

21st September 2026

The Secretary
Planning Department
Kerry County Council
Rathass,
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V92 H7VT

HW Planning

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Company Reg. No.

486211

Accreditations

ISO 9001:2015
ISO 14001:2015
ISO 45001:2018

Re: Proposed Large Scale Residential Housing Development (LRD) for 100 residential development at Pat Scarteen Road, Killowen (townlands), Kenmare, Co. Kerry.

Dear Sir/Madam,

We act on behalf of KPH Construction who wish to apply for a Large-scale Residential Development of 100 no. residential units and all associated ancillary development works at Pat Scarteen Road, Killowen (townlands), Kenmare, Co. Kerry. A 'Stage 1' Section 247 Pre-Planning has previously taken place under reference PP25/410 and an LRD Opinion Meeting was held on the 3rd June 2026, with a Section 32D Opinion issued on the 30th of June 2026.

The fee of €23,000 has been paid to Kerry County Council by ETF. We enclose a schedule of submitted plans and particulars.

Please do not hesitate to contact us if you have any queries.

Yours Sincerely



Conor Frehill
HW Planning

LRD Stage 3 Application			Killowen, Kenmare	HWP
Discipline	Consultancy	Document		
1. Planning	HW Planning	1.1 Cover Letter		
		1.2 LRD Supplementary Application Form (Form 19)		
		1.3 Letter of Consent (Goldstar to KPH Construction)		
		1.4 Applicant Digital Application Consent		
		1.5 Site Notice		
		1.6 Press Notice		
		1.7 Planning Statement with Opinion Response		
		1.8 Statement of Consistency		
		1.9 Childcare Needs Assessment		
		1.10 Part V Proposal		
		1.11 EIA Screening Document		
		1.12 Proof of Payment of Fee to Kerry County Council		
		1.13 – Minutes of Pre-planning Consultation 18 th September 2026		
2. Architectural	Meitheal Architects	2.1 Architectural Design Statement		
		2.2 Site Location Maps (1:2,500 & 1:10,560)		
		2.3 Schedule of Accommodation & Housing Quality Assessment		
		2.4 Site Layout Plan (Existing)		
		2.5 Proposed Site Layout Plan (Roof)		
		2.6 Proposed Site Layout Plan (Developable Area)		
		2.7 Proposed Site Layout Plan (Taking in Charge)		
		2.8 Proposed Site Layout Plan (Phasing)		
		2.9 Proposed Site Layout Plan (Parking Strategy)		
		2.10 Proposed Site Layout Plan (Public & Communal Open Space)		
		2.11 Proposed Site Layout Plan (Unit Typology)		
		2.12 Proposed Site Layout Plan (Bin & Bike Storage Strategy)		
		2.13 Proposed Site Layout Plan (Part V)		
		2.14 Proposed Site Layout Plan (Private Open Space)		
		2.15 Proposed Site Layout Plan (Internal Boundaries)		
		2.16 Proposed Site Layout Plan (Roads & Paths)		
		2.17 Proposed Site Layout Plan (EV Charging Strategy)		
		2.18 Site Sections		

		2.19 General Arrangements - Plan, Elevation and Section drawings
3. Landscape	Simon Ronan Landscapae	3.1 Landscape and Green Infrastructure Report
	Total Tree Services Macroworks	3.2 Landscape Drawings and Masterplan
		3.3 Tree Survey & Tree Quality Assessment
		3.4 Townscape & Visual Impact Assessment (TVIA)
		3.5 Photomontages
4. Engineering	MHL	4.1 Traffic and Transport Impact Assessment
	MWP	4.2 Statement on DMURS
		4.3 Stage 1/2 Road Safety Audit
		4.4 Mobility Management Plan
		4.5 Civil Utilities Report (including Confirmation of Feasibility)
		4.6 Drainage Impact Assessment
		4.6 Engineering Drawings
		4.7 Flood Risk Assessment
		4.8 Resource Waste Management Plan
		4.9 Construction Environmental Management Plan
		4.10 Preliminary Operational Waste Management Plan
		4.11 Maintenance Report
5. Ecology	MWP	5.1 Ecological Impact Assessment Report
	Greenleaf Ecology	5.2 Water Framework Directive Compliance Assessment
		5.3 AA Screening / Natura Impact Statement
		5.3 Bat Survey (included as Appendix 2 of the EclA)
6. Environment	DKP International	6.1 Daylight and Sunlight Analysis Report
		6.2 Public and Private Lighting Design Assessments
		6.3 Climate Action and Energy Analysis Report
		6.4 EV Charging Infrastructure Report
7. Archaeology	Aegis	7.1 Archaeological Test Trenching and Impact Assessment Report