

24th February 2026

Kerry County Council,
County Buildings,
Rathass, Tralee,
Co. Kerry,
V92 H7VT.

Re: Adopted Variation No. 2 to the Kerry County Development Plan 2022-2028

A chara,

The Office of the Planning Regulator (Office) acknowledges the adoption of Variation No. 2 to the Kerry County Development Plan 2022-2028 (Variation) by the members of Kerry County Council (Planning Authority) on 19th January 2026. The Office also acknowledges receipt of your letter of 26th January 2026, further to section 31(AM)(6) of the Planning and Development Act 2000, as amended (Act). The Office has reviewed the adopted Variation in accordance with the legislative requirements set out in section 31(AM) of the Act.

As the Planning Authority is aware, the Office made two recommendations at draft stage and four recommendations at material alterations stage. The Office welcomes the decision to omit MA 48 (lands at Rathmore for Industry / Enterprise / Employment) from the Variation, in line with MA Recommendation 2 of the Office's submission, particularly in relation to flood risk and access onto the national road network.

The Office notes the response of the Chief Executive and elected members in response to the submissions made by the Office. However, the Office offers the following comments for the Planning Authority's consideration in the context of future forward planning in the county.

In relation to employment lands, the Planning Authority will be aware of the requirement to prepare a strategy for the appropriate economic development of the functional area of the Planning Authority in accordance with section 45 of the Planning and Development Act 2024. As the economic strategy for the county is prepared, the Office advises the

Planning Authority to undertake a robust evidence-based analysis, as set out in section 6.2.5 of the Development Plans, Guidelines for Planning Authorities (2022). The Office's Practice Note PN04 Planning for Employment Growth – The Development Plan and Employment Lands (2024) should be of assistance in this regard.

In relation to national policy to deliver much needed housing in a compact and sequential manner, the Office continues to encourage the Planning Authority to prioritise the zoning of serviced and centrally located lands. In this respect, the Office considers that the material alterations introduced to rezone the Strategic Residential Reserve in Killarney (MA 20 and MA 23) from R1 New / Proposed Residential should be reviewed during the next development plan cycle. The Office also continues to hold the view that the MA 32 and MA 34 lands in Kilcummin are more centrally located and therefore better positioned to accommodate housing within the village core. Should the Planning Authority identify a future housing need in Kilcummin, it would be expected that these centrally located sites be prioritised in the first instance, consistent with NPO 7 for compact and sequential growth, and taking due account of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024).

In conclusion, the Office welcomes the adoption of Variation No. 2 to the Kerry County Development Plan 2022-2028 and looks forward to continued engagement with Kerry County Council in the implementation of national and regional policy at the local level.

Is mise le meas,

A handwritten signature in black ink, appearing to read 'AM O'Connor' with a flourish at the end.

Anne Marie O'Connor

Deputy Regulator and Director of Plans Evaluation

Designated Public Official under the Regulation of Lobbying Act 2015