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Architectural Design Statement

For Dipharma Unlimited Company at Countess Road, Killarney, Co Kerry

07/05/2026

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APPEDIX

APPENDIX 01 - SCHEDULE OF ACCOMMODATIONS

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1.0 - Introduction

01 Introduction
1.1 - Project Introduction

This document has been prepared by Meitheal Architects on behalf of Dipharma Unlimited Company in support of a proposed Large-Scale Residential Development (LRD) at Countess Road, Killarney, Co. Kerry.

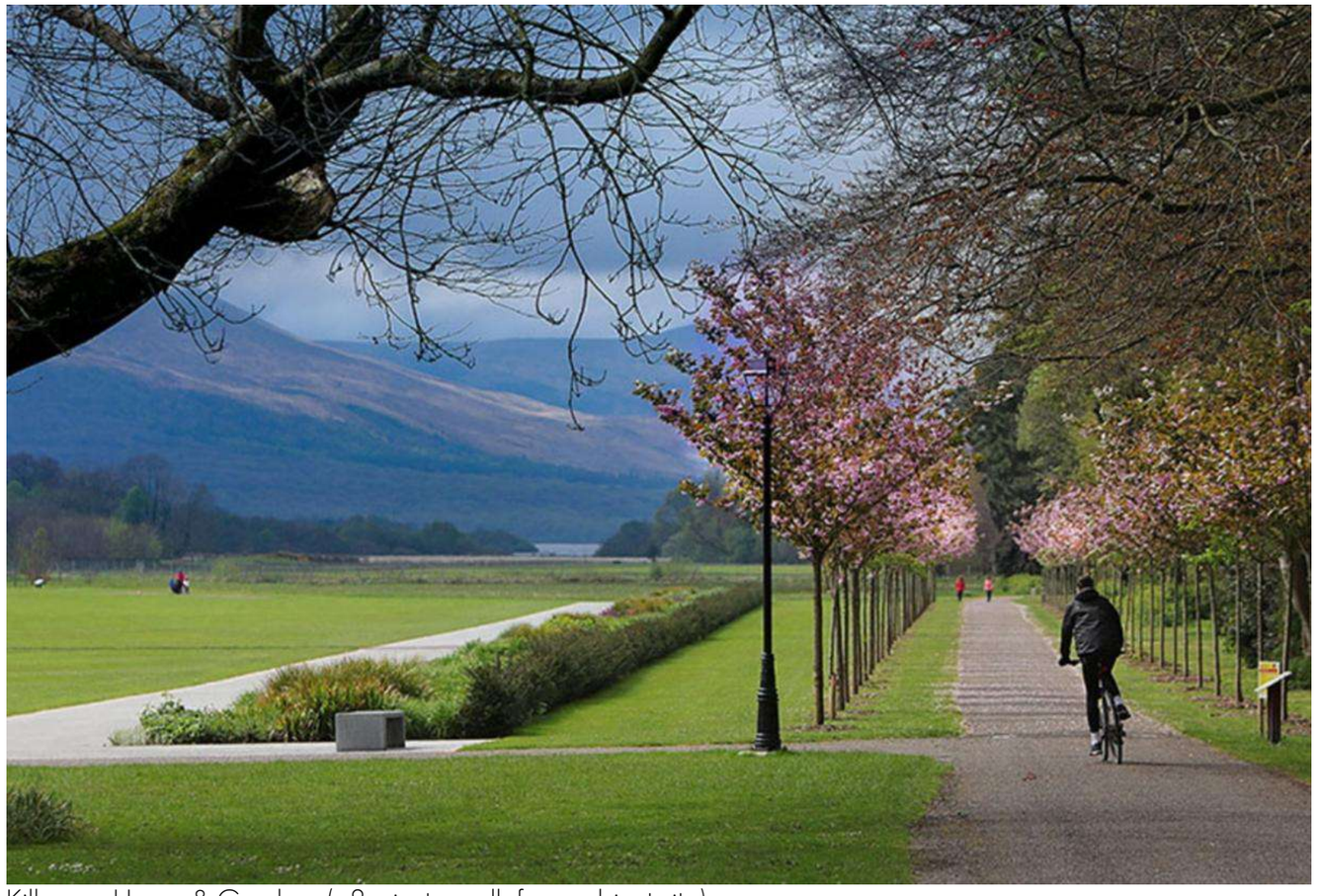
The proposed scheme has been developed with direct reference to national, regional, and local planning guidance and aims to deliver a high-quality, well-designed residential community that contributes meaningfully to the housing needs of Killarney and its environs.

The development lands consist primarily of an undeveloped greenfield site, with some mature hedgerows and planting. The north-eastern part of the site is currently occupied by two existing dwellings, which are to be demolished. The site is bounded to the west by existing private residential houses and the Countess Grove residential estate. To the south, the site abuts the Doire Collie residential estate. To the north, the site fronts onto Countess Road, and to the east, it adjoins existing residential developments and a large area of undeveloped farmland currently zoned for residential development.

The proposal includes a mix of houses and apartments, totalling 259 residential units, arranged in a layout that achieves an efficient use of the site while providing high levels of residential amenity and strong connections to the surrounding context.

The application site is located on Countess Road, less than 1 km from Killarney town centre.

The proposal offers a diverse housing mix and a sustainable urban form that will support the continued growth of Killarney. A skilled and experienced design team has been appointed, including Meitheal Architects, DOSA Consulting Engineers, HW Planning, and Cunnane Stratton Reynolds Landscape Architects, to ensure a robust and high-quality planning application submission.



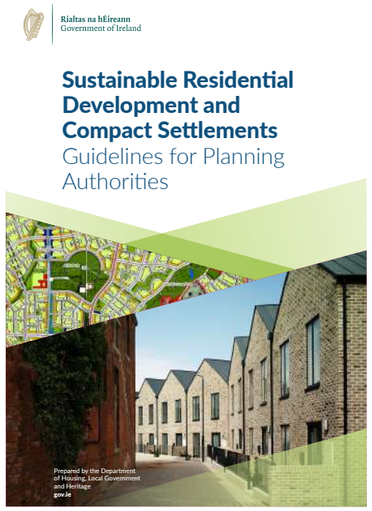
Killarney House & Gardens (c.8 minute walk from subject site)

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The proposed scheme has been developed in full accordance with the relevant planning policies, guidelines, and best practice documents outlined above. These frameworks have directly informed and guided the design approach, ensuring that the scheme responds appropriately to its context while meeting all applicable standards. The resulting proposal reflects a considered and policy-led design process, balancing site-specific opportunities with the overarching objectives set out within the relevant guidance.

The following documents have been key in shaping the proposed scheme:

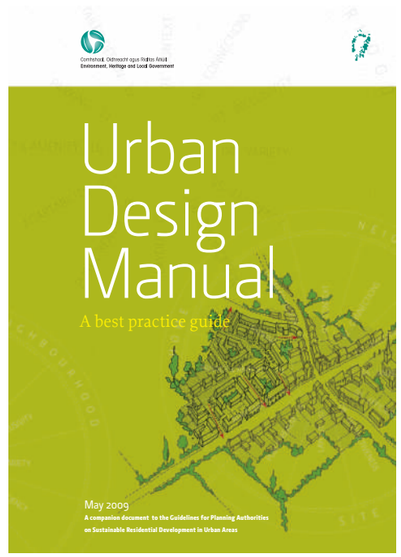
- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2025.
- Quality Housing for Sustainable Communities, Department of the Environment, Heritage and Local Government, 2007.
- Planning Design Standards for Apartments: Guidelines for Planning Authorities, 2025.
- Kerry County Council Development Plan 2022-2028.
- Urban Design Manual, 2009.
- Design Manual for Urban Roads and Streets (DMURS), 2013.

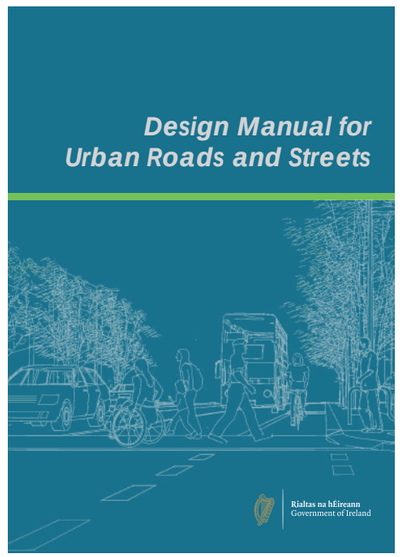












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2.0 - Site Context

02 Site Context
2.1 - Site Location

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The application site extends to approximately 6.44 hectares and is located less than 1 km northeast of Killarney Town Centre. The site benefits from strong connectivity to the town centre and the wider region, with direct access to the N22 providing links to Kerry, Cork, and beyond. It is also within walking distance of Killarney's train and bus stations, which offer regular public transport services.

Situated within an established and amenity-rich area, the site is surrounded by existing residential development and benefits from proximity to a range of services and community infrastructure within Killarney. The proposed scheme builds on this strategic location by promoting sustainable patterns of living, with convenient access to the town centre, public transport, and everyday amenities.

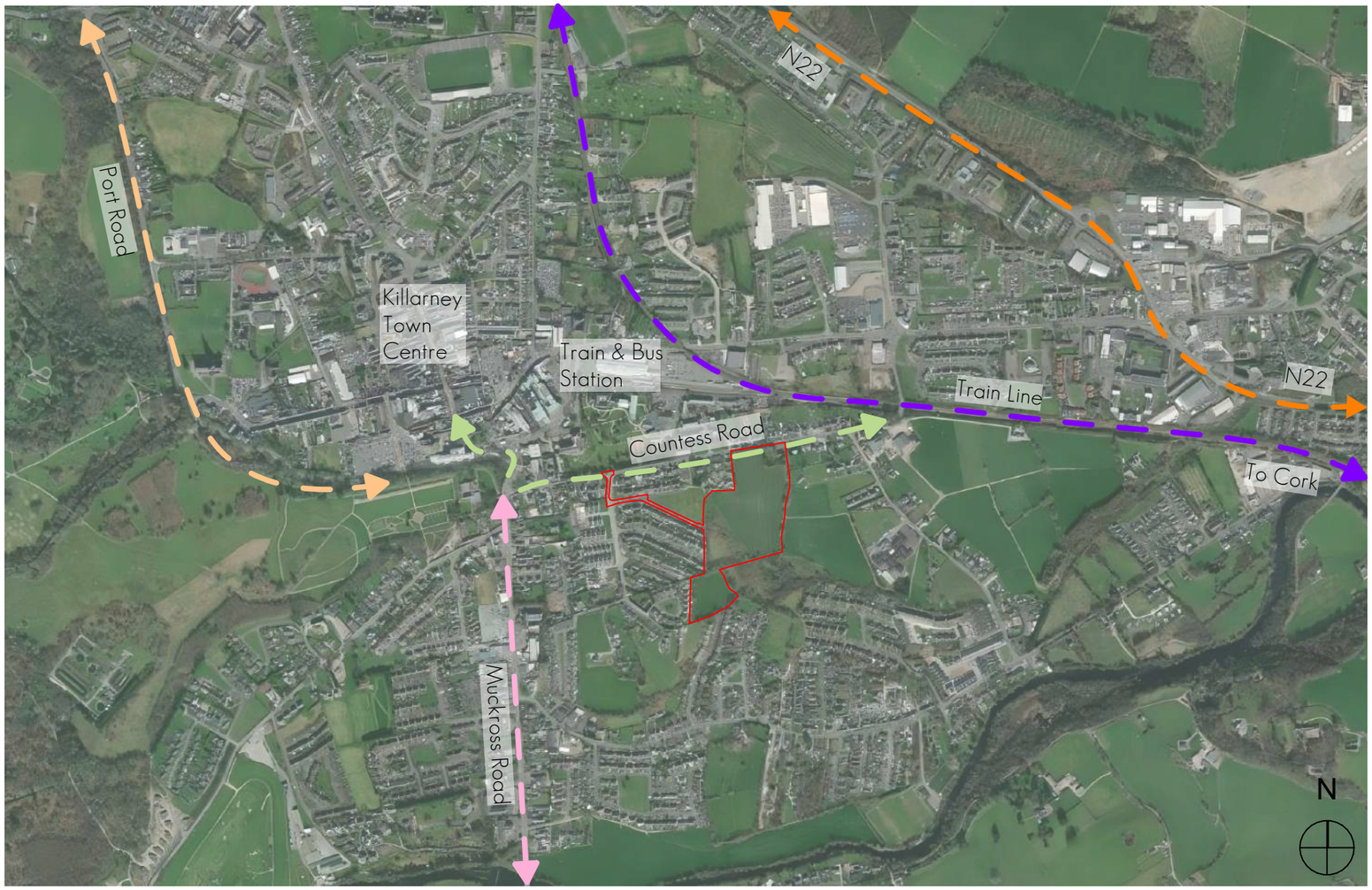
Currently in agricultural use, the site presents a significant opportunity to deliver a high-quality residential development in a well-connected urban setting. The design places a strong emphasis on integration with the surrounding area, including the provision of pedestrian and cycle links to adjoining residential developments and to residentially zoned lands to the east, supporting permeability and active travel.

The site is characterised by a natural slope, and the layout has been developed to respond to the existing topography, working with the contours to minimise intervention. The scheme incorporates a network of open spaces and formal play areas, providing valuable amenity for future residents.

A number of mature trees are located across the site, and the design seeks to retain these where possible, recognising their contribution to the character of the development.

Overall, the proposed development supports the principles of compact growth, delivering a high-quality residential scheme that responds appropriately to its context.

Vehicular access is proposed via a new entrance from Countess Road.



Key

- N22
- N71 (Muckross Road)
- Countess Road
- Port Road
- Train Line
- Site Application Boundary

02 Site Context
2.2 - Local Infrastructure & Amenity

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Set within a well-serviced and established urban environment, the site enjoys strong links to local infrastructure and amenities. It sits in close proximity to St. Oliver's Primary School, with additional educational facilities—including another schools and a crèche—within a 1km radius. Access to public transport is robust, with a bus and train station connecting to Kerry, Cork and onwards all reachable within a short walk.

The site is unique in terms of its proximity to high quality amenity, scenic landscapes, historic buildings, and a triving town. The site benefits from immediate adjacency to the Killarney town Centre, a vibrant hub containing a variety of retail, health, and leisure amenities. These include a supermarket, fitness centre, hotel, medical and pharmacy services, cafés and restaurants.

The nearby Killarney house and gardens aswell as Lough Leane and the Ring of Kerry, all offering a diverse mix of social and recreational amenity. The site design should prioritise pedestrian and cycle routes, as the majority of residents are likely to work, and/or enjoy the amenities in Killarney town centre and beyond. The site presents a great opportunity to provide much-needed housing in a highly desirable area.

Key

- Killarney Racecourse & Ross Golf Course / Pitch and Putt
- Supermarket (Tesco,Dunnes Stores,SuperValu, Killarney Outlet Centre)
- Schools Primary & Secondary
- Public Amenity/ Park
- Public Walk Way
- Fitness Centre/ Athletic Club
- Fitzgerald Stadium
- Hospital
- Playground
- Train Station
- Bus Station

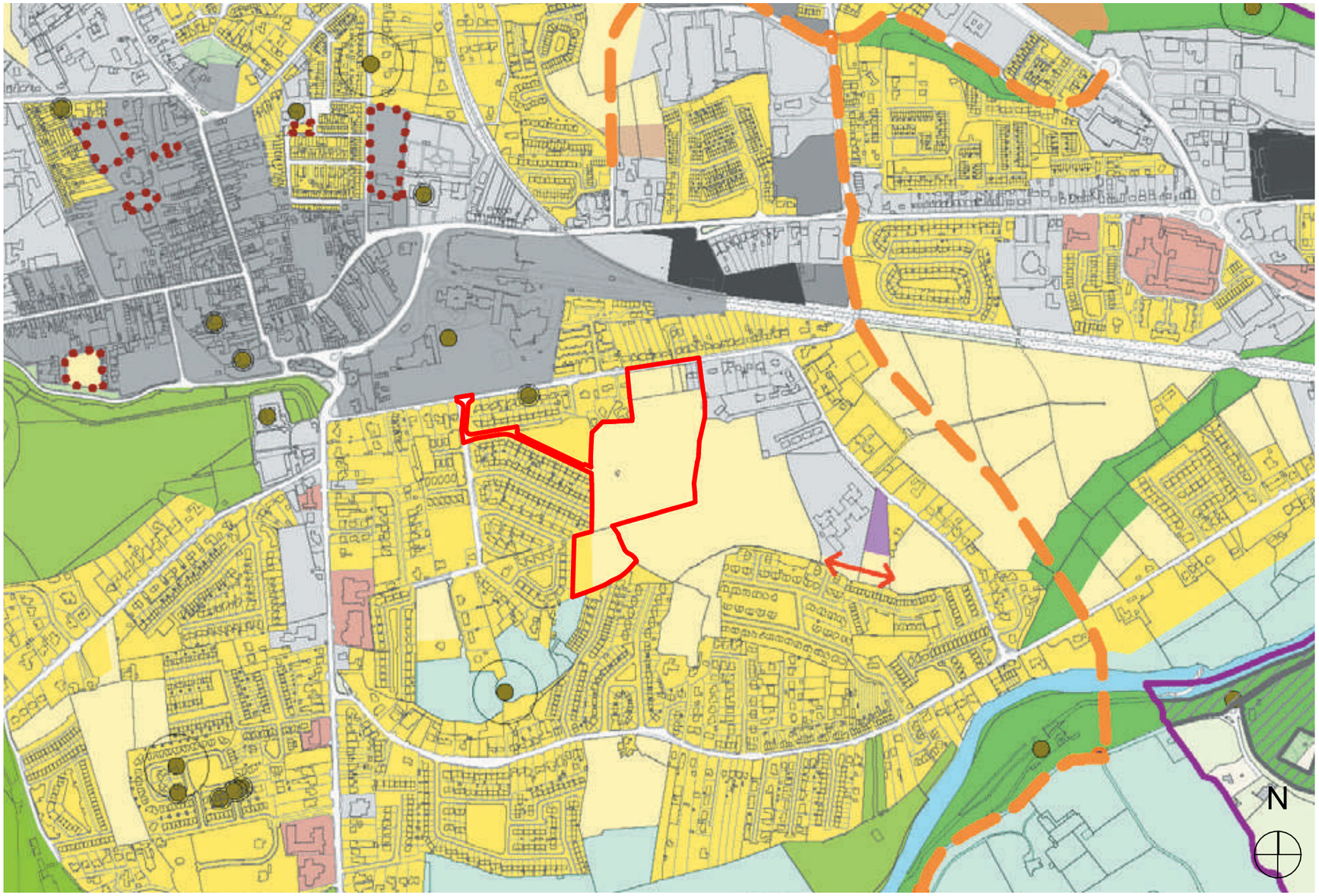


- Site Location

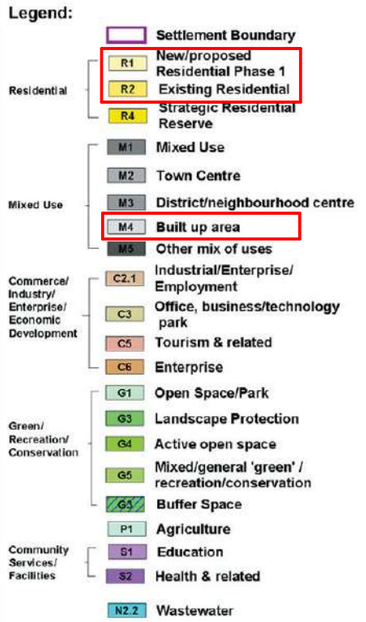
3.0 - Planning Context

03 Planning Context
3.1 - Zoning Plan

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The subject site encompasses three land-use zonings as outlined in the Kerry County Council Development Plan 2022-2028. The majority of the site is zoned R1 - New/ Proposed Residential Phase 1, with smaller portions zoned R2 - Existing Residential and M1 - Built-Up Area.



Kerry County Development Plan 2022 - 2028

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4.0 - Design Development

04 Design Development
4.1 - Initial Concept

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Site Constraints
The subject site possesses a number of strong inherent characteristics that have informed and enriched the proposed design approach. To the north, the site fronts onto Countess Road, which will accommodate the principal vehicular access. To the east, it adjoins residentially zoned lands that could provide a link towards St. Oliver's Primary School, establishing an important connection to local community infrastructure. The southern and western boundaries interface with established residential development, creating edge conditions to which the site layout responds sensitively in order to respect existing amenity and character.

A mature band of trees runs from the eastern boundary down towards the southern edge, providing both ecological value and a strong landscape framework. Further south, a natural pinch point delineates the northern and southern portions of the site. This area contains several existing trees, some of which will require removal to enable access, while others will be retained to preserve the site's green structure and maintain visual and environmental benefits.

Site Opportunities
The north of the site presents a unique opportunity to establish a distinctive streetscape along Countess Road. A strong, well-articulated elevation could be proposed here to address the street and create a precedent to Countess road.

There is a significant opportunity to integrate the existing mature trees into the proposed site layout, particularly those along the eastern and southern boundaries, which could be retained to form an attractive walkway and viewpoint. This would also serve as a buffer between adjoining lands.

A cycle and pedestrian link could connect Countess Grove and Countess Road through the proposed site and into the neighbouring lands, enabling a future connection to the school. This would encourage active travel, supporting walking and cycling to and from the town and school. Several potential connection points have been identified on the site layout to facilitate permeability through the site.

Conclusion
Overall, the site holds considerable potential to accommodate a vibrant, well-connected, and green residential neighbourhood. By integrating central green spaces and prioritising pedestrian/cycle connections, the development would enhance local public amenity and contribute meaningfully to the surrounding urban fabric.



Existing Constraints and Opportunities

Label Key
- Existing Condition or Constraint
- Potential Opportunity

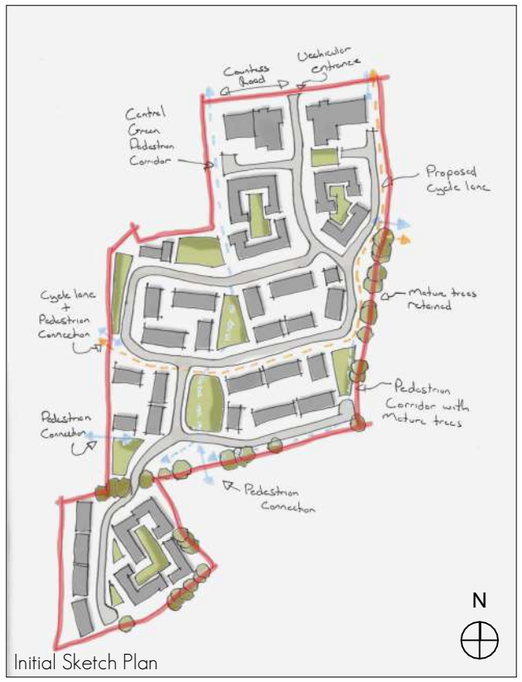
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Proposed Site Layout Plan (Grey Roofs)

Design Development

A fundamental driver in the development of the design concept was the creation of a highly permeable layout, recognising the site's role as a strategic connector between neighbouring housing, zoned lands, and the town centre. The scheme incorporates a dedicated pedestrian and cycle route linking Countess Road and Countess Grove with the adjoining residentially zoned lands. This connection will promote active travel, encouraging walking and cycling between the surrounding context, the site, and Killarney town centre.



Initial Sketch Plan

The allocation of green spaces within the site has been a major driver of the housing cell structures and locations. A central green corridor has been designed to run through the centre of the site, connecting from Countess Road in the north down through the scheme. A secondary green corridor has been designed along the eastern boundary, where the existing trees have been retained, creating two strong green sightlines through the site. This approach ensures that all residents have easy access to a range of high-quality green spaces.

Connections Key

- Potential Pedestrian Connection
- Potential Cycle Connection/ Pedestrian Connection
- Pedestrian Green Corridor
- Pedestrian & Cycle Lane

The housing is arranged in closed cell structures, with the cells to the north set back from the boundary to retain the existing trees and to accommodate the green pedestrian corridors. To the south of the site, particularly along the western boundary, the cells align with the structure of the neighbouring estates. Here, the houses back onto the boundary, maintaining privacy for the rear gardens of these units.

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Site Strategy

Connections Key

- Potential Pedestrian Connection
- Potential Cycle Connection/ Pedestrian Connection
- Pedestrian Green Corridor

The 3D model of the proposed site layout illustrates how the initial design concepts, along with the site's identified opportunities and constraints, have been carefully integrated into the emerging layout. This process has strengthened the overall scheme by creating a cohesive, contextually responsive, and landscape-led design.

04 Design Development
4.4 - Development Breakdown

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Design Development

The higher-density elements of the scheme are concentrated to the north of the site, where apartment buildings establish a strong urban frontage and frame a defined gateway into the development. Behind these, groupings of maisonette units are arranged around shared communal courtyard spaces, fostering a sense of community and providing high-quality amenity for residents. The overall cell structure has been carefully planned to respond to the existing urban context, resulting in a coherent and integrated extension of the established urban grain.

The scheme achieves a density of 45 units per hectare, providing a total of 259 units. This density is considered appropriate given the site's location, its existing context, and the guidance set out in the Kerry County Council Development Plan 2022-2028 and the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities.

Schedule of Accommodation (Houses)				
	House Type	Description	No. Beds	Quantity
	HT-B1	Terraced	3	27
	HT-B2	End Terrace	3	62
	HT-B2S	Side Entry	3	14
				103

Schedule of Accommodation (Courtyard Apartment)				
	House Type	Description	No. Beds	Quantity
	HT-M1	Apartment	1	42
	HT-M2	Apartment	2	40
				82

Schedule of Accommodation (Apartments)				
	APT Type	Description	No. Beds	Quantity
	B1/B2	Apartment	1	34
	B1/B2	Apartment	2	40
				74

Overall Development Breakdown	
Total Number of Units	259
Total Application Site Area	6.44 Ha
Developable Area (excl creche)	5.77 Ha
Density	45 Units / ha
Public Open Space	c.11.00%



Proposed Site Layout Plan (Unit Typologies)



Apartment Building 3D Imagery - A



Proposed Site Section A-A (1:500)

Design Development

The apartment blocks have been conceived as prominent architectural elements, framing the principal entrance to the scheme and establishing a strong urban edge to Countess Road. Their form, scale, and materiality have been carefully composed to respond to the surrounding context while asserting a confident and contemporary presence. A centrally located four-storey element is introduced within each block to mark the entrance threshold, acting as a visual gateway to the development and maintaining a respectful distance from neighbouring properties.

Both blocks, have been designed with a grey brick third floor, set back behind a two-storey buff brick façade. This grey brick band continues down the sides of each block to visually step away from neighbouring properties and creating a layered composition of materials. Both apartment blocks are located more than 20 metres from the neighbouring two-storey dwellings. Vertical proportions, carefully considered fenestration patterns, and strategic stepping in plan and elevation collectively serve to break down the overall scale, reinforcing a sense of human scale in the design.