

Administrative Officer
Large-scale Residential Developments
Planning Department
Kerry County Council
County Buildings
Rathass
Tralee
Co. Kerry

6th August 2025

RE: APPLICATION FOR PERMISSION FOR LARGE-SCALE RESIDENTIAL DEVELOPMENT COMPRISING THE DEVELOPMENT OF 134NO. RESIDENTIAL UNITS AND A CHILDCARE FACILITY AT A SITE ON THE ROSS ROAD, SCRAHANE, KILLARNEY, COUNTY KERRY.

Dear Sir/Madam,

We, Coakley O'Neill Town Planning Ltd. of NSC Campus, Mahon, Cork, are instructed by our clients, Homeland Projects Ltd., to lodge this application for a Large-Scale Residential Development (LRD) at lands at the Ross Road, Scrahane, Killarney, County Kerry.

The subject site is located within the development boundary of the town of Killarney and is zoned for new residential development in the *Kerry County Development Plan, 2022-2028*.

The proposed development site was subject to a LRD Section 247 pre-application consultation meeting with Kerry County Council which was held on the 18th December 2024 via MS Teams.

The proposed development was then subject to a Section 32C Pre-Planning Consultation Meeting with Kerry County Council on the 7th May 2025. The Planning Authority issued their Opinion on the 16th May 2025, which stated that they were of the opinion that on the basis of the documentation submitted with the consultation request under section 32B of the Planning and Development Act, 2000 (as amended), the proposed development constituted a reasonable basis on which to make an application for planning permission.

The proposed development will consist of a large-scale residential development (LRD), comprising of 134no. residential dwellings as follows: 65no. houses consisting of 10no. 4-bed dwellings and 55no 3-bed dwellings; 51no. townhouses consisting of 32no. 3-bed units and 19no. 2-bed units; and 18no. apartments consisting of 12no. 2-bed units and 6no. 1-bed units.

The proposed development also includes a crèche facility with capacity to accommodate 102no. children.

Coakley O'Neill Town Planning Ltd.
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A Private Company Limited by Shares
VAT Reg. No.IE 9737006B Registered in Ireland No. 480 633 Directors: Dave Coakley, Aiden O'Neill

The proposed development will include the demolition of existing agricultural sheds; provision for car parking, including EV charging points and bicycle parking. The proposed development will also include the provision of private, communal, and public open spaces; internal roads and pathways; pedestrian and cyclist routes; hard and soft landscaping and boundary treatments; waste storage; plant; signage; a new vehicular and pedestrian access with raised table and pedestrian crossing onto the Ross Road to serve the development; connection to the existing vehicular access serving the dwelling Blossom Gate to provide vehicular access to proposed unit G fronting onto the Ross Road; public lighting; 2no. substations; all associated site development works; and all drainage and foul sewer infrastructure and network works including connections to the existing networks and nature-based SuDS measures.

A Natura Impact Statement (NIS) accompanies the application and has been submitted to the Planning Authority.

In line with the LRD application requirements and in addition to this cover letter, please find enclosed a copy of the site notice erected on 5th August 2025, a copy of the newspaper notice published in The Star on 6th August 2025.

Prepared by Coakley O'Neill Town Planning Ltd.

- LRD Planning Application Form 19
- Planning Application Form
- LRD Opinion Statement of Response
- Planning Statement
- Statement of Consistency
- Social and Community Audit
- Part V Proposal and Costings
- EIA Screening Report

Prepared by Deady Gahan Architects

- Site Location Maps
- Site Layout Plans
- Plans, Elevations, Sections and Contextual Elevation Drawings
- Unit Type Visualisations
- Architectural Design Statement
- Housing Quality Assessment
- Universal Design Statement
- Building Life Cycle Report

Prepared by OSL Butler Consulting Engineers

- Engineering Service Report (incorporating Uisce Eireann Confirmation of Feasibility)
- Drainage Impact Assessment
- Outline Construction Environmental Management Plan
- DMURS Statement of Compliance

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- Outline Construction Traffic Management Plan
- Construction and Resource Waste Management Plan
- Operational Waste Management Plan
- Climate Action and Energy Statement
- Site Services Plan, Elevation and Section Drawings

Prepared by MHL & Associates Ltd.

- Quality Audit
- Stage 1 Road Safety Audit
- Traffic and Transportation Assessment

Prepared by Molloy Consulting Engineers

- Lighting Impact Assessment
- Public Lighting Plan

Prepared by IE Consulting

- Site Specific Flood Risk Assessment

Prepared by Simon Ronan Landscape Architects

- Landscape Design and Green Infrastructure Report
- Landscape Masterplan / Drawings

Prepared by DixonBrosnan Environmental Consultants

- AA Screening Report and Natura Impact Statement
- Ecological Impact Assessment

Prepared by Irish Archaeological Consultancy Ltd

- Archaeological Assessment

Prepared by G-Net 3D Design

- Computer Generated Images

The application fee, calculated in accordance with the provisions of the Schedule 9 of the Planning and Development Regulations, 2001 (as amended) has been paid on 31st July 2025 via electronic transfer to the Planning Authority with EFT Ref. 120000067848.

Letters of Consent from Pdraig Lynch; Declan Lynch; Pat Chawke; and Kerry County Council are also enclosed.

A website dedicated to the LRD application has been set up and can be viewed at the following link www.rossroadlrd.ie

A Design Vetting Submission was made to Uisce Éireann under Ref. CDS24008215 on the 9th April 2025. As of the time of submission of this planning application a Statement of Design Acceptance (SODA) has not yet been forthcoming, with Uisce Éireann advising of delays in excess of 6 months for the issuing of Statements.

As discussed, and agreed with the Planning Authority, and as the development is already subject to a valid Confirmation of Feasibility from Uisce Éireann, the SODA will be submitted as soon as it is made available by Uisce Éireann. Should a grant of planning permission be forthcoming, the Statement of Design Acceptance will be conditioned for submission by way of compliance and a full connection agreement with Uisce Éireann will also be required prior to the commencement of any development.

We trust everything is in order and look forward to a favourable decision in due course.

Please forward all correspondence in relation to this correspondence to this office.

Yours sincerely,



Rory Hanrahan
Assistant Planner
Coakley O'Neill Town Planning Ltd.