

17<sup>th</sup> October 2023.

Kerry County Council Planning Authority  
County Buildings,  
Tralee,  
Co Kerry

**Response to Observations: Planning Reg No. 2360150.**

## **Cloonmore Regeneration LRD Planning Application**

In respect of 147 Residential Units,  
Cloonmore, Tralee  
for Tulfarris CG Ltd

Dear Planners

### **Response to Observation by Michael O Connor on the Cloonmore LRD dated 10 October 2023**

We take the opportunity to comment on the **Observation on the Cloonmore LRD lodged by Michael O Connor on 10 October 2023.**

The recent sale of approx. 37.5% of their lands to Kerry County Council to facilitate the Phase 2 of the New Ballymullen Clash Relief Road, means that their residual landholding is now down to **12.9% of the original 5.025 acres** identified in In Tralee LAP "Mitchel's Masterplan" **as suitable for a "strategic residential development"**.

**Framework Plan:** We went to great lengths to develop a **draft Framework Plan** for the area, which includes **3 Cross Streets** to facilitate access to **No. 5 Lands**, and all of this was included in the previous and current Planning Applications for public review. It has been further reviewed in detail by Kerry County Council, as part of the Cloonmore LRD Planning & Pre-Planning Process, and it is now accepted that this Plan provides for a fully integrated Masterplan for the area, which integrates well with the surrounding neighbourhoods. Our clients have gone to great lengths and expense to deliver this outcome. It would be unconscionable to now further delay this project in the face of a housing crisis.

Until now we have had no objection from the O Connor's to this plan. Yet Michael O Connor's observation seems to completely ignore the existence of this Framework Plan in favour of some unrealized low-density draft "**Diagram**" shown on the Tralee LAP, which on analysis is found to be unsustainable & unworkable and which An Bord Pleanála would not support due to its lack of density and sub-urban layout.

The current proposed draft Framework Plan on the other hand, is fully considered and designed to an appropriate Medium-Density, and is ultimately a far superior Masterplan. Instead of one central sub-urban park surrounded by roads, we now have a fully integrated development proposal with **3 Parks**, fully accessible by residents via pedestrian routes in a pedestrian friendly, traffic calmed development.

Contrary to these facts Mr. O Connor goes on to allege that our proposal *"in fact restricts and impedes any standalone development potential for 5 Clonmore Cottages or its land."* , which is inaccurate and contradictory.

**Phase 2 Link Road:** It is on record that the O Connor's have sold approximately 37.5% of their land to Kerry County Council to facilitate the **Phase 2 Link Road**. However, the completion of Phase 2 is not essential to the development of our proposal. Both the Road Safety Audit and Traffic & Transport Assessment support the fact that access to our development is fully compliant in road design and safety terms and will in fact have less congestion (not more) in the interim period pending construction of the **Phase 2 Link Road**. It is therefore incorrect to claim that our proposal is premature on such grounds. The pending construction of our development should instead be seen as excellent grounds for Kerry County Council to argue the case for funding of the Phase 2 Link Road.

**Boundary with No.5 Clonmore Cottages:** The existing hedgerow boundary condition is retained and it can clearly be seen that we have designed a wide landscaped park to act as a buffer to No.5 , so any suggestion that our development is going to have a substantial negative impact on No.5 is unsupported.

**Opportunity to impact on Housing Crisis:** Our proposal delivers a unique opportunity to address the Housing Crisis in Tralee within the timeframe of the current development plan and this is an opportunity that should be whole heartedly supported and not squandered or delayed.

We respectfully submit this for your consideration and trust you will support this worthwhile proposal.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John P. Phelan'.

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