, disabled and elderly.

An inclusive mix of accommodation ranging from 1, 2 and 3 Bedroom houses and to 1 and 2 Bedroom apartments, a majority of which include “Lifetime Design” features, provides an affordable mix that will meet the aspirations of a range of people and is suitable for all generations. The proximity to shops, schools, amenities, community centre, hospital and open playing fields make this development very inclusive.

**Shared Open Space:** The shared open spaces are clearly designed and easily accessible, well supervised and safe places for all the residents to use and enjoy. Private and semi-private spaces are clearly delineated with metal railings, paving and landscaping to protect privacy and a sense of ownership. All shared open spaces are connected by footpaths to the Residential Buildings without necessity for crossing roads, giving safe and pedestrian friendly access.

**Positive Aspect:** The new buildings present a “Positive Aspect” to the public, by creating attractive streets, spaces and open landscaped amenity. The scheme has created inviting and safe public spaces which will encourage visitors and residents to use these areas. The permeable pedestrian access entrances and the landscaped Parklands create an inviting aspect for the whole neighbourhood.

Consequently it can be seen that provision is being made for a wide range of accommodation catering to as wide a range of the community as possible. The proximity to shops, schools, amenities, hospital and open space makes this development very inclusive and desirable.



## Criteria 4. Variety

*“Urban Design Manual 4.0.Variety.”: The most successful - and sustainable - communities are the ones that contain a good variety of things to do, see and enjoy. For larger scale developments, this means providing a good mix of uses, housing, facilities and amenities that help to engender a successful community. For smaller infill developments, it means ensuring that the proposed uses and housing types complement those that already exist so that a balance is struck.”*

### Variety of Urban Form:

The site creates a varied Urban Form with Apartments, Housing, open space, Parkland and a wide mix of accommodation types, which contribute to the quality of life in its locality. The diverse range of residential units create an attractive Urban Quarter with a lot of variety :

- **5 Storey Sheltered Apartments Block “B”** provides a mix of 66 One & Two Bedroom Apartments with at least 7 different Apartment layouts and shared communal areas and gardens on the ground floor. These predominantly south facing apartments have excellent solar aspects and views to the Sliabh Mish mountains beyond. This building creates an attractive Urban frontage onto southern end of **Cloonmore Avenue** and to **Cloon Íarr Street** on the other side. All ground floor units have garden & street access.
- **3 Storey Apartments Block “A”** provides a mix of 15 One & Two Bedroom Apartments with gardens on the ground floor. This building creates an Urban frontage onto the main R875 Tralee Road and to **Cloon Árd Street** on the other side. All ground floor units have garden & street access.
- **8 No. 3 Storey Triplex Apartment Blocks** each comprise 3 x One Bedroom Apartments and 3 x Two Bedroom Apartments with gardens on the ground floor. These three storey buildings provide a corner elevation to both **Cloonmore Avenue**, **Eastern Parks** and the **intermediate streets** creating a lovely wrap around design which face in multiple directions.
- **14 No. 2 Storey Mid-Terrace 2 Bedroom Townhouses** provide flexible family accommodation with gardens on the ground floor.
- **4 No. 2 Storey Courtyard 3 Bedroom Townhouses** provide flexible family accommodation with gardens on the ground floor.
- **Parks** and Public Open Space and landscaped areas.

**Parks and Public Open Space:** These are well supervised safe open spaces, centrally located in the most accessible locations for the maximum enjoyment of as many residents as possible. They are directly accessible from the housing without having to cross roads making them safe for children and adults alike. Low speed car zones make the whole area safe and easy to use.

**Neighbouring Activities:** Neighbouring Activities mix existing residential neighbourhoods, with Horan Shopping Centre to North, Hawley Park Community Centre & Creche to West, New School & UHK Hospital to the south, all of which complement the new residential development.

**Mixed Communities:** These can be created here by the varied mix of residential units on offer with flexible lifetime opportunities contained within. This complements the existing neighbourhood of mostly detached and semi-detached housing.

**Enhancing Neighbour Vitality:** The increased residential occupancy of the site will strengthen and support neighbourhood facilities, shops, medical centres, pharmacies, sports facilities as well as being located close to the town centre and employment opportunities.

## Criteria 5. Efficiency

*“Urban Design Manual 5.0. Efficiency.”: High-level Government policy in the shape of the NSS and the Climate Change Strategy establishes the importance of reducing the energy requirements and greenhouse gas emissions associated with residential development.....This means reducing the energy requirements of new homes..... As well as providing homes that are low energy, truly sustainable new housing should make good use of land by increasing densities..... Achieving efficiencies in land use should be considered in tandem with the objective of creating well-designed neighbourhoods that are pleasant to live in. Good urban design, whilst increasing densities, should also provide good quality, liveable homes. ”*

The Design Proposal for this site aims to achieve such efficiency by:

1. **Conserving and promoting optimum land use:** with higher densities supported by its central location and proximity to shops, schools, amenities, community centre, hospital, playing fields and open space.
2. **Optimized use of new Public Road Infrastructure:** Integrating the Site Layout with the new Link Road & Cloonmore Avenue optimizes the efficient use of public road infrastructure.
3. **Brownfield Site Redevelopment:** Develops an otherwise under-utilized brownfield residential site in the “**Mitchel’s Regeneration Area**” into a new residential development. The efficient use of scarce urban land close to the Town Centre, amenities, shops and employment makes this an ideal location for re- development **to achieve optimum land use** with an appropriate mix of medium density housing and Apartment building to create an attractive landscaped parkland style Urban development.
4. **Supporting higher densities** in a central urban location close to shops, schools, amenities etc.
5. **Prioritize pedestrian & cycle use,** reducing reliance on car usage.
6. **NZEB Design:** Designing lifetime “A” Rated energy efficient buildings with a low lifetime energy profile will significantly impact Climate Change objectives. This will include state of the Art Heat Pump Heating solutions and PV Solar systems to achieve maximum efficiencies.
7. **Passive Solar Design:** The predominantly South Facing houses and Apartments will benefit greatly from the Passive Solar aspect which can significantly improve the energy performance of the buildings and contribute to a sense of natural sunlight & well-being in the interiors of dwellings.
8. **Solar Roof:** The south facing orientation of the proposed apartment building roof will allow for a “Solar Roof” which could cater for up to 300kW of photovoltaic solar assemblies. Gardens & open space layout enhances passive solar gain and natural sunlight for maximum private amenity, well-being and energy efficiency.
9. **Landscaping for biodiversity:** Landscaping for biodiversity, amenity, and visual impact by softening the impact of the built form. To this end we have optimized the retention of existing trees on site and retained the Parkland feel by restricting the new housing to the West and Southern periphery and maintaining the central location of Cloonmore. This will significantly improve Carbon capture and create a lovely setting for the Residents.
10. **SUDS:** Implementing a soft landscape SUDS approach in the form of swales, “green” retention basins, rain gardens and soak pits to minimize, slow and filter stormwater run-off.
11. **Integrating waste and recycling collection:** A complete waste and re-cycling system is integrated into the development to support responsible waste initiatives.
12. **Lifetime Housing & Low Lifecycle costs:** Built of robust masonry and brick construction, these buildings have a 100 year+ life expectancy and with NZEB designs they will provide low **life cycle** running costs for their life-span.

## Criteria 6. Distinctiveness

*“Urban Design Manual 6.0. Distinctiveness.”: Each successful community has a distinct and special character. That is not to say that each community should compete with or try to upstage the rest – some of the most successful areas have a quiet and easy charm. Nonetheless, each successful neighbourhood will have its own raison d’etre that makes people choose to live there over other places.*

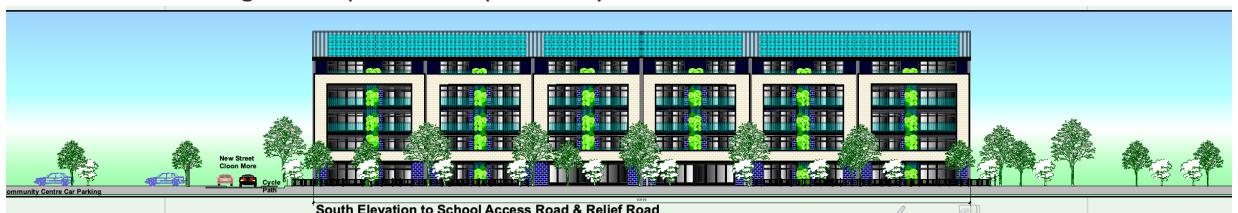
### “Distinctive New Cloonmore Urban Quarter”

The fact that the development is centrally located in Tralee in a predominantly backland area of the “Mitchel’s Regeneration Area” with “weak urban structure” means that the site provides a unique opportunity to create a truly new and contemporary Urban Quarter for Tralee. Consequently it will have a highly unique and individual look that will give the whole development a well-integrated but unique and distinctive character.

1. **New Identity for New Urban Quarter:** The scheme will be a positive addition to the identity of “Mitchel’s Regeneration Area” and enhance its urban identity by providing Modern & Contemporary Urban Quarter with energy efficient residential designs for Tralee.
2. **“Enhancing the Victorian Streetscape on Main Tralee Road”** We have strengthened the R875 Streetscape by replacing the original dilapidated cottages with a modern 3 Storey Apartment building that enhances the existing weak streetscape adjacent the old Victorian Terrace.



3. **Distinctive new 5 Storey Southern Sheltered Apartment Building.** Overlooking the New Link Road, New Access Road (Cloonmore Avenue) and New School, this 5 storey building has a highly distinctive and attractive 83m long south facing urban design that creates a new street scape to both **Cloonmore Avenue South** and the **Cloon Íarr Street** internally. It includes lovely south facing shared common areas, balconies and gardens with mature existing trees, which act as a buffer and add to resident’s amenity. Vertical green gardens enhance resident amenity and add to the bio-diversity of the project. This design significantly enhances efficient land use to address the housing crisis and, which will be a significant “**Planning Gain**” for Tralee. The reduced footprint allows us to provide more open green space within the development while retaining site density. **New Ballymullen/ Clash Link Road and “New Cloonmore Avenue Access Road”** create new and unfettered access to the site and a unique “**contemporary design precedent**” for the development. In creating a contemporary design precedent, the school allows us to entertain new contemporary design ideas for a new energy efficient south facing urban quarter in a previously backland area with weak urban context.





4. **New Cloonmore Avenue:** As an extension of the existing public Access Road off the New Link Road, we have designed **Cloonmore Avenue** to make optimum use of existing public road infrastructure and extend northwards to open the development lands in a structured manner. This creates a permeable road network that interlinks the whole site and neighbourhood. This avenue gives access to 3 new side streets but is architecturally coherent in itself with a streetscape of residential blocks hallmarked by the **Triplex Corner Apartment Buildings and Courtyard Townhouses** that create a lovely streetscape which is elegant and attractive and allows passive surveillance of all public areas.



5. **Triplex Corner Apartment Buildings** create multi-aspect corner buildings which allows an Urban Streetscape on all four sides of the Residential Blocks within the interior of the development. Their green balconies support vertical gardens enhancing biodiversity and creating sheltered balconies, a distinct feature of the design.



6. **New 2 Storey Terrace Housing** and creates opportunities for family living with garden access and groups of 3 and 4. These link the corner **Triplex Apartment Buildings**, completing the Urban Blocks to create 3 new Urban Streetscapes within the interior of the development.



7. **Parkland Setting:** The design seeks to create 3 new Pocket Parks within the site, each linked to the Urban Blocks with direct pedestrian access away from the roadway. These will give the development a lovely “Green Garden City” feel that will significantly contribute to the well-being of the residents and create an attractive development within Mitchel’s area.

As such the proposal successfully makes the most of the site’s back-land setting and existing open landscape to create a unique identity with which residents can readily identify. The design will create a new **“Landscaped Parkland style Urban Quarter in Tralee** fully integrated into the existing urban fabric of the town and local area. This will allow residents to form an emotional attachment to the area, and coupled with “Lifetime Building & Distinctive Urban Quarter Design, will hopefully create a very stable community of residents with a stable population with strong roots in the locality.

It demonstrates the importance of good urban design in the art of place making and creating buildings and places for residents to enjoy for generations to come.

## Criteria 7. Layout

*“Urban Design Manual 7.0. Layout”: How the site is laid out is one of the key determinants of successful places. The layout of a neighbourhood can help to determine an area’s character and sense of place – the same buildings arranged differently will have a very different feel to each other - its safety and security and how well it works. Many of the mistakes that are attributed to bad planning are often errors of layout – for instance, a dead end that does not connect with the route to the school, or a lonely footpath that is a haven for crime and anti-social behaviour..... The layout of a site can affect a scheme’s sustainability in a number of key ways, including solar orientation, permitting the provision of Sustainable Drainage Systems, and encouraging residents to walk and cycle in preference to using the car.*

1. **“Cloonmore Urban Quarter”:** Crucially the development is situated on a large open 1.5 Hectare site within a back-land area of Cloon More in the **‘Mitchel’s Urban Regeneration Area**. Due to the weak urban structure of the area and the fact that this area has only recently been opened up we have an opportunity to create a well-designed coherent contemporary new Urban Quarter on the site
2. **Permeable Urban Design:** We have an opportunity to link the site on all sides to existing neighbourhoods creating a truly urban permeable design. This includes passive urban neighbourhood watch surveillance features with passive overlooking of the public spaces and elimination of back-land areas to create a safe neighbourhood environment for residents and visitors alike.
3. **“New Link Road & Cloonmore Avenue”:** The new Link Road & Cloonmore Avenue are a significant factor in determining an optimal layout. Utilizing these roads we have created a design that works with these roads and utilizes their existing public infrastructure capacity efficiently. This means more space is available for green areas and buildings and allows us to integrate these roads into the design and layout such that they become indivisible in the overall layout design.
4. **Entrance:** The entrance therefore is simply an extension of the existing Access Avenue (Cloonmore Avenue) and leads to true integration of our Layout with existing infrastructure and neighbourhoods and create a lovely natural permeable design.
5. **Central Parkland garden:** The buildings laid out around 3 central Pocket Parks, which unify the urban design of the development to create an very attractive Residential Estate that is quiet, attractive and safe.
6. **Permeable Pedestrian / Cycles routes:** These make the development easy to navigate for residents and encourage walking and cycling over car use.
7. **Pedestrian Precinct:** The inclusion of Pedestrian prioritized areas and precincts within the development makes for a more pedestrian & resident friendly design.
8. **Traffic Calming:** The pedestrianized zones also significantly calms traffic and the low speed traffic zones improves safety and usability for residents.
9. **Legible Routes:** Routes in and out of the Estate are clear and legible and form direct connections with the outside Neighbourhood while also creating a sense of street within the development.
10. **Street layout:** These are clear and legible and coupled with trees and landscaped areas, create a lovely sense of Urban enclosure within the site.
11. **People Friendly Streets:** The streets link the Parkland open space, giving the houses and street a lovely open aspect and “Garden City’ mature Parkland feel, which will be very attractive.

## Criteria 8. Public Realm

***“Urban Design Manual 8.0. Public Realm”:** The most successful neighbourhoods contain streets, squares, parks and public gardens that are as good quality – if not better, than the private buildings and spaces within the neighbourhood. A neighbourhood with poor quality public spaces will rarely be improved by even the highest quality architecture – whilst a neighbourhood of ordinary buildings can be transformed through improvements to the public realm.*

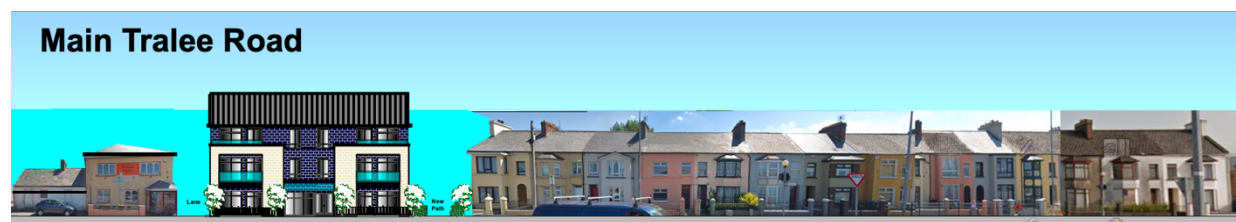
*The public areas are also a key determinant of the image that people form of the quality of a development as a whole. Visitors to a housing development will often spend as much time in the public realm of a development as they do in the private zone. – and the quality of such spaces will form the impression of the place that they take away with them.*

*Studies have demonstrated that houses located near to good quality parks 7 public green space often sell for more than equivalent houses that don’t have access to similar facilities. This reflects value that home buyers place on such amenities.*

Our proposal aims to enhance the public realm:

### Enhance Urban Streetscape on Main Tralee Road R875:

- **Main Tralee Road Elevation & Existing Victorian Terrace** will be enhanced by replacing 1950’s cottages with a 3 storey Apartment Building which reinforces the Urban Street form opposite the Horan Centre. Pedestrian & cycle access to the development is provided on both sides of this building enhancing permeability of the development and affording access to shops and public transport.



### Enhance Urban Streetscape along New Link Road and Cloonmore Avenue South

- **New 5 Storey 83m long Apartment Block** encloses the southern boundary of the site and provides a very attractive streetscape to the New Link Road and Cloonmore Avenue. Separated from Cloonmore Avenue South and the new school by a generous shared garden with existing trees, the Architecture is softened by this landscaped buffer and vertical gardens included in the design. The access afforded by Cloonmore Avenue allows easy egress from the development onto the New Ballymullen Clash Link Road enhancing the urban permeability and access to the site. It also opens up links to the Community Centre, Hawley Park, Mitchel’s, Marion Park and UHK Hospital.





## Enhance Urban Streetscape internally

- **Cloonmore Avenue:** The avenue sweeps north within the site to open up access to three new East West streets affording a solar orientated Layout throughout which optimizes solar access throughout the development. It creates a permeable street network that opens up the site on all sides and connects the site to surrounding neighbourhoods.
- **Triplex Corner Apartments:** These “Green” 3-storey small Apartment Blocks book-end the central residential blocks. They will create a lovely urban form with streetscapes on all 4 sides. This will enhance resident safety by providing passive surveillance while also creating lovely bio-diverse green buildings with East & West vertical gardens on both the **Cloonmore Avenue West** and **East Park Elevations**.
- **“Pocket Parks”** will become the focal point of the overall development and create a **“Green Garden City”** feel for the whole development creating an attractive public realm. They are linked to the residential blocks and create safe attractive amenity spaces separated from main traffic routes.
- **Unique Sense of Place:** The landscaped green open space immediately gives you a unique sense of place with an open parkland feel, landscaped with trees and lovely pocket parks as centre pieces.
- **Placemaking:** The central location of the site in a backland area is addressed by strong Urban structure within the site, which coupled with the Pocket Parks creates a strong sense of place and permeable links to surrounding neighbourhoods.
- **Safety & Security:** All public paths, roads and open shared areas within the development are overlooked by residential accommodation making this a very safe and secure estate with excellent neighbourhood watch capabilities. The strong sense of identity and ownership by the residents will significantly discourage anti-social behaviour and unwelcome visitors.
- **Public v Private Defined:** There is clear definition between Public and Private space. Public Roads and footpaths are clearly defined. Private areas are delineated with metal railings and a clear change to distinctive permeable paving materials clearly identifying the private space. These spaces create a privacy buffer zone in front of all the residences and allow on site private parking and ability for EV charging.



## Criteria 9. Adaptability

*“Urban Design Manual 9.0. Adaptability”: The success and sustainability of a housing development can be measured by its longevity. Much of the most successful housing of the past is still in use because it has been able to adapt to changing circumstances – for example by adapting to changing family sizes, different forms of space heating and increased car ownership. ....For environmental and economic reasons, we need to ensure that the housing we build now will continue to fulfil its function for many years in the future.*

### Adaptable Residential Design:

The proposed residential designs are such that they are **highly adaptable into the future**. This approach will help create a whole neighbourhood that is adaptable and able to meet the **needs of the residents on a multi-generational level**.

- **Lifecycle Assessment:** The lifecycle assessment included in our Planning Application demonstrates how we aim to deliver building constructed of robust masonry materials that have an inherent 100 -200 year life span.
- **Spacious Open Plan Design:** Coupled with spacious interiors well in excess of minimum standards. 53% of Block A Apartments & 63% of Block "B" Apartments are 10% to 25% larger than minimum standards. Houses are 4.3% to 10% bigger than the minimum allowing increased functionality and adaptability. The spacious open plan designs allow for easy multi-generational adaption internally and allows people to individualize their own residences.
- **Lifetime Adaptable Apartments:** The apartments are all designed for lifetime adaptability. Level ground floor or Lift access is provided to 95 Apartments (75%) and the remaining 25% Triplex Units allow for a future Part M compliant lift for future accessibility.
- **Lifetime Adaptable Housing:** The residences are designed for lifetime adaptability. Specifically those with an adaptable ground floor bedroom, that can also be used as a home office or downstairs bedroom with adjoining bathroom are ideally suited to family and retirement use.
- **Smaller House Types: Extendable.** The smaller House units are designed to be readily extendable to the rear to provide larger multi-functional lifetime design.
- **Roof Space:** Traditional cut roofs and stairs design in the terrace houses allow for future use of attic space.
- **Efficient Units:** In providing for NZEB energy efficient smaller residential units such as one & two bedroom apartments and 2 & 3 Bedroom houses we provide for downsizing opportunities for people to move from larger residences and free up these houses for family use.
- **The smaller units** meet a pent up demand in the Town of Tralee and also meets the long-term demographic trends towards smaller households.
- Creation of a **residential** neighbourhood that has good urban density, which is compact and walkable and prioritizes pedestrian movement & access.
- **Passive Solar Design Principles** are adopted within the development. This is achieved by predominantly south facing orientation and full height sun facing windows to a majority of habitable rooms, which helps maximize solar gains & energy efficiency.
- **NZEB Designs:** This provides units that are energy efficient NZEB "A" rated, equipped for the challenge of climate change and are designed to incorporate **solar voltaic panels**,
- **100%** of new Apartments meet or exceed the minimum apartment design standards.
- **66%:** Two Bedroom Apartments are over **10% bigger** than the minimum and have **level access**.
- **100%** One Bedroom Apartments are **25% bigger** than the minimum and have **level access**. This ensure Apartment long-term suitability and adaptability. These apartments have single floor layouts, which are fully accessible and ideal for use as sheltered accommodation for elderly and people of disability close in secure accommodation.

## Criteria 10. Privacy & Amenity

*“Urban Design Manual 10.0. Privacy & Amenity”*: Privacy and amenity are extremely basic human needs....particularly important in higher density schemes where good space standards, sound insulation and access to private open space can make the difference between acceptable urban living and a poor living environment. ....

The core objective should be the creation of houses that people are proud to call home and which encourage people to continue living in the development and contributing towards a strong, sustainable community.

### Privacy and Amenity:

Privacy and Amenity are basic human needs and are provided throughout the development fully in accordance with development guidelines.

### House Privacy and Amenity:

- **Houses Private Rear Gardens:** Each house has a private rear garden, which is connected to the open plan interiors by a full height sliding patio door, enhancing light and amenity for the residents and interior. At 8m x 4.8m the 38.4m<sup>2</sup> rear gardens are compact and suitable for medium density housing in this instance.
- **Houses Semi-Private Front Gardens:** Each house has access to a small semi-private garden space to front enhancing privacy and amenity. This important private zone that acts as a privacy buffer from street activity, while also providing surveillance and sense of ownership and security.
- **2 Bedroom Terrace Houses Exceed minimum Sizes by 10% :** The generous open plan living space with a ground floor shower room and multi-function front room that can be used as a lounge, office or bedroom given the varying needs of the residents at any one time over their lifetime. A simple rear extension can easily provide without major alterations to provide enhanced ground floor living space.

### Apartment Privacy and Amenity:

- **All Apartments** are designed to meet or exceed the minimum standards set out in *“Sustainable Urban Housing: Design Standards for Apartments”* All Apartments overlook the central Park for maximum amenity and which is readily accessible on foot without crossing any roads.
- **31 (24%) of 129 Apartments** have ground level access to generous private and public amenity space. Privacy is guaranteed by metal railings and heavy screen planting to protect amenity.
- **66 (51%) of 129 of New Upper Level Apartments** have lift access and private balconies of generous depth and at 10m<sup>2</sup> exceed all the minimum requirements for it.
- **32 (25%) of 129 Apartments** (in the small Triplex units) have provision for a future Part M compliant Hydraulic Lift to facilitate disabled access.
- All **2 Bedroom Apartments** throughout are dual aspect with light from multiple sides.
- All **1 Bedroom Apartments** in Triplex Blocks are dual aspect with light from multiple sides.
- All **1 Bedroom Apartments in Apartment Blocks “A” & “B”** are single aspect Sun facing with full height windows to allow sunlight deep into the interior for maximum amenity.
- **Sound privacy** is maintained by use of traditional dense masonry construction with 240mm concrete separating walls and 275mm in situ concrete floors.
- **Majority of Bedrooms** in apartments are designed not back onto neighbouring living rooms for privacy & amenity.



## Criteria 11. Parking

*“Urban Design Manual 11.0. Parking”: How parking is dealt with on a development site can significantly affect the success of a development. The most successful developments tend to provide sufficient parking to cope with demand in a way that does not overwhelm the appearance and amenities of the public realm.*

*Whilst developments should be sited and laid out to encourage the most sustainable modes of transport, people will still expect to be able to own and safely park a car – even if they don’t use it on a regular basis. Many developments that have sought to restrict car-ownership through limiting parking spaces have found that ownership levels are in reality higher than expected. The consequence of this can be informal parking elsewhere in the scheme which can inconvenience residents and detract from the quality of the place.*

*Providing sufficient parking for residents’ vehicles can also help them to choose more sustainable modes of transport in the knowledge that their cars will be parked safely and securely at home.*

### **Average Estate Occupancy:**

**Census Ireland 2022** gives an average Household occupancy in **Kerry of 2.57** (down from 2.6 in 2016).

57% of households are one or two person households

90% of households have more bedrooms than people.

Average 3 Bedroom House occupancy @ 2.5p x 4 No. = 10 persons

Average 2 Bedroom House occupancy @ 2p x 14 No. = 28 persons

Average 2 Bedroom 3p Apartment occupancy @ 1.25p x 8 No. = 10 persons

Average 2 Bedroom 4p Apartment occupancy @ 1.5p x 70 No. = 105 persons

Average 1 Bedroom Apartment occupancy @ 1p x 51 No. = 51 persons

**Average Development Occupancy = 204 persons**

### **Average Car Ownership:**

**European Commission data** gives car ownership of 50% across Europe with Ireland at 45%. Munster has a slightly higher figure, closer to 50%.

**Carparking Demand is therefore:** 50% of 204 =

**Total of 102 Spaces**

It must also be noted that 64 Apartments in Block “B” are sheltered Apartments with 50% lower demand allowing the excess parking provision of 27 cars to be made available for visitors

**Our proposal provides for up to **102 Spaces****

**102 Spaces**

@ 1 car space per house (18 spaces)

**18 Car Spaces**

@ 0.66 spaces per apartment (63units x 0.66)

**42 Car Spaces**

@ 0.33 spaces per sheltered Apartment 66 units x 0.33)

**22 Car Spaces**

+ balance of 21 spaces for visitors or shared use .

**22 Shared Spaces**

### **Kerry County Development Plan Parking Provisions:**

The Car Parking requirements set out in the Kerry County Development Plan should be calculated on a Central Urban basis for “Area 2” giving a calculation of 1 car per residence. However the National and Apartment Guidelines recommends that inner urban brownfield sites must be assessed on their individual merits and residential mix. Our proposal averages @ 0.7car spaces per unit. KCDP Parking requirements for “Area 2” are set out in the parking standards **KCDP Vol.6 Section 1.20.7, Table 4.**

**KCDP House Parking Requirement: 1 Spaces + 0.0 Visitor Space =**

**145 spaces**

### **Cycle Storage/Stand Provision:**

Each house is provided with a minimum of 2 cycle spaces and ample space for additional cycles if needed. Cycle storage in the Apartment Buildings is provided to meet the minimum standard of one space per bedroom plus one visitor space per apartment/unit in accordance with: **Sustainable Urban Housing: Design Standards for New Apartments. DHP+LG December 2022.**

## **Criteria 12. Detailed Design & Architectural Design**

### ***“Urban Design Manual 12.0. Detailed Design”:***

*The preceding chapters have shown how design can positively affect the success of a housing development from the scale of the district through to the individual dwelling.*

*While strategic considerations such as location, connections, and sustainability will determine much of the success of a scheme, the finished quality can have a significant effect on a development's character, sense of place and legibility. Quality in the detail of the architecture and landscape design will help each of the elements covered by the previous 11 Criteria to meet their full potential.*

### **High Quality Architectural & Urban Design:**

The attached drawings show the care taken with design to create a high quality urban environment. Materials are used in a visually creative manner to provide an Architectural palate consistent with Modern Residential Design and complementary to the existing residential areas and modern school and hospital architecture.

### **Addressing Population Mix & Unit Sizes:**

57% of the population live in 1 and 2 Person Residential Units and there is a significant shortage of such units in Tralee. This proposal serves to address this issue by building Low Energy Apartments Units in a **Central Urban Location**. The inclusion of Apartments within the development will rebalance the Housing mix in the area and allow people to relocate from larger houses, freeing up these for family use. Many single people & small households want to downsize, retire or live in accommodation that is low maintenance and energy efficient. Apartment living is highly energy efficient and meets the needs of many people who don't need larger & poorly insulated or poorly designed houses.

- **Garden City Urban Quarter:** The compact nature of the buildings coupled with 3 No. Landscaped Pocket Parks, a large Sheltered Garden, vertical gardens, Rain Gardens and planting strips in the Urban Quarter designs creates a garden city feel for the development which will be unique, attractive and make for a lovely living environment. The creative use of space and small building footprint means that more open space is available to the overall development. The fact that **40% open space** is available (21.4% Shared Public Open Space + 18.6% Private Open Space) gives the development a Green Parkland feel while also achieving optimum density at the upper end of medium density.
- **Apartment Block “A” Design:** This is a modern 3 Storey sun facing design with lovely solar aspect and views to mountains beyond. It enhances the public realm on Main Tralee Road by replacing existing single storey cottages with limited architectural or urban value. It uses a mix of dark and cream brick in a truly modern Apartment building to create an Urban Façade to

the Main Tralee Road, complement the Victorian Terrace and enclose the upper end of the site. The upper floor is setback to help integrate the scale of the building and create a positive Architectural precedent for the Area.

- **Apartment Block “B” Design:** The southern end of the site overlooks the new 3 storey modern School & New Link Road and is an ideal location for a modern 5 Storey sun facing Apartment Building design with lovely solar aspect and views to mountains beyond. It uses a mix of dark and cream brick in a truly modern Apartment building to complement the character of the New School and enclose the lower end of the site. Its scale and size are easily accommodated in this location close to a large new school building, new Link Road and University Hospital Kerry site. As such it creates a strong urban boundary with minimal negative impacts on its surroundings and is the most appropriate location for a large building on the site. The five storey Apartment building allows for higher densities in this **Central Urban Location** and also allows for ample open space and amenity within the overall development. The spacious south facing shared garden is located off central shared lounge spaces and affords lovely amenity to the Apartments. The garden area is screened by existing trees and shrubs along the southern boundary to enhance privacy and amenity and create a lovely sun facing sheltered shared garden area.
- **Triplex Apartment Blocks Design:** These 8 No. corner 3 Storey Triplex Apartment Buildings bookend the terrace housing and enclose the central Residential Blocks to create a multi-sided residential block design that is truly Urban in scale. They provide for good neighbourhood design with passive surveillance of the whole area enhancing safety and security. The lovely vertical garden balcony design creates a “Green Building” which enhances bio-diversity and softens the architecture to enhance the Parkland setting.
- **Town House Design:** The Townhouse are simple in design and nestle quietly between the Triplex End Building on each corner. They will cater for families. The house design uses a calm restricted palette of buff brick and limestone.
- **Quality Design:** The quality design makes a positive contribution to the locality, with new modern NZEB residential design that will create a very positive precedent for Tralee.
- **Integrated Design:** The integrated design will create a distinctive **New Urban Quarter** for Tralee showcasing high quality design and quality urban landscaping.
- **Use of Traditional Materials:** Traditional materials are proposed to reflect the Regional & Irish context of these buildings and give them an appropriate sense of place.
- **Lifetime Design & Materials:** The use of robust traditional masonry materials and easy access for maintenance will ensure the long-term visual impact of the development.
- **Quality Open Space & Landscape:** A focal point of the design, is the provision of 3 Pocket Parks and vertical garden design, which will contribute to a lovely Parkland feel for the development.
- **Pedestrian Priority & “Home Zones”:** The development seeks to prioritize Pedestrian amenity and safety over that of the car. Pedestrian priority areas, “Home Zones”, crossing points and pedestrian routes are given precedence over car access, in as much as possible.



## 5.0 URBAN DESIGN STANDARDS

### 5.1 Solar Access:

By creating a development with three new internal East West Streets , we can create a predominantly sun facing Layout, that has good solar access, is highly energy efficient with good open space.

**Sun facing Elevations and gardens bringing in bountiful natural sunlight and amenity.**

**SOLAR VOLTAICS:**        **Solar Roof on all the new Apartment Buildings create a 300 kW Solar Voltaic Assembly from approx. 750 Solar Photovoltaic Panels.**

**HEAT PUMPS:**        **Heat Pump systems will serve the new Apartments and Townhouses to contribute to Low energy use and Nearly Zero Energy Buildings.**

### 5.2 Residential Accommodation Proposal:

It is proposed to develop a mix **147 Residential Units** comprising:

70 No. 2 Bedroom 4 person Apartments

08 No. 2 Bedroom 3 person Apartments

51 No. 1 Bedroom 2 Person Apartments

14 No. 2 Bedroom Terrace 4person Townhouses

4 No. 3 Bedroom Courtyard 5 person Townhouses

**New Apartment Block A:**    **15 No. Apartments**    **1263 m2** (13,600 sq. ft)

**10 No. 2 Bedroom Apartments + 5 No. 1 Bedroom Apartments**

In order to make efficient use of scarce Urban Land close to Tralee Town Centre, it is considered a range of well-designed Apartment Buildings of 3 to 5 Floors would complement the existing low density development within the overall area.

### **8 Blocks of 6 Triplex Apartments:**

**48 No. Apartments**    **3296 m2** (35,465 sq. ft)

**24 No. 2 Bedroom Apartments + 24 No. 1 Bedroom Apartments**

The 3 Sided Triplex Apartment Blocks form end corner blocks to the three internal streets giving balanced elevational treatment on all sides with excellent light and passive surveillance of the whole area. The design has been upgraded to provide a mix of 1 and 2 Bedroom Apartments and provision for a small future Hydraulic Lift included. The external balconies are redesigned as vertical green gardens with multi-level planters giving the residents and area enhanced biodiversity and amenity.

**18 New Townhouses:**        **18 No. Townhouses**    **1644 m2** (17,690 sq. ft)

The Townhouses add to the streetscape mix within the development and provide a variety of larger Family style accommodation to the overall residential mix. The 2 Storey townhouses

### **New Sheltered Apartment Block 'B':**

**66 No. Apartments**    **6,060 m2** (65,200 sq. ft)

**44 No. 2 Bedroom Apartments + 22 No. 1 Bedroom Apartments**

In order to make efficient use of scarce Urban Land close to Tralee Town Centre, it is considered that a sheltered Apartment Building of 5 Floors would enhance the range of accommodation in the area and provide for an identified housing need for smaller low maintenance residential units that would complement & free up traditional housing stock with single or low occupancy within the overall area.

**5.3** Plot Ratio **0.815**

**Overall Site Area:** **1.505 Hectare (3.72acre)**  
**Plot Ratio: Gross Floor Area/ Site Area = 0.815**

<b>Gross Development Floor Area:</b>		<b>81.5% Site Area</b>	<b>12,263m<sup>2</sup></b>
<b>Apartment Block 'A':</b>	15 Apartments	5 x 1 Bedrm. + 10 x 2 Bedrm.	1,263m <sup>2</sup>
<b>Triplex Apartments:</b>	48 Apartments	24x 1 Bedrm + 24 x 2 Bedrm	3,296m <sup>2</sup>
<b>Townhouses:</b>	18 Townhouses	4 x 3 Bedrm + 14 x 2 Bedrm	1,644m <sup>2</sup>
<b>Apartment Block 'A':</b>	66 Apartments	22 x 1 Bedrm + 44 x 2 Bedrm	6,060m <sup>2</sup>
<b>Gross Development Floor Area:</b>			<b>12,263m<sup>2</sup></b>

#### 5.4 Site Coverage : 28%

<b>Site Coverage / Buildings Footprint:</b>	<b>28% Site Area</b>	<b>4,216m<sup>2</sup></b>
Apartment Block 'A' Footprint:	491m <sup>2</sup>	491 m <sup>2</sup>
Triplex Apartments Footprint:	155m <sup>2</sup> x 8 =	1,240 m <sup>2</sup>
Townhouses Footprint:	4 x 66.3m <sup>2</sup> + 14 x 51m <sup>2</sup> =	979 m <sup>2</sup>
Apartment Block 'A' Footprint:	1,493m <sup>2</sup>	1,506 m <sup>2</sup>
Buildings Site Coverage:	28% of site area.	4,216m <sup>2</sup>

<b>Public Roads &amp; Pavements:</b>	<b>34.5% Site Area</b>	<b>5,200m2</b>
--------------------------------------	------------------------	----------------

## 5.5 Development Density 97.7 Units / Hectare

**147 Unit Mixed Housing & Apartment, medium density 97.7 Unit / Hectare (39.5 units/acre) development in a unique 1.505 Hectare (3.72acre) centrally located urban site.**

## 5.0 Open Space Amenity

**Overall Open Space Amenity: 6,283m2 40% of site area.**

**Public Open Space Amenity: 3,738m2 21.4% of site area.**

Public Open Space: Parks 410+550+1000m2 + Misc. 265+83m2=	2,308m2.	15.3%
Sheltered Apart "B" Garden 660m2 + Rain Gardens 255m2 =	915m2	6.1%

**Private Open Space Amenity: 2,798m2 18.6% of site area.**

Apartment Block 'A"	156m2 private gardens + 102m2 balconies	258m2
Triplex Apartments:	432m2 private gardens + 360m2 balconies	792m2
Townhouse Private Space:	4 x39m2 + 8x 46m2 + 6 x 61m2 =	888m2
Apartment Block 'B"	372m2 private gardens + 488m2 balconies	860m2
(Ground Level Private =	1846m2	12% of Site Area)