# ***KERRY COUNTY COUNCIL***

**Form no. 19** *Article 22*

**Form to be included with an application for permission for a Large-scale Residential Development**

BEFORE FILLING OUT THIS FORM PLEASE NOTE THE FOLLOWING

Failure to complete this form or attach the necessary documentation, or the submission of incorrect information or omission of required information will lead to the invalidation of your application. Therefore, please ensure that each section of this form is fully completed and signed, entering n/a (not applicable) where appropriate, and that all necessary documentation is attached to the application form.

DATA PROTECTION

It is the responsibility of persons or entities wishing to use any personal data on a planning application form for direct marketing purposes to be satisfied that they may do so legitimately under the requirements of the Data Protection Acts 1988 to 2018. The Office of the Data Protection Commissioner states that the sending of marketing material to individuals without consent may result in action by the Data Protection Commissioner against the sender including prosecution.

# ***KERRY COUNTY COUNCIL***

## ***FORM 19***

**All personal data collected is in compliance with the requirements of the General Data Protection Regulation (GDPR) 2016, and Data Protection Acts 1988 to 2003. Individual privacy notices for each section/service are available at www.kerrycoco.ie**

***Kerry County Council,*** *County Buildings,* ***Tralee, Co. Kerry***

*Tel: (066) 7183582 Web: http://www.kerrycoco.ie Fax: (066) 7120328*

**Supplementary information to accompany an application for a Large-scale Residential Development**

| | |
|---|---|
| **Prospective Applicant Name:** | Ross-Park Residential HS Limited |

| **Contact details of person authorised to operate on behalf of the Prospective Applicant (Applicant or Agent): (Not for Public release)** | |
|---|---|
| **Name:** | John O'Brien |
| **Correspondence Address:** | HW Planning,<br>5 Joyce House,<br>Barrack Square,<br>Ballincollig, Cork. |
| **Telephone:** | (021) 487 3250 |
| **Email:** | info@hwplanning.ie |

| **Declaration:** | |
|---|---|
| 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 and Development Act 2000, as amended, and the Regulations made thereunder. | |
| **Signature of person authorised to operate on behalf of the Prospective Applicant:** | |
|  | |
| **Date:** | 29.09.2026 |

| **Address of the proposed Large-scale Residential Development:** |
|---|
| off Park Road, Ardshanavooly (townland), Killarney, Co. Kerry. |

**Zoning:**

| | |
|---|---|
| Site zoning in current Development Plan or Local Area Plan for the area: | 'R1 New/Proposed Residential ' |
| Existing use(s) of the site and proposed use(s) of the site: | Uncultivated agricultural lands. Proposed residential development with associated creche |

| **Supporting documents** | **Enclosed (Please Tick)** | | |
|---|---|---|---|
| Site location map sufficient to identify the land, at appropriate scale. | Yes: ✓ | No: | |
| Layout plan of the proposed development, at appropriate scale. | Yes: ✓ | No: | |

| | | | |
|---|---|---|---|
| Statement of consistency with the Development Plan | Yes: ✓ | No: | |
| Where the planning authority notified the applicant of its opinion that the documents enclosed with the request for LRD meeting required further consideration and amendment in order to constitute a reasonable basis for an application for permission, a statement of response to the issues set out in the LRD Opinion. | Yes: ✓ | No: | N/A The Opinion considered the proposed development constituted a reasonable basis for an application. Notwithstanding this an Opinion Response is included in the Planning Statement. |
| Where the planning authority notified the applicant that specified additional information should be submitted with any application for permission, a statement setting out that such information accompanies the application. | Yes: ✓ | No: | N/A: Any additional information noted in the LRD Opinion has been included. Ref Opinion Response Section of Planning Statement. |
| **Design** | | | |
| A design statement that addresses the sites location and context and the proposed design strategy. | Yes: ✓ | No: | Refer to enclosed Design Statement prepared by Reddy Architecture. |

| | | | |
|---|---|---|---|
| A schedule of accommodation that details the number and type of housing units proposed, the individual unit floor areas, bedrooms and bed spaces, private amenity space associated with each unit, the storage space associated with each unit, the principal dimensions and in the case of apartments the aggregate floor area of each room and whether the unit is dual or single aspect**.** | Yes: ✓ | No: | |
| **Water Services:** | **Enclosed (Please Tick)** | | |
| Where the proposed development has the potential to impact on a public water supply source, irrespective of whether or not a connection to a water/wastewater network is required, this application must be accompanied by evidence of engagement with Irish Water and its outcome. | Yes: ✓ | No: | Refer to Appendices in enclosed Civil Engineering Report prepared by MWP Consulting Engineers. |
| A current/valid Confirmation of Feasibility Statement from Irish Water in relation to the proposed development confirming that there is or will be sufficient water network treatment capacity to service the development. | Yes: ✓ | No: | Refer to Appendices in enclosed Civil Engineering Report prepared by MWP Consulting Engineers. |
| A Statement of Compliance with Irish Water's Standard Details and Codes of Practice for water and/or wastewater infrastructure proposals (designs, layouts, etc.). | Yes: ✓ | No: | Refer to Appendices in enclosed Civil Engineering Report prepared by MWP Consulting Engineers. |
| An indication of timelines and phasing for water demand or wastewater collection requirements, or both, as appropriate. | Yes: ✓ | No: | Refer to Appendices in enclosed Civil Engineering Report prepared by MWP Consulting Engineers. |
| Where the proposed development will impact on assets of Irish Water, details of proposals for protection or diversion of such assets. | Yes: ✓ | No: | Refer to Appendices in enclosed Civil Engineering Report prepared by MWP Consulting Engineers. |
| **Traffic and Transport:** | **Enclosed (Please Tick)** | | |
| Is a Traffic / Transportation Impact Assessment included with the application, having regard to the relevant Development Plan / Local Area Plan requirements and the Traffic and Transport assessment Guidelines (TII)? | Yes: ✓ | No: | Refer to enclosed Traffic & Transport Assessment (TTA) prepared by MHL & Associates |

| | | | |
|---|---|---|---|
| Is a Travel Plan included with the application, having regard to the relevant Development Plan / Local Area Plan requirements? | Yes: ✓ | No: | Refer to Mobility Management Plan (MMP) prepared by MHL & Associates. |
| **Taking in Charge:** | **Enclosed (Please Tick)** | | |
| Is it intended that any part of the proposed development will be taken in charge by the planning authority? If the answer is "Yes", please attach site plan clearly showing area(s) intended for taking in charge. | Yes: ✓ | No: | Taken in charge drawing prepared by Reddy Architecture. |
| **Maps, Plans and Drawings** | **Enclosed (Please Tick)** | | |
| List in a schedule accompanying this application all maps, plans and drawings enclosed with the application, stating title, scale and number. | Yes: ✓ | No: | |

**Large-scale Residential Development Details:**

**Note:** If the answer to any of the below statements is "Yes", please submit a brief statement in support of your application.

| **Please tick appropriate box:** | **Yes** | **No** |
|---|---|---|
| (a) Are details of housing density, plot ratio, site coverage, building heights, proposed layout and aspect enclosed with the application? | ✓ Refer to Housing Quality Assessment (HQA) & drawings prepared by Reddy Architecture. | |
| (b) Are details of public and private open space provision, landscaping, play facilities, pedestrian permeability, vehicular access and parking provision, where relevant, enclosed with the application? | ✓ Please refer to Landscape Design Report & drawings prepared by Cunnane Stratton Reynolds and HQA prepared by Reddy Architecture. | |
| (c) Are details of any proposals to address or, where relevant, integrate the proposed development with surrounding land uses enclosed with the application? | ✓ Refer to Landscape Design Report, Architectural Design Statement and Planning Statement. | |
| (d) Are details of any proposals to provide for services infrastructure other than water, such as cabling (including broadband provision) and any phasing proposals enclosed with the application? | ✓ Refer to CEMP prepared by MWP Consultant Engineers regarding proposed phasing. | |
| (e) Does the proposed development involve the demolition of a Protected Structure(s), in whole or in part? If "Yes", an explanation as to the need for the demolition of a Protected Structure(s) should be enclosed with this application. | | ✓ |
| (f) Do any statutory notices (e.g. Fire Safety, Enforcement, Dangerous Buildings, Derelict Sites, Building Control, etc.) apply to the site and/or any building thereon? If "Yes", enclose details with this application. | | ✓ |

| | | |
|---|---|---|
| (g) Is information specified by the planning authority as necessary for inclusion in any application for permission for the proposed LRD, so included?<br><br>If "Yes", give details of the specified information accompanying this application. | ✓<br>Refer to Opinion Response Section in Planning Statement | |

**Breakdown of Housing units:**

| Houses | | |
|---|---|---|
| **Unit Type** | **No. of Units** | **Gross floor space in m²** |
| 1-bed | 0 | - |
| 2-bed | 19 | 1,668 |
| 3-bed | 67 | 7,481.7 |
| 4-bed | 34 | 5,065.6 |
| 4+ bed | 0 | - |
| **Total** | 120 | 14,215.3 |

| Apartments | | |
|---|---|---|
| **Unit Type** | **No. of Units** | **Gross floor space in m²** |
| Studio | 0 | - |
| 1-bed | 36 | 1,821.6 |
| 2-bed | 32 | 2,344.0 |
| 3-bed | 0 | - |
| 4-bed | 0 | - |
| 4+ bed | 0 | - |
| **Total** | 68 | 4,165.6 |

| Student Accommodation | | | |
|---|---|---|---|
| **Unit Types** | **No. of Units** | **No. of Bedspaces** | **Gross floor space in m²** |
| Studio | - | - | - |
| 1-bed | - | - | - |
| 2-bed | - | - | - |
| 3-bed | - | - | - |
| 4-bed | - | - | - |
| 4+ bed | - | - | - |
| **Total** | - | - | - |

| | |
|---|---|
| State total number of residential units in proposed development | **188** |

| **LRD Floor Space** | **Gross Floor Space in m²** |
|---|---|
| (a) State the cumulative gross floor space of residential accommodation, in m²: | 18,380.9sqm |
| (b) State the cumulative gross floor space of the development proposed which is disregarded on foot of the LRD floor space definition in section 2 of the Act and provide the details of the different classes of disregarded floor space below: | 231.5sqm |
| (i) Plant Room | 0sqm |
| (ii) Meter Room | 38.6sqm |
| (iii) Bicycle Store | 115.0 |
| (c) State the cumulative gross floor space of the non-residential development proposed in m² including any ancillary non-residential development (excluding disregarded floor space for the purposes of (b) above) and provide the details of the different classes below: | 175.1sqm |
| **Class of Development** | **Gross Floor Space in m** |
| (i) Residential | 18,380.9sqm |
| (ii) Non Residential | 175.1sqm |
| (iii) | |
| (d) State the total LRD Floor space as per the definition in section 2 of the Act ((a) plus (c)) | 18,556.0sqm |
| | **Percentage** |
| (e) Express (a) as a percentage of (d): | 99.05% |
| (f) Express (c) as a percentage of (d): | 0.05% |
| (e) plus (f) | **100%** |

| **Planning Authority Official Use only:** |
|---|
| **Planning Reference:** |
| **Planning Authority Stamp:** |