KERRY COUNTY COUNCIL

SITE NOTICE

Notice of Large-Scale Residential Development (LRD) Application to Kerry County Council

We, **Dipharma Unlimited Company** intend to apply for a **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

The NIS will be available for inspection or purchase at a fee not exceeding the reasonable cost of making a copy during office hours at the offices of the Planning Authority. The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the Planning Authority, County Buildings, Rathass, Tralee, Co. Kerry, during its public opening hours. 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 €20 within the period of 5 weeks beginning on the date of receipt by the Authority of the application, and such submissions and 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:



John O'Brien, HW Planning, 5 Joyce House, Barrack Square, Ballincollig, Cork.

Date of erection of site notice: 5th June 2026