Notes:

- Please refer to the Landscape Proposal prepared by CSR for public realm, external boundary treatment, and open space information.
- Please refer to accompanying drawings and reports prepared by MWP for additional Engineering details etc.

Legend:

SA - Semi-Detached A

SB - Semi-Detached B

SC - Semi-Detached C

SD - Semi-Detached D

SE - Semi-Detached E

SF - Semi-Detached F

MA - Mews A

MA - Mews B

MA - Mews C

TA - Townhouse A

TB - Townhouse B

TC - Townhouse C

TD - Townhouse D

TE - Townhouse E

TF - Townhouse F

TG - Townhouse G

TH - Townhouse H

TI - Townhouse I

Rear gardens

Concrete footpath

Shared surface

Below ground attenuation area

Proposed nature play/exploring path with concrete stepping stones and grass mounding

Existing vegetation to be retained,protected and bolstered (refer to arboricultural report)

Proposed dropped kerb

Proposed picnic area

Concrete flushed kerb

Grass matting for fire tender access / turning

POTENIAL PEDESTRIAN LINK

ADJACENT ARDSHANAVOOLY LRD CURRENTLY IN PLANNING PROCESS (KCC REF: 26/60718)

0.082 HA PUBLIC OPEN SPACE

PLAZA

POTENTIAL VEHICULAR CONNECTION

Proposed seating area

Proposed seating, concrete bench with steel frame

Proposed ornamental screening hedge

Amenity grass lawn

Proposed raised table to engineers specifications

Urban rain gardens for water attenuation

Sailin Ro

SAILL ARDÁN

0.14 HA PUBLIC OPEN SPACE

0.15 HA PUBLIC OPEN SPACE

AREA TO BE LANDSCAPED UNTIL EXTENT OF STRATEGIC LINKS PROJECT ROAD JUNCTION IS COMPLETE.

STRATEGIC LINKS PROJECT ROAD LAYOUT

Existing Wayleave in Yellow

0.03 HA C.O.S

PEDESTRIAN ACCESS TO DEERPARK RETAIL PARK TO BE PROVIDED TO EXISTING ROAD UNTIL STRATEGIC LINKS PROJECT ROAD JUNCTION IS COMPLETE.

APARTMENT BLOCK A

121-159

11 NO. SPACES

APARTMENT BLOCK B

160-188

CRÈCHE 175.1m²

CRÈCHE PLAY AREA

CRÈCHE PARKING SPACES

CRÈCHE DROP-OFF

19 NO. SPACES + 2 NO. DROP-OFF

0.02 HA C.O.S

BIN AND BIKE STORE PROVIDED FOR CRECHE

CRECHE PARKING AND DROP-OFF SPACES OUTLINED IN MAGENTA

TEMPORARY ENTRANCE TO SCHEME TO BE REMOVED AND LANDSCAPED ONCE STRATEGIC LINKS PROJECT ROAD JUNCTION IS COMPLETE.

SITE ENTRANCE

DEERPARK RETAIL PARK

Ceide Spris

ADJACENT SCHEME CURRENTLY UNDER CONSTRUCTION (KCC REF: 24/320)

ARDSHANAVOOLY

Notes:

- Do not scale from this drawing. Use figured dimensions in all cases.
- Verify dimensions on site and report any discrepancies to the Architect immediately.
- This drawing to be read in conjunction with the Architect 's Specification.
- © This drawing is copyright and may only be reproduced with the Architect 's permission.

Drawing Notes:

Key:

N

Red Line indicates Site Boundary

Lands within Applicants Ownership

Denotes Location of Site Notice(s). Please refer to Site Location Maps for additional Site Notice Locations.

Unit Breakdown:

4-Bed Front-Entry Semi-Detached	13
4-Bed Side-Entry Semi-Detached	05
4-Bed Front-Entry Townhouse Type 1	06
4-Bed Front-Entry Townhouse Type 2	06
4-Bed Side-Entry Townhouse Type 1	01
4-Bed Side-Entry Townhouse Type 2	03
3-Bed Front-Entry Semi-Detached	24
3-Bed Side-Entry Semi-Detached	06
3-Bed Townhouse Type 1	27
3-Bed Townhouse Type 2	07
3-Bed Townhouse Type 3	03
2- Bed Mews Houses	19
Total houses	**120**
Apartment Block A (4 storeys)	
1-Bed Apartment	20
2-Bed Apartment	19
Apartment Block B (4 storeys)	
1-Bed Apartment	16
2-Bed Apartment	13
Combined **Total**	**188**

Overall Site Area = 3.8 Ha
Net Site Area = 3.5 Ha
Net Density = 53.7 Ha
Public Open Space = 0.372 Ha (10.6%)

Issues & Revisions

Rev.	Date	Drwn	Details of Issue / Revision
P1-S-5	04.02.2026	IT	ISSUED FOR INFORMATION
P3-S-0	24.02.2026	KL	ISSUED FOR PLANNING
P3-S-0	18.05.2026	MP	ISSUED FOR INFORMATION
P3-S-0	30.07.2026	MP	ISSUED FOR INFORMATION
P3-S-0	24.08.2026	MP	ISSUED FOR INFORMATION
P3-S-0	15.09.2026	MP	ISSUED FOR PLANNING

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Client Details:
Ross-Park Residential HS Limited

Project Details:
Deer Park LRD
Off Park Road, Ardshanavooly (Townland), Kilarney, Co. Kerry

Drawing Title:
Proposed Site Layout Plan

Job No.	Sheet Size:	Scale @A1:	Status	Purpose of Issue
P24-126C	A1_Portrait	1 : 500	**P3**	**PLANNING**

Issue Date:	Drawn By:	Reviewed By:	Project - System - Spatial Zone - Level - Type - Originator - Role - Number	Revision
15/09/2026	MP	PM	**DPK-06-SW-XXX-DR-RAU-AR-1000**	**P3-S-0**

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