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Re: Pre-Planning Consultation

18th September 2026

Conor Frehill
HW Planning
5 Joyce House
Barrack Square
Ballincollig
Co Cork P31KP84



A Chara

I am writing to you in relation to your Pre-Planning Application for a Large Residential Development of 100 dwelling units.

Details as follows

Reference Number: PP25/410
Applicant Name: KPH Construction
Applicant Address: 1, Gortamullen Business Park,, Gortamullen, Kenmare, Co Kerry.
Site Location: Pat Scarteen Road, Killowen, Kenmare, Co. Kerry

Below is a record of Pre-planning Meeting under S247 of the Planning and Development Act, 2000 (as amended), which took place via MS Teams meeting, 10.00am on 10/09/2026:

Attendees:

Brian Gallivan, KPH
Owen O' Connell, KPH
Conor Frehill, HW Planning
Mark Dignam, Meitheal Architects
Ian Brosnan, Malachy Walsh and Partners (MWP)
Padraic Teahan, Municipal District Engineer, KCC
Eoghan O' Brien. SEE Flooding, Coastal and Marine Unit, KCC
Michael Lynch, SEE Planning, KCC

Please note: The carrying out of consultations shall not prejudice the performance by a planning authority of any other of its functions under the Planning and Development Act 2001 (as amended), or any regulations made under said act and cannot be relied upon in the formal planning process or in legal proceeding.

Meeting was arranged to discuss proposals being prepared to address issues raised in the KCC LRD Opinion dated 30/06/2026, which concluded that the documents presented at LRD Meeting on 06/06/2026 did not constitute a reasonable basis on which to make the application.

The three issues are:

- 1) The Planning Authority is not satisfied that the proposed development would not have a significant impact on the sustainable provision of a public water supply in Kenmare.
- 2) The Planning Authority is not satisfied that the proposed development would comply with the requirements of the Water Framework Directive.
- 3) On the basis of the information provided, the Planning Authority is not satisfied that the proposed development has addressed surface water and storm water drainage plans, SuDS, and Flood Risk mitigation.

The meeting started with a presentation by Mark Dignam about the revised Site Layout Design. Essentially, some minor alterations to the draft layout have been made to address queries raised in relation to service road widths, turning heads and junction radii, accessible car parking, and electric vehicle charging infrastructure.

Development layout comprises three cells with apartments in the northern and middle cells and housing in the southern cell. A housing mix of 30% one-bed units, 30% 2-bed units and 40% 3-beds units is proposed. The draft development layout provides for a density of 39 units per hectare.

LRD Opinion Issues:

- (1) Uisce Eireann: The applicant is not now proposing to develop a well on the site to provide potable water for the proposed LRD. The applicant is working closely with Uisce Eireann who are currently investigating developing their own well with view to providing an interim increase in water supply for the Kenmare area. Applicant is to submit a Feasibility of Connection Report for water supply and foul sewerage from Uisce Eireann with the planning application.
- (2) Compliance with the Water Framework Directive (WFD). A revised WFD Statement is being prepared by MWP on the basis of the applicant's new proposal not to develop a water supply well on the site.
- (3) Flood Risk. MWP have been liaising with Padraic Teahan in relation to a revised design for the surface water drainage system. A more traditional approach is now being taken to include an outfall to the Kealnagower Stream through Scarteen Park. A Special Development Contribution is likely to be recommended to finance the construction of the outfall on lands outside the application site. MWP agreed to submit the design details and supporting calculations for review by Padraic Teahan prior to submitting the planning application.

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MWP have also been liaising with Eoghan O' Brien in relation to the preparation of a Site Specific Flood Risk Assessment (SSFRA). A conservative design approach is being taken and the SSFRA is consistent with the design being undertaken for the Kenmare Flood Relief Scheme. MWP agreed to submit the design details and supporting calculations for review by Eoghan O' Brien prior to submitting the planning application.

Please quote reference number and include copy of this report if a planning application is to be submitted in relation to this site.

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ASO Planning

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