

KERRY COUNTY COUNCIL

SITE NOTICE

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

We, **Portal Asset Holdings Ltd.** intend to apply for planning permission for a Large-Scale Residential Development (LRD) at **Port Road and St Margaret's Road, Coollegrean, Inch, Knockreer, Ardnamweely, Derreen (townlands), Killarney, Co. Kerry.**

The development will consist of:

The construction of a residential development of: 224 no. residential units with ancillary two storey crèche, landscaping, road improvements, pedestrian / cycleways, storm water upgrades and associated site development works.

The proposed development makes provision for 76 houses comprising of 8 no. 2-storey 2-bedroom townhouses, 28 no. 2-storey 3-bedroom townhouses, 10 no. 2-storey 3-bedroom semi-detached units and 30 no. 2-storey 4-bedroom semi-detached units.

The proposed development includes 148 no. apartments / duplexes to be provided as follows: Block 1 (4 no. 2-bedroom & 4 no. 3-bedroom over 3 storeys), Block 2 (2 no. 2-bedroom & 2 no. 3-bedroom over 3-storeys), Block 3 (4 no. 1-bedroom, 10 no. 2-bedroom and 6 no. 3-bedroom over 3-storeys), Block 4 (10 no. 1-bedroom & 10 no. 2-bedroom over 3-storeys), Block J (32 no. 2-bedroom over 4 storeys), Block K (16 no. 1-bedroom apartments & 16 no. 2-bedroom apartments over 4 storeys) Block L (32 no. 2-bedroom apartments over 4 storeys).

The proposed development will provide for a new vehicular access and pedestrian entrances onto Port Road, upgrades to Port Road comprising reduction in carriageway widths, provision of shared pedestrian/cycle path and uncontrolled pedestrian crossing, and a pedestrian connection to Millwood Estate. It is proposed to upgrade the stormwater network on St. Margaret's Road (approximately 140 metres north of the main development site) to support the development. Ancillary infrastructure development works will include relocation/undergrounding of ESB powerlines, wastewater infrastructure including foul pumping station, surface water attenuation, water utility services, public lighting, bin stores, bicycle stores, ESB substations, and all associated site development works. A Natura Impact Statement has been prepared in respect of the proposed development.

The planning application together with the Natura Impact Statement 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. The LRD application may also be inspected online at the following website set up by the applicant: www.portroadlrd.ie. 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: 

(Conor Frehill, HW Planning, 5 Joyce House, Barrack Square, Ballincollig, Cork.)

Date of erection of site notice: 13th May 2024