PLANNING APPLICATION FORM

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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.

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)	Countess Road, Dromhale (townland), Killarney, Co. Kerry
Ordnance Survey Map Ref No (and the Grid Reference where available)	6084-1-2/6-7 Grid Eastings: 497,032 Grid Northings: 590,323

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

[X] 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)	Dipharma Unlimited Company
	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)	Tadhg Twohig, Mort Buckley
Registered Address (of company)	Cahernard, Castleisland, Co. Kerry
Company Registration No.	IE312263

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

Name	John O'Brien, HW Planning
	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 Dignam
Firm/Company	Meitheal Architects

9. Description of Proposed Development:

Brief description of nature and extent of development [4]	10-Year Planning Permission for a Large-Scale Residential Development (LRD) for development at this site Countess Road, Dromhale (townland), Killarney, Co. Kerry. The development will consist of: The construction of a residential development of 259 no. residential units with ancillary single storey creche, landscaping and all associated site development works. The proposed development includes the demolition of 2 no. existing two-storey semi-detached dwelling houses and an existing ruinous structure on the site and construction of 103 no. two storey houses (3-bed units), comprising of 27 no. terraced units, 62 no. end of terrace units, and 14 no. side entry units, 82 no. courtyard apartment units over 2 no. storeys (42 no. 1-bed units, 40 no. 2-bed units), and 74 no. apartment units (34 no. 1-bed units, 40 no. 2-bed units) in 2 no. part 3 storey and part 4 storey blocks. Vehicular access to the proposed development will be via one entrance from Countess Road (L3904) to the north, with the entrance design including improvement works on the public road inclusive of a raised crossing point. The design includes pedestrian/cycle infrastructure to/from Countess Road and internally within the development site and to adjoining areas. Ancillary site works include car parking, provision of bicycle parking and bin storage facilities serving the proposed apartment/courtyard apartment buildings and creche, 2 no. ESB substations, landscaping, water services and drainage infrastructure (including foul and storm network upgrades in Countess Grove), and all associated site development works. The proposed development also provides for the demolition of existing site boundary walls along Countess Road. A Natura Impact Statement (NIS) has been prepared and will be submitted to the Planning Authority with the application. LRD Website: www.CountessRoadLRD.ie

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.	Applicant is the owner of the site with the areas of the public road in the ownership of Kerry County Council. Please see attached letter of consent from Kerry County Council for the inclusion these lands.	
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.	Kerry County Council	

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11. Site Area:

Area of site to which the application relates in hectares	6.400

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

Gross floor space [5] of any existing building(s) in sq m	2,746.00
Gross floor space of proposed works in sq m	22,405.20
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)	2,746.00

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
class1	22202.8
class4	202.3

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

(a) Breakdown of residential mix:

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Number of	Studio	1 Bed	2 Bed	3 Bed	4 Bed	4+ Bed	Total
Houses	0	0	0	103	0	0	103
Apartments	0	76	80	0	0	0	156
Number of car parking spaces to be provided							Total: 241

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)	Existing Agricultural Field and two residential dwellings
Proposed use (or use it is proposed to retain)	Residential Development with creche facility
Nature and extent of any such proposed use (or use it is proposed to retain)	Residential Development with creche facility

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	

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.	See Part V Proposal prepared by HW Planning for further details.

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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.	RECEIVED: 11/06/2026

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	

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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 [X] No [ ]
If yes, please give details:
Agricultural Lands

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

Yes [ ] No [X]
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.:	Date:
Reference No.:	Date:
Reference No.:	Date:
Reference No.:	Date:

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 Coimisiún Pleanála in respect of a similar development [13] ?

Yes [ ] No [X].
An Coimisiún Pleanála Reference No.: .

19. Pre-application Consultation

Has a pre-application consultation taken place in relation to the proposed development [14] ?

Yes [X] No [ ]
If yes, please give details: LRD Stage 2 Meeting (Ref. PP25/177)

Reference No. (if any): PP25/177

Date(s) of consultation:2026-01-12

Persons involved: Members of the design team held a meeting with representatives of Kerry County Council to discuss the project.

20. Services

Proposed Source of Water Supply
Please indicate whether existing or new: Existing [ ] New [X] Not Applicable [ ] Public Mains [X] Group Water Scheme [ ] Private Well [ ] Other (please specify) [ ]   Name of Group Water Scheme (where applicable)
Proposed Wastewater Management/Treatment
Please indicate whether existing or new: Existing [ ] New [X] Not Applicable [ ] Public Sewer [X] Conventional septic tank system [ ] Other on-site treatment system (Please specify) [ ]

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Proposed Surface Water Disposal
Public Sewer/Drain [ ] Soakpit [ ] Watercourse [ ] Other (Please specify) [X] Not Applicable [ ] A series of different surface water measures have been included as part of the design including SUDS measures. Further information on surface water is contained in the Infrastructure Report and Drainage Impact Assessment prepared by DOSA Consulting Engineers.

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21. Details of Public Notice

Approved newspaper in which notice was published	Irish Examiner
Date of publication	08-06-2026
Date on which site notice was erected [17]	05-06-2026

22. Application Fee

Fee Payable [18]	45,124.40
Basis of Calculation	Housing – 259 units @ €130 per unit = €33,670 Creche – 202m2 @ €7.20 per m2 = €1,454.4 NIS - €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	_____	_____	_____