COMHAIRLE CONTAE CHIARRAÍ
KERRY COUNTY COUNCIL

Guthán | Tel 066 7183500 Suíomh | Web www.kerrycoco.ie

Our Ref: MoD/DM

27th February 2026.

Mr. John O'Brien,
HW Planning,
6 Joyce House,
Barrack Square,
Ballincollig, Cork.
P31 KP84

Your Client: **Dipharma Unlimited Company**
Request for consent in respect of Large Scale Residential Development at Dromhale (Townland), Countess Road, Killarney, Co Kerry.

Dear Mr. O'Brien,

I refer to your correspondence and attachments of 19th February, 2026.

The Council is agreeable to give consent to your clients to enable the making of a planning application (details above) which involves works on/ impacting on public roads as follows:-

- connection / upgrades to foul and surface water network west and northwest of the subject site (via Countess Grove) to Countess Road;
- provision of a raised table junction and pedestrian crossing on Countess Road (north of subject site).

This consent is strictly for the purpose of making the necessary planning application and is without prejudice to the formal planning application consideration and determination by the Planning Authority. This consent is also without prejudice to any other consents necessary from a water/ waster water perspective which lies with Uisce Éireann as the relevant authority.

Yours sincerely,

Martin O'Donoghue,
Director of Corporate Services.

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Rev	Ch	Change Name	Date
P01			30/01/2026

Lands Taken in Charge by Kerry County Council

Lands Taken in Charge by Kerry County Council

AVENUE HOLIDAY VILLAGE

COUNTESS ROAD

AISLING GDNS

COUNTESS GROVE

DROMHALE CL

HAWTHO

Killarney
Cill Airne

Drom Thál
Dromhale

Baile Uí Chaisín
Ballycashe

N

Key

Lands Taken in Charge by Kerry County Council

OS Ireland Licence No.
CYAL50376187

Land Consent Map - A
1:1000

Issue for Information		DOM	DOM	MD	30/01/2026	P01
Revision Description		drn.	ckd.	apr.	date.	rev.

Client: Diphamma Unlimited Company
Project: Residential Development
Site: Countess Road, Killarney, Co Kerry
Title: Land Consent Map A

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RIAI Practice Member | Practice Nominated Conservation Architect | 03 | Architectural Technologist | P

Project Architect: Mark Dignam
A1 Sheet Scale: 1:1000

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Drawing Series 71000 - Plans

Project	Orig.	Volume	Level	Type	Role	Number	Rev:
251010	MA	SW	XX	DR	A	71002	P01

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Rev	Ch	Change Name	Date
P01			30/01/2026

AVENUE HOLIDAY VILLAGE
An Aiscaill Avenue
The Beech Apartment Building
AISLING GDNS
COUNTESS ROAD
COUNTESS GROVE
DROMHALE CL
HAWTHO
Killarney
Cill Airne
Drom Tháil
Dromhale
Baile Uí Chaisín
Ballycashe
N

Key

Site Application Boundary

Lands Taken in Charge by Kerry County Council

OS Ireland Licence No. CYAL50376187

Land Consent Map A (Explanation)

1:1000

Issue for Information	DOM	DOM	MD	30/01/2026	P01
Revision Description	drn.	ckd.	apr.	date.	rev.

Client: Diphanma Unlimited Company
Project: Residential Development
Site: Countess Road, Killarney, Co Kerry
Title: Land Consent Map A (Explanation)

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Project Architect: Mark Dignam
A1 Sheet Scale: 1:1000

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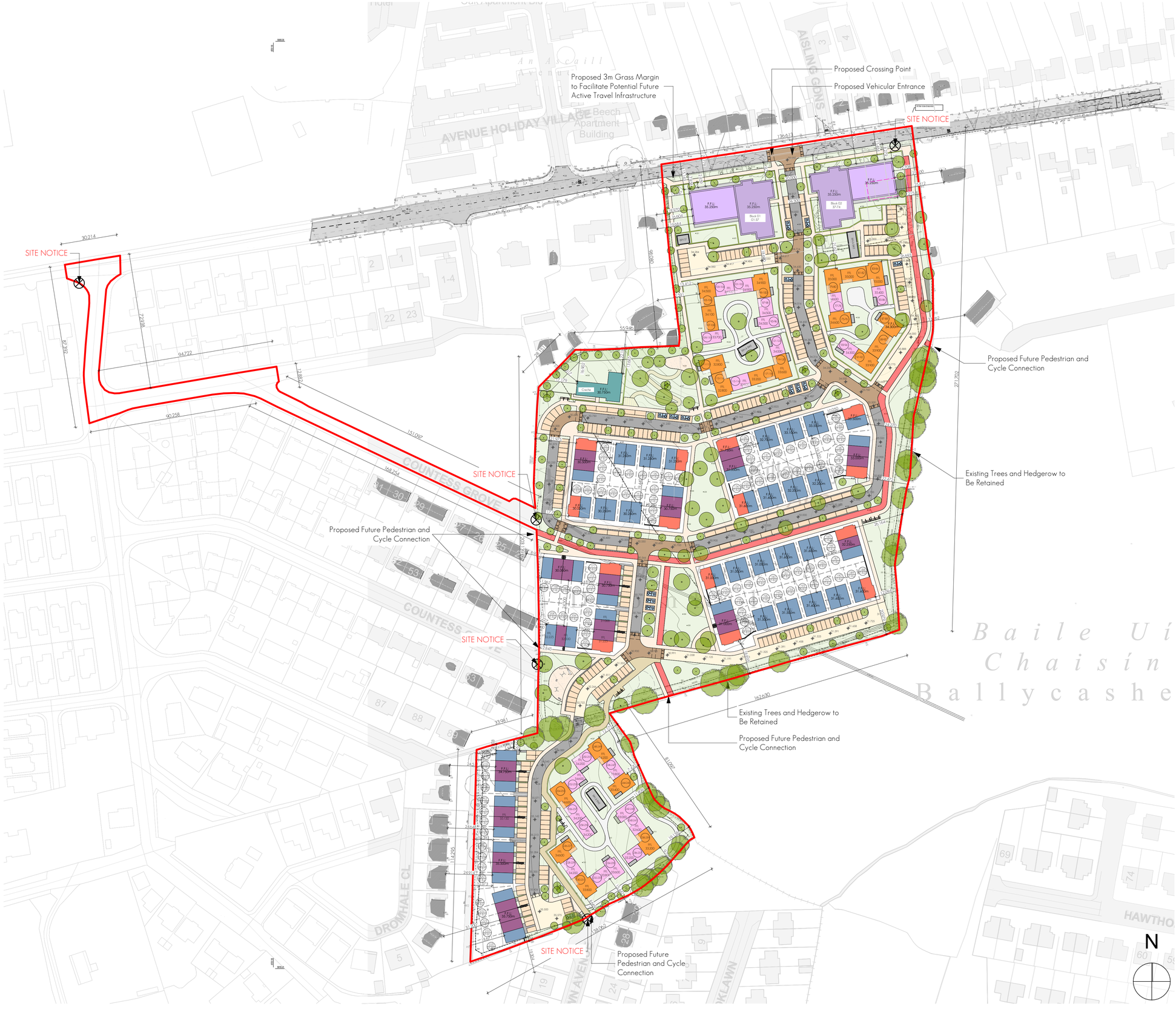
Drawing Series 71000 - Plans

Project	Orig.	Volume	Level	Type	Role	Number	Rev.
2510	10	MA	SW	XX	DR	A-71001	P01

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Rev	Ch	Change Name	Date
P.16	Ch-24	Change	13/02/2026
P.15	Ch-22	Change	11/02/2026
P.14	Ch-20	Change	09/02/2026
P.13	Ch-19	Change	30/01/2026
P.12	Ch-18	Change	28/01/2026
P.11	Ch-17	Change	13/11/2025



Overall Development Breakdown	
Total Number of Units	259
Total Application Site Area	6.44 Ha
Developable Area (excl creche)	5.80 Ha
Density	45 Units / ha
Public Open Space	c.11.00%

Site Application Boundary

Existing to be Demolished

Potential Future Connections

Potential Future Connections

Surface Type

- Raised Table
- Homezone
- Footpath
- Cycle Lane
- Shared Surface (Footpath & Cyclepath)
- Private Footpath

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 (Maisonette)				
	House Type	Description	No. Beds	Quantity
	HT-M1	Maisonette	1	42
	HT-M2	Maisonette	2	40
				82

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

Proposed Site Layout Plan (Unit Typologies)

1:1000

Issue for Discussion	DOM	DOM	MD	13/02/2026	P16
Issue for Discussion	DOM	DOM	MD	11/02/2026	P15
Issue for Discussion	DOM	DOM	MD	09/02/2026	P14
Issue for Information	DOM	DOM	MD	30/01/2026	P13
Revision Description	dm.	ckd.	apr.	date	rev.

Client: Diphanna Unlimited Company
Project: Residential Development
Site: Countess Road, Killarney, Co Kerry
Title: Proposed Site Layout Plan (Unit Typologies)

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Project Architect: Mark Dignam
A1 Sheet Scale: 1:1000, 11: 18.86

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Drawing Series 11000 - Plans

Project	Orig.	Volume	Level	Type	Role	Number	Rev
251010	MA	SW	XX	DR	A	11003	P16

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