

9<sup>th</sup> February 2022

Re: Yvonne and Jerry Carmody, The Spa

**Draft Kerry County Development Plan 2022-2028 Submission**



Dear Sir/ Madam,

Please find the following documentation enclosed, in support of the submission

1. Letter from Yvonne and Jerry Carmody Letter not published due to personal information
2. Letter from Property Partner's Daly O'Sé Letter not published due to personal information
3. Letter from Liston & Co Solicitors Letter not published due to personal information
4. Drone images of site in question
5. Land registry documentation relating to site

We are writing to request that Kerry County Council consider rezoning a small portion of land to the rear of an existing housing development as residential at **Raharc No Chuain**, Knockanish West, The Spa, Tralee.

Yvonne and Jerry are from The Spa and lived there until 2018 when they were forced to sell their home. It has been their plan since then to eventually return to The Spa, where they have many personal connections, and build a small home to meet their needs on land that they already own with the possibility of their children being able to build homes there in the future.

The road providing access to the site has been taken in charge by Kerry County Council. All public lighting and footpaths are already in place as per the original development. We do not anticipate that any future houses at this location will create a negative impact on the existing 5 houses, roads and services and will allow them to be used to their full capabilities and provide additional residential units, without any extra cost to Kerry County Council.

Should you require any additional information please do not hesitate to contact me.

Yours sincerely,



Suzanne Keane MRIAI



PROPOSED  
SITE AREA

FENT  
←

GREENWAY  
→

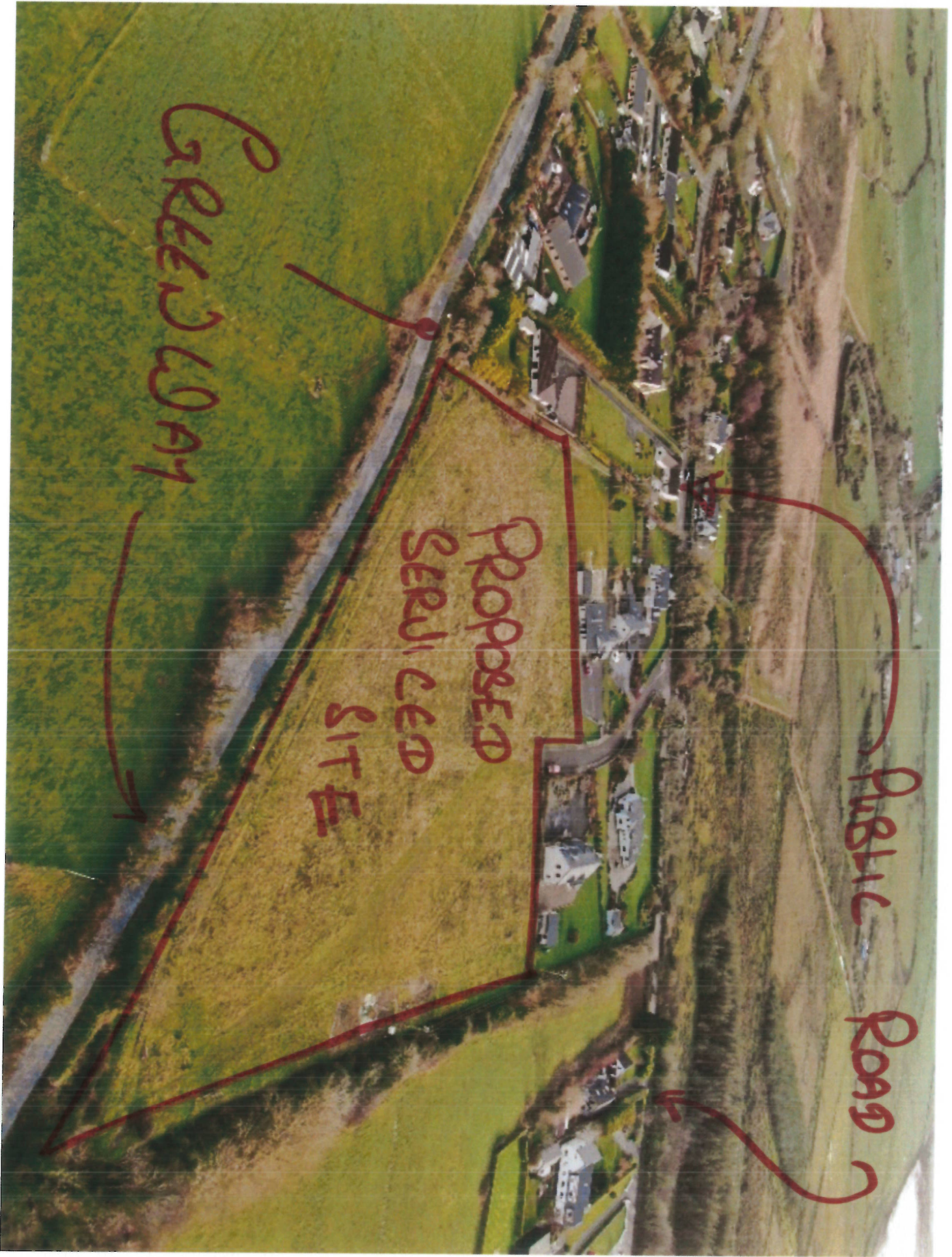
TRAILS  
→

PUBLIC ROAD

GREENWAY

PROPOSED SITE



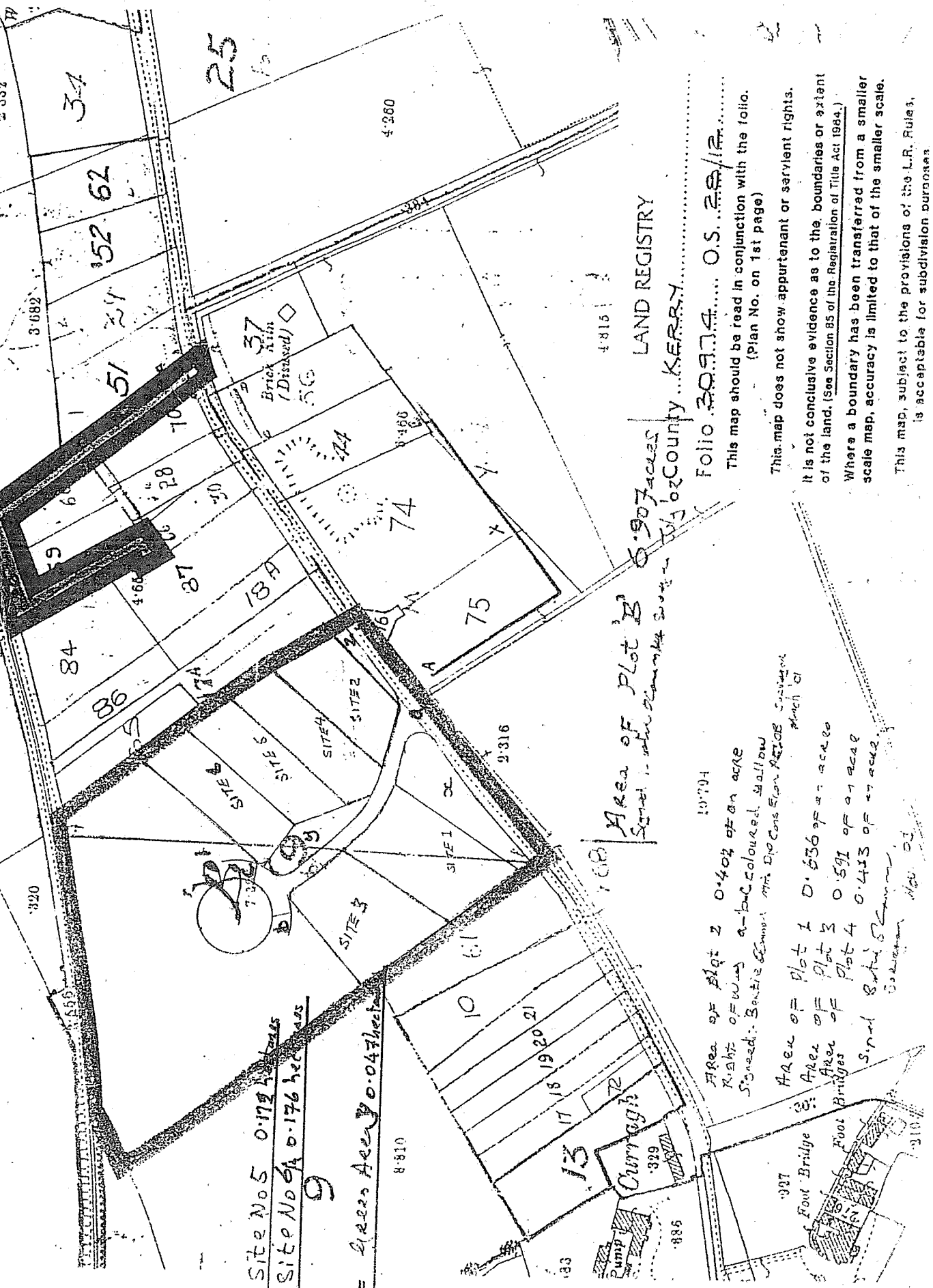


GREENWAY

PROPOSED  
SERVICE  
SITE

PUBLIC ROAD

at Bayview Development Knockanish West The Spa Trakel  
 Site Location Map  
 O.S. Map 28/12 Scale: 1:2500



Area of Site No 5 0.176 hectares  
 Area of Site No 6 A 0.176 hectares  
 Area of Sites Area 0.047 hectares

Area of Plot B 0.907 acres  
 Sheet 1: 1:2500 Scale  
 LAND REGISTRY  
 FOLIO 309374..... O.S. 28/12  
 This map should be read in conjunction with the folio.  
 (Plan No. on 1st page)

Area of Plot 2 0.402 of an acre  
 Rights of way are coloured yellow  
 Signed: BENTLEY & SONS LTD. CIVIL ENGINEERS  
 Area of Plot 1 0.536 of an acre  
 Area of Plot 3 0.591 of an acre  
 Area of Plot 4 0.433 of an acre  
 Signed: BENTLEY & SONS LTD. CIVIL ENGINEERS

This map does not show appurtenant or servient rights.  
 It is not conclusive evidence as to the boundaries or extent  
 of the land. (See Section 85 of the Registration of Title Act 1984.)  
 Where a boundary has been transferred from a smaller  
 scale map, accuracy is limited to that of the smaller scale.  
 This map, subject to the provisions of the L.R. Rules,  
 is acceptable for subdivision purposes.