

PLANNING APPLICATION FORM

Please read directions and documentation requirements at back of form before completion. All questions relevant to the proposal being applied for must be answered. Non relevant questions: Please mark n/a.

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PLANNING APPLICATION FORM (Part 1)

1. Name of Relevant Planning Authority: Kerry County Council

2. Location of Development

| | |
|---|---|
| Postal Address or Townland or Location (as may best identify the land or structure in question) | Ross Road Killarney Co. Kerry |
| Ordnance Survey Map Ref No (and the Grid Reference where available) | 6084-A Grid Eastings: 496,237 Grid Northings: 589,911 |

3. Type of planning permission (please tick appropriate box):

Permission

Permission for retention

Outline Permission

Permission consequent on Grant of Outline Permission

4. Where planning permission is consequent on grant of outline permission:

Outline Permission Register Reference Number:

Date of Grant of Outline Permission:

5. Applicant ²

| | |
|---------|---|
| Name(s) | Homeland Projects Ltd. |
| | Contact details of Applicant to be supplied at Question ²³ |

6. Where Applicant is a Company (registered under the Companies Acts):

| | |
|---------------------------------|--|
| Name(s) of company director(s) | Neil Collins |
| Registered Address (of company) | 38 Palmerstown Road Rathmines Dublin D06YW68 |
| Company Registration No. | 769825 |

7. Person/Agent acting on behalf of the Applicant (if any):

| | |
|------|---|
| Name | Rory Hanrahan |
| | Address to be supplied at the end of this form. (Question 24) |

8. Person responsible for preparation of Drawings and Plans: ^{3 & 16}

| | |
|--------------|------------------------|
| Name | Mark Phelan |
| Firm/Company | Deady Gahan Architects |

9. Description of Proposed Development:

| | |
|--|--|
| Brief description of nature and extent of development ⁴ | <p>The proposed development will consist of a largescale 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 with capacity to accommodate 102no. children. 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 this application and has been submitted to the Planning Authority. The application and NIS may be inspected online at the following website: www.rossroadlrd.ie</p> |
|--|--|

10. Legal Interest of Applicant in the Land or Structure:

| | | |
|---|---|-------------|
| Please tick appropriate box to show applicant's legal interest in the land or structure | A. Owner | B. Occupier |
| | C. Other X | |
| Where legal interest is 'Other', please expand further on your interest in the land or structure. | Contracted to purchase subject to planning. | |
| If you are not the legal owner, please state the name of the owner and supply a letter from the owner of consent to make the application as listed in the accompanying documentation. | Padraig Lynch | |

11. Site Area:

| | |
|---|-------|
| Area of site to which the application relates in hectares | 3.940 |
|---|-------|

12. Where the application relates to a building or buildings:

| | |
|--|-----------|
| Gross floor space ⁵ of any existing building(s) in sq m | 187.00 |
| Gross floor space of proposed works in sq m | 13,960.90 |
| Gross floor space of work to be retained in sq m (if appropriate) | 0.00 |
| Gross floor space of any demolition in sq m (if appropriate) | 187.00 |

13. In the case of mixed development (e.g. residential, commercial, industrial, etc), please provide breakdown of the different classes of development and breakdown of the gross floor area of each class of development:

| Class of Development | Gross floor area in sq m |
|----------------------|--------------------------|
| | |
| | |
| | |
| | |

14. In the case of residential development please provide the following,

(a) Breakdown of residential mix:

| Number of | Studio | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 4+ Bed | Total |
|---|--------|-------|-------|-------|-------|--------|------------|
| Houses | 0 | 0 | 19 | 87 | 10 | 0 | 116 |
| Apartments | 0 | 6 | 12 | 0 | 0 | 0 | 18 |
| Number of car parking spaces to be provided | | | | | | | Total: 237 |

15. Where the application refers to a material change of use of any land or structure or the retention of such a material change of use:

| | |
|--|--|
| Existing use ⁶ (or previous use where retention permission is sought) | |
| Proposed use (or use it is proposed to retain) | |
| Nature and extent of any such proposed use (or use it is proposed to retain) | |

16. Social and Affordable Housing

| Please tick appropriate | Yes | No |
|--|-----|----|
| Is the application an application for permission for development to which Part V of the Planning and Development Act 2000, as amended, applies? ⁷ | X | |

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If the answer to the above question is "yes" and the development is not exempt (see below), you must provide, as part of your application, details as to how you propose to comply with section 96 of Part V of the Act including, for example, (i) details of such part or parts of the land which is subject to the application for permission or is or are specified by the Part V agreement, or houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be transferred to the planning authority, or details of houses situated on such aforementioned land or elsewhere in the planning authority's functional area proposed to be leased to the planning authority, or details of any combination of the foregoing, and (ii) details of the calculations and methodology for calculating values of land, site costs, normal construction and development costs and profit on those costs and other related costs such as an appropriate share of any common development works as required to comply with the provisions in Part V of the Act." (iii) If the answer to the above question is "yes" but you consider that paragraph (j) of Section 96(3) would be applicable, evidence of when site was purchased should be submitted.

Preliminary proposals to satisfy the developer's Part V obligations is to provide 27no. dwelling units to the Planning Authority to satisfy the 20% Part V allocation. This provides for 27no. units across unit sizes and typologies across the wider site. Providing 18.5% 3- beds, 60% 2-beds and 21.5% 1-beds. The locations of these units have been identified in Drawing No. 24096/P/007 - Proposed Part V Allocation, prepared Deady Gahan Architects. A Part V proposal with indicative costings accompanies this application.

If the answer to the above question is **“yes”** but you consider the development to be exempt by virtue of section 97 of the Planning and Development Act 2000, as amended ⁸ , a copy of the Certificate of Exemption under section 97 must be submitted (or, where an application for a certificate of exemption has been made but has not yet been decided, a copy of the application should be submitted).

If the answer to the above question is **“no”** by virtue of section 96(13) of the Planning and Development Act 2000, as amended ⁹ , details indicating the basis on which section 96(13) is considered to apply to the development should be submitted.

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17. Development Details

| Please tick appropriate | Yes | No |
|---|-----|----|
| Does the proposed development consist of work to a protected structure and/or its curtilage or proposed protected structure and/or its curtilage? | | X |
| Does the proposed development consist of work to the exterior of a structure which is located within an architectural conservation area (ACA)? | | X |
| Does the application relate to development which affects or is close to a monument or place recorded under section 12 of the National Monuments Acts 1930-2004 ¹⁰ | X | |
| Does the proposed development require the preparation of an Environmental Impact Statement ¹¹ ? | | X |
| Does the application relate to work within or close to a European Site or a Natural Heritage Area ¹² ? | X | |
| Does the application relate to a development which comprises or is for the purposes of an activity requiring a licence from the Environmental Protection Agency other than a waste licence? | | X |
| Does the application relate to a development which comprises or is for the purposes of an activity requiring a waste licence? | | X |
| Do the Major Accident Regulations apply to the proposed development? | | X |
| Does the application relate to a development in a Strategic Development Zone? | | X |
| Does the proposed development involve the demolition of any structure? | X | |

18. Site History

Details regarding site history (if known)

Has the site in question ever, to your knowledge, been flooded?

Yes [] No [X]

If yes, please give details e.g. year, extent:

Are you aware of previous uses of the site e.g. dumping or quarrying?

Yes [] No [X]

If yes, please give details:

Are you aware of any valid planning applications previously made in respect of this land/structure?

Yes [X] No []

If yes, please state planning reference number(s) and the date(s) of receipt of the planning application(s) by the planning authority if known:

Reference No.: 2360012 Date: 05/07/2023

Reference No.: 201149 Date: 30/11/2020

Reference No.: 1767 Date: 31/01/2017

Reference No.: 201083 Date: 11/11/2020

If a valid planning application has been made in respect of this land or structure in the 6 months prior to the submission of this application, then the site notice must be on a yellow background in accordance with Article 19(4) of the Planning and Development Regulations 2001, as amended.

Is the site of the proposal subject to a current appeal to An Bord Pleanála in respect of a similar development¹³ ?

Yes [] No [X].

An Bord Pleanála Reference No.: .

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development¹⁴ ?

Yes [X] No []

If yes, please give details: LRD S247 Meeting held 18th/12/2025 32B Meeting Held 7/5/2025

Reference No. (if any): PP24/400

Date(s) of consultation:2025-05-07

Persons involved: Applicants Design Team On behalf of KCC; Michael Lynch Anna-Meria Costelloe Fiona O'Sullivan Michael Connolly Dónal Murphy Eoin Kelleher Canal Murphy Stephen Sheehan Noel Cronin Mary McCarthy

20. Services

Proposed Source of Water Supply

Please indicate whether existing or new:

Existing New Not Applicable

Public Mains Group Water Scheme Private Well Other (please specify)

Name of Group Water Scheme (where applicable)

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Proposed Wastewater Management/Treatment

Please indicate whether existing or new:

Existing New Not Applicable

Public Sewer Conventional septic tank system Other on-site treatment system
(Please specify)

Proposed Surface Water DisposalPublic Sewer/Drain Soakpit Watercourse Other (Please specify) Not Applicable

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21. Details of Public Notice

| | |
|---|------------------|
| Approved newspaper in which notice was published | Irish Daily Star |
| Date of publication | 06-08-2025 |
| Date on which site notice was erected ¹⁷ | 05-08-2025 |

22. Application Fee

| | |
|---------------------------|---|
| Fee Payable ¹⁸ | 31,632.00 |
| Basis of Calculation | 134 dwellings @ €130 per dwelling = €17,420 Creche Use 585sqm @ €7.20 per sqm = €4,212 NIS Submission = €10,000 |

I hereby declare that, to the best of my knowledge and belief, the information given in this form is correct and accurate and fully compliant with the Planning & Development Acts 2000, as amended, and the Regulations made there under: Where an application is made in electronic form with the consent of the Planning Authority under article 22(3) of the Principal Regulations valid login credentials will replace the need for a signature and satisfy the declaration.

To be signed by applicant(s) or agent where applicable.

| | Applicant | Applicant (where more than one applicant is named). | Agent |
|------------|-----------|---|-------|
| Signature | _____ | _____ | _____ |
| Print Name | _____ | _____ | _____ |
| Date | _____ | _____ | _____ |