

Tralee Town Centre West

Area Action Plan

ISSUES PAPER



Preface

Tralee Town Council intends to prepare an Area Action Plan (AAP) for the area bounded by Matt Talbot Road, Pembroke Street, Rock Street and High Street. The area includes the Garda Station and the site of the former Denny Bacon factory. See attached map. The area is zoned for Mixed Use in the current Tralee Development Plan which allows for a number of different land uses.

The aim of the AAP plan is to create a vision for this part of Tralee town, focusing on revitalising and rejuvenating the area. It is also an objective of the AAP to identify, manage and develop the intrinsic qualities of the study area.

This issues document aims to promote public debate on what planning issues should be considered in the new Plan. It looks at planning issues under a number of headings listed below and poses questions to help stimulate your thought (please also see page 5-8).

- Vision
- Population & Housing
- Economy and Employment
- Retail
- Tourism
- Community Facilities & Social Inclusion
- Transportation
- Water & Water Conservation
- Energy, Waste & Telecommunications
- Built Heritage
- Natural Heritage & Open Space
- Urban Design and
- Strategic Environmental Assessment

Initial Survey

The following strengths and weaknesses have been identified by the Planning Department during an initial survey of the area:

Strengths and Opportunities

- Urban Spaces, Laneways and Street Layout
- Large land banks for potential redevelopment
- Proximity to the town centre
- Good transport access and permeability
- Variety of architectural forms, and
- Strong character

Weakness and Threats facing the Study Area

- Economic decline
- Vacancy rates and dereliction
- Loss of population/ residents in the study area
- Demands on existing services
- Contraction of the retail and commercial sector
- Increased car ownership and congestion, and
- Pressure on amenities and heritage

Timeframe

The preparation of the AAP begins with this initial pre-draft public consultation which intends to elicit the views of the public on issues pertaining to the future development of the area.

This initial public consultation stage is for the period from **5th March, 2010** to **9th April, 2010**. During this period members of the public are invited to make submissions and observations on the plan preparation.

Public Participation

Public participation is an essential element in the planning process. In particular public involvement is important to form planning policies and urban design principles which will shape the future development of the study area. Public participation throughout the AAP process is as follows:

A. Submissions to Issues Paper: This issues document will form the basis of a period of public consultation lasting **5** weeks. The document is intended to explain the process, highlight issues, stimulate debate and encourage public participation. During this period members of the public will be able to discuss issues directly with staff of the Planning Department if so required.

B. Submission to the Draft Action Area Plan: Once a draft plan is completed it will go on public display for a period of at least **8** weeks. It is envisaged that the Draft AAP will be published in **May**. During this time members of the public will be encouraged to read the plan and make submissions on any issue they wish. As in the pre-draft consultation period, during this period members of the public will be able to discuss issues with staff of the Planning Department.

Submissions and observations regarding this Issues Paper and the preparation of the Area Action Plan should be (marked "Area Action Plan") and forwarded to:

Town Clerk
Tralee Town Council
Prince's Quay
Tralee
Co. Kerry

or

e-mailed to mckenny@traleetc.ie

The Issues Paper can also be viewed on-line at the www.tralee.ie website.

The closing date for submissions is **5pm, Friday 9th April, 2010**.

Proposed Content of the Area Action Plan

- Vision
- Land Use Proposals
- Urban Design Principles including:
 - Building height and orientation
 - Building finishes
 - Safety/security
 - Public art
 - Street furniture, paving & street lighting
 - Vistas and views
- Transport and Permeability/Connectivity – Movement and Accessibility including:
 - Approach roads & existing transport networks
 - Traffic management proposals
 - Parking - including off street car parking & (possible) multi storey car park
 - Sustainable transport initiatives to include:
 - Public Transport provision (including bus & taxi)
 - Cycling including cycling stands etc
 - Pedestrianisation
 - Universal Access
- Environmental Issues including:
 - Archaeology
 - Architectural conservation
 - Green infrastructure including:
 - Tree planting
 - Landscaping
 - “Greening” of the public domain including public parks
- Community Development including:
 - Social and community facilities
 - Arts Centre
 - Civic buildings
- Infrastructural capacities & constraints including:
 - Water supply
 - Telecommunications & broadband
 - Energy & renewable energy
 - Electricity (substations etc) & Energy efficiency in buildings
 - Recycling facilities and bin storage facilities (including access for same)

List of Possible Questions/Items for Consideration:

Vision

1. What is your vision for the area?
2. The study area has potential for becoming a new vibrant urban quarter in the heart of Tralee town. How should this be encouraged/ created?
3. What kind of area do we want and should its existing character be maintained or changed?
4. Should a specific type of land use be promoted in the study area?

Population and Housing

1. What kind of housing development do we want in the future in the study area?
2. How can we improve on housing schemes in terms of design and layout?
3. Can we provide family homes in this area? How can this be encouraged?
4. How do we encourage people to live in this town centre location?
5. How can design be improved to increase public safety in the area?

Economy and Employment

1. Can this area be developed to provide for a local economy or for the provision of a niche economy?
2. Two large sites may become available for redevelopment in the future: the Denny Factory site and the Garda Station. What kind of development should be encouraged in these areas?
3. Should the car park at the rear of Garvey's Supermarket be redeveloped for the provision of a new use?
4. How can the issue of derelict/underutilised sites be addressed?

Retail

1. How can retailing be improved in this area?
2. How can the study area be made more attractive for shopping?
3. The Council currently has a policy to restrict certain uses in the heart of the town such as betting shops, stand-alone takeaways and casinos/video-amusement halls. Should this policy be continued in this area?

Tourism

1. Could this area be promoted to develop the town's tourism product or for the delivery of niche-tourism products?
2. Could the AAP facilitate the development of the eco-tourism sector?
3. Is this area a suitable location for a new County museum?

Community facilities and Social Inclusion

1. The study area provides access to a number of schools. How should we encourage walking and cycling to school through the study area?
2. What community facilities would you like to see in the area?
3. How can the Action Area Plan further the integration of ethnic and minority groups?
4. How can the Action Area Plan planning policy help to create an age-friendly built environment?

Transportation

1. How can we reduce traffic congestion in this part of Tralee?
2. What improvements can be made to further pedestrian safety, cycle facilities, and traffic calming?
3. Is additional car parking required in this part of town and where should it be located?
4. Are there particular traffic congestion bottlenecks that need to be addressed?

Water and Water Conservation.

1. How can we ensure that the provision of infrastructure meets the demand for future development?
2. Are there measures that can be taken to alleviate risk of future flooding in the area?
3. How can water be conserved throughout the study area?

Energy, Waste and Telecommunications

1. Are the existing recycling facilities adequate to meet demand in this area? Can they be better managed?
2. Should renewable energies such as district heating systems be required as part of new developments in the area?
3. How can we ensure that this part of the town is served by up-to-date telecommunications?

Built Heritage

1. How do you think historic or architectural important buildings can be incorporated successfully into redevelopment proposals for the area?
2. Should redevelopment policies focus on traditional or modern architectural styles?
3. The study area is located within an area of archaeological potential. How can the archaeological heritage be promoted within the study area?

Natural Heritage and Open Space

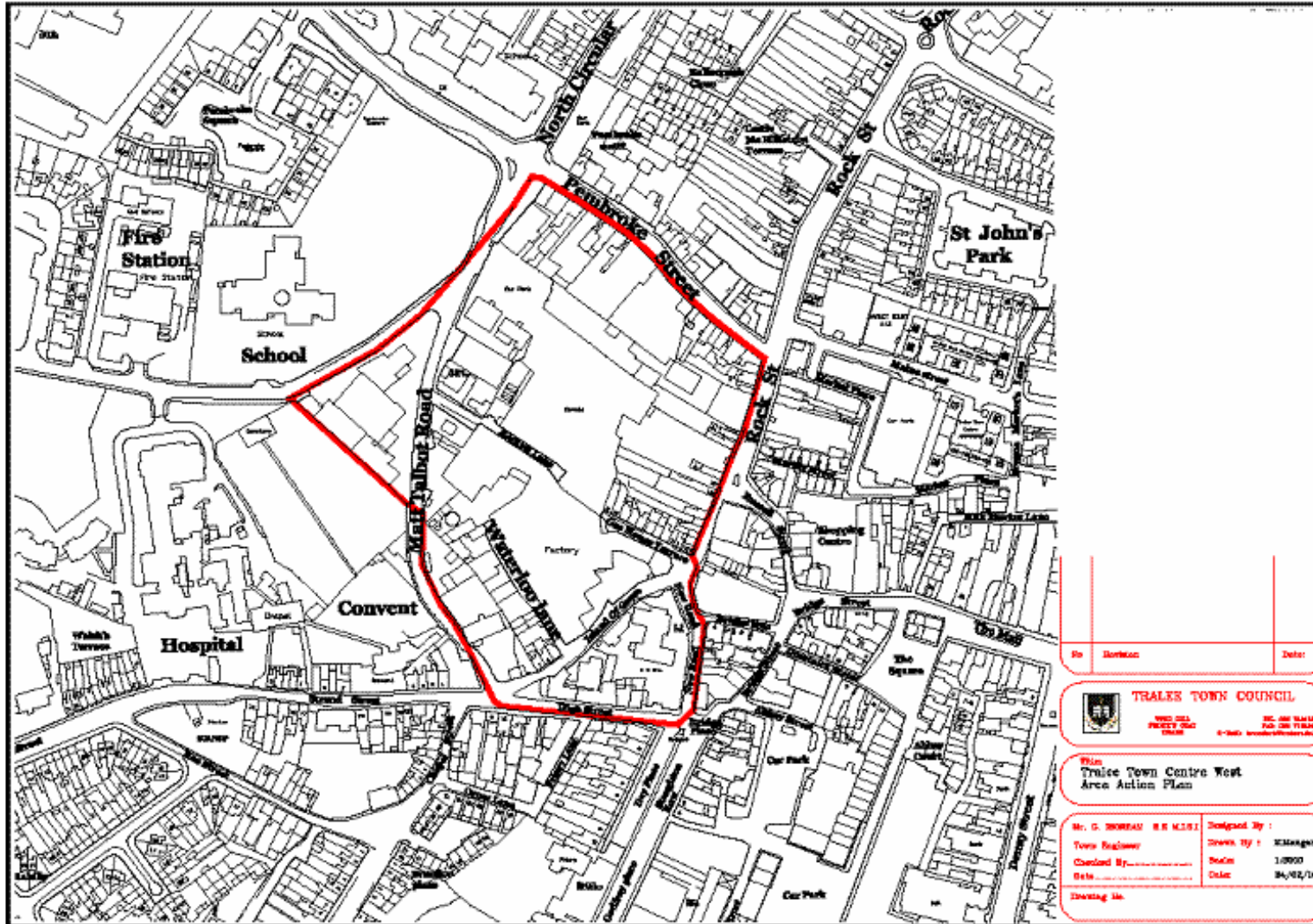
1. Are there any trees or groups of trees that you think should be protected?
2. Is there scope to create new parks/ open spaces/ recreational spaces? Where?
3. How can recreational space be better utilised in the study area?

Urban Design

1. Are there particular areas where height restrictions should be imposed?
2. Are there areas that could/should accommodate a tall building?
3. Has the pedestrianisation of the Square improved your experience of the town centre and should pedestrianisation be extended to (part of) the study area?
4. What kind of design would you like to see for large-scale redevelopment sites such as the Denny factory site or the Garda Station site?

Strategic Environmental Assessment/ Habitats Directive Assessment

1. What are the most significant environmental assets of the study area?
2. How best can we accommodate development and also conserve and manage these environmental assets?



No.	Revision	Date
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Plan
 Tralee Town Centre West
 Area Action Plan

Mr. G. SHORAN	MR. M. S. S. S.	Designed By :
Town Engineer		Drawn By : K. O'Sullivan
Checked By :		Scale : 1:5000
Date :		Date : 04/02/10
Drawing No.		