hw planning

Connecting people.
Connecting places.

1st October 2026

The Secretary
Planning Department
Kerry County Council
Rathass,
Tralee,
Co. Kerry,
V92 H7VT

HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Cork
P31 KP84

www.hwplanning.ie
info@hwplanning.ie
+353 (0)21 487 3250

Directors:
Harold Walsh
Conor Frehill

Company Reg. No.
486211

Accreditations
ISO 9001:2015
ISO 14001:2015
ISO 45001:2018

Re: Application for permission for a Large-Scale Residential Development (LRD) of 188 no. residentail units consisting of 120 no. dwelling houses, 68 no. apartment units, a creche facility and all ancillary site development works off Park Road, Ardshanavooly (townland), Killarney, Co. Kerry.

Dear Sir/Madam,

We act on behalf of Ross-Park Residential HS Limited who wish to apply for Planning Permission for a Large-Scale Residential Development (LRD) off Park Road, Ardshanavooly (townland), Killarney, Co. Kerry.

The development will consist of the construction of a residential development of 188 no. residential units with ancillary creche, landscaping and all associated site development works.

The proposed development includes the construction of 120 no. two and three storey houses comprising of 53 no. townhouse units (37 no. 3-bed units, 16 no. 4-bed units), 48 no. semi-detached units (30 no. 3-bed units, 18 no. 4-bed units), 19 no. mews houses (19 no. 2-bed units), and 68 no. apartments in 2 no. four storey blocks (36 no. 1-bed units, 32 no. 2-bed units).

Vehicular access to the proposed development will be via the proposed Killarney Strategic Links Project - Links Road A-C, part of which will be delivered by the proposed development. The design includes short and longer term future accesses reflecting the phased delivery of Links Road A-C, as well as pedestrian/cycle infrastructure to/from Friary Downs / the R876 to the south 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, 1 no. ESB substation, landscaping, water services and drainage infrastructure and all associated site development works.

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.DeerparkLRD.ie.

The Council in their LRD Opinion, issued on the 24th April 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 addresses some other matters raised by the Council in the LRD Meeting Minutes.

The statutory planning application fee of €35,700 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

Ross-Park Residential HS Limited LRD Application	off Park Road, Ardshanavooly (townland), Killarney, Co. Kerry.	
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 Landowner Letter of Consent
		1.7 Planning Statement (including Response to Kerry County Council Opinion Reference PP24/291)
		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 Letter of Consent from Applicant to Agent
2. Architectural	Reddy Architecture and Urbanism	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 Landscape and Visual Appraisal Report
		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
	MWP	4.4 Infrastructure Report (including Confirmation of Feasibility from Uisce Eireann) and Engineering Drawings
		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	MWP	5.1 Ecological Impact Assessment Report
		5.2 Water Framework Directive Compliance Assessment
		5.3 AA Screening and Natura Impact Statement
6. Environment	DKP International	6.1 Daylight and Sunlight Analysis Report
	MWP	6.2 Public Lighting Design Assessment
		6.3 Climate Action and Energy Analysis Report
		6.4 EIA Screening Report
7. Archaeology	Laurence Dunne Archaeology	7.1 Archaeological Impact Assessment