

7th September 2023.

Kerry County Council Planning Authority
County Buildings, Tralee, Co Kerry

Cloonmore Regeneration LRD Planning Application
In respect of 147 Residential Units, Cloonmore, Tralee for Tulfarris CG Ltd

Dear Planners

In support of this application, I have enclosed the following documents:

Administrative Documentation

Credit Card Payment to cover planning fee in the sum of $(4 \times €80 + 147 \times €130) = \text{€}19,430$

1. Cover Letter & Document Schedule (Herein)
2. KCC Planning Application Form
3. LRD Application Form 19
4. Site Notice dated 7th September 2023
5. Newspaper Notice dated 7th September 2023
6. Cloonmore Executive Summary
7. Part V Statement Letter
8. Letter of Consent from Owner

Planning Reports

1. Architectural & Urban Design Statement- John Phelan Architects (JPA)
2. Housing Quality Assessment - JPA
3. Apartment Block 'A': Matrix Analysis
4. Apartment Block 'B': Matrix Analysis
5. Apartment Triplex Block: Matrix Analysis
6. Cloonmore Housing Matrix Analysis
7. DMURS & Parking Assessment- JPA
8. Building Life Cycle Assessment Report - JPA
9. Construction and Environmental Management Plan - MWP
10. Landscape Design Strategy and Masterplan - JPA
11. Archaeological Impact Assessment Report – Laurence Dunne Archaeology Ltd.
12. Glint and Glare Assessment - Macroworks
13. Arboricultural Impact Assessment- Arborcare
14. Cloonmore Tree Survey Plan - Rev_02 Arborcare
15. Clonmore - Planning Report & Statement of Consistency
16. Transport and Traffic Impact Assessment – MPW
17. Stage 1 DMURS Access RSA
18. EIA Screening Report- MWP
19. Ecological Impact Assessment Cloonmore Regeneration LRD
20. Appropriate Assessment Screening Report- MWP
21. Cloonmore Flood Risk Assessment – MWP
22. Civil Utilities Planning Report – MWP

Architectural & Planning Drawings

• 2301-PA-01	Site Location Map –	Scale 1:1000
• 2301-PA-02	Landholding Map –	Scale 1:1000
• 2301-PA-03	Site Layout Plan –	Scale 1:500
• 2301-PA-04	Framework Diag. 1 Masterplan	Scale 1:1000
• 2301-PA-05	Framework Diag. 2 Masterplan	Scale 1:500
• 2301-PA-06	Landscaping Masterplan	Scale 1:500
• 2301-PA-07	Site Plots & KCC Taken in Charge Plan	Scale 1:1000
• 2301-PA-08	Phasing Diagram	Scale 1:1000
• 2301-PA-10	Apartment Block 'A' Plan + Section-	Scale 1:100
• 2301-PA-11	Apartment Block 'A' Plans + Elevations-	Scale 1:100
• 2301-PA-15-17	Existing Cluain Mór Guesthouse + Cottage Ruins	Scale 1:100
• 2301-PA-21	Triplex Apartment Ground Plans & Elevations	Scale 1:100
• 2301-PA-22	Triplex Apartment 1 st Floor Plans & Elevations	Scale 1:100
• 301-PA-23-24	Triplex Apartment 2 nd Floor & Roof Plans & Elevations	Scale 1:100
• 2301-PA-25-26	Triplex & Townhouse Site Sections	Scale 1:100
• 2301-PA-27	Triplex Typical Plans, Elevations & Sections	Scale 1:100
• 2301-PA-28	Townhouse Plans, Elevations & Sections	Scale 1:100
• 2301-PA-31	Apartment Block 'B' Floor & Roof Plans-	Scale 1:200
• 2301-PA-32	Apartment Block 'B' N+S Elevations	Scale 1:200
• 2301-PA-33	Apartment Block 'B' Elevations & Section	Scale 1:200
• 2301-PA-34	Apartment Block 'B' Elevations & Section	Scale 1:200
• 2301-PA-40	Cloonmore Regeneration Project Street Elevations	Not to Scale
• 2301-PA-41	Cloonmore Regeneration Project Street Elevations	Not to Scale
• 2301-PA-42	Cloonmore Regeneration Project Street Elevations	Not to Scale
• 2301-PA-43	Cloonmore Site Context Diagram 1: Urban Area	Not to Scale
• 2301-PA-44	Cloonmore Site Context Diagram 1: Local Area	Not to Scale
• 2301-PA-45	Cloonmore Site Context Diagram 1: Landscape	Not to Scale
• 230624-KY-001	Topographical Survey: Map	Scale 1:500
• 230624-KY-002	Topographical Survey: Aerial Plan	Scale 1:500

Engineering Drawings (See Malachy Walsh & partners Schedule attached below)

We respectfully submit this for your consideration

Yours sincerely,



John Phelan, B.Arch., FRIAI, Chartered Architect



MWP Project No.	Project Title.	Current Drawing List			Printed	29/08/2023 12:09
23824	CLOONMOORE REGENERATION LRD, TRALEE	Discipline	C	Civil Engineering	23824-MWP-ZZ-XX-DR-Z-LIST	
MWP Drawing or Doc. No.	Client's Drawing Number	Latest Rev	Drawing or Document Title		Notes	
23824-MWP-00-00-DR-C-0100		P01	SITE LAYOUT			
23824-MWP-00-00-DR-C-0101		P01	SITE LEVELS AND ROAD LAYOUT (SHEET 1 OF 2)			
23824-MWP-00-00-DR-C-0102		P01	SITE LEVELS AND ROAD LAYOUT (SHEET 2 OF 2)			
23824-MWP-00-00-DR-C-0103		P01	SITE LINES			
23824-MWP-00-00-DR-C-0104		P01	SITE ENTRANCE			
23824-MWP-00-00-DR-C-0400		P01	AUTO TRACKING FIRE APPLIANCE (SHEET 1 OF 3)			
23824-MWP-00-00-DR-C-0401		P01	AUTO TRACKING FIRE APPLIANCE (SHEET 2 OF 3)			
23824-MWP-00-00-DR-C-0402		P01	AUTO TRACKING FIRE APPLIANCE (SHEET 3 OF 3)			
23824-MWP-00-00-DR-C-0403		P01	AUTO TRACKING REFUSE APPLIANCE (SHEET 1 OF 3)			
23824-MWP-00-00-DR-C-0404		P01	AUTO TRACKING REFUSE APPLIANCE (SHEET 2 OF 3)			
23824-MWP-00-00-DR-C-0405		P01	AUTO TRACKING REFUSE APPLIANCE (SHEET 3 OF 3)			
23824-MWP-00-00-DR-C-1000		P01	SITE SECTION LOCATION			
23824-MWP-00-00-DR-C-1001		P01	SECTIONS (SHEET 1 OF 4)			
23824-MWP-00-00-DR-C-1002		P01	SECTIONS (SHEET 2 OF 4)			
23824-MWP-00-00-DR-C-1003		P01	SECTIONS (SHEET 3 OF 4)			
23824-MWP-00-00-DR-C-1004		P01	SECTIONS (SHEET 4 OF 4)			
23824-MWP-00-00-DR-C-1100		P01	PROPOSED ROAD MARKINGS & TRAFFIC SIGNAGE DETAILS			
23824-MWP-00-00-DR-C-1101		P01	PROPOSED ROAD MARKINGS & TRAFFIC SIGNAGE DETAILS (SHEET 1 OF 2)			
23824-MWP-00-00-DR-C-1102		P01	PROPOSED ROAD MARKINGS & TRAFFIC SIGNAGE DETAILS (SHEET 2 OF 2)			
23824-MWP-00-00-DR-C-1103		P01	TYPICAL ROAD DETAILS			
23824-MWP-ZZ-ZZ-DR-C-1201		P01	ACCESS ROAD A SECTION (SHEET 1 OF 3)			
23824-MWP-ZZ-ZZ-DR-C-1202		P01	ACCESS ROAD A SECTION (SHEET 2 OF 3)			
23824-MWP-ZZ-ZZ-DR-C-1203		P01	ACCESS ROAD A SECTION (SHEET 3 OF 3)			
23824-MWP-ZZ-ZZ-DR-C-1204		P01	ACCESS ROAD A SECTION (SHEET 1 OF 2)			
23824-MWP-ZZ-ZZ-DR-C-1205		P01	ACCESS ROAD B SECTION (SHEET 2 OF 2)			
23824-MWP-ZZ-ZZ-DR-C-1206		P01	ACCESS ROAD B SECTION (SHEET 1 OF 2)			
23824-MWP-ZZ-ZZ-DR-C-1207		P01	ACCESS ROAD C SECTION (SHEET 2 OF 2)			
23824-MWP-00-00-DR-C-2100		P01	PROPOSED COMBINED DRAINAGE LAYOUT			
23824-MWP-00-00-DR-C-2101		P01	PROPOSED STORM DRAINAGE LAYOUT			
23824-MWP-00-00-DR-C-2102		P01	PROPOSED FOUL DRAINAGE LAYOUT			
23824-MWP-00-00-DR-C-2103		P01	PROPOSED DRAINAGE SECTION			
23824-MWP-00-00-DR-C-2104		P01	PROPOSED WATERMAIN LAYOUT			
23824-MWP-00-00-DR-C-2105		P01	TYPICAL DRAINAGE DETAILS			
23824-MWP-ZZ-00-DR-E-9001		P00	PROPOSED SITE LIGHTING LAYOUT			