

Kerry County Council
Planning Department
Rathass,
Tralee,
Co. Kerry

Date: 12th January 2026

RE: REQUEST FOR LARGE SCALE RESIDENTIAL DEVELOPMENT PRE-APPLICATION CONSULTATION IN RESPECT OF PROPOSED RESIDENTIAL DEVELOPMENT ON LANDS AT ARDSHANAVOOLY, KILLARNEY, CO. KERRY

Dear Sir/Madam,

On behalf of our client, Wrightwood Developments Ltd, we enclose herewith a Large Scale Residential Development application to Kerry County Council on lands at Ardshanavooly, Killarney, Co. Kerry, for the following development proposal:

1. Construction of a 124 no. dwellings in a mix of duplex, maisonette and apartment typologies comprising 16 no. 1 bed apartments, 6 no. 2 bed apartments, 16 no. 1 bed duplex apartments, 16 no. 2 bed duplex maisonettes, 33 no. 2 bed duplex apartments, 33 no. 3 bed maisonettes and 4 no. 3 bed terrace houses, all in building heights ranging from 2 to 4 storeys.
2. A total of 143 no. surface car parking spaces, including 4 no. car-share parking spaces, 6 no. visitor spaces, and 5 no. assigned Part M/accessible spaces.
3. Bicycle parking comprising of 272 no spaces in total, comprising 118 no. spaces within the private open space of ground floor residential units and 102 no. spaces within secure sheltered structures and designated secure bicycle parking areas, and 52 no. short stay/visitor spaces.
4. 3,636 sq.m of public open space, including arrival pocket park, central pocket park and amenity landscape areas (including 117 sq.m of play), grass lawns, kickabout areas, picnic areas and seating areas;
5. 956 sq.m of communal external open space, including seating areas, nature trails, and amenity grass lawns.
6. Additional environmental open space of 1,790 sq.m, including landscape buffers, protection and enhancement of existing hedgerows and trees.
7. A new vehicular, pedestrian and cyclist access from the existing estate road adjoining the site to the south.
8. Infrastructure works to serve the proposed development to include the internal road and footpath network, ESB cabinets/substations/switchrooms, site and external building lighting, site drainage works, hard and soft landscaping, boundary treatments, communal bin stores, and all ancillary site services and development works above and below ground.

We enclose the following:

No	Report / Document	By
1	Cover Letter	Foundation
2	Planning Report	Foundation
3	Response to LRD Opinion	Foundation
4	Form 19 Application Form	Foundation
5	Planning Application Form	Foundation

6	Site Notice	Foundation
7	Newspaper Notice	Foundation
8	Social and Community Infrastructure Audit Report	Foundation
9	Part V Proposal	Foundation
10	Letter of Consent	Michael and Dermot Lyne
11	Architectural Drawings and Drawing Schedule	R. Graham O'Sullivan Architect & DM Design
12	Design Statement	R. Graham O'Sullivan Architect
13	Housing Quality Assessment	R Graham O'Sullivan Architect
14	Engineering Assessment and Drainage Design Report	TPCE
15	Engineering Drawings (inc. taking in charge and phasing) and Drawing Register	TPCE
16	Calculation Sheets	TPCE
17	Construction Environmental Management Plan	TPCE
18	On-Site Soil Infiltration Testing Report	TPCE
19	Site Specific Flood Risk Assessment	Donal Moynihan
20	Landscape Drawings and Drawing Register	Gannon & Associates
21	Landscape Design Rationale	Gannon & Associates
22	Climate Action and Energy (Part L) Analysis Report	DKPI
23	Daylight and Sunlight Assessment Report	DKPI
24	External (Public) Lighting Report	DKPI
25	Verified Views / Photomontages	IMG Designs
26	EIA Screening Report	Malone O'Regan
27	Ecological Impact Assessment	Malone O'Regan
28	Appropriate Assessment Stage 1 Screening Report	Malone O'Regan
29	Arboricultural Assessment and Impact Report	CMK Forestry Consultants
30	Arboricultural Assessment Constraints Drawing - TARD006-XX-DR-CMK-ARB-101	CMK Forestry Consultants
31	Arboricultural Impact & Tree Protection Drawing - TARD006-A-DR-CMK-ARB-102	CMK Forestry Consultants
32	Traffic and Transportation Assessment	MHL
33	Mobility Management Plan	MHL
34	DMURS Statement of Compliance	MHL
35	Stage 1 Road Safety Audit	MHL
36	Operational Waste Management Plan	MHL
37	MHL Drawing 24078TT-FT1-D01 (Fire Truck Auotrack) and Drawing 24078TT-RT1-D01 (Refuse Truck Autotrack)	MHL
38	Archaeological Test Trenching and Impact Assessment Report	Frank Coyne

The proposed development has evolved from inception through an iterative design process with a multi-disciplinary team and has been strongly influenced and informed by the relevant policy context. The development proposal is therefore 'plan-led' and is considered, to be both fully responsive to the site context and characteristics, and to the policy context.

The sensitive design approach, particularly the controlled height and scale of the proposals, ensure that the development can assimilate into the context and environment, making a positive contribution to compact growth and housing delivery, whilst also ensuring that there is no significant negative ecological or environmental impact. The proposed development will provide a high quality new community in Killarney.

Yours faithfully,

Robert Keran

Robert Keran

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THE PINNACLE IN PLANNING AND PROJECT MANAGEMENT