



## **Killarney Town Development Plan 2015 - 2021**

# **ISSUES PAPER**



## Introduction

The Killarney Town Development Plan sets out the overall strategy for the proper planning and development of the town. The existing Development Plan was adopted in March 2009 and remains in force until March 2015.

Killarney Town Council will commence the preparatory process for the review of the Plan on the 20<sup>th</sup> March 2013 with the publication of the Issues Paper and the commencement of the period of public consultation on the Issues Paper. The review of the Plan is to be completed within two years.

Plan preparation is in three stages

- **Stage 1 : Pre – draft**
- **Stage 2 : Preparation of the Draft Plan**
- **Stage 3 : Making the Development Plan**

Public input at the start of the plan process is important so that the Development Plan reflects public aspirations and concerns as well as government policy, strategies and guidelines. This Issues Paper has been prepared as Stage 1 of the process. It is intended to stimulate public debate on the planning issues that the 2015 to 2021 Development Plan might address. It deals with some of the main issues under various headings. These issues are not an exhaustive list and you are invited to raise other matters as you consider relevant.

Individual zoning submissions are not appropriate at this stage in the plan preparation process. Submissions are sought on the more strategic issues such as the overall vision for the town, development strategy, sustainable development and environmental issues.

### ***What is a Development Plan?***

The main instrument for regulation and control of development is the Development Plan. Each Planning Authority is required to publish its intention to review its plan not later than 4 years after the making of the Development Plan. A new plan must be made every 6 years (2 years after the notice of the intention to review the plan has been published). The plan states the authority's policies for land use and for planning control and promotion in the area.

The Development Plan is the blue print for the development of our town for the next six years. This will affect the type of buildings that can be constructed and the uses to which lands can be put. It affects many facets of daily economic and social life, where you can live, what services are available and where developments with job opportunities can be sited, recreation and amenity spaces etc.

## **What happens next?**

Following this Issues Paper the Planning Authority will prepare a report on all submissions received for distribution to the Elected Members of Killarney Town Council. The members will consider this report and may make directions to the Manager regarding the contents of the Draft Plan. Both the submissions and any directions will be taken into account in the writing of the Draft Plan. The Draft Plan is due to be on public display at the end of 2013.

**Publication of Council's intention to review Killarney Town Development Plan – initial phase of public consultation**

**Presentation of Manager's Report on submissions received during initial phase of public consultation**

**Direction from Members to Town Manager to prepare Draft Development Plan**

**Draft Plan prepared for presentation to the Members of the Council**

**Consideration and adoption of Draft Killarney town Development Plan by Members of the Council**

**Draft Plan on public display for a minimum period of 10 weeks**

**Preparation of Manager's Report on Draft Plan**

**Members' consideration of Manager's Report and any amendments to Draft Plan**

**Public consultation on amendments ~ 4 weeks**

**Members consider Manager's Report on submissions on amendments and Adoption of Town Development Plan**

## ***Context – Can Killarney do what it likes?***

In reviewing the Development Plan regard must be had to the existing planning framework and the hierarchy of plans in operation to which the Planning Authority is obliged to have regard i.e. the Planning and Development Act 2000 as amended, the National Spatial Strategy (NSS) 2002 – 2020 and the Regional Planning Guidelines (RPG) 2010, the County Development Plan 2009 – 2015, the Tralee/Killarney Hub Plan and any existing plans in force.

### **National Spatial Strategy (NSS) 2002 – 2020.**

The NSS sets out a strategy for balanced development all over Ireland. The NSS has identified Killarney and Tralee as a Linked-Hub. The focus of the NSS is to bring people, jobs and services closer together. It will mean a better quality of life for all with less traffic, less commuting, better environmental care and easier access to services like health, education and leisure.

### **South West Regional Planning Guidelines (RPG) 2010.**

The RPG for the south west provides a broad canvas which aims to steer the growth and prosperity of the region and its people. The Guidelines contain a set of planning guidelines to be incorporated into the statutory development plans of the Local Authorities in the region and are seen as an important link between the NSS and the raft of county city and town development plans.

The RPGs recommend the following:

- Amendments to planning policies specific to the linked hub
- Focusing of population growth into hub towns
- Focusing on employment creation
- Improvements to transport within the area including linkages to the Cork and Limerick Gateways and Atlantic corridor.

## Population and future housing trends

### Census

The period from 2006 to 2011 saw a 5.6% decrease in the population of Killarney town, compared with an increase of 11.7% between 2002 and 2006. In 2006 the population of Killarney town was 13,497, by 2011 it had fallen by 757 to 12,740. Between 2006 and 2011, the rate of population increase for the county was 4.1% and for the State was 8.2%. In comparison the Environs of Killarney saw a significant increase in population of 33.7% in the same period. In 2006 the environs of Killarney numbered 1,106, by 2011 it had grown by 373 to 1,479.

### Settlement

The settlement strategies as set out in the National Spatial Strategy and Regional Planning Guidelines both seek to direct population growth into the hub towns of Tralee and Killarney. The RPGs recommend that the population of Killarney would grow by almost 2000 persons by 2016. As an important tourist and market town Killarney plays a key role within the County hierarchy.

### Housing land requirement

The Town Development Plan 2009 – 2015 had a total of 133.5 hectares of undeveloped residentially zoned land. After the adoption of the Plan the publication of the Planning and Development (Amendment) Act 2010 required Planning Authorities to incorporate a Core Strategy into their development plan..

The Core Strategy provides a transparent evidence-based rationale for the amount of land proposed to be zoned for residential and allied mixed use zonings, in compliance with higher level plans, national planning policy guidance and EU Directives. In this way, the Core Strategy utilises national and regional frameworks to inform and structure the policies and objectives of the plan, which in turn provides a basis for day-to-day planning decisions.

The Regional Planning Guidelines have designated a population target for Killarney town of **1978 people** between **2010 and 2016**, in line with the South West Regional Planning Guidelines 2010–2022. This population target equates to a requirement of approximately **760 units** at an occupancy rate of 2.6 per unit. This requirement for 760 units at an average of 30 units/ha, equates to **25.4 hectares of residentially zoned lands**. The density of 30 reflects the lower end of the permissible densities allowed in the Development Plan (30 – 40 units per hectare), we decided to go with the density of 30 as it is in practice more achievable in a town like Killarney than the higher, more urban densities that can be achieved in larger urban centers.

The Core Strategy Table below summarises the key statistics in the Core Strategy as regards the population target and future housing requirements for the remainder of the lifetime of the current Plan. It is assumed that the vast majority of future residential

development will take place in lands now zoned Residential rather than lands zoned as town centre. A recent survey has revealed that there are 80 complete and never occupied apartments in the town; these are by and large located on lands zoned as town centre. 66 of these apartments were built as assisted living units as part of the Killarney Retirement Village and are unsuitable as standard residential units. It is not foreseen that there will be any further demand to build such units again over the lifetime of this current core strategy. The same survey showed that there are only 30 dwelling houses in the town that have been completed but never occupied. As this is a very small number and anecdotally it would appear that the local rental market has picked up and that there appears to be a slow but steady demand for the purchase of reasonably priced houses in the town, we have chosen not to include these figures in our calculations either. During this review of the Town Plan this situation will be assessed again.

Population Allocation Table taken from the Kerry County Core Strategy.

	<b>Core Strategy Population Allocation 2010-16</b>	<b>Housing Requirement (Ha)+ A</b>	<b>Existing Zoning (residential &amp; mixed use) B</b>	<b>Proposed Zoning** C</b>	<b>Housing Yield (Residential Lands) (Ha) (units) D</b>
<b>County</b>	15,462	569.75	2,254	569.75	512.7 (6,152)
<b>Hub Towns</b>					
<b>Tralee TC*</b>	2967	54.3	187	54.3	54.3 (1140)
<b>Killarney TC*</b>	1978	25.4	133.5	25.4	25.4 (760)
<b>Listowel TC*</b>	850	13	135.5	13	13(326)

Proposed Killarney Town Population Allocation Table

Core Strategy Population Allocation	Housing Requirement (ha)	Existing Zoning (ha)	Proposed Zoning (ha)	Housing Yield (Residential Lands) (ha)(units)	Housing Yield (Other Lands)	Shortfall/ Excess (ha)
1978	25.4	133,5	25.4	25.4 (760)	N/a	108

**WHAT ARE THE MAIN HOUSING AND POPULATION ISSUES YOU SHOULD THINK ABOUT?**

1. Where should the main increases in population within the town be directed?
2. How will we cater for all of the different housing needs in the town; first time buyers, families, homeless persons, mobility impaired persons, travellers and elderly people?
3. What response should there be to the trends for smaller household sizes?
4. The development of high-density residential areas is seen as a solution; what do you think? What densities should be employed in Killarney? Is there a place for apartment living in Killarney?
5. What policies should be in place to require the release of appropriately zoned development land?
6. Where should social and affordable housing be provided? Should we allow more social and affordable housing in areas where there are already such housing types?
7. Should it be imperative that all social and affordable housing units are provided in new developments?
8. How can the Development Plan help to assimilate ethnic minorities?

# Community development

Creating safe, healthy and inclusive communities is a priority for us all. So where does community development fit it?

The proper provision of community facilities to a high standard at appropriate locations is important for all age groups and sectors of society and is an essential component of proper planning. In a society where economic growth and stability is more certain, quality of life and a sense of community are increasingly more important and are fundamental elements of building sustainable communities.

The Planning and Development Act 2000 requires that the development plan include objectives for the provision of or for the facilitation of the provision of services for the community including, schools, crèches and other education and childcare facilities. The Act also empowers the Planning Authority to require those undertaking development to make financial contributions towards the provision of public infrastructure and facilities including open spaces, recreational and community facilities and amenities and landscaping works.

## WHAT ARE THE MAIN ISSUES IN RELATION TO COMMUNITY DEVELOPMENT?

### Childcare

1. What policies to support childcare provision should be included in the new development plan?
2. Should we require new businesses and industrial parks or other employment-intensive developments to provide childcare facilities to serve the needs of the employees?

### Education

1. Where should any new schools be provided in the town?
2. How can we influence the wider use of school buildings and grounds?
3. How should we encourage walking and cycling to school?
4. Should we require developers to liaise with schools on educational needs and provide education plans?
5. How should educational buildings be better utilised?

### Other community facilities

1. Do community groups have enough input in determining the provision of infrastructure in their area?
2. Are there other types of community facilities that we need to provide for?
3. What is the most appropriate way to monitor the quality and quantity of the provision of community facilities? Should there be a needs analysis carried out?
4. Is it appropriate that the plan should seek to retain existing sports and recreational land uses within settlements? Even if they are in private ownership?
5. What are the services that people need in a local centre? Should we protect small or convenience outlets (and other commercial facilities) given the trend towards larger purpose built commercial centres?
6. Where should we locate nursing homes or retirement villages?



## Social Inclusion

Social exclusion occurs when people are marginalised from society and from the decision making process. Seeking greater social inclusion therefore means seeking a fairer and more inclusive society where people have the resources and opportunities to live life with dignity and have access to quality public services that underpin life chances and experiences.

In planning terms this can be about having access to suitable affordable housing, employment opportunities, education, health services etc. It is also about the ability of persons to participate in the planning process.

In terms of the review of the Town Development Plan it is necessary to be mindful of the diversity of the needs which exist and how our policies and objectives might impact on those and people's ability to participate in the process in the first instance.

Some of the areas in which the plan may help to promote social inclusion include

- Ensuring enough land is available to meet housing needs
- Placing greater emphasis on the timely delivery of infrastructure and facilities
- Greater emphasis on designs and development forms that promote social interaction
- Provision of public transport
- Supporting the development of out-reach education programmes.

### WHAT ARE THE MAIN SOCIAL INCLUSION ISSUES?

1. How can the next development plan encourage social inclusion?
2. What are the needs of ethnic and minority groups?
3. Should greater emphasis be placed on the Irish language in the town?
4. How do the lack of community facilities impact on social inclusion?
5. Where should social and affordable housing units be located?
6. How can the Development Plan assist in ensuring that housing is affordable?

## Economy and employment

In order to promote a vibrant economy which will sustain future generations and compete with other areas, Killarney as part of the Tralee/Killarney Hub must develop as a centre of employment, entrepreneurship, enterprise and educational excellence.

The National Spatial Strategy has identified Tralee/Killarney as a Hub. This designation will influence investment location policies and infrastructural provision.

Killarney is the principal administrative and commercial centre of South Kerry. In economic terms the town has a wider regional and national importance as the premier tourist destination in Ireland. Over the lifetime of the current Development Plan Killarney's tourism tradition has allowed it to capitalise on favourable conditions in the Irish and international economies. However Killarney has a highly open economy due to its reliance on tourism. The openness of the economy makes it highly vulnerable to international economic down turns especially in the tourism sector.

While Killarney has been very successful in developing its tourist base, it has been less so in the broadening of its economic base, in no small part due to the competition for resources (labour and land) from tourism.

### WHAT ARE THE MAIN ECONOMY AND EMPLOYMENT ISSUES?

1. How can policies encourage the development of enterprise, entrepreneurship and innovation (e-business and the virtual office, start up units, business parks etc)
2. Has the current development plan identified and zoned the most appropriate locations for industrial and enterprise development?
3. How can the development plan help with the further development of the Tralee/Killarney Hub?
4. How should the former Sara Lee/Pretty Polly site be developed for the betterment of the town?
5. Is the telecommunications infrastructure sufficient to support new industries?
6. How can the new Development Plan influence future broadband penetration?
7. How can the Development Plan assist the creative industries?

## Retail

Killarney's position as a major tourist town has meant that the town's retail sector has been partially shielded from the effects of the recent economic downturn. Killarney unlike many towns of its size throughout the country has a vibrant town centre. Killarney has not seen a significant amount of closures resulting in town centre vacancies.

A retail strategy for the town was prepared by AP McCarthy Planning Consultants as part of the current Town Development Plan. That strategy was developed in a very different economic climate and the review of the Town Plan will provide an opportunity to look again at the retail sector in Killarney. Any review of the retail strategy will need to take existing live permissions for the retail developments at the Malton Hotel site and at the former Torc Hotel site into account as well as the retail hierarchy set out in the 2012 Retail Planning Guidelines.

### WHAT ARE THE MAIN ISSUES AFFECTING RETAILING IN KILLARNEY?

1. How can the town centre be made more attractive for shopping and recreational activities?
2. Is the cost and availability of car parking or public transport an issue for you in your decision to where to shop?
3. How can the revised retail strategy adequately address the changing trends in retailing?
4. What role should local centres play in retailing?
5. Has the partial pedestrianisation of Main Street been a success for the shoppers and retailers?
6. Should the programme of pedestrian priority schemes be implemented for the rest of the town centre?

## Tourism

Killarney is, perhaps, the original tourist destination in Ireland. It has been a magnet for visitors since the 18<sup>th</sup> century. Killarney became famous for its hospitality from an early date, and a very large tourist accommodation sector has developed. In fact, Killarney has more hotel rooms than any city in Ireland with the exception of Dublin. The tourist accommodation base continues to grow - there has been substantial investment in the hotel sector in Killarney during the past 5 years, which has resulted in a 30% increase in both the number of hotels and hotel rooms in the town. Many established properties added to their capacity during this period. There are now 2,700 hotel rooms in Killarney as well as numerous guesthouses and bed-and-breakfast establishments. The supply of self-catering accommodation has also expanded in recent years.

In addition to the supply of registered and approved accommodation, there is also a substantial supply of unapproved bed-and-breakfast and self catering units. There is no firm data on these but estimates suggest that there may be as many unapproved as approved rooms. This would indicate that there are up to 1,400 rooms / 2,800 beds available in addition to the registered number, bringing the total supply up to almost 12,000 beds (excluding caravan and camping parks).

The hotel base in the town is heavily concentrated in the 3-star category. Seventeen of the thirtyseven hotels in the town and its environs, containing 53% of all hotel capacity, are at this grade. There are four 4-star and three 5-star properties.

The town has invested heavily in the development of its accommodation sector, and in other visitor services, notably food, drink and transport. However, there has been comparatively little investment in other attractions and amenities that would contribute to the town's inherent attractiveness to tourists.

The risk in this position is that while the surrounding natural environment constitutes one of Ireland's 'must-see' attractions, Killarney itself is not. Tourists can visit and enjoy the superb scenery and natural attractions of the area without visiting or staying in Killarney. It is therefore essential that Killarney carefully manages its development and presentation to visitors, that it places emphasis on quality, and that the town itself offers an enriching experience to visitors.

## WHAT ARE THE MAIN ISSUES RELATING TO THE DEVELOPMENT OF TOURISM

1. Is the issue of tourism given enough emphasis in the current development plan? How should the plan deal with the issue of the protection of tourist assets?
2. How can the plan facilitate the development of tourist amenities?
3. Has the tourism accommodation base developed in the right direction? Should policies be geared towards the development of 4 and 5 star hotels only?
4. What role should the guesthouse and b&b sector play in the future?
5. Does the Development Plan have a role in developing arts/tourism products?
6. How can the tourism experience be enhanced?
7. Are the current tourism facilities of a sufficiently high standard? If not what needs to be done?

## Transport and movement

Transport plays a central role in the economy of the town. It is essential to have an efficient transport system for the future economic, social and physical development of the town and its environs. Transport planning and land use planning are fundamentally linked.

Sustainable transport has huge potential to make a positive contribution to a broad range of policy aims. In the traditional transport arena alone it can help cut congestion and help reduce casualty levels. Issues could include, accessibility, safe routes to school, home zones (specially designed residential areas where the pedestrian has priority), green routes – priority routes for cyclists, buses and walkers.

Land uses should be structured so that the need for transport and reliance on the private car is minimised. The transport system should permit the efficient movement of goods and services in the interest of commerce and enterprise. Good quality public transport needs to be provided in Killarney to provide an alternative to the private car. Improved pedestrian and cycle facilities throughout the town and its environs will be required to encourage more sustainable modal choices.

### WHAT ARE THE MAIN TRANSPORT AND MOVEMENT ISSUES?

1. What transportation improvements are needed in the town?
2. How best can we co-ordinate and integrate transport and land use planning in order to reduce the demand for travel and dependence on the private car?
3. How can we ensure adequate car parking while encouraging alternative ways of travelling such as cycling, walking etc.?
4. How can we cater for people who have mobility difficulties?
5. Do we need a bus service for the town? What areas should it service?
6. Should park and ride or park and stride facilities be considered?
7. What aspects should be considered as part of any parking strategy?

## **Water, waste, sewerage and drainage, telecommunications and energy**

The provision and safeguarding of infrastructural investment is a critical component of any sustainable development strategy for the town. Without offering an environmentally sound means of supplying water, disposing of waste water and solid waste, the principles of sustainable development cannot be met. The issue of protecting Killarney's Lakes and setting is a major consideration for this review.

### ***Water***

It is an objective to expand our existing water services to service all zoned land in the town. It is an objective to liaise with Kerry County Council to provide increased water supply for the town. There is a need to carry out *Water Modelling* of the water supply network in the town which will inform future investment. Water minimisation measures will be a requirement in all new developments. Measures such as dual flush systems, rain water collection etc will be conditioned into all relevant planning permissions.

### ***Waste Water / Surface Water***

There is a need to maintain a high and sustained quality of water in all water bodies and courses and ultimately the Killarney Lakes.

It is an objective to provide adequate waste water services to all zoned land within the town. There is a need to ensure that the capacity of the waste water treatment plant is increased to meet development demand. There is a need to ensure the separation of all foul and surface water effluents through the provision of separate collecting networks. All surface water effluents should be treated on site by means of a sustainable urban drainage system.

### ***Waste***

Waste Management Objectives for the Kerry, Limerick and Clare Region are set out in the Waste Management Plan for the region. Issues that need to be considered include the safe transport, storage and disposal of waste, the need for bring centres and community initiatives.

## ***Telecommunications and Energy***

In terms of mobile communications the town is well served. Adequate provision should be provided in all new developments to cater for all future telecommunication needs.

There is an important issue in relation to infrastructure requirements associated with energy. Issues may include the need to protect strategic corridor, electricity supply lines, reserving lands for fixed infrastructure sub stations etc. and the issue of removing overhead wires from the streetscape of the town.

The Council strongly supports national and international incentives for limiting emission and encouraging the development of renewable energy resources such as wind, solar, geo-thermal and energy from bio-mass. The Council will support sustainable design initiatives to limit emission from development.

### **WHAT ISSUES RELATE TO THE PROVISION OF ADEQUATE INFRASTRUCTURE?**

#### **Water and drainage**

1. How can we ensure that we have enough water and drainage capacity to cope with development?
2. How should we prioritise infrastructural investment?
3. How can we ensure that development does not lead to deterioration in water quality and ground water?

#### **Waste**

1. What do we need to do to promote waste minimisation?
2. What do we need to do to promote recycling?

#### **Energy and Telecommunications**

1. What policies should we include to promote the use of renewable energy resources?
2. Should we have policies on energy efficiency in new buildings?
3. How can we ensure that the town is served by up to date telecommunications?



## ***Architectural Heritage***

Architectural Heritage includes all structures, buildings and groups of buildings including streetscapes and urban vistas which are of special architectural, historical, archaeological, artistic, cultural, scientific or technical interest together with their setting, attendant grounds, fixtures and fittings.

Killarney Town Council has a Record of Protected Structures in the current Development Plan. The local authority can add or delete from the record of protected structures at any time but the review of the plan is a good time to consider such changes. There are currently 68 items listed on the record.

There are no Architectural Conservation Areas designated within the town, again the review provides an opportunity to consider the designation of these areas.

## ***Archaeological Heritage***

Killarney has a rich archaeological heritage with sites of national and international importance such as Innisfallen and the copper mines.

The Record of Monuments and Places is a statutory inventory of known archaeological sites with accompanying maps on which sites are marked and numbered. There are over 29 RPM sites in the town.

## ***Natural Heritage***

Killarney has a rich and varied natural heritage which includes our natural and semi natural habitats and native species of flora and fauna. Killarney's rich heritage or biodiversity and landscapes are major assets and contribute environmental, economic and social benefits to the town.

Our most significant habitats are afforded protection under European and National legislation through designations such as Special Areas of Conservation (SAC) and Natural Heritage Areas (NHA) and Special Protected Areas (SPA).

## ***Trees, Tree Preservation Orders and Hedgerows***

Trees and hedgerows contribute significantly to biodiversity and the landscape character of Killarney. The current Development Plan has a list of protected trees. There are no

Tree Preservation Orders in place. This is an issue for the review given the agreed importance of such trees.

#### WHAT ARE THE MAIN ISSUES IN RELATION TO HERITAGE?

1. Are there structures that warrant inclusion in the Record of Protected Structures?
2. Have you any suggestions for Architectural Conservation Areas?
3. How can the plan help to achieve a balance between development and conservation?
4. How can we manage and promote the natural amenities of our rivers and lakes?
5. How should the town and the National Park be better integrated? What are the possible future uses for Killarney House?
6. How can we best offer protection for trees and hedgerows?
7. How can the plan encourage the conservation and enhancement of biodiversity while allowing development?
8. Does Killarney need a theatre?
9. What can be done to enhance the attractiveness of cultural and recreation amenities?

# **Environment**

## **Strategic Environmental Assessment (SEA)**

Strategic Environmental Assessment is a policy tool which aims to provide a framework for influencing decision making. The assessment also plays a role in assessing the cumulative impact of implementing a plans objectives and it will therefore improve the quality of the plan making process by facilitating the identification and appraisal of alternative plan strategies, raising awareness of the environmental impacts of plans and encouraging the inclusion of measurable targets and indicators facilitating effective monitoring of implementation of the plan, thus making a positive contribution to subsequent reviews.

Because the SEA is mandatory for Development Plans the first stage in the SEA process is scoping. This is carried out to determine the range of environmental issues and the detail that will be contained in the environmental report. The process involves consultation with the Environmental Authorities including the Environmental Protection Agency. An Environmental Report is made on the draft development plan and is made available for public consultation at the same time as the draft plan. The environmental report and any comments made in relation to it must be taken into account during the preparation of the Development Plan. Once the Development Plan is adopted a statement must be prepared to show how the SEA influenced the outcome of the Plan.

## **Nature Conservation (Habitats Directive & Birds Directive)**

The Habitats Directive and the Birds Directive form the cornerstone of Europe's nature conservation policy. It is built around a network of protected sites and a system of species protection. Together they protect the wildlife and ensure that nature conservation forms the basis of environmental protection. The habitats protected under both the Habitats and Birds Directives form the Natura 2000 network of protected sites throughout the E.U. The Development Plan must be assessed with respect to its impact on nearby Natura 2000 sites.

## **Climate Change**

In 2007 the Department of the Environment, Heritage and Local Government published the National Climate Change Strategy which outlines key objectives for reductions in greenhouse gases across the energy, transport, industrial, agriculture, forestry and built environment sectors between 2007 and 2012. How the Development Plan can help address climate change will be an important issue.

## ISSUES RELATING TO THE ENVIRONMENT

1. What are the most significant environmental assets of Killarney?
2. How best can we accommodate development and also conserve and manage these environmental assets?
3. Implications of the EU Water Framework Directive for the future development of Killarney
4. Implications of the EU Flood Directive for the future development of Killarney
5. What can be done to protect the town natural landscape?

## ***MAKING YOUR VIEWS HEARD***

We must receive your views by in writing on what the new Town Development Plan should contain and what issues are concerning you.

Send your submissions to:-  
Issues Paper Submissions  
Killarney Town Development Plan Review  
Killarney Town Council  
Town Hall  
Killarney  
Co.Kerry

Or

You can make your submission by email to:- [ktcdevelopmentplan@killarneytc.ie](mailto:ktcdevelopmentplan@killarneytc.ie)

Please make your submission by one medium only either by electronic or hard copy.

Don't forget to give your name and address and if it's relevant to you, who you represent i.e. residents group, community group etc.

**The deadline for receipt of all submissions is 5pm on Thursday 16<sup>th</sup> May 2013. For legal reasons we cannot accept submissions for this pre-draft stage outside these dates and times.**