

KERRY COUNTY COUNCIL PLANNING AUTHORITY¹

SITE NOTICE

We, HOMELAND PROJECTS LTD., INTEND TO APPLY FOR PERMISSION FOR DEVELOPMENT AT THIS SITE AT THE ROSS ROAD, SCRAHANE, KILLARNEY, COUNTY KERRY.

THE 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

THE PLANNING APPLICATION AND NIS MAY BE INSPECTED OR PURCHASED AT A FEE NOT EXCEEDING THE REASONABLE COST OF MAKING A COPY AT THE OFFICES OF THE PLANNING AUTHORITY AT COUNTY BUILDINGS, RATHASS, TRALEE, DURING ITS PUBLIC OPENING HOURS: MONDAY TO FRIDAY 9.00 A.M. TO 5.00 P.M.

A SUBMISSION OR OBSERVATION IN RELATION TO THE APPLICATION MAY BE MADE IN WRITING TO THE PLANNING AUTHORITY ON PAYMENT OF THE PRESCRIBED FEE OF EUR20 WITHIN THE PERIOD OF 5 WEEKS BEGINNING ON THE DATE OF RECEIPT BY THE AUTHORITY OF THE APPLICATION, AND SUCH SUBMISSIONS OR OBSERVATIONS WILL BE CONSIDERED BY THE PLANNING AUTHORITY IN MAKING A DECISION ON THE APPLICATION. THE PLANNING AUTHORITY MAY GRANT PERMISSION SUBJECT TO OR WITHOUT CONDITIONS, OR MAY REFUSE TO GRANT PERMISSION.

SIGNED:  7

(Agent on behalf of Applicant: Rory Hanrhan, Coakley O'Neill Town Planning Ltd., NSC Centre, Mahon, Cork).
DATE OF ERECTION OF SITE NOTICE: 5 AUGUST 2025

DIRECTIONS FOR COMPLETING THIS NOTICE

- 1.** The name of the Planning Authority to which the planning application will be made has been inserted here for your convenience.
- 2.** The name of the applicant for permission (and not his or her agent) should be inserted here.
- 3.** Delete as appropriate. The types of permission which may be sought are:
 - (a) permission,
 - (b) retention permission,
 - (c) outline permission
 - (d) permission consequent on the grant of outline permission. If this type of permission is being sought, the reference number on the planning register of the relevant outline permission should be included.
- 4.** The location, townland or postal address of the land or structure to which the application relates should be inserted here.
- 5.** Delete as appropriate. The present tense should be used where retention permission is being sought.
- 6.** A brief description of the nature and extent of the development should be inserted here. The description should include:
 - (a) Where the application relates to development consisting of or comprising the provision of houses, the number of houses to be provided. 'Houses' includes buildings designed as 2 or more dwellings or flats, apartments or other dwellings within a building.
 - (b) Where the application relates to the retention of a structure, the nature of the proposed use of the structure and, where appropriate, the period for which it is proposed to retain the structure.
 - (c) Where the application relates to development which would consist of or comprise the carrying out of works to a protected structure or proposed protected structure, an indication of that fact.
 - (d) Where an Environmental Impact Assessment Report or Natura Impact Statement has been prepared in respect of the planning application, an indication of that fact.
 - (e) Where the application relates to development which comprises or is for the purposes of an activity requiring an Integrated Pollution Control Licence or a Waste Licence, an indication of that fact.
 - (f) Where a planning application relates to development consisting of the provision of, or modifications to an establishment within the meaning of Part 11 of these Regulations (Major Accident Directive), an indication of that fact.
- 7.** Either the signature of the applicant or the signature and contact address of the person acting on behalf of the applicant should be inserted here.
- 8.** The date that the notice is erected or fixed at the site should be inserted here.
- 9.** Applicants in Gaeltacht areas are encouraged to erect a site notice in Irish, or both Irish and English. (Irish version available on this website)