

24th Aug 2023

Cloonmore Regeneration LRD : Executive Summary August 2023

Cloonmore Regeneration LRD Application:

Tulfarris Cg Ltd is lodging an LRD Planning Application to Kerry County Council for the proposed re-development of the **Cloonmore Regeneration Site at Cloonmore, Tralee, Co Kerry.**

This aims to create a **147 Unit Mixed Residential Development**, of medium density @ **97.7 Unit / Hectare** (39.5 units/acre) in a **unique 1.505 Hectare** (3.72acre) **centrally located** within the **“Mitchel’s Urban Regeneration Area**.

Creative Reuse of Inner Urban Brownfield Regeneration Site:

We propose a creative re-use of a predominantly back land urban brownfield site **within the “Mitchel’s Urban Regeneration Area”**, which should be a great addition for Tralee.

New Urban Quarter for Tralee:

The proposal will create a new Urban Quarter for Tralee, that is very urban and European in nature and which inter-links 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.

New Ballymullen / Clash Link Road:

The recently completed Phase 1 of the **New Ballymullen / Clash Link Road**, now complete over the full length of the New School Site and giving access to the Hawley Park Community Centre, KVH Sheltered Apartments and our own site, is a very welcome development and affords excellent access to the proposed development away from the congested main Boherbee-Tralee road. Phase 2 is due to commence in near future and will further enhance this access with approaches from Northern & Southern directions affording greater access and egress opportunities from the site.

2.0 Proposed Residential Accommodation:

147 Residential Units

The site comprises 4 under-developed plots of land in Cloonmore, identified in the “**Mitchel’s Area Regeneration Masterplan**” as suitable for a significant residential development. It is proposed to provide 147 Residential Units here to cater for a significant demand for high quality centrally located housing in Tralee. It will create a new Urban Quarter for Tralee, maximizing the open space while providing ample access and parking for residents and visitors and will be a unique and attractive development.

Residential Accommodation Proposal:

70 No. 2 Bedroom 4 Person Apartments
8 No. 2 Bedroom 3 Person Apartments
51 No. 1 Bedroom 2 Person Apartments
14 No. 2 Bedroom 4 Person Terrace Townhouses
4 No. 3 Bedroom 5 Person Courtyard Townhouses

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

Northern Apartment Block ‘A’: on Main Tralee Road

15 No. Apartments 1263 m2 (13,600 sq. ft)

10 No. 2 Bedroom 4 Person Apartments
5 No. 1 Bedroom 2 Person Apartments

Southern Sheltered Apartment Block ‘B’: 66 No. Apartments 6,060 m2 (65,200 sq. ft). Adjacent New School

44 No. 2 Bedroom 4 Person Apartments
22 No. 1 Bedroom 2 Person Apartments

8 Blocks of 6 Triplex Apartments:

48 No. Apartments 8x412m2 = 3296 m2 (35,465 sq. ft)

24 No. 2 Bedroom 3 Person Apartments
24 No. 1 Bedroom 2 Person Apartments

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

14 No. 2 Bedroom Townhouses 4 person @ 90m2
04 No. 3 Bedroom Townhouses 5 person @ 96m2

3.0 Development Density 97.7 Unit / 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.**

Overall Site Area: 15,050 m2 1.505 Hectares 3.72 Acres

Plot Ratio 0.815

Overall Site Area:	1.505 Hectare (3.72acre)	15,050m2
Gross Development Floor Area:		12,263m2

Total Development Floor Area:	81.5% Site Area	12,263m2
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Apartment Block 'A':	15 Apartments 5 x 1 Bedrm. + 10 x 2 Bedrm.	1,263m2
Triplex Apartments:	48 Apartments 24x 1 Bedrm + 24 x 2 Bedrm	3,296m2
Townhouses:	18 Townhouses 4 x 3 Bedrm + 14 x 2 Bedrm	1,644m2
Apartment Block 'A':	66 Apartments 22 x 1 Bedrm + 44 x 2 Bedrm	6,060m2
Total Development Floor Area:		12,263m2

<u>Site Coverage / Buildings Footprint:</u>	28% Site Area	4,216m2
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Apartment Block 'A' Footprint:	491m2	491 m2
Triplex Apartments Footprint:	155m2 x 8 =	1,240 m2
Townhouses Footprint:	4 x 66.3m2 + 14 x 51m2=	979 m2
Apartment Block 'A' Footprint:	1,493m2	1,506 m2

<u>Public Roads & Pavements:</u>	34.5% Site Area	5,200m2
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4.0 Open Space Amenity

Overall Open Space Amenity: 6,021m² 40% of site area.

Public Open Space Amenity: 3,223m² 21.4% of site area.

Public Open Space: Parks 410+550+1000m² + Misc. 265+83m²= 2,308m². 15.3%

Sheltered Apart" B" Garden 660m² + 255m² Street Rain Gardens =. 915m² 6.1%

Total Rain Gardens 1035m²

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 x 39m² + 8 x 46m² + 6 x 61m² = 888m²

Apartment Block 'B' 372m² private gardens + 488m² balconies 860m²

(Ground Level Private = 1846m² 12% of Site Area)

Vertical Gardens: 970m² (Triplex: 8 x 88m² + Apart Block 'B' 266m²)

Total Green Space 35.8% site equivalent

Public Green Space: 3,223m² + Private Green Space: 1200m² + Vertical Gardens: 970m² = 5,393m². 35.8% site equivalent

5.0 Car Parking: 102 car spaces provided:

Average Residential Occupancy: Census Ireland 2022 gives a national average Household occupancy of **2.74** while in **Kerry** the figure is only **2.57**.

90% of households have more bedrooms than people.

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

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

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

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

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

Average Development Occupancy = 204 persons

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 206 = 101 spaces = **Total of 102 Spaces.**

It must also be noted that 66 Apartments in Block "B" are

sheltered Apartments with 50% lower demand allowing the excess parking provision of 20 cars to be made available for visitors / shared use.

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

KCDP Zone 2 Parking Requirements: **1 space per unit 147 spaces.**

18 Townhouses @ 1 car space (18 spaces) + 63 Apartments @ 0.66 spaces (42 Car Spaces) 66 Sheltered Apartment @ 0.33 = 22 Car Spaces
+ balance of 20 spaces for visitors or shared use .

Cycle Parking: 330 cycle spaces provided:

Apartment Block 'A' 20 Private Cycles + 16 Visitor Cycles 36 Cycle Spaces

Triplex Apartments: 8 x (1 Private Cycle/bdrm + 0.5 Visitor) 96 Cycle Spaces

Townhouse Private Space: 18 x (2 Private Cycles + 1 Visitor Cycle) 54 Cycle Spaces

Apartment Block 'B' 96 Private Cycles + 48 Visitor Cycles 144 Cycle Spaces

Total Cycle Provision 330 Cycle Spaces. For 206 average resident occupancy

6.0 Principle of Development

- Creative reimagining of a backland Brownfield Site in a Central Urban Location within the Mitchel's Urban Regeneration Area.
- Deliver 147 Residential Units in a central urban location to address Housing Crisis. Preserves the Parkland setting of the development.
- 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.
- 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.

Kind Regards



John Phelan B.Arch. FRIAI Chartered Architect & Planner