

31st July 2024
Planning Department,
Rathass,
Tralee,
Co. Kerry.

Re: Adopted Kenmare Municipal District Local Area Plan 2024 - 2030

A chara,

The Office of the Planning Regulator (the Office) acknowledges the adoption of the Kenmare Municipal District Local Area Plan 2024 - 2030 (the LAP) by the members of Kerry County Council on 12 April 2024.

The Office also acknowledges receipt of your notice letter dated 19 April 2024, further to section 31(AO)(5) of the *Planning and Development Act 2000*, as amended (the Act).

The Office has reviewed the adopted LAP, and notes the decision of the planning authority not to comply, in whole or in part, with a majority of the recommendations included in its submission on the draft LAP and all of the recommendations made in its submission at material alterations stage.

Where the recommendations of the Office were not complied with, the Office gave careful consideration to the reasons of the chief executive and/or to those of the elected members and, with the exception of certain specific matters, accepted that these reasons addressed the matters raised by the Office.

However, in relation to recommendations of the Office concerning:

- the zoning of certain lands for residential uses and mixed uses (Recommendation and MA Recommendations 2);
- the zoning of certain lands for strategic residential reserve (MA Recommendation 3); and
- the zoning of certain lands for industrial / enterprise / employment uses (MA Recommendation 5),

the Office has made a recommendation to the Minister in respect of a proposed draft Direction in accordance with the legislative requirements set out in section 31(AO) of the Act.

The Office's recommendation to the Minister of a proposed draft direction and notice letter pursuant to section 31(AO), has been made available on the Office's [website](#).

As you will be aware, the matter is now to be determined by the Minister under section 31 of the Act.

With the exception of the specific matters raised in the 31AO(7) notice, the Office welcomes the making of an LAP to provide for the planned development of the Kenmare Municipal District and, in particular for its larger towns, in a manner that is consistent with the proper planning and sustainable development of the area.

In particular, the Office welcomes the strategy which focuses on reuse, restoration and regeneration of urban cores and to implement the Government's *Town Centre First Policy*. It also welcomes the inclusion of detailed settlement capacity audit to inform the zonings of the LAP, and the inclusion of a Climate Action Audit as part of the LAP and the indication of climate friendly policies and objectives by use of a climate action symbol. In addition, the LAP is reasonably concise, is easy to read and is visually engaging which makes it accessible to the general public.

With the exception of the specific issues detailed in the section 31AO(7) notice, the Office is generally satisfied with the manner in which its recommendations and observations have been addressed during the LAP -reparation process.

In conclusion, the Office generally welcomes the adoption of the Kenmare Municipal District Local Area Plan 2024-2030, and looks forward to continued positive engagement with the planning authority into the future.

Is mise le meas,

A handwritten signature in blue ink that reads "AM O'Connor". The signature is written in a cursive style with a diagonal slash at the end.

Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluations