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8th June 2026

The Secretary
Planning Department
Kerry County Council
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Company Reg. No.
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Accreditations
ISO 9001:2015
ISO 14001:2015
ISO 45001:2018

Re: Application for a 10 Year permission for a Large-Scale Residential Development (LRD) of 259 no. residentail units consisting of 103 no. dwelling houses, 82 no. courtyard apartment units, 74 no. apartment units, a creche facility and all ancillary site development works at Dromhale (townland), Countess Road, Killarney, Co. Kerry.

Dear Sir/Madam,

We act on behalf of Dipharma Unlimited Company who wish to apply for a 10-year Planning Permission for a Large-Scale Residential Development (LRD) at Dromhale (townland), Countess Road, Killarney, Co. Kerry.

The development will consist of the construction of a residential development of 259 no. residential units with ancillary single storey creche, landscaping and associated site development works. The proposed development includes the demolition of 2 no. existing two-storey semi-detached dwelling houses and an existing ruinous structure on the site and construction of 103 no. two storey houses (3-bed units), comprising of 27 no. terraced units, 62 no. end of terrace units, and 14 no. side entry units, 82 no. courtyard apartment units over 2 no. storeys (42 no. 1-bed units, 40 no. 2-bed units), and 74 no. apartment units (34 no. 1-bed units, 40 no. 2-bed units in 2 no. part 3 storey and part 4 storey blocks).

Vehicular access to the proposed development will be via one entrance from Countess Road (L3904), with entrance design including improvement works on the public road including a raised crossing point. The design includes pedestrian/cycle infrastructure to/from Countess Road and internally within the development site and to adjoining areas.

Ancillary site works include car parking, provision of bicycle parking and bin storage facilities serving the proposed apartment/courtyard apartment buildings, and creche, landscaping, water services and drainage infrastructure (including upgrades to foul and storm network in Countess Grove, and all associated site development works). The proposed development also provides for the demolition of an existing site boundary wall serving Countess Road.

A Natura Impact Statement (NIS) has been prepared and will be submitted to the Planning Authority with the application.

The LRD application is available for inspection at the following website address:
www.CountessRoadLRD.ie

The Council in their LRD Opinion, issued on the 4th February 2026, considered the proposed development constituted a reasonable basis for an application. Notwithstanding that, the Opinion Response section of the enclosed Planning Statement prepared by HW Planning comprehensively addresses a number of matters raised by the Council in the LRD Meeting Minutes.

The statutory planning application fee of €45,124.40 has been paid to Kerry County Council. We enclose a schedule of submitted plans and particulars.

Please do not hesitate to contact us if you have any queries.

Yours Sincerely



John O'Brien
HW Planning

Dipharma Unlimited Company LRD Application		Countess Road
Discipline	**Consultancy**	**Document**
1. Planning	HW Planning	1.1 Application Cover Letter
		1.2 Completed LRD Application Form (Form 19)
		1.3 Completed Planning Application Form
		1.4 Site Notice
		1.5 Newspaper Notice
		1.6 Letter of Consent from Kerry County Council
		1.7 Planning Statement (including Response to Kerry County Council Opinion Reference PP25/177)
		1.8 Childcare Needs Assessment
		1.9 Part V Costs and Methodology
		1.10 Community and Social Infrastructure Audit
		1.11 Statement of Consistency with Planning Policy
		1.12 EIA Screening Report
		1.13 Letter of Consent from Applicant to Agent
2. Architectural	Meitheal Architects	2.1 Architectural Design Statement
		2.2 Site Location Map
		2.3 Housing Quality Assessment (HQA)
		2.4 Site Layout Plan (Existing)
		2.5 Site Layout Plan (Proposed)
		2.6 Site Developable Area
		2.7 Taking in Charge Drawing
		2.8 Phasing Plan
		2.9 Parking Allocation Drawing
		2.10 Public Open Space Drawing
		2.11 Site Sections
		2.12 Part V Allocation Plan

		2.13 Plan, Elevation and Section drawings
3. Landscape	Cunnane Stratton Reynolds	3.1 Landscape Design Report
		3.2 Landscape Plan / Sections
		3.3 Tree Survey
		3.4 Tree Quality Assessment
		3.5 TVIA
		3.6 Photomontages
4. Engineering	MHL	4.1 Traffic and Transport Impact Assessment
		4.2 Stage 1/2 Road Safety Audit
		4.3 Mobility Management Plan
	DOSA Consulting Engineers	4.4 Infrastructure Report (including Confirmation of Feasibility from Uisce Eireann)
		4.5 Construction and Environmental Management Plan
		4.6 Drainage Impact Assessment
		4.7 Preliminary SUDS Maintenance Plan
		4.8 DMURS Statement of Compliance
		4.9 Site Specific Flood Risk Assessment
5. Ecology	Wetlands Ecology	5.1 Ecological Impact Assessment Report
		5.2 AA Screening and Natura Impact Statement
	Greenleaf Ecology	5.3 Bat Survey
6. Environment	DKP International	6.1 Daylight and Sunlight Analysis Report
		6.2 Public Lighting Design Assessment
		6.3 Climate Action and Energy Analysis Report
		6.4 EV Charging Infrastructure Report
7. Archaeology	Aegis	7.1 Archaeological Impact Assessment