

KERRY COUNTY COUNCIL

SITE NOTICE

LARGE SCALE RESIDENTIAL DEVELOPMENT (LRD)

We, Wrightwood Development Ltd, intend to apply for planning permission for a Large Scale Residential Development (LRD) for development at a 2.23 hectare site at lands at Ardshanavooly, Killarney, Co. Kerry.

The proposed development comprises of:

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.

The planning application may be inspected or purchased at a fee not exceeding the reasonable cost of making a copy at the offices of the planning authority at County Buildings, Rathass, Tralee, during its public opening hours: Monday to Friday 9.00 a.m. to 5.00 p.m. The application may also be inspected online at the following website set up by the applicant: www.ardshanavoolyird.com

A submission or observation in relation to the application may be made in writing to the planning authority on payment of the prescribed fee of €20 within the period of 5 weeks beginning on the date of receipt by the authority of the application, and such submissions or observations will be considered by the planning authority in making a decision on the application. the planning authority may grant permission subject to or without conditions, or may refuse to grant permission.

Signed: Robert Keran (Agent)

Robert Keran
Foundation, 6 Upper Mount Street, Dublin 2, D02 VF44

Date of erection of site notice: 9th January 2026