



COAKLEY O'NEILL
town planning

Planning Statement

Large-Scale Residential Development

Ross Road, Killarney

Prepared in July 2025 on behalf of

Homeland Projects Ltd.

Coakley O'Neill Town Planning Ltd.

📍 NSC Campus, Mahon, Cork




☎ 021 2307023

✉ info@coakleyoneill.ie

🌐 www.coakleyoneill.ie

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1.0 INTRODUCTION

- 1.1 Homeland Projects Ltd., intend to seek permission for the development of a new residential development on lands at the Ross Road, Killarney. The proposal takes the form of a Largescale Residential Development (LRD) comprising of 134no. dwellings and a childcare facility.
- 1.2 The proposed development was subject to two Large Scale Residential Development Pre-Planning meetings. A Section 247 Pre-Planning Meeting was held with Kerry County Council on the 18th December 2024 via MS Teams.
- 1.3 The proposed development was then subject to a Section 32C Pre-Planning consultation meeting with Kerry County Council on the 7th May 2025. The Planning Authority issued their Opinion on the 16th May 2025, which stated that they were of the opinion that on the basis of the documentation submitted with the consultation request under section 32B of the Planning and Development Act, 2000 (as amended), the proposed development constituted a reasonable basis on which to make an application for planning permission.
- 1.4 This report sets out an overview of the zoning of the subject site and its planning context and planning history as well as the planning, technical and environmental considerations that have informed the design of this proposed development.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site is located in the southwestern suburban area of Killarney town, c.950m from the Town Centre. It comprises of a c.3.8 hectare greenfield site under grass, with existing agricultural sheds on its northwest boundary. The site benefits from an existing vehicular access on its northern boundary fronting onto the Ross Road.



Figure 1. Subject Site (Generally outlined in red, Source: Google Maps, annotated Coakley O'Neill, 2025)

- 2.2 The site is located in an area which can be characterised as primarily residential. It is bounded by existing residential dwellings to the west, south and east and these comprise of the Castle Falls housing estate, the Priory Paddocks and Chernin Meadows. The site is also bound to the north by 2no. one-off residential dwellings fronting onto the Ross Road.



Figure 2. Subject Site in Relation to Killarney Town Environs. (Generally outlined in red, Source: Google Maps, annotated Coakley O'Neill, 2025)

3.0 PLANNING HISTORIES

- 3.1 The following planning applications relate to the site:

- **Planning Application REF 17/67:** In 2017 outline planning permission was granted for the development of a vehicular entrance road off the Ross Road together with all associated footpaths, cycle lane and ancillary services and site works.
- **Planning Application REF 17/65:** In 2017 outline planning permission was granted for the construction of 2no. dwellings.
- **Planning Application REF 23/60012:** In 2023 outline planning permission was granted for the development of a vehicular entrance road off the Ross Road together with all associated footpaths, cycle lane and ancillary services and site works.
- **Planning Application REF 23/60005:** In 2023 outline planning permission was granted for the construction of a two-storey dwelling.

4.0 PLANNING POLICY PROVISIONS

4.1 This section sets out the relevant national, regional, and local planning policy applicable to the proposal.

National Planning Framework First Revision (2025)

4.2 The National Planning Framework (NPF), which forms part of Project Ireland 2040, is the national level statutory plan guiding land use and sustainable development in Ireland to 2040.

4.3 The NPF is guided, in part, by the aim of achieving regional parity in the country by significantly growing the population of both the Southern and the Northern and Western Regions over the next two decades, to counterbalance the urban dominance of the Greater Dublin Area.

4.4 It sets out a targeted population growth of an additional 300,000 people in the Southern Region by 2040.

4.5 In pursuing this population growth target, the NPF sets out to deliver 50% of our future development within the five major cities, with the remaining 50% to be delivered and accommodated within our larger and smaller rural towns.

4.6 In pursuing the national policy objective of delivering compact growth, the NPF sets out to deliver 40% of our new homes within existing settlement footprints.

4.7 The NPF sets out the following national objectives in relation to the future development:

National Policy Objective 12: *Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.*

National Policy Objective 13: *Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment, and prosperity.*

National Policy Objective 14: *Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.*

4.8 Further to this, in relation to the development of housing, the NPF outlines that there is an acute need to develop good quality housing in suitable locations which can support diverse communities. In relation to this, the NPF sets out the following objectives:

National Policy Objective 42: *To target the delivery of 50,000 additional homes per annum to 2040.*

National Policy Objective 43: *Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.*

Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

4.9 The Sustainable Residential Development and Compact Settlements Guidelines were published in 2024 with a view to ensuring that new housing developments are provided at a residential density, which is appropriate to the development's location and context, while also facilitating the provision of an adequate supply of housing.

4.10 With regard to creating compact and balanced residential developments and settlements, the Guidelines set out the appropriate development density ranges for a range of settlement types, including:

Key Town / Large Town - Suburban/Urban Extension

Suburban areas are the low-density car-orientated residential areas constructed at the edge of the town, while urban extension refers to greenfield lands at the edge of the existing built-up footprint area that are zoned for residential or mixed-use (including residential) development. It is a policy and objective of these Guidelines that residential densities in the range 30 dph to 50 dph (net) shall generally be applied at suburban and urban extension locations of Key Towns and Large Towns, and that densities of up to 80 dph (net) shall be open for consideration at 'accessible' suburban / urban extension locations.

4.11 In addition to identifying density ranges for new housing developments, the Guidelines outline updated development management standards, which must be adhered to by all planning authorities, and which include the following:

SPPR 1 - Separation Distances: *When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms¹⁶ at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained. Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.*

SPPR 2 - Minimum Private Open Space Standards for Houses: *It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards:*

- 1 bed house - 20 sq.m
- 2 bed house - 30 sq.m
- 3 bed house - 40 sq.m
- 4 bed + house - 50 sq.m

4.12 A further reduction below these minimum standards may be considered acceptable where an equivalent amount of high quality semi-private open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space.

4.13 **Policy and Objective 5.1** addresses Public Open Space and states:

It is a policy and objective of these Guidelines that statutory development plans include an objective(s) relating to the provision of public open space in new residential developments. The requirement in the development plan shall be for public open space provision of not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area save in exceptional circumstances. Different minimum requirements (within the 10-15% range) may be set for different areas. The minimum requirement should be justified taking into account existing public open space provision in the area and broader nature conservation and environmental considerations.

Regional Spatial and Economic Strategy for the Southern Region (2020)

4.14 The *Regional Spatial and Economic Strategy for the Southern Region (RSES)*, outlines the principles and policy objectives for the development of the Southern Region, in keeping with those national policies set out within the NPF.

4.15 The RSES designates several settlements as 'Key Towns', including Killarney. Under **Objective RPO 11**, Key Towns have a growth target of 30%; noting that the scale and nature of this development is to be determined by each local authority though the consideration of each settlement's capacity for development.

4.16 **Objective RPO 18** of the RSES designates identifies the following objectives in relation to the development of Killarney as a Key Town, and includes:

- a) *To sustainably strengthen the role of Killarney as a strategically located urban centre of significant influence in a sub-regional context, a centre of excellence in tourism, recreation and amenity sectors, to promote its role as a leader in these sectors, in particular training and education, and strengthen its overall multi-sectoral dynamic as a key settlement in the Kerry Hub Knowledge Triangle accessible to regional airport, port, rail and road assets;*
- b) *To seek investment to sustainably support its compact growth and regeneration, attributes and infrastructure, including key inter-regional connectivity (transport networks and digital) on the strategic road network between Cork and Limerick-Shannon Metropolitan Areas, the Atlantic Economic Corridor and the Kerry Hub Knowledge Triangle, subject to the outcome of the planning process and environmental assessments;*
- c) *To strengthen 'steady state' investment in existing rail infrastructure and seek investment for improved infrastructure and services to ensure its continued renewal and maintenance to a high level in order to provide quality levels of safety, service, accessibility and connectivity;*
- d) *To support infrastructure investment and the regeneration of opportunity sites including the Sara Lee, Aras Phadraig and St Finians;*
- e) *To seek investment in infrastructure that provides for both the resident population and extensive influx of visitors;*

- f) *To strengthen 'steady state' investment in existing rail infrastructure and seek investment for improved infrastructure and services to ensure its continued to support investment in infrastructure and the development of lands to the north of the existing by-pass in accordance with proper planning and sustainable development objectives including the appropriate master plans in consultation with statutory stakeholders;*
- g) *Future growth of the town should be planned for on a phased basis in consultation with the local authority and Irish Water to ensure that sufficient wastewater capacity is accounted for and that further growth avoids negative impacts on the downstream freshwater ecosystem in the National Park (River Deenagh, Lough Leane).*

Kerry County Development Plan 2022-2028

4.17 The *Kerry County Development Plan 2022-2028* (hereafter the Plan) is the relevant statutory plan under which the regulation and development of the subject site is to be considered. Below, we set out policy provisions and objectives of the Plan that are relevant to the consideration of this proposal.

4.18 The Plan's Settlement Strategy also outlines that a strong network of settlements is essential to sustaining healthy population levels and enhancing quality of life. In keeping with this, the settlement strategy of the Plan has been guided by the ensuring the sustainable development of Key Towns, including Killarney to fulfil the role identified in the RSES and to facilitate the provision of housing. In regard to this, the following policy is of relevance:

KCDP 3-4: *Deliver at least 30% of all new homes in the Key Towns of Tralee and Killarney within the existing built-up footprint of the settlements.*

4.19 The Settlement Strategy of the Plan identifies a housing target of 1,277 units for Killarney Town to accommodate a planned population growth of 1,630 people to 2028.

4.20 Volume Two of the Plan sets out the county's Town Development Plans and identifies further policies and objectives which specifically relate to the development of Killarney Town. These include:

KA 13: *Facilitate the development of 1,277 residential units within the town boundary.*

KA 15: *Facilitate the provision of a range of housing solutions, to cater for the diverse housing demand within the town, catering for individuals and families at appropriate scales and attractive alternatives to urban generated housing in rural areas.*

4.21 Under the Plan, the subject site is zoned as 'R1 - New/Proposed Residential' with some areas at the northern boundary falling within the 'R2- Existing Residential' zoning, as illustrated below.

4.22 Under the Plan, the objectives of these zonings are as follows:

R1 New/Proposed Residential: Provide for new residential development in tandem with the provision of the necessary social and physical infrastructure.

R2 Existing Residential: Provide for residential development and protect and improve residential amenity.

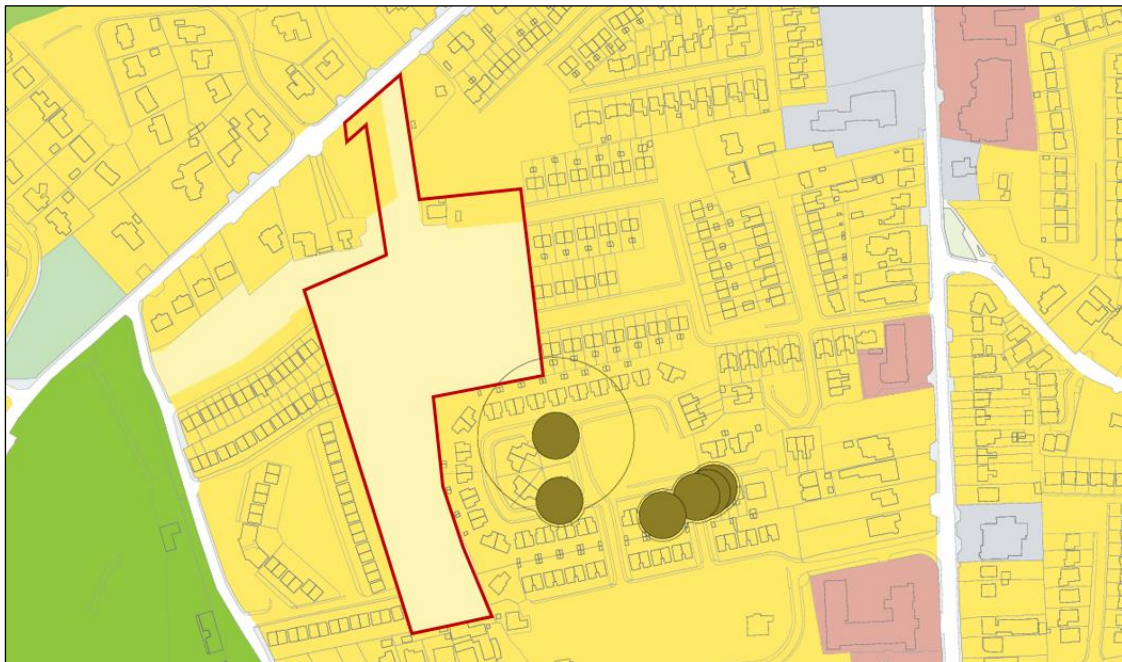


Figure 3. Subject Site Zoning Objectives as identified in the Kerry County Development Plan 2022.

4.23 Within such zones, the development of residential developments and childcare facilities are identified as being permissible under the Plan’s Land Use Zoning Matrix.

4.24 The site (along with the permitted development site to its western side, which is already developed) is identified as part of site no. 18 in the *Killarney – Settlement Capacity Audit of Zoned Lands*. The Plan’s assessment of the site is as follows:

Killarney – Settlement Capacity Audit of Zoned Land								
ID	Zoning	Road Access	Footpaths	Public Lighting	Foul/storm Sewer	Water Supply	Tier	Area (ha)
K-18	R1	✓	✓	✓	✓	✓	1	3.96

4.25 The Plan identifies an estimated density of 25-30 residential units per hectare, with a potential yield from the overall site in the order of 90-115 units based on that density range.

4.26 The Development Management Standards of the Plan set out the following in relation to residential development:

1.5.2 Density: In assessing the density proposed for a residential development, the Planning Authority will consider the following:

- Proximity to neighbouring and district centres.
- Proximity to public transport bus stops.
- The extent to which the design and layout follows a coherent design brief resulting in a high-quality residential environment.
- Compliance with qualitative and quantitative criteria.
- The extent to which the site may, due to its size, scale and location, propose its own density and character, having regard to the need to protect the established character and amenities of existing adjoining residential areas.
- Existing topographical, landscape or other features on the site.
- The capacity of the infrastructure, including social and community facilities, to absorb the demands created by the development. The same criteria will be applied to development proposals involving an increase in density on existing housing sites.

1.5.4 General Residential Development Design Standards: The design and layout of individual dwellings should provide a high-quality living environment for residents. Variety in design, within a unified concept, will generally be required. This may be achieved through scale and massing, roof profiles, materials and decorative details [...] Dwellings should also be designed to provide adequate room sizes that create good quality and adaptable living spaces. Open space should be located behind the front building line of the house and be designed to provide for adequate private amenity.

1.5.4.2 Estate Design: Planning proposals for housing schemes are required to present a considered design approach to tailor the scale, design, layout and density of housing in responding to the individual character of the respective town or village. In particular the design should:

- Incorporate corner sites, dual aspect designs and avoid blank facades into residential schemes, where possible, to ensure provision of active and passive surveillance over street frontages, creation of attractive thoroughfares by avoiding spanning rear garden walls, the creation of more recognisable routes and junctions that aid navigation and contributing energy efficiency advantages, whilst providing for more attractive, usable and adaptable living spaces, and better sunlight/daylight provision to its occupants.
- Support the play and recreational needs of children and young people and ensure the central integration of play provision and child-friendly neighbourhoods and the needs of older people and of persons with a disability.
- Reflect and contribute to the local character, materials and identity of place into the design of new developments.

4.27 The site is not within Flood Zones A or B as identified within the Kerry County Development Plan.

4.28 The site is not within an Architectural Conservation Area (ACA) or the location of or within the curtilage of any Protected Structures or NIAH Structures. An area of the southeast of the site is located within the SMR Zone of Recorded Monument KE066-075.

5.0 PROPOSED DEVELOPMENT

- 5.1 The proposed development comprises of a Large-Scale Residential Development, comprising of:
- a) 134no. residential dwellings as follows: 65no. houses consisting of 10no. 4-bed dwellings and 55no 3-bed dwellings; 51no. townhouses consisting of 32no. 3-bed units and 19no. 2-bed units; and 18no. apartments consisting of 12no. 2-bed units and 6no. 1-bed units;
 - b) a crèche with capacity to accommodate 102no. children;
 - c) the demolition of existing agricultural sheds;
 - d) provision for car parking, including EV charging points and bicycle parking.
 - e) the provision of private, communal, and public open spaces;
 - f) internal roads and pathways;
 - g) pedestrian and cyclist routes;
 - h) hard and soft landscaping and boundary treatments;
 - i) waste storage;
 - j) plant;
 - k) signage;
 - l) a new vehicular and pedestrian access with raised table and pedestrian crossing onto the Ross Road to serve the development;
 - m) connection to the existing vehicular access serving the dwelling Blossom Gate to provide vehicular access to proposed unit G fronting onto the Ross Road;
 - n) public lighting;
 - o) 2no. substations;
 - p) all associated site development works;
 - q) all drainage and foul sewer infrastructure and network works including connections to the existing networks and nature-based SuDS measures.
- 5.2 As detailed above, the proposed development includes the provision of a childcare facility to accommodate 102no. children to meet the childcare needs arising as a result of the development.
- 5.3 Permission is also sought for the development of a new vehicular access point providing both vehicular and pedestrian access to the site from the Ross Road. It is also proposed to provide a raised table and pedestrian crossing at this junction to ensure the safe access and egress from the site for pedestrians and other road users.
- 5.4 As indicated above, permission is sought for a vehicular connection to the access serving the dwelling Blossom Gate to provide vehicular access to proposed unit G fronting onto the Ross Road.
- 5.5 In addition, the following are also proposed: car and bicycle parking; landscaping, and public open space amenity areas; and associated and ancillary site, drainage, and development works.



Figure 4. CGI View of the proposed development and proposed open space.



Figure 5. CGI View of the proposed development looking north from within the scheme.

6.0 PLANNING ASSESSMENT

Principle

6.1 As has been outlined, permission is sought for the development of a Large-Scale Residential Development which is to comprise of 134no. residential units and a crèche facility.

6.2 The subject site is primarily zoned 'R1 New Residential' with a small area at the northern side identified as part of the 'R2 Existing Residential' zone. The aim of these land use zonings is:

R1 New Residential: *For new residential areas/town extensions to ensure the provision of high quality new residential environments. Provide an appropriate mix of house sizes, types and tenures in order to meet household needs and to promote balanced communities. May also include a range of other ancillary uses for residential, particularly those that have the potential to foster the development of new residential communities.*

R2 Existing Residential: *For existing predominately residential areas allowing for the protection of existing residential amenity balanced with new infill development. May also include a range of other ancillary uses for residential, particularly those that have the potential to foster the development of residential communities. These are uses that benefit from a close relationship to the immediate community, such as crèches, some schools and nursing homes. A limited range of other uses that support the overall residential function of the area may also be considered.*

6.3 The Plan advises that residential dwellings are appropriate for lands identified with these zoning objectives. The Plan also identifies that the development of childcare facilities within new residential developments, subject to other planning criteria, is generally acceptable.

6.4 The site is also identified in the Plan as **Site No. 18** in the *Killarney – Settlement Capacity Audit of Zoned Lands*, which indicates that the site is serviceable, has road access and footpaths with a potential to yield in the order of 110no. residential units.

6.5 Given the Plan's zoning objectives for the site and the residential character of the immediate area, a residential development is therefore the most appropriate use for the site. In addition, the principle of a residential development on the site is also supported by:

- The Government's national housing policy, Housing for All;
- The NPF which seeks to develop new housing within existing settlements; and
- The RSES, which identifies Killarney as a Key Town, earmarked for significant growth;

6.6 In light of all of the above, as the proposed development will provide 134no. new homes in the town of Killarney as well as a crèche facility which can accommodate 102no. children, it can be concluded that the proposed development is acceptable in terms of the proper planning and sustainable development of the town and should be supported in principle.

Dwelling Types and Mix

6.7 The proposed development is for the construction of 134no. residential units, which includes a range of unit sizes and typologies. These are set out in detail in the application's Housing Quality Assessment but in general are as below:

Building / Unit Type	Bed Spaces	Unit Area (SQM)	Quantity
House A1	4 Bed	134	6
House A2	4 Bed	136.5	2
House B1	3 Bed	115.3	36
House B2	3 Bed	104.4	11
House B3	3 Bed	119.6	2
House B4	3 Bed	108.6	1
House C1	3 Bed	115.8	4
House C2	3 Bed	115.8	1
Townhouse D1	3 Bed	109.8	23
Townhouse D2	3 Bed	109.8	8
Townhouse D3	3 Bed	113.3	1
Townhouse E1	2 Bed	80.2	19
House F2	4 Bed	126.8	1
House G	4 Bed	272.8	1
Apartment H1	2 Bed	71.9	6
Apartment H2	1 Bed	61.6	6
Apartment H3	2 Bed	69.4	6

Table 1. Proposed Unit Mix

Unit Type	Quantity	% Total
4-Bed	10	7.4%
3-Bed	87	66.4%
2-Bed	31	21.7%
1-Bed	6	4.5%

Table 2. Proposed Housing Mix

6.8 The Housing Need and Demand Assessment, as set out in the Plan states that the provision of a good housing mix in all developments will be encouraged to ensure that residents have access to a range of house types and tenures which match the needs of households.

6.9 This is further emphasised in Objective KCDP 7-9, which seeks to *promote integration of social housing and ensure a housing mix within developments in order to promote a socially balanced and inclusive society.*

6.10 The Development Management standards of the Plan further indicate in Section 1.5.3.1 that planning applications which consist of 15+ residential units will be required to incorporate a variety and choice of housing units.

- 6.11 Having regard to this, the proposed development offers a range unit sizes and typologies of units – this provides for larger units for families in addition to smaller units which are suitable for those wishing to downsize units.
- 6.12 In this respect, the mix proposed here is considered consistent with the Housing Strategy, offering a broad range of house types and sizes.
- 6.13 It is also of note that the development has been designed in accordance with relevant Guidelines and Development Plan Standards, most of which are outlined in section 4 of this report.
- 6.14 The apartment units comply with *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (2022)* and have regard to the *Design Standards for Apartments Guidelines for Planning Authorities (2025)*. The houses are designed in accordance with *Quality Housing for Sustainable Communities (2007)*. The various unit types are described in further detail in the application's Architectural Design Statement and Housing Quality Assessment.
- 6.15 Having regard to the above, it is considered that the proposed development will facilitate the development of inclusive residential communities within Killarney by having the ability to cater for a wide variety of groups with different housing needs, all in accordance with national, regional and local planning policies.

Density and Height

- 6.16 The net residential density of the proposed development is 40 units per hectare, providing 134no. units across a site with a net developable area of 3.35 hectares.
- 6.17 As outlined, the Kerry County Development Plan identified the site of the proposed development (along with the already developed site to its western side) as part of Site No. 18 in the Killarney – Settlement Capacity Audit of Zoned Lands.
- 6.18 Within this Audit, the Plan identifies an estimated density of units 25-30 per hectare with a potential yield from the overall site in the order of 90-115no. units based on that density range.
- 6.19 The development as proposed represents an increased density and residential yield than that identified in the Development Plan. However, the density as proposed has been guided by both National and Local policy in relation to densities.
- 6.20 The *Sustainable Residential Development and Compact Settlements Guidelines*, published in 2024, set out the appropriate density ranges for different settlement types. The Guidelines outline that in *Key Town / Large Town - Suburban/Urban Extension* locations it is a policy and objective that residential densities in the range 30 dph to 50 dph (net) shall generally be applied at suburban and urban extension locations of Key Towns and Large Towns. The Guidelines also note that when assessing the appropriate densities for such locations, due regard must be had for the development context of the site.

- 6.21 Further to this, section 3.4 of the Guidelines outlines the methods for refining the density approaches to any development proposal. They indicate that increased densities may be considered appropriate where a site is in close proximity to existing services and public transport. In this regard, the site of the development is located within walking distance of the Town Centre of Killarney and public transport services.
- 6.22 The Guidelines state that consideration should also be given to the character, amenity and natural environment of an area:
- 'The evaluation of impact on local character should focus on the defining characteristics of an area, including for example, the prevailing scale and mass of buildings, urban grain and architectural language, any particular sensitivities and the capacity of the area for change [...] Historic environments (built and landscape heritage) can be particularly sensitive to change.'*
- 6.23 It is considered that the site is located adjacent to a number of sensitive receptors, including the existing residential dwellings which bound the site, as well as the Killarney House Demesne to the north. Having regard to these, a density of 40 units per hectare has been achieved. This successfully responds to planning policies seeking increased densities in line with compact growth targets while respecting the prevailing character of the area.
- 6.24 The development proposes building heights ranging from 2-storey to 3-storeys. All house types comprise of two-storey dwellings, with 6no. three-storey apartment blocks, each unit hosting 3no. apartments.
- 6.25 These three-storey units have been sited to the southern areas of the site and located on corner sites where they provide overlooking of proposed open amenity spaces. Their location to the southern side of the site diminishes any potential visual impacts on the setting of the Killarney House and Demesne.
- 6.26 Given the National and Local policies which seek enhanced urban densities, it is considered that the proposed three-storey apartment units represent a modest and appropriate scale of development that is in line with both National and Local policies. The relationship between the proposed three-storey units and the wider proposed development is illustrated in the CGIs prepared by G-Net and accompanying this planning application.
- 6.27 The proposed development represents an increased residential density than that which is already developed both to the immediate west and east of the site, yet it still responds to the existing character of the area in a positive manner.
- 6.28 It is therefore submitted that the proposed scheme strikes an appropriate balance between achieving increased urban density in accordance with statutory policies and targets and respect for its existing urban context.

Crèche

- 6.29 The proposed development includes a crèche facility (585sqm) with capacity to accommodate 102no. children.
- 6.30 The design of the new crèche has been guided by the principles set out in the 2001 *Guidelines for Planning Authorities for Childcare Facilities* and the general childcare needs arising in the area, as identified in the Social and Community Audit which forms part of the planning application.
- 6.31 The crèche provides for 7no. of classrooms across two floors, accommodating 102no. children ranging in age from toddlers to pre-school children. It includes all required accompanying spaces such as a sleep room, changing facilities, toilets and outdoor play areas.
- 6.32 It also provides for sufficient staff facilities, i.e. office space, staff room, changing rooms and toilets.
- 6.33 In addition to the proposed 7no. parking spaces provided in addition to 2no. set-down spaces, a looped system has been incorporated to allow for drop-offs at the facility to easily enter and exit the creche set down/parking area. This looped system has been developed to negate the need for those dropping children at the creche to drive further into the site to avoid manoeuvring in car parks etc.
- 6.34 In this regard, the proposed crèche represents a high quality childcare facility, which will provide an essential service to the future occupants of the proposed development as well as those living in the wider environs.

Social and Community Infrastructure

- 6.35 A Social and Community Audit has been prepared in respect of the proposed LRD and is enclosed in the planning application. The Audit concludes that, aside from childcare facilities, Killarney is sufficiently supplied with a broad range of community facilities and services, including schools and educational resources, in addition to local medical and recreational facilities.
- 6.36 For further details on the Social and Community resources can be found in the Social and Community Audit which is enclosed in the planning application.

Public Open Space and Landscaping

- 6.37 The proposed development provides for 15% open space across the site. The Landscape Masterplan prepared by Simon Ronan Landscape Architects identifies 4no. main areas of open space as follows:
- **North Park** (940sqm): Comprising of a meadow lawn planted with native tree species, and kick-about lawn;
 - **Central Park** (1,920sqm); Comprising of a number of formal and informal play areas – playground and kickabout area as well as a pocket forest, with landscaped paths and public seating.

- **South Park** (1,300sqm): Comprising of pathways, seating, shared surfaces kickabout areas.
- **West Park** (400sqm): Comprising of a meadow lawn planted with native tree species and a landscaped path.

6.38 The proposed development provides other areas of public open spaces which have been carefully integrated into the site layout to allow for safe play areas for use of children, all of which have the benefit of passive surveillance.

6.39 These areas will provide appropriate social and community spaces within the development.

6.40 The open space provision proposed is fully in accordance with section 1.5.4.4 of the Development Plan which sets out development management standards for public open space and states '*public open space should be provided at a minimum rate of 15% of total site area. The open space should be designed to complement the residential layout and be informally supervised by residents*'.

6.41 The provision and layout of open spaces are also considered to be in accordance with sections 1.5.4 Residential Development Design Standards and 1.5.4.2 Estate Design as set out in the Development Management Standards of the Kerry Development Plan.

6.42 The Landscape Masterplan provides a comprehensive landscaping and planting schedule, which includes tree planting, shrubs and groundcover and hedgerow planting.

Parking

6.43 The overall parking strategy is to promote sustainable travel through encouraging modal shift.

6.44 Section 1.20.7 of Volume Six of the Development Plan sets out the maximum standards of parking provision required for both residential and commercial developments.

6.45 In accordance with the parking standards identified in the Plan, 235no. car parking spaces are proposed across the site. This parking provision provides for 2no. spaces per 3-4 bed house, 1no. space per apartment unit and 2-bed houses and 9no. parking spaces, including 2no. set-down for the crèche facility. Universal Access and EV charging spaces are also provided.

6.46 While, the development management standards do not identify minimum parking standards in regard to childcare facilities, the proposed provision of 7no. car parking spaces, comprising of 5no. general spaces, 1no. EV space and 1no. UA space, in addition to 2no. set-down spaces is considered appropriate given the proximity of the site to the town centre and the strategy to promote cycling through the provision of cycle paths and cycle parking spaces.

6.47 It is proposed to provide 30no. secure bicycle spaces to provide for 1 bicycle space per bedroom space in respect of each apartment unit, in accordance with SPPR 4 of the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)*.

- 6.48 In respect of the semi-detached and detached dwelling units, no long stay bicycle parking is proposed as there is adequate storage provision for same associated with each dwelling unit. A dedicated bin/bike store is proposed to the front of each terraced unit providing 3no. secure cycle spaces per dwelling.
- 6.49 12no. bicycle parking spaces are provided at the crèche, in keeping with section 1.20.9 of the Development Plan, providing 1no. space per car space. 67no. visitor cycle parking spaces are also provided throughout the site adjoining public amenity areas.

Access and Connectivity

- 6.50 Vehicular and pedestrian access is proposed to the site through the redevelopment of the existing agricultural access, which is located on the northern boundary of the site fronting onto the Ross Road.
- 6.51 The proposed entrance to the site can achieve adequate clear sightlines of 45m in both directions at 2.4m back from the road edge in line with the recommendations of DMURS. This is addressed in more detail in the Engineering Report prepared by OSL Bulter, which is enclosed in the planning application.
- 6.52 Outline permission has previously been granted under planning application Reg. Ref: 23/60012 for the development of a vehicular access into the site, akin to the proposal under this application. It is noted that this previous access proposal was determined by the Planning Authority to be acceptable and in keeping with the proper planning and sustainable development of the area.
- 6.53 Permission is sought also for an extension of the existing for a vehicular access serving the dwelling 'Blossom Gate' so as to provide for a access to the proposed Unit G Type dwelling fronting onto the Ross Road.
- 6.54 A Traffic and Transportation Assessment (TTA) has been prepared by MHL Consulting Engineers. It concludes that the proposed development will not have a significant negative impact on the operations of those road junctions identified as part of the assessment. For further details please refer the TTA which accompanies the planning application.
- 6.55 A Stage 1 Road Safety Audit (RSA) has been prepared, also by MHL Consulting Engineers. All concerns identified by the RSA team and subsequent measures recommended have been accepted and incorporated into the proposed development.
- 6.56 A Design Manual for Urban Roads and Streets (DMURS) Compliance Statement has been prepared by OSL Butler Consulting Engineers. It concludes that the proposed development is consistent with both the principles and standards outlined in the guidance.
- 6.57 The proposed site layout therefore promotes and prioritises walking and cycling. While car parking has been provided, it is the objective of this layout to positively encourage users of the area to use the many safe and attractive pedestrian and cycle routes. For further information please refer to the DMURs Compliance Statement which accompanies the planning application.

Services and Drainage

- 6.58 The proposed development will be served by a new internal water supply network. This network will be constructed in accordance with Uisce Éireann Code of Practice and Standard Details for water infrastructure.
- 6.59 The proposed development will also be served by new foul infrastructure. The foul network will be constructed in accordance with Uisce Éireann Code of Practice and Standard Details for wastewater infrastructure.
- 6.60 A Confirmation of Feasibility has been obtained from Uisce Eireann under Ref. CDS24008215, which identifies that both water and wastewater connections are feasible subject to upgrade.
- 6.61 A Design Vetting Submission was made to Uisce Éireann under Ref. CDS24008215 on the 9th April 2025. As of the time of submission of this planning application a Statement of Design Acceptance (SODA) has not yet been forthcoming, with Uisce Éireann advising of delays in excess of 6 months for the issuing of Statements.
- 6.62 As discussed and agreed with the Planning Authority, and as the development is already subject to a valid Confirmation of Feasibility from Uisce Éireann, the SODA will be submitted as soon as it is made available by Uisce Éireann. Should a grant of planning permission be forthcoming, the Statement of Design Acceptance will be conditioned for submission by way of compliance and a full connection agreement with Uisce Éireann will also be required prior to the commencement of any development.
- 6.63 The surface water drainage system will be designed in accordance Sustainable Urban Drainage Systems (SuDS) principles with attenuation systems controlled to average greenfield runoff rate.
- 6.64 Surface water will discharge into the existing 300mm public storm sewer on Ross Road. It will first be collected and attenuated on site, with a peak discharge rate of 17,7l/s (QBAR) for the 1 in 100 Year rainfall event (including an allowance of 20% for climate change).
- 6.65 As part of the development, a number of different SuDS measures will be provided to minimise the impact on water quality and water quantity of the runoff and maximise the amenity and biodiversity opportunities within the site.
- 6.66 For further details in regard to the servicing of the site and surface water management please refer to the reports and other documentation prepared by OSL Butler Consulting Engineers which accompany the planning application.
- 6.67 Based on all of this above, it can be concluded that the site can be fully and properly serviced.

Part V

6.68 The preliminary proposal to satisfy the developer's Part V obligations is to provide 27no. dwelling units to the Planning Authority to satisfy the 20% Part V allocation.

6.69 The breakdown of this proposal is as follows:

Building / Unit Type	Bed Spaces	Unit Area (SQM)	Quantity
Townhouse D1	3 Bed	109.8	2
Townhouse D2	3 Bed	109.8	2
Townhouse D3	3 Bed	113.3	1
Townhouse E1	2 Bed	80.2	4
Apartment H1	2 Bed	71.9	6
Apartment H2	1 Bed	61.6	6
Apartment H3	2 Bed	69.4	6

6.70 This provides for 27no. dwellings of different unit sizes and typologies across the wider site. Broken down, it provides for 18.5% 3-bed units, 60% 2-bed units and 21.5% 1-bed units.

6.71 The location of these units are illustrated on Drawing No. 24096/P/007 – Proposed Part V Allocation, prepared Deady Gahan Architects.

6.72 A Part V proposal with indicative costings has also been prepared for the Planning Authority's perusal.

Archaeology

6.73 An Archaeological Assessment has been undertaken by Irish Archaeological Consultancy Ltd. (IAC) and is enclosed with the application. It has been informed by a Geophysical Survey and archaeological testing undertaken at the site.

6.74 There are no recorded monuments within the proposed development site, but there are ten recorded monuments within 500m of the site. The closest of these is an enclosure (KE066-075) situated c. 55m to the southeast of the proposed development site. This site was subject to archaeological excavation in 1998.

6.75 The geophysical survey did not reveal any anomalies of clear archaeological potential. Recent agricultural features were revealed, alongside evidence of modern ground disturbance.

6.76 Archaeological testing was carried out over the course of four days from 1st July 2025 using a mechanical excavator fitted with a flat grading bucket. 26no. trenches targeted geophysical anomalies and open green space to fully investigate the archaeological potential of the site. Testing revealed four areas of archaeological significance, which have been designated as Archaeological Areas 1–4. These comprise three charcoal production pits and a possible trough.

- 6.77 It is the recommendation and conclusion of the Archaeological Assessment that Archaeological Areas 1–4 be preserved by record (archaeological excavation) in advance of development and this should be undertaken under licence to the National Monuments Service of the Department of Housing, Local Government and Heritage (DoHLGH). It is also recommended that all topsoil stripping associated with the proposed development be monitored by a suitably qualified archaeologist. If any features of archaeological potential are discovered during the course of the works further archaeological mitigation may be required, such as preservation in situ or by record. Any further mitigation will require approval from the National Monuments Service of the DoHLGH.
- 6.78 To address and satisfy these recommendations, appropriate planning conditions can be imposed on any planning permission granted and the applicants are happy to comply with same. For further detail please refer to the Archaeological Assessment prepared by Irish Archaeological Consultancy Ltd. which accompanies this application.

Ecological Impact Assessment

- 6.79 DixonBrosnan Environmental Consultants have assessed the potential impacts of the proposed development on ecology. This assessment is based on surveys at the proposed development site carried out on the 23rd September 2024 and 15th January 2025.
- 6.80 The surveys undertaken included a habitat mapping and invasive and rare floral species surveys, a general mammal survey; a nighttime bat survey in addition to a daytime assessment of tree suitability for roosting.
- 6.81 The Ecological Impact Assessment (EclA) prepared concludes that the proposed development will impact on habitats of low local ecological value and that there will also be a loss of common habitats, which have limited use as foraging grounds for common bird and mammal species. It is highlighted that agricultural grassland, which covers most of the site, has low value and that the treelines earmarked for removal are coniferous and non-native and are also of low ecological value.
- 6.82 The EclA identifies a number of biodiversity enhancement measures which will be incorporated into the development and include:
- Five bat boxes;
 - Six bird nesting boxes;
 - Five insect nesting boxes;
 - Log piles.
- 6.83 The EclA concludes that no undue ecological impacts arise as a result of the development subject to the implementation of the measures identified.
- 8.84 Please refer to the Ecological Impact Assessment prepared by DixonBrosnan Environmental Consultants which is enclosed in the planning application.

Natura Impact Assessment

- 6.85 Following the preparation of an Appropriate Assessment (AA) Screening Report, it was concluded that likely significant effects from the proposed development on European sites could not be ruled out. The AA Screening identified likely significant effects on the Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC and Killarney National Park SPA were identified. On this basis, a Natura Impact Statement (NIS) was undertaken.
- 6.86 The NIS examined and analysed, in light of the best scientific knowledge, with respect to Killarney National Park, Macgillycuddy's Reeks and Caragh River Catchment SAC and Killarney National Park SPA within the potential likely zone of impact of the proposed development, the potential effect pathways, how these could impact on qualifying species and habitats and whether the predicted effects would adversely affect the integrity of these European sites.
- 6.87 The NIS objectively concluded following an examination, analysis and evaluation of the relevant information, including in particular the nature of the predicted effects from the proposed development and with the implementation of the mitigation measures proposed,:

...that the construction and operation of the proposed development will not adversely affect (either directly or indirectly) the integrity of any European site, either alone or in combination with other plans or projects. There is no reasonable scientific doubt in relation to this conclusion.

- 6.88 Please refer to the Appropriate Assessment Screening and Natura Impact Assessment prepared by DixonBrosnan Environmental Consultants which accompanies this submission.

Flood Risk Assessment

- 6.89 A Site-Specific Flood Risk Assessment (SSFRA) has been prepared by IE Consulting following the feedback of Kerry County Council at the two pre-planning meetings.
- 6.90 The SSFRA assessed the potential flood risk to the proposed development site and to assess the impact that the development as proposed may or may not have on the hydrological regime of the area. In particular, the impact of the proposed access road on the existing overland flow path has been assessed along with ensuring emergency vehicle access to and egress from the development as proposed in the event of an occurrence of an extreme fluvial flood event.
- 6.91 The assessment indicates a small, limited area in the northeastern portion of the proposed development site falls within a predictive 0.1% AEP (1 in 1000 year – Flood Zone 'B') fluvial flood zone associated with the River Flesk.
- 6.92 As a result, the proposed permitted single residential unit and a portion of the proposed development access road falls within the fluvial flood zone. The proposed dwelling units, proposed crèche and majority of the proposed development assessment roads do not fall within a flood zone.

- 6.93 In order to ensure that the potential flood risk to the portion of the proposed access road that falls within the flood zone is mitigated to an acceptable level, it is proposed to raise the finished ground level of the proposed access road to a level which will ensure that the maximum potential flood depth along this portion of the access road will not exceed 0.3m during the occurrence of an extreme 0.1% AEP (1 in 1000 year) fluvial flood event. The finished floor level of the proposed single residential unit located within the 0.1% AEP (1 in 1000 year – Flood Zone 'B') will be constructed to a level of 0.31m above the 0.1% AEP (1 in 1000 Year) fluvial flood level at this location.
- 6.94 Vehicular access to and egress from the proposed development site and the single residential unit would therefore not be impeded during the occurrence of an extreme 0.1% AEP (1 in 1000 year) fluvial flood event.
- 6.95 The Assessment concludes that potential flood risk to and from the development as proposed is low. The development as proposed is not predicted to result in an adverse impact to the existing hydrological regime of the area or increase flood risk elsewhere and is therefore considered to be appropriate from a flood risk perspective.
- 6.96 For further details please refer to the Site-Specific Flood Risk Assessment has been prepared by IE Consulting which is enclosed in the planning application.

7.0 CONCLUSIONS

- 7.1 The development of 134no. residential units will see the consolidation and development of an existing residential neighbourhood within the town of Killarney, a Key Town both locally and regionally.
- 7.2 The development will provide much needed housing along with a crèche facility in close proximity to both existing and permitted residential developments on serviceable lands, within the development boundary of Killarney.
- 7.3 Having regard to the objectives of the Kerry County Development Plan 2022-2028, as well as the pattern of development in the local area, it is considered that the proposed development represents a high quality, residential development at an appropriate density that will complement the existing and evolving character of the local area.
- 7.4 As set out in this report, the proposed development of this zoned greenfield site is acceptable in principle, subject to normal planning and sustainable development considerations. And given the residential zoning objective that applies to the site, the proposed residential development is also the most suitable type of use for the site.
- 7.5 The proposed development does not give rise to any undue negative traffic, public health or other planning impacts and the proposal will not adversely affect the residential amenity of adjoining properties in the area.
- 7.6 The proposal does not give rise to any significant issues in relation to flooding, ecology, natural or built heritage, or archaeology and the site can be successfully serviced and connected to existing public systems.
- 7.7 In conclusion, it is therefore found that the proposed development is in accordance with the proper planning and sustainable development of the area, and, on this basis, it is respectfully submitted that the Planning Authority should support a grant of planning permission in this instance.