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Townscape & Visual Impact Assessment
Project: Ardshanavooly, Killarney, Co. Kerry
Applicant: Wrightwood Development Limited

TVIA

09.01.26

Consultant

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1.0 Introduction

1.1 Townscape and Visual Impact Assessment

Purser has been instructed by Wrightwood Development Limited¹, in association with a wider multidisciplinary design team, to prepare this Townscape and Visual Impact Assessment in support of a planning application for a Large-Scale Residential Development (LRD) at Ardshanavooly, Killarney, Co. Kerry.

The proposed development comprises 124 No. residential units in a mix of apartments, maisonettes and houses on a site of approximately 2.23 hectares. Buildings within the scheme range in height from two to four storeys. The development also includes the provision of 143 No. surface car parking spaces; 272 No. cycle parking spaces; public open space; and new vehicular, pedestrian and cyclist access point.

The proposals include all associated and ancillary site development works, including hard and soft landscaping, boundary treatments, and the provision of infrastructure and services.

For the purposes of this Assessment, the landholding is referenced as the “subject site”. (Figure 1.1.)

The purpose of this Townscape and Visual Impact Assessment (TVIA) is to identify and determine the potential effects on the character and visual amenity of the townscape as a result of the proposed development.

This report describes the methods used to assess the existing baseline conditions of the site and surrounding area; predicted effects on Townscape character, predicted visual effects; mitigation measures that may be required to prevent, reduce or offset any significant negative effects; and the likely residual effects after these measures have been adopted. This report and its associated figures should be read in conjunction with the plans and particulars that accompany the application.

This Assessment was prepared by Seamus Donohoe of Purser. Seamus has degrees in Landscape Architecture (BAgrSc Landscape Architecture, University College Dublin, 2010) and Town Planning (MRUP – Masters of Regional and Urban Planning, University College Dublin, 2013). He is a Registered Landscape Architect / Member of the Irish Landscape Institute, a Corporate Member of the Irish Planning Institute (IPI) and a Chartered Member of the Royal Town Planning Institute (RTPI). He has over 15 years’ experience in Townscape and Visual Impact Assessment (LVIA).

¹ Torc Heights, Dennehy’s Boreen, Killarney, Co. Kerry, V93 F8W8.

1.2 Response to LRD Opinion

Kerry County Council issued an LRD Opinion Report following a Section 32C (Stage 2) Large-Scale Residential Development meeting held on 07 November 2025 in respect of the proposed development at Ardshanavooly, Killarney, Co. Kerry. No response was provided regarding any potential visual effects of the proposed development.



Figure 1.1: Aerial Image showing the location of the subject site. Indicative site boundary in red. Source of aerial image: Google Earth Pro, annotated by Purser.

2.0 Assessment Methodology

2.1 General Approach

This chapter sets out the methodology developed by Purser to assess the likely effects of new development on the townscape, townscape, and visual amenity. It draws upon best practice guidance set out in the:

- Guidelines for Landscape and Visual Impact Assessment, 3rd edition, 2013 (GLVIA), published by the Landscape Institute;
- Technical Information Note on Landscape Character Assessment, 2016, published by the Landscape Institute;
- Guidelines on the Information to be Contained in Environmental Impact Assessment Reports, 2022, published by the EPA;
- Guidelines for Planning Authorities and An Bord Pleanála on carrying out Environmental Impact Assessment, 2018, published by the Department of Housing, Planning and Local Government.

The assessment methodology takes into account EU Directives in relation to Environmental Impact Assessment (EIA), Planning Legislation (including the Planning and Development Act 2000 (as amended), the Planning and Development Regulations 2001 (as amended)), and national, regional and local planning policy and guidance, in particular that relating to landscape, townscape, urban design, views, built heritage and supplementary guidance related to specific sites.

The area around the subject site was visited on several dates between March 2025 and August 2025 to assess the potential visibility of the proposed development and its potential impact on the townscape character of the surrounding area.

The EPA guidelines 2022 provide a general methodology and impact ratings for all types of specialist assessments. The GLVIA provides specific guidelines for landscape and visual impact assessments. Therefore, a combination of the EPA guidelines, the Landscape Institute guidelines and professional experience has informed the methodology for this assessment.

The European Landscape Convention defines townscape as *“an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”*. This expands beyond the idea that townscape is only a matter of aesthetics and visual amenity. It recognises townscape as a resource in its own right, providing a complex range of cultural, environmental and economic benefits to individuals and society.

2.1.1 Multi-disciplinary Approach ensuring Design Quality

Purser has worked with the project architects, landscape architects and the wider design team, to understand the proposed development and to provide feedback on design throughout its development, as well as potential effects on built townscape and visual amenity. Through this process, the intention has been to achieve a high quality of design in order to maximise the beneficial effects of the proposed development, on potentially affected receptors.

Computer and physical models were used during the design process to illustrate how different iterations of the design would affect views. This information was used to make early assessments on the landscape and visual effects and thereby inform modifications to the design. The resulting high-quality design provides integrated mitigation measures eliminating potentially harmful or adverse effects.

This TVIA focuses on the assessment of the proposed development as experienced from public viewpoints and adjacent streets and roads, examining effects on townscape character and external visual receptors

2.2 Key Principles of the GLVIA

Use of the Term ‘Effect’ vs ‘Impact’

The GLVIA requires that the terms ‘impact’ and ‘effect’ be clearly distinguished and consistently used. ‘Impact’ is defined as the action being taken, e.g. the introduction of buildings, infrastructure or landscaping to the townscape. ‘Effect’ is defined as the change resulting from those actions, e.g. change in townscape character or in the amenity value of a view.

Assessment of Both ‘Townscape’ and ‘Visual’ Effects

The GLVIA requires that effects on views/visual amenity be assessed separately from the effects on townscape, although the two topics are inherently linked.

- ‘Townscape’ results from the interplay between the physical, natural and cultural components of our surroundings. Different combinations and spatial distribution of these elements create variations in townscape character. Townscape impact assessment identifies the changes to these elements and characteristics which would result from a proposed development and assesses the significance of those changes on the townscape as a resource.
- Visual impact assessment is concerned with changes that arise in the composition of available views, the response of people to these changes and the overall effects on the area’s visual amenity.

2.3 Methodology for Assessment of Townscape Effects

The assessment of potential townscape effects involves:

(a) classifying the sensitivity of the townscape receptors (the main elements, features, characteristics and character areas of the townscape);

(b) classifying the potential magnitude of change to each receptor, and

(c) combining these factors to arrive at an assessment of the significance of the effects on each receptor - and the quality of the effects (positive, neutral or negative).

2.3.1 Townscape Sensitivity

The sensitivity of the townscape is a function of its character, which may be determined by its land use pattern, urban grain, building typologies and architecture, cultural and natural heritage elements, and the quality of the public realm. These factors determine the value that is placed on the townscape. The nature and scale of the proposed development is also taken into account (a particular townscape can have varying sensitivity to different development types), as are any trends of change, and relevant policy. Five categories are used to classify sensitivity. Please refer to **Table 2.1**.

Sensitivity	Definition
Very High	Areas where the townscape exhibits very strong, positive character with valued elements, features and characteristics that combine to give an experience of unity, richness and harmony. The townscape character is such that its capacity to accommodate change is very low. These attributes are recognised in policy or designations as being of national or international value and the principal management objective for the area is protection of the existing character from change.
High	Areas where the townscape exhibits strong, positive character with valued elements, features and characteristics. The townscape character is such that it has limited/low capacity to accommodate change. These attributes are recognised in policy or designations as being of national, regional or county value and the principal management objective for the area is the conservation of existing character.
Medium	Areas where the townscape has certain valued elements, features or characteristics but where the character is mixed or not particularly strong, or has evidence of alteration, degradation or erosion of elements and characteristics. The townscape character is such that there is some capacity for change. These areas may be recognised in policy at local or county level and the principal management objective may be to consolidate townscape character or facilitate appropriate, necessary change.
Low	Areas where the townscape has few valued elements, features or characteristics and the character is weak. The character is such that it has capacity for change; where development would make no significant change or would make a positive change. Such townscapes are generally unrecognised in policy and the principal management objective may be to facilitate change through development, repair, restoration or enhancement.
Negligible	Areas where the townscape exhibits negative character, with no valued elements, features or characteristics. The character is such that its capacity to accommodate change is high; where development would make no significant change or would make a positive change. Such townscapes include derelict industrial lands, as well as sites or areas that are designated for a particular type of development. The principal management objective for the area is to facilitate change in the townscape through development, repair or restoration.

Table 2.1: Categories of Townscape Sensitivity.

2.3.2 Magnitude of Townscape Change

Magnitude of change is a factor of the scale, extent and degree of change imposed on the townscape by a development, with reference to its key elements, features and characteristics, and any affected surrounding character areas (also known as ‘townscape receptors’). Five categories are used to classify magnitude of change. The categories and criteria used are given in **Table 2.2** below.

Definition	Magnitude
Change that is large in extent, resulting in the loss of or major alteration to key elements, features or characteristics of the townscape, and/or introduction of large elements considered totally uncharacteristic in the context. Such development results in fundamental change in the character of the townscape.	Very high
Change that is moderate to large in extent, resulting in major alteration to key elements, features or characteristics of the townscape, and/or introduction of large elements considered uncharacteristic in the context. Such development results in change to the character of the townscape.	High
Change that is moderate in extent, resulting in partial loss or alteration to key elements, features or characteristics of the townscape, and/or introduction of elements that may be prominent but not necessarily substantially uncharacteristic in the context. Such development results in change to the character of the townscape.	Medium
Change that is moderate or limited in scale, resulting in minor alteration to key elements, features or characteristics of the townscape, and/or introduction of elements that are not uncharacteristic in the context. Such development results in minor change to the character of the townscape.	Low
Change that is limited in scale, resulting in no alteration to key elements features or characteristics of the townscape, and/or introduction of elements that are characteristic of the context. Such development results in no change to the townscape character.	Negligible

Table 2.2 – Categories of Townscape Change.

2.3.3 Significance of Townscape Effects

To classify the significance of effects the magnitude of change is measured against the sensitivity of the townscape using the guide in Table 2.3 below. Please refer to Section 2.6 below in relation to significance of effects for both townscape and visual impact assessment.

2.4 Methodology for Assessment of Visual Effects

Assessment of visual effects involves identifying a number of key/representative viewpoints in the site’s receiving environment, and for each one of these: (a) classifying the viewpoint sensitivity, (b) classifying the magnitude of change which would result in the view (informed by photomontages of the proposed development), and (c) combining these factors to arrive at a classification of significance of the effects on the view.

2.4.1 Sensitivity of the Viewpoint/Visual Receptor

Viewpoint sensitivity is a function of two main considerations:

- **Susceptibility of the visual receptor to change.** This depends on the occupation or activity of the people experiencing the view, and the extent to which their attention is focused on the views or visual amenity they experience at that location. Visual receptors most susceptible to change include residents at home, people engaged in outdoor recreation focused on the townscape (e.g. trail users), and visitors to heritage attractions and places of congregation where the setting contributes to the experience. Visual receptors less sensitive to change include travellers on road, rail and other transport routes (unless on recognised scenic routes), people engaged in outdoor recreation where the surrounding townscape does not influence the experience, and people in their place of work or shopping.
- **Value attached to the view.** This depends to a large extent on the subjective opinion of the visual receptor but also on factors such as policy and designations (e.g. scenic routes, protected views), or the view or setting being associated with a heritage asset, visitor attraction or having some other cultural status (e.g. by appearing in arts).

Five categories are used to classify a viewpoint’s sensitivity. Please refer to **Table 2.3**.

Sensitivity	Definition
Very High	Iconic viewpoints (views towards or from a townscape feature or area) that are recognised in policy or otherwise designated as being of national value. The composition, character and quality of the view are such that its capacity for change is very low. The principal management objective for the view is its protection from change.
High	Viewpoints that are recognised in policy or otherwise designated as being of value, or viewpoints that are highly valued by people that experience them regularly (e.g. views from houses or outdoor recreation amenities focused on the townscape). The composition, character and quality of the view may be such that its capacity to accommodate change may or may not be low. The principal management objective for the view is its protection from change that reduces visual amenity.
Medium	Views that may not have features or characteristics that are of particular value, but have no major detracting elements, and which thus provide some visual amenity. These views may have capacity for appropriate change and the principal management objective is to facilitate change to the composition that does not detract from visual amenity, or which enhances it.
Low	Areas where the townscape has few valued elements, features or characteristics and the character is weak. The character is such that it has capacity for change; where development would make no significant change or would make a positive change. Such townscapes are generally unrecognised in policy and the principal management objective may be to facilitate change through development, repair, restoration or enhancement.
Negligible	Areas where the townscape exhibits negative character, with no valued elements, features or characteristics. The character is such that its capacity to accommodate change is high; where development would make no significant change or would make a positive change. Such townscapes include derelict industrial lands, as well as sites or areas that are designated for a particular type of development. The principal management objective for the area is to facilitate change in the townscape through development, repair or restoration.

Table 2.3: Categories of Viewpoint Sensitivity

2.4.2 Magnitude of Change to the View

Classification of the magnitude of change takes into account the size or scale of the intrusion of development into the view (relative to the other elements and features in the composition, i.e. its relative visual dominance), the degree to which it contrasts or integrates with the other elements and the general character of the view, and the way in which the change will be experienced (e.g. in full view, partial or peripheral view, or in glimpses). It also takes into account the geographical extent of the change, as well as the duration and reversibility of the visual effects. Five categories are used to classify magnitude of visual change to a view (**Table 2.4**):

Definition	Magnitude
Full or extensive intrusion of the development in the view, or partial intrusion that obstructs valued features or characteristics, or introduction of elements that are completely out of character in the context, to the extent that the development becomes dominant in the composition and defines the character of the view and the visual amenity	Very high
Extensive intrusion of the development in the view, or partial intrusion that obstructs valued features, or introduction of elements that may be considered uncharacteristic in the context, to the extent that the development becomes co-dominant with other elements in the composition and affects the character of the view and the visual amenity	High
Partial intrusion of the development in the view, or introduction of elements that may be prominent but not necessarily uncharacteristic in the context, resulting in change to the composition but not necessarily the character of the view or the visual amenity.	Medium
Minor intrusion of the development into the view, or introduction of elements that are not uncharacteristic in the context, resulting in minor alteration to the composition and character of the view but no change to visual amenity.	Low
Barely discernible intrusion of the development into the view, or introduction of elements that are characteristic in the context, resulting in slight change to the composition of the view and no change in visual amenity.	Negligible

Table 2.4: – Categories of Magnitude of Visual Change.

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2.5 Cumulative Impacts

The methodology for assessment of cumulative impacts has been derived from *Guidelines for Townscape and Visual Impact Assessment, Third Edition* (The Townscape Institute and Institute of Environmental Management & Assessment, 2013) (GLVIA3).

The purpose of the Cumulative Townscape and Visual Impact Assessment (CLVIA) is to consider the townscape and visual impacts of the proposed development when viewed in context with other similar development.

Cumulative effects consist of direct effects on the physical character of the site containing the development, and indirect, perceived effects on the character of areas from which the developments would be visible. GLVIA3 identifies:

Cumulative effects as 'the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together' (SNH, 2012:4);

Cumulative townscape effects as effects that 'can impact on either the physical fabric or character of the townscape, or any special value attached to it' (SNH, 2012:10);

Cumulative visual effects as effects that can be caused by combined visibility, which 'occurs when the observer is able to see two or more developments from one viewpoint' and/or sequential effects which 'occur when the observer has to move to another viewpoint to see different developments' (SNH, 2012:11).

The significance of any identified cumulative townscape and visual effect has been assessed as per the main LVIA methodology. These categories have been based on the same combination of receptor sensitivity and predicted magnitude of impact in order to identify the residual significance of effects.

2.5.1 Cumulative Baseline

At the time of this assessment, it was established that there is one (1 No.) permitted development located within close proximity to the proposed development site, that could have the potential to contribute to cumulative effects in combination with the proposed redevelopment of the subject site. The development is as follows:

- Friary Downs, Ardshanavooly (Reg. Ref. 2560046) – Permitted but not yet constructed.

Please refer to **Section 3.0** which provides further detail regarding the above planning permission.

2.6 Significance of Townscape and Visual Effects

As with townscape effects, to classify the significance of visual effects, the magnitude of change to the view is measured against the sensitivity of the viewpoint, using the guidance in **Table 2.1** and **Figure 2.1** below. This matrix is only a guide. The assessor also uses professional judgement informed by their expertise, experience and common sense to arrive at a classification of significance that is reasonable and justifiable.

Magnitude of Townscape / Visual Change	Sensitivity of Townscape / View				
	Very High	High	Medium	Low	Negligible
Very high	Profound	Profound - Very Significant	Very Significant - Significant	Moderate	Slight
High	Profound - very significant	Very Significant	Significant	Moderate -Slight	Slight - Not significant
Medium	Very Significant - Significant	Significant	Moderate	Slight	Not significant
Low	Moderate	Moderate - Slight	Slight	Not significant	Imperceptible
Negligible	Slight	Slight - Not Significant	Not significant	Imperceptible	Imperceptible

Table 2.1: – Guide to Classification of Significance of Townscape and Visual Effects.

The matrix (Table 2.1) and the EPA chart (Figure 2.1) are only a guide to the classification of impact significance. The assessor also uses professional judgement informed by their expertise, experience and common sense to arrive at a classification that is reasonable and justifiable. In the EPA guidelines the chart above is accompanied by a footnote that states: “The depiction of significance classifications is indicative and should not be relied on as being definitive. It is provided for general guidance purposes” (EPA guidelines Section 3, page 53). For example, according to the EPA chart a change of high magnitude affecting a receptor of medium sensitivity could be classified as either ‘significant’ or ‘moderate’. That judgement must be made by the assessor.

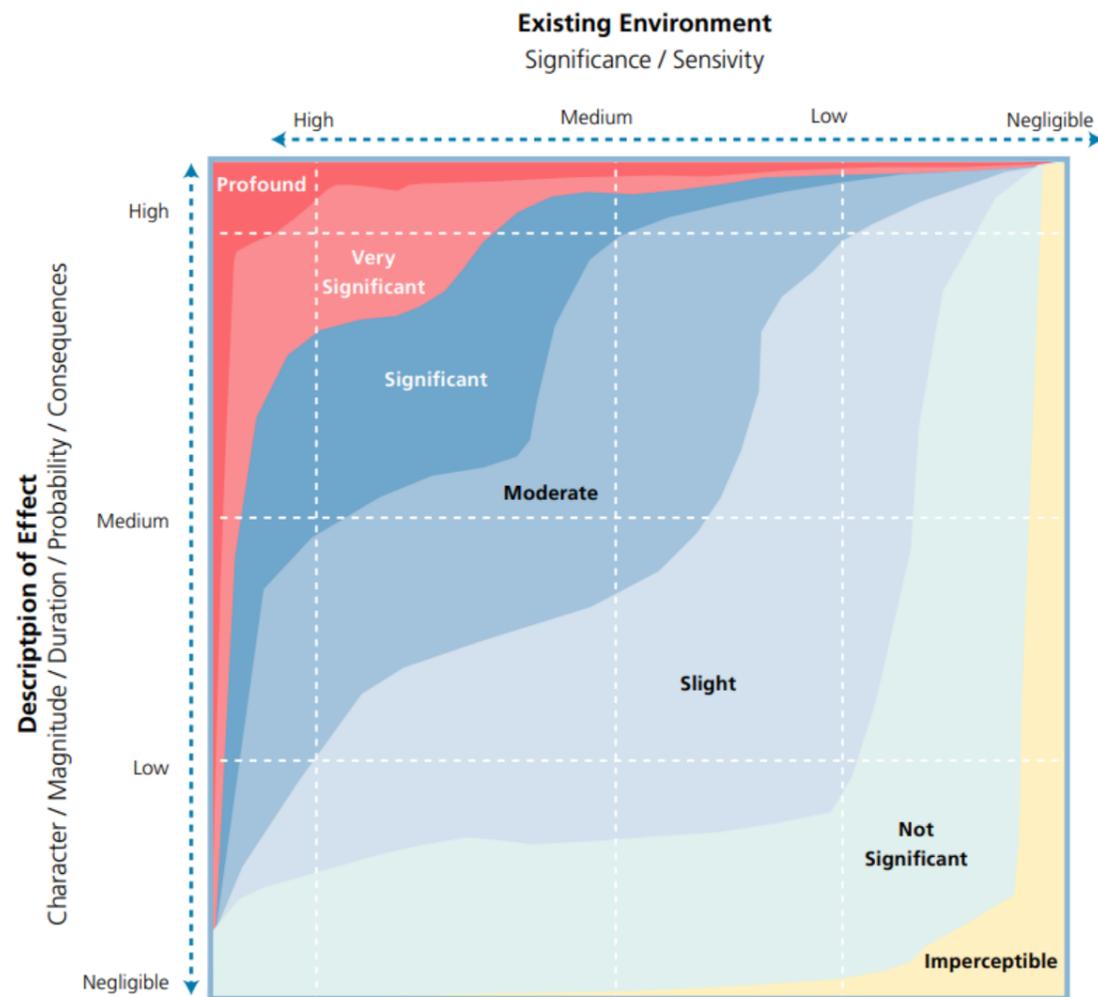


Figure 2.1: Figure 3.4 of EPA Guidelines on the information to be contained in Environmental Impact Assessment Reports shows how comparing the character of the predicted effect to the sensitivity of the receiving environment can determine the significance of the effect.

2.7 Quality of Effects

The predicted impacts are also classified as beneficial (positive), neutral or adverse (negative). This is not an absolute exercise. In particular, visual receptors' attitudes to development, and thus their response to the impact of a development, will vary. However, the methodology applied is designed to provide robust justification for the conclusions drawn. These qualitative impacts / effects are defined as follows:

- **Adverse (negative):** Scheme at variance with landform, scale, pattern. Would degrade, diminish or destroy the integrity of valued features, elements or their setting or cause the quality of the townscape (townscape) / view to be diminished.
- **Neutral:** Scheme complements the scale, landform and pattern of the townscape (townscape) / view and maintains townscape quality.
- **Beneficial (positive):** Scheme improves townscape (townscape) / view quality and character, fits with the scale, landform and pattern and enables the restoration of valued characteristic features or repairs / removes damage caused by existing land uses.

For townscape to a degree, but particularly for visual effects, this is an inherently subjective exercise. This is because townscape and visual amenity are perceived by people and are therefore subject to variations in the attitude and values - including aesthetic preferences - of the receptor. One person's attitude to a development may differ from another person's, and thus their response to the effects of a development on a townscape or view may vary.

Additionally, in certain situations there might be policy encouraging a particular development in an area, in which case the policy is effectively prescribing townscape and visual change. If a development achieves the objective of the policy the resulting effect might be considered positive, even if the townscape character or views are profoundly changed. The classification of quality of townscape and visual effects should seek to take these variables into account and provide a reasonable and robust assessment.

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2.8 Timescale

Impacts / effects are also categorised according to their longevity or timescale:

Duration	Description
Construction Phase	
Temporary	Effects lasting one year or less ²
Operational Phase	
Short-term	Effects lasting one to seven years
Medium-term	Effects lasting seven to fifteen years
Long-term	Effects lasting fifteen to sixty years
Permanent	Effects lasting over sixty years

Table 2.2: Impacts / effects are also categorised according to their longevity or timescale.

² In this case, construction is likely to take c. 36 months for the proposed development. However, in any given viewpoint or location construction may only be experienced for short period and across the overall site construction and operational stages may occur at the same time or overlap.

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3.0 The Receiving Environment

3.1 The Site

The subject site is located on Dennehy's Bohereen, Killarney, County Kerry (refer to Figure 3.1). The site comprises an open grassed field in active agricultural use and extends to approximately **2.23 hectares**. It is broadly rectangular in plan, with a projection to the southwest where the site extends westwards towards Dennehy's Bohereen. The site is enclosed by mature hedgerows along all boundaries and is accessed via a single narrow agricultural entrance from Dennehy's Bohereen at the southwest corner of the site (refer to Figures 3.2–3.5). The site is bounded as follows:

- **South:** by a recently constructed residential development, currently in the final stages of completion;
- **West:** by residential properties along Dennehy's Bohereen and an existing farm track;
- **North:** by Deerpark Pitch and Putt Club;
- **East:** by an adjoining agricultural field.

The northern, eastern and western site boundaries are defined by established hedgerows, which form a consistent and well-contained perimeter. The southern boundary, adjoining the Sailín Ró residential estate on Burr Ridge, comprises a concrete wall with intermittent hedgerow planting. The site is generally flat, with minor localised undulations across its extent.

3.1.1 Wider Context

The surrounding area is characterised by a combination of established and emerging residential development, recreational facilities and commercial uses. Residential development predominates to the south and west of the site, recreational uses lie to the north, and a mix of agricultural land and retail development is located to the east. Dennehy's Bohereen is a narrow, single-lane local road with a rural character, defined by mature roadside hedgerows. Residential development along this route occurs in small clusters of detached dwellings, typically comprising between two and seven houses, resulting in a dispersed settlement pattern.

To the south, Friary Drive connects the surrounding residential areas of Burr Ridge and Sáil Árdán and is characterised by a mix of established and recently constructed housing estates. Building typologies in this area include two-storey townhouses, terraced housing, detached dwellings and limited low-rise apartment blocks. Immediately adjoining the southern boundary of the site, the Sailín Ró development comprises two-storey townhouses and is nearing completion.

To the north of the site lie Deerpark Pitch and Putt Club and Dr Crokes GAA Club. Beyond the railway line to the northwest is Fitzgerald Stadium. To the southeast, Deerpark Retail Park accommodates a number of large-format retail units.

In terms of wider structure, the railway line to the west forms a clear edge to the Ardshanavooly area within which the site is located. The N22 Bypass defines a strong northern boundary, while further west the N71 marks a transition from the edge-of-centre context to Killarney town centre.

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Figure 3.1: Map Image of the Subject Site. Source of map: myplan.ie, annotated by Purser. (Site Boundary indicative only.)



Figure 3.2: Photograph from Dennehy's Bohereen looking east towards Burr Ridge. Source: TMG Designs.



Figure 3.3: Photograph within the site looking east. Source: TMG Designs.



Figure 3.4: Photograph from Dennehy's Bohereen looking north. Source: TMG Designs.

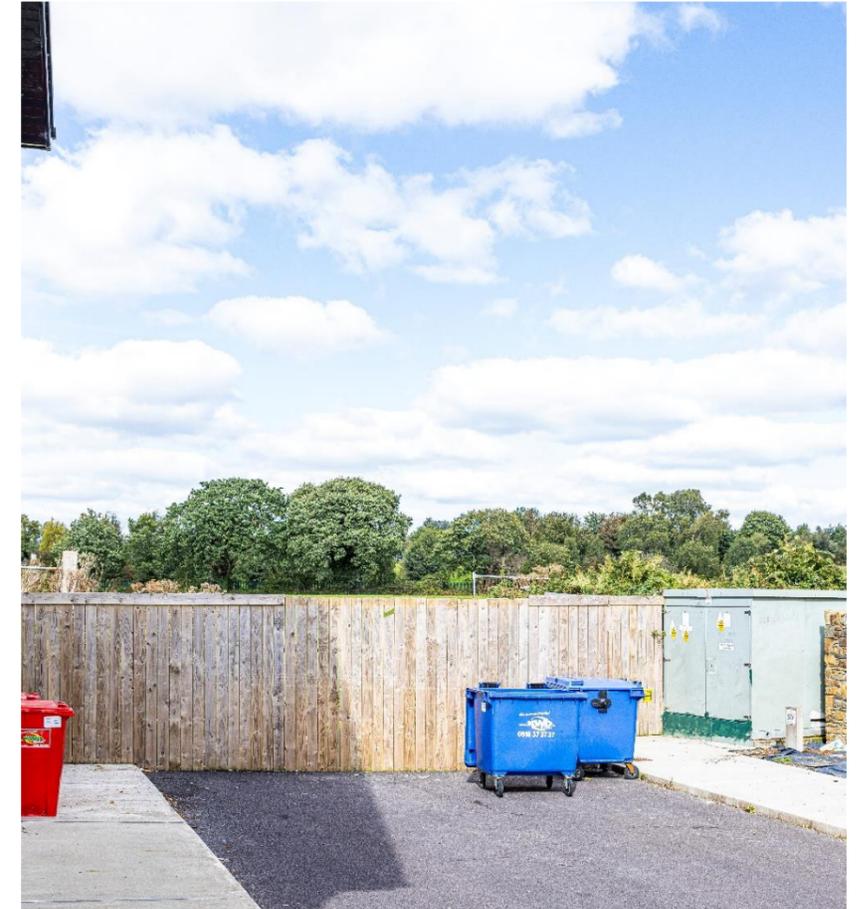


Figure 3.5: Photograph from Burr Ridge looking north into subject site. Source: TMG Designs.

3.1.2 Planning History of the Subject Site

A review of the planning history of the subject site has been undertaken to provide contextual background for the Townscape and Visual Impact Assessment. There is no planning history for the subject site. An appeal to An Coimisiún Pleanála was submitted in April 2023 against the inclusion of land on the Residential Zoned Land Tax.

For the purposes of this TVIA, a high-level summary of the relevant planning history is provided below, insofar as it assists in understanding the established townscape context and baseline conditions.

A more detailed review of the planning history of the subject site, and of adjacent or nearby lands, is contained within the Planning Report prepared by Foundation Planning, which should be read in parallel with this assessment.

3.1.2.1 ABP Ref: 316580-23

In April 2023, an appeal was submitted to An Bord Pleanála against the inclusion of land on the Residential Zoned Land Tax. The appellants had made a submission to the Local Authority requesting that their site be excluded from the Local Area Plan on the basis that they have no proper access and it is not serviced. The Local Authority determined that the site fulfils the qualifying criteria to be included on the final map for the Residential Zoned Land Tax.

The Inspector concluded the following:

“The lands identified as KE-C6-RZLT-11 are located within an established urban area with services are available and no capacity or other reasons have been identified that would prevent the development of these lands in principle for residential purposes. The use of land for agricultural purposes is not a criteria for exclusion under section 653B(c)(i). The lands meet the qualifying criteria set out in section 653B of the Taxes Consolidation Act 1997, as amended, and that there are no matters arising that warrant exclusion from the map.”

For the reason set out above the appeal was dismissed by the Board.

3.1.3 Planning History of Adjacent Sites

A review of Kerry County Council’s online planning register and An Coimisiún Pleanála’s planning database was undertaken to identify permitted or proposed development in the vicinity of the subject site that could give rise to cumulative townscape or visual effects.

The site immediately south of the subject site has been subject to multiple planning applications since 2004. Planning permission for the broader site was initially granted in 2004, with a series of subsequent amendments and modifications over the years. These are summarised below for reference.

3.1.3.1 Sall Ardan, Park Road (Application Reg. Ref. 04204149)

In January 2004, an application was submitted for the construction of 49 No. dwelling houses; 40 No. apartments; access road and ancillary services and two-storey building containing a child care facility and 2 No. apartments.

Kerry County Council granted permission for the planning application on the 09 August 2004. Condition No. 8 stated that Houses No. 5, 6, 7 and 8 inclusive should be omitted and set aside as open areas within the estate to ensure that adequate open space is provided.

27 No. houses and 30 No. apartments were built under this permission on a portion of the wider site.

3.1.3.2 Sall Ardan, Park Road (Application Reg. Ref. 04294149)

In July 2012, an application was submitted requesting an extension of duration for the following development: 49 No. dwelling houses; 40 No. apartments; access road and ancillary services, and two-storey building containing a child care facility and 2 No. apartments.

Kerry County Council granted the extension of time on the 29 August 2012.

3.1.3.3 Park Road (Application Reg. Ref. 08204854)

In January 2008, an application was submitted requesting the retention of as constructed apartment Nos. 1-5/6-9/10-13 and 1-18 within the site as approved under planning permissions Reg. Ref. 04204149.

Kerry County Council granted permission for the planning application on 26 February 2008.

3.1.3.4 Ardshanavooly, Killarney (Application Reg. Ref. 18221; ABP Ref. 3022939-18)

In March 2018, an application was submitted for (1) the erection of 8 No. semi-detached dwellings, (2) permission to erect 2 No. semi-detached dwellings and all associated site works, and (3) the retention of existing in situ foundations.

Kerry County Council issued a notice of a grant of permission on 10 October 2018. An appeal was subsequently submitted to An Bord Pleanála. The Bord granted permission on the 15 March 2019 for the development stating the following:

“Having regard to existing residential zoning objective for the site as set out in the current Killarney Town Development Plan, and to the planning history on the site, it is considered that subject to compliance with the conditions set out below, the proposed development and the development proposed for retention would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety and convenience.”

Condition 2 listed within the grant of permission stated that the 2 No. semi-detached dwellings would be omitted and that only one dwelling should be provided.

The development has been completed.



Figure 3.6: Extract of Site Location Plan Dwg. No. D1000-A031-A (Application Reg. Ref. 18221; ABP Ref. 3022939-18). Source: Kerry County Council online planning search tool.

3.1.3.5 Ardshanavolly, Killarney (Application Reg. Ref. 201237)

In December 2020, an application was submitted for the retention of existing in situ foundations; permission to construct 2 No. blocks of apartments consisting of 12 No. apartments in Block A and 6 No. apartments in Block B to be serviced with a new access road and all associated site works.

The in-situ foundations referred to in the application description relate to the 2004 planning permission (which was granted an extension of permission in 2015). The foundations were previously for an apartment building and creche.

Kerry County Council granted permission for the application on 23 February 2022, with an attached condition requiring the completion of the internal road prior to construction starting in order to ensure proper access to the site.

This planning permission is currently under construction.



Figure 3.7: Extract of OSI Map – Location Plan (Application Reg. Ref. 201237). Source: Kerry County Council online planning search tool.

3.1.3.6 Ardshanavooly, Park Road Killarney (Application Reg. Ref. 20241)

In March 2020, an application was submitted for the erection of 2 No. semi-detached dwellings and all associated site works.

The application sought permission for the 2 No. dwellings which had been removed from the 2018 application (Application Reg. Ref. 18221; ABP Ref. 3022939-18). The orientation and layout of the proposed houses were redesigned taking the Inspectors concerns into consideration. No issue regarding the principle of the two dwellings was raised during the appeal process.

Kerry County Council granted permission for the development on the 20 August 2020 stating that the reasons for refusal as set out by An Bord Pleanála during the 2018 appeal had been sufficiently addressed and the proposals were acceptable.

The development has been completed.

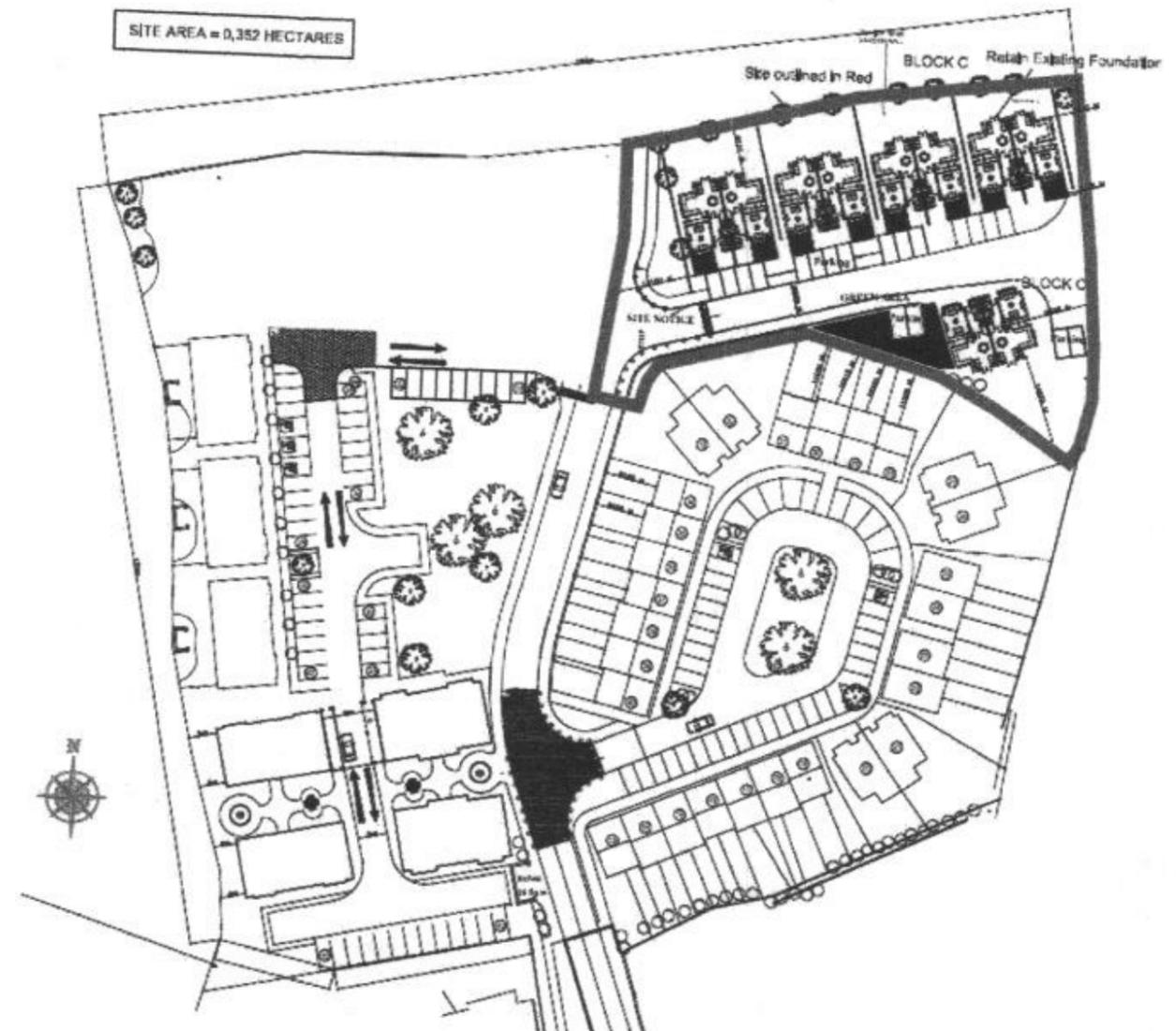


Figure 3.8: Extract of OSI Map – Location Plan (Application Reg. Ref. 20241). Source: Kerry County Council online planning search tool.

3.1.3.7 Ardshanavolly, Killarney (Application Reg. Ref. 23991)

In September 2023, an application was submitted for permission to (a) construct children's creche, (b) to construct 14 No. 1 bedroom and 2 No. 2 bedroom apartments and (c) new access road, parking and all associated site works within revised site boundaries.

The application originally included a retail unit, however this was removed from the scheme as Kerry County Council advised that its location within a residential area would not be appropriate.

Kerry County Council granted permission for the planning application on 26 January 2024. This development is currently under construction.



Figure. 3.9: Extract of Site Location Plan Dwg. No. D2243-A048-A (Application Reg. Ref. 23991). Source: Kerry County Council online planning search tool.

3.1.3.8 Friary Downs, Ardshanavolly, Killarney (Application Reg. Ref. 2560046)

In January 2025, an application was submitted for permission to construct a revised children's creche with parking along with all associated site works as previously granted under application Reg. Ref. 23991.

Kerry County Council granted permission for the planning application on 30 April 2025.

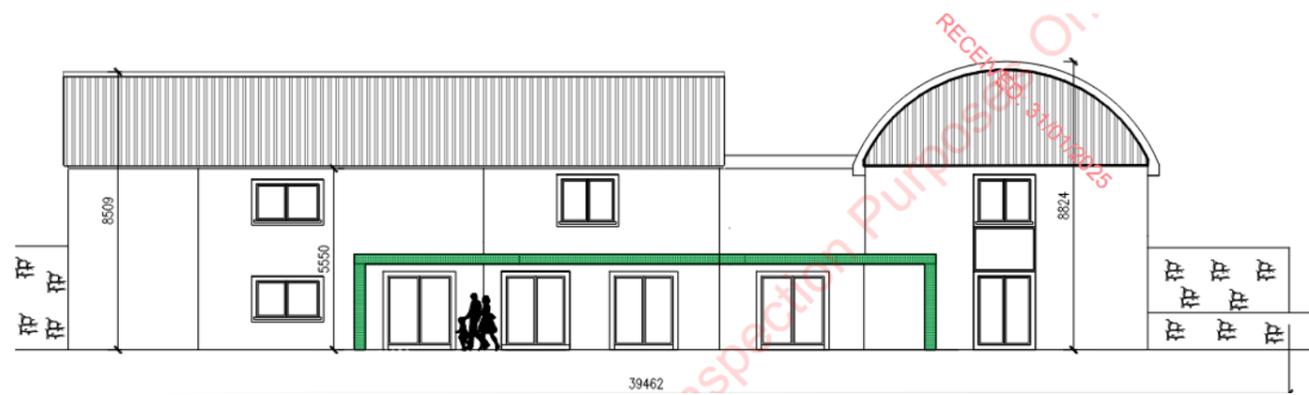


Figure. 3.10: Extract of Dwg. No. D2243-A050-A (Application Reg. Ref. 2560046). Source: Kerry County Council online planning search tool.

3.1.3.9 Fitzgerald Stadium, Kilcoolaght, Killarney (Application Reg. Ref. 18301)

In April 2018, an application was submitted for the re-construction of the existing spectator terrace and scoreboard at the western end of the stadium with the addition of shops and toilets underneath. The development would also include the reconstruction of part of the wall on the western boundary and the construction of new entrance stills and exit gates serving the western terrace. The planning application sought a 10 year planning permission.

Kerry County Council granted permission for the planning application on the 29 May 2018. The planning permission is due to expire in July 2028.

3.2 Key Townscape Elements and Character Areas of the Receiving Environment

The main elements and character areas of the receiving environment (i.e. the main potential receptors of townscape and visual impacts) can be summarised as follows (Please refer to Figure 3.11):

a) Surrounding and Adjacent Land Uses

- **Residential**
The residential character of the area immediately surrounding the site is that of single dwellinghouses on individual plots. There are three clusters of single dwellings along Dennehy's Bohereen. To the south of the site the area is characterised by medium density development in the form of housing estates along Friary Downs and Burr Ridge. Upper Lewis Road is characterised by individual houses with long narrow plots extending eastwards to meet the rail line. As this road travels south towards the town centre terraced properties become more prominent.
- **Mixed-Use / Town Centre**
Killarney town centre is located to the south and south west of the site. The western edge of Killarney town centre, which is closest to the subject site, is characterised by large hotels such as the Great Southern Killarney and the Killarney Royal Hotel. There is a large edge of centre retail development adjacent to the railway station - Killarney Outlet Shopping Centre. To the south east of the site is a large retail park comprising several large box stores such as Tesco and World of Wonder.
- **Transport**
Killarney Rail station is located to the south of the site on the edge of the town centre. It provides daily services to Cork, Tralee and Dublin Heuston. It is a small single storey building accessed from Station Road. Killarney bus station is located to the north of the railway station directly adjacent to the Killarney Outlet Shopping Centre. The bus station primarily comprises of parking bays for the buses and three sided shelters.
- **Recreational**
Lands to the north comprise Deerpark Pitch and Putt Club and Dr Crokes GAA Club. To the northwest of the site, beyond the railway line, lies Fitzgerald GAA Stadium.
- **Ecclesiastical**
Irish Franciscans friary and gardens are located to the south west of the site at the junction of the R876 and N71. The friary comprises of a three storey Gothic Revival style building with gardens to the rear bordering the rail line and the southern section of Dennehy's Lane.

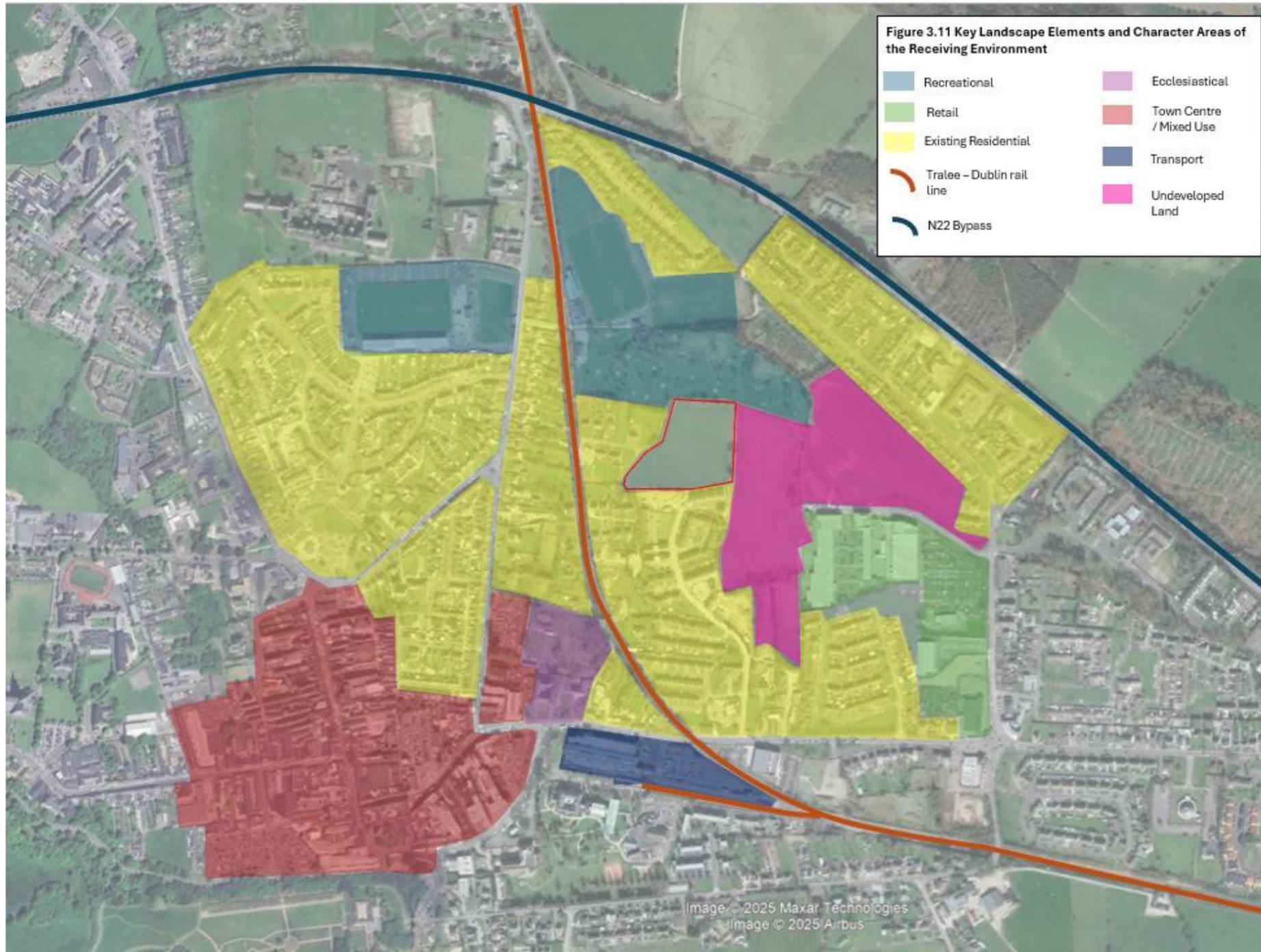
b) Local and Major Roads

- **Dennehy's Bohereen**
Dennehy's Bohereen is a narrow single lane road. It is characterised by mature hedgerows and small clusters of residential development.
- **Friary Downs/Sáil Árdán**
Friary Downs/Sail Ardan is a two way cul de sac characterised by two and three storey residential development predominantly in the form of housing estates. There are several development sites in various stages of completion along this road.
- **N71 Road**
The N71 is a two lane national route from Cork City to Killarney. The road is noted as being a scenic route between the two urban settlements as it travels between the counties of Cork and Kerry. The position of the N71 creates a divide between the high density town centre and the areas of Ardshanavooly and Moyeightragh which are characterised by medium density including residential properties with rear gardens and open space.

c) Other Significant Townscape Features

- **N22 Bypass**
The N22 is a national route that provides a direct route from Cork to Killarney, passing the town to the north. It provides a distinctive boundary to between the urban area of Killarney town and the rural hinterlands. To the north of the N22 road, the townscape abruptly alters from urban to rural with open agricultural fields extending northwards.
- **Fitzgerald Stadium**
The GAA stadium is located to the north west of the site. It is the principle stadium within Killarney and is the home of Gaelic football for County Kerry. It comprises one covered stand and three terraces.
- **Tralee-Dublin Rail line**
The Tralee – Dublin rail line is located to the west of the subject site. It creates a distinctive boundary between the lower/medium density residential development surrounding the subject site and the town centre which lies to the south west.

Figure: 3.11: Land Use Zones



4.0 Policy Context

4.1 Introduction

We outline below a review of key policy at national, regional and local levels. (Please note that this policy review is limited to and for the purposes of the preparation of this assessment only. Please refer to the Planning Report prepared by Foundation Planning, enclosed as part of this application, for more information in relation to the wider planning policy context).

4.2 National Planning Framework First Revision (April 2025)

Project Ireland 2040: National Planning Framework (NPF) is the Government's overarching spatial strategy guiding the future growth and development of the State. The NPF was originally published in February 2018 and has been updated through the National Planning Framework – First Revision (2025), which was approved by the Houses of the Oireachtas on 30 April 2025 and is now in effect.

The NPF establishes long-term strategic objectives to guide development to 2040, with a strong emphasis on compact growth, the efficient use of serviced and accessible land, and the sustainable consolidation of towns and cities to accommodate projected population growth in a manner that supports high-quality urban environments and the effective use of existing infrastructure.

The following National Policy Objectives (NPOs) are particularly relevant to the proposed development:

- **NPO 7:** Deliver at least 40% of new housing nationally, within the existing built-up footprint of existing settlements that are outside of the five cities and their suburbs ensuring compact and sequential growth.
- **NPO 9:** Deliver at least 30% of all new homes that are targeting in settlements other than the five Cities and their suburbs, within their existing built-up footprints and ensure compact and sequential patterns of growth.
- **NPO 12:** Ensure the creation of attractive, liveable, well-designed, high-quality urban places that are home to diverse and integrated communities enjoying a high quality of life.
- **NPO 20:** Presumption in favour of development within existing cities, towns and villages, subject to meeting appropriate planning standards.
- **NPO 22:** In urban areas, planning standards (including building height and car parking) are to be performance-based, supporting well-designed, high-quality outcomes and compact growth.

- **NPO 42:** Target the delivery of housing to accommodate approximately 50,000 additional homes per annum to 2040.
- **NPO 43:** Require the prioritisation of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.
- **NPO 45:** Increase residential density in settlements through a range of measures including infill development schemes, increased building height and more compact forms of development.

The proposed development is in line with the NPF's strategy for compact, design-led urban growth. The subject site is located within the town of Killarney, within walking distance of the town centre. It delivers residential units on an infill site located adjacent to existing residential development. The proposed development aligns with the NPF's overarching objectives of compact growth, infill development, high quality placemaking and the consolidation of towns and urban areas.

4.3 Sustainable Residential Development and Compact Settlements, Guidelines for Planning Authorities (January 2024)

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities ("Sustainable Development and Compact Settlement Guidelines") were adopted in January 2024 under Section 28 of the 2000 Act. These Guidelines replace the Sustainable Residential Development in Urban Areas Guidelines for Planning Authorities issued as Ministerial guidelines under Section 28 of the Act in 2009.

The NPF priorities for compact growth include an emphasis on the renewal of existing settlements, rather than continued sprawl. The Sustainable Development and Compact Settlement Guidelines advise that:

"In order to achieve compact growth, we will need to support more intensive use of existing buildings and properties, including the re-use of existing buildings that are vacant and more intensive use of previously developed land and infill sites, in addition to the development of sites in locations served by existing facilities and public transport".

The Guidelines further notes that:

"Mid-rise medium density housing will have a critical role to play outside of the urban cores at accessible and intermediate locations in particular, in combination with traditional housing."

4.4 Regional Spatial and Economic Strategy for the Southern Region

The Regional Spatial and Economic Strategy ("RSES") for the Southern Region comprises a number of core Regional Policy Objectives which coincide with the National Planning Framework (NPF). The purpose of the guidelines is to direct all Local

Authority future plans, projects and activities requiring consent of the Regional Assembly. To achieve compact growth, the RSES seeks to prioritise housing and employment development in locations within the contiguous to existing settlement footprints where it can be served by public transport, walking and cycling.

RPO 11 states that Local Authorities are seeking to target growth of 30% within each Key Town in the region, subject to capacity and sustainability reviews. The policy adds that it is an objective:

“To support and promote vibrant, culturally-rich and revitalised Key Towns with enhanced social inclusion, engaged and active voluntary, non-profit and social enterprise sectors, sustainable neighbourhoods and a high level of environmental quality to ensure an excellent quality of life for all”

Killarney is considered to be a key town within the Southern Region. Under RPO 18 there are a number of objectives which seek to ensure that Killarney balances compact growth and regeneration with the protection of the natural environment which surrounds the town; planned for future growth of the town to ensure wastewater capacity; support infrastructure development and investment and support regeneration sites within the town.

RPO 35 states that compact growth will be promoted and supported and that Development Plans should set a minimum requirement to deliver at least 30% of new homes on sites within the existing built up footprint.

RPO 129 ‘Landscape’ states that it is an objective to develop a Regional Landscape Strategy that will facilitate townscape protection, management and change.

4.6 Kerry County Development Plan

The Kerry County Development Plan 2022-2028 (Development Plan) provides the relevant statutory planning context for the subject site. The Kerry County Development Plan 2022-2028 was adopted on 04 July 2022 and took effect on 15 August 2022. The following sections outline policies and objectives of the above policy documents that are relevant to the assessment of potential townscape and visual impacts of the proposed development.

Kerry County Development Plan Volume Two contains the Town Development Plans 2009-2015 (as extended and varied) for Tralee, Killarney and Listowel. The County Plan provides updated land use and zoning frameworks in respect of these towns and consolidates their associated written texts.

4.6.1 Zoning

The subject site is zoned ‘R1 – new / proposed residential phase 1’. The Killarney Town Development Plan advises that residential units within the urban areas will be

“developed on R1 Proposed Residential lands. These lands are typically centrally located within walking distance to the town centre and are overwhelmingly located to the south of the by-pass road and north of the River Flesk”.

The Town Development Plan further notes that in line with the National Planning Framework, Ireland 2040 which targets a significant number of future urban development on infill and brownfield sites, it is envisaged that *“30% of new housing in Killarney will be on infill and brownfield sites”*.

Policy KCDP 4-27 states:

“Prioritise the regeneration of underused town centre and brownfield / infill lands in order to achieve the sustainable delivery of new housing within the existing urban footprint of settlements in the County.”

The proposed development is consistent with the established residential zoning of the site and its surrounding context. From a townscape and visual perspective, the proposal represents a residential use on an underutilised site within an existing suburban area, located adjacent to Templeogue village and within walking distance of established public transport routes. The assessment within this TVIA therefore considers the extent to which the proposed development integrates with, and responds appropriately to, the existing residential townscape in accordance with the zoning objective.

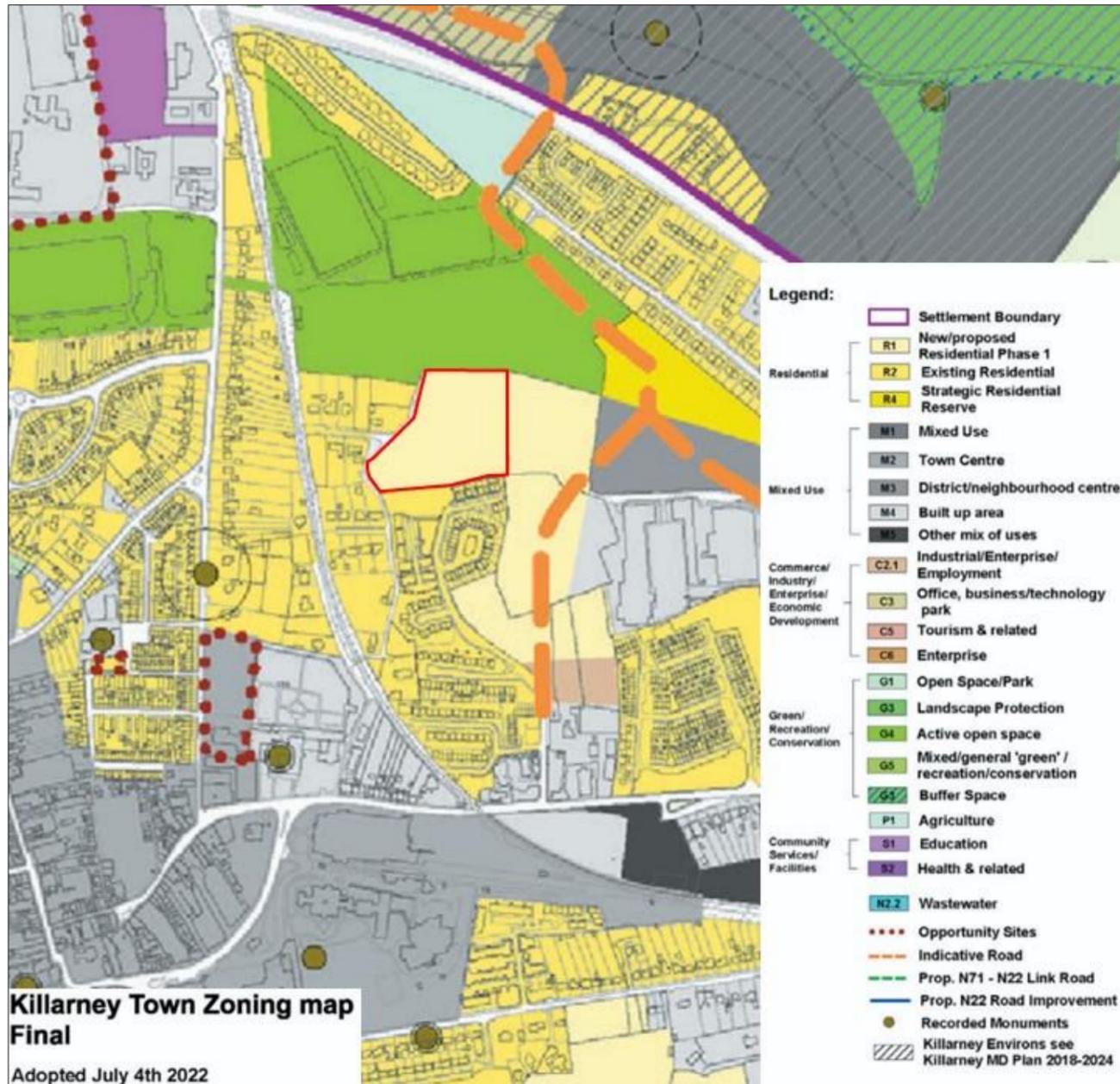


Figure 4.1: Extract of Killarney Town Zoning Map. Source: Kerry County Development Plan 2022-2028: Volume 4: Maps. Indicative site boundary outlined in redline.

4.6.2 Architectural Conservation and Heritage

The subject site is not located within an Architectural Conservation Area (ACA). Moreover, no Protected Structures are located within or in close proximity to the subject site.

The closest protected structures to the subject site are listed below:

Protected Structure	Distance from Site
Franciscan Friary and KYDS (RPS-KY-0574)	c. 520m to the south-west
Killarney Court House (RPS-KY-0530)	c. 628m to the south-west
Killarney Railway Station (RPS-KY-0480)	c. 584m to the south
Great Southern Hotel (RPS-KY-0479)	c. 670m to the south
Saint Finian's Hospital (RPS-KY-0483)	c. 800m to the north-west

Table 4.1: List of Protected Structures. Source: Volume 1 Appendices: Appendix 3, Kerry County Development Plan 2022-2028

There are two dwellings located to the south of the subject site on Dennehy's Bohereen that are listed within the National Inventory of Architectural Heritage (Ref: 21400817 and Ref: 21400816). One dwelling is in a ruinous state, while the other appears to have been demolished in recent years.

The identified Protected Structures and dwellings listed within the National Inventory of Architectural Heritage are physically and visually separated from the subject site by intervening buildings, vegetation, and boundary treatments. Given this separation, combined with the limited scale and height of the proposed development relative to its surroundings, the scheme will not give rise to any adverse impact on the character, setting, or appreciation of Protected Structures or dwellings listed within the National Inventory of Architectural Heritage in the vicinity.

4.6.3 National Monuments

There are no National Monuments or Registered Monuments within the vicinity of the subject site.

4.6.5 Specific Local Objectives

The Killarney Town Plan notes that Kerry County Council will facilitate the sustainable implementation and construction of a new strategic link road from the N22 Killarney Bypass to Park Road which lies to the south of the subject site. The indicative route is marked on the zoning map and runs to the east of the site.

4.7 Landscape Policy and Objectives

Chapter 11 of the County Development Plan includes a number of policies and objectives that are relevant to the assessment of potential townscape and visual impacts of the proposed development. The County Development Plan notes that “the outstanding townscapes of Kerry are one of the County’s defining features and one of its most important economic assets”. Volume 1 – Appendices, Appendix 7 of the County Development plan contains the Landscape Review of County Kerry.

4.7.1 Landscape Character Assessment

Volume 1: Appendix 7 of the County Development Plan states that a review of the townscape of County Kerry has been undertaken in order to identify and describe the variations in the character of the townscape within the County. The document advises that this Landscape Review replaces a previous Landscape Character Assessment which assessed the capacity of the landscape for wind energy development.

12 No. landscape types are identified within the review. The subject site falls within Type J – Urban Areas which states:

“The landscape type mapping includes urban areas. This occurs within the most landscape types, which will influence the capacity of these areas to extend beyond their current boundaries.”

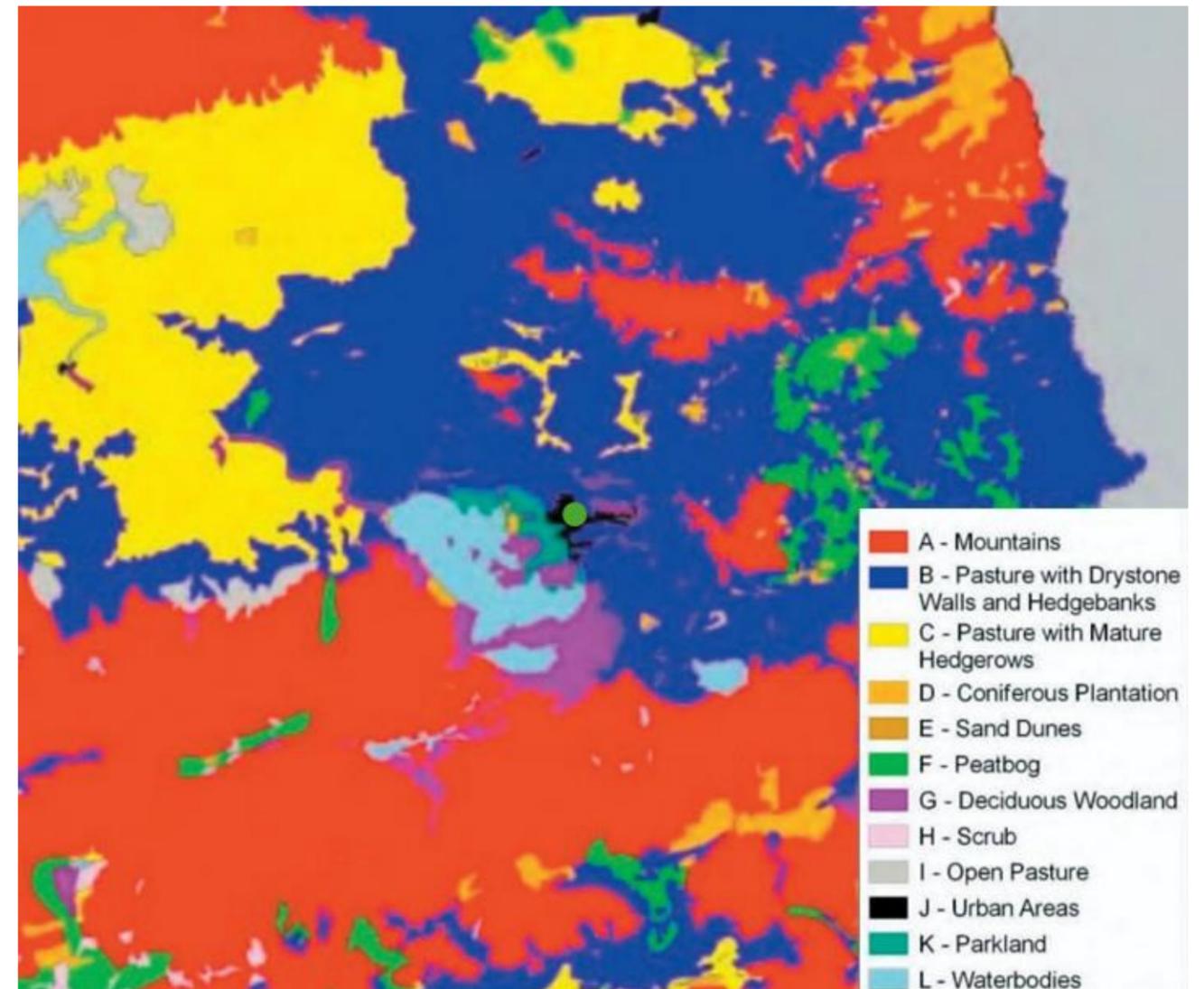


Figure 4.1 Extract from Map 7.13: Physical Units (indicative) which outlines the indicative Landscape Character Areas of the county. Indicative location of the subject site in green. Source: Kerry County Development Plan 2022-2028.

4.7.2 Landscape Character Areas

The Landscape Review identified 40 No. Landscape Character Areas. The subject site is located within No. 26 Lough Leane and Killarney National Park. The LCA covers a large area incorporating Lough Leane, Killarney town and Killarney National Park to the south. It is delineated to the north by a ridge which links the hills to the north of Killarney town, while the southern

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boundary is marked by a ridge of mountains. The LCA is noted as being a “*unique landscape containing high mountains surrounding Lough Leane with the landform being defined by the Killarney lakes which are the dominant feature*”.

The built environment within this LCA is contained to the area surrounding the town of Killarney. The subject site sits within an area that is described as being continuous urban fabric. It is noted that on flatter areas close to the town there are high levels of one-off housing and notable infrastructure features such as the N22 Bypass and the Killarney-Mallow trainline are visible in this area. The sensitivity of built environment is described as medium/high.

The overall sensitivity of No. 26 Lough Leane and Killarney National Park LCA is considered to be High. It should be noted that the subject site is an infill site, located within the existing built environment in an area that is characterised by existing residential development. The development is located within the N22 bypass which is a definitive boundary between the built environment of Killarney and the more rural character to the north. It is therefore considered that while the overall sensitivity of the LCA is High, the proposed development is located within an area that is characterised by urban development and will not impact the character of the area.

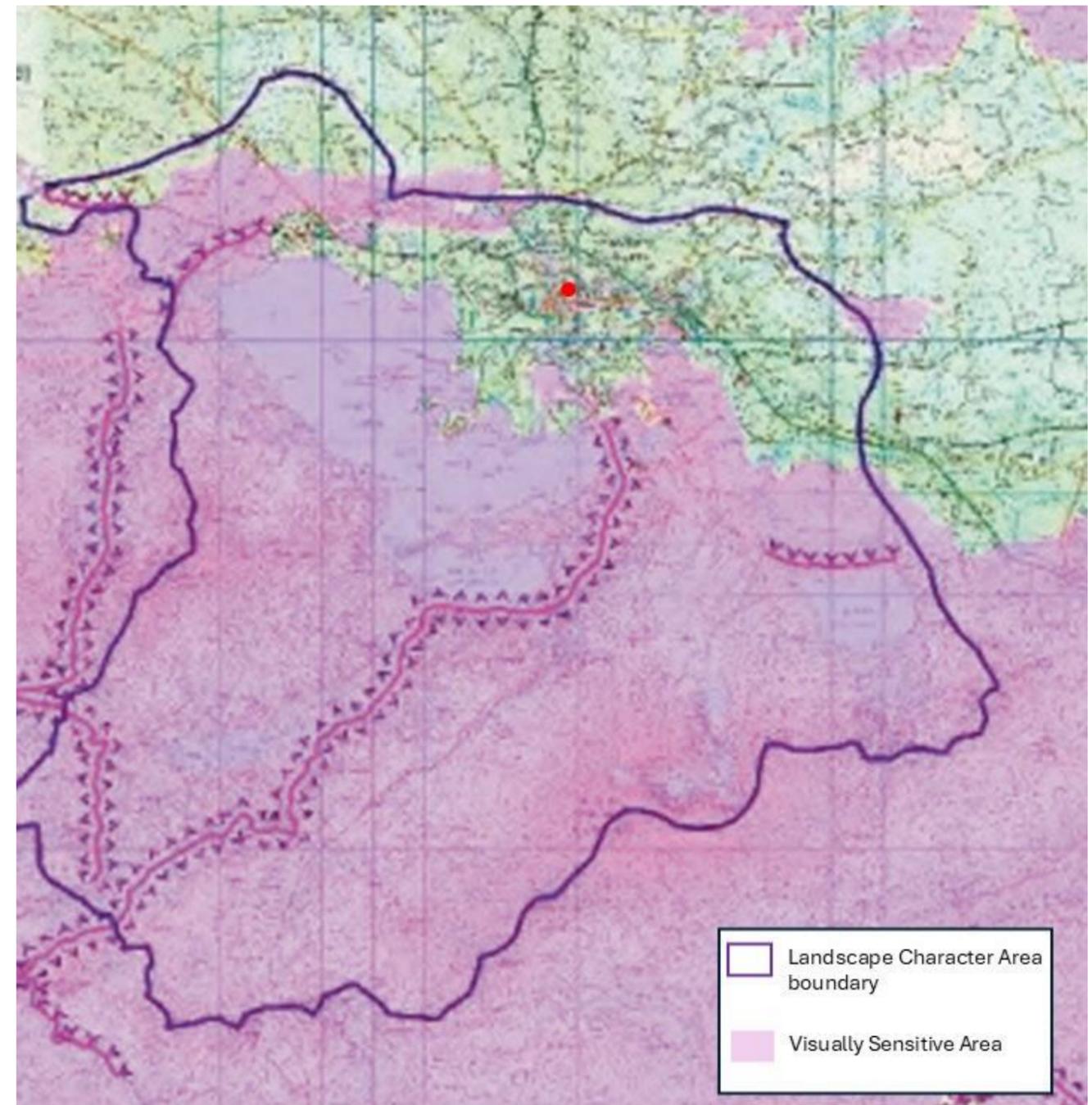


Figure 4.2: Extract from Proposed Landscape Designations Map – LCA 26, Appendix 6. Indicative location of the subject site in red. Source: Kerry County Development Plan 2022-2028.

4.7.3 Preserved Views

County Kerry contains views and prospects of outstanding natural beauty that are internationally recognized. Development which materially affects these views/prospects will not be permitted.

There are no views or prospects that cross the subject site. There are a number of views and prospects outside of the town of Killarney along the N71 to the south and the Gap of Dunloe Road to the north west. The views and prospects from these areas are primarily orientated in an east/west or southern direction. The proposed development is situated within the N22 bypass, which serves as a clearly defined boundary between the established urban fabric of Killarney and the more rural landscape to the north. The location of the subject site within an established urban area is a key consideration in the assessment. In this context, the proposed development is not considered to give rise to any adverse effects on the existing landscape character of the area.

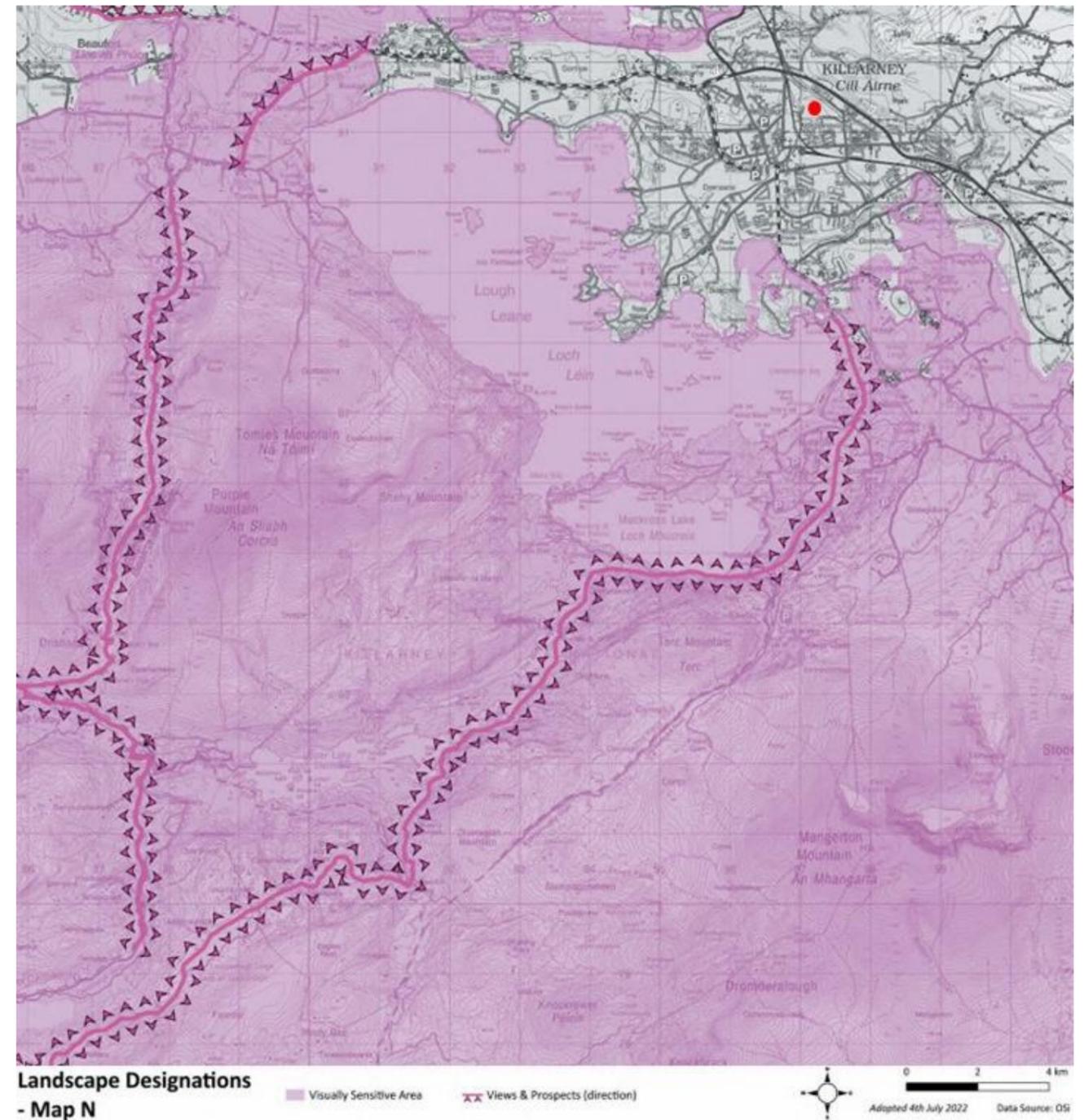


Figure 4.3: Preserved Views – Map N. Indicative location of the subject site in red. Source: Kerry County Development Plan 2022-2028.

4.7.4 Natural Environment Designations

There are no Natural Environment Designations on the subject site. The Caragh River SAC (Ref: 000365) is located to the north of the site beyond the N22 Bypass. The proposed Natural Heritage Area (Ref: 000365) comprising Killarney National Park, Macgillicuddy Reeks and Caragh River catchment is located at the southern edge of the town.

4.8 Relevant Policies

Chapter 11 of the County Development Plan includes the following key policies:

Policies	
KCDP 11-76	Have regard to any future National Townscape Character Assessment, Regional Townscape Assessments and Townscape Character Map, and the publication of Section 28 Guidelines on Townscape Character Assessment.
KCDP 11-77	Protect the townscapes of the County as a major economic asset and an invaluable amenity which contributes to the quality of people's lives.
KCDP 11-78	Protect the townscapes of the County by ensuring that any new developments do not detrimentally impact on the character, integrity, distinctiveness or scenic value of their area. Any development which could unduly impact upon such townscapes will not be permitted.
KCDP 11-79	Preserve the views and prospects as defined on Maps contained in Volume 4.
KCDP 11-80	Facilitate the sustainable development of existing and the identification of new Viewing Points along the route of the Wild Atlantic Way in conjunction with Fáilte Ireland, while ensuring the protection of environmental attributes in the area through the implementation of environmental protection objectives, standards and guidelines of this Plan.
KCDP 11-81	Prohibit developments that have a material effect on views designated in this plan from the public road or greenways towards scenic features and/or public areas.

5.0 Proposed Development

5.1 Proposed Development

The proposed development will consist of the construction of a residential scheme at lands located at Ardshanavooly, Killarney, Co. Kerry. The proposed development provides a total of 124 No. residential units 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.

The proposed development also includes:

- 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;
- 272 No. bicycle parking spaces 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 area;
- 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;
- 1,050 sq.m of communal external open space, including seating areas, nature trails, and amenity grass lawns;
- 1,790 sq.m of environmental open space, including landscape buffers, protection and enhancement of existing hedgerows and trees;
- A new vehicular, pedestrian and cyclist access from the existing estate road adjoining the site to the south; and
- All associated infrastructure works.

5.2 Site Layout

The proposed site layout has been shaped by the subject site's unique form and its relationship with the surrounding residential areas of Sailín Ró, Park Road and Dennehy's Boreen. The site layout has been designed to create communal outdoor spaces that foster a sense of community and enhance the quality of life for future residents. The primary objective of the project is to prioritise the creation of communal open space, the creation of identities for each of the spaces within the site and the interconnection of these spaces to create a cohesive identity for the wider site.

The green areas have been planned to encourage biodiversity, featuring wildflower meadows and a mix of native tree

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species that create a seamless transition between the development and the surrounding landscape. Vehicular access is provided from the south, with internal routes designed to ensure that cyclists and pedestrians can circulate throughout the site in a safe manner. The proposed development offers connections to places, facilities and amenities that help to support a good quality of life. The scheme includes high quality open space and landscapes within the site. The prioritisation of public and communal open space, creation of identities for each of the spaces and the interconnection of these spaces is used to create a particular identity for this development. The proposed layout also prioritises pedestrian and cycle connections throughout the site and with the wider area

(Please refer to the Architectural Design Statement prepared by R. Graham O'Sullivan Architect, enclosed with this application for further details.)



Figure 5.1: CGI of the Proposed Development. Source: TMG Designs.

5.3 Building Form, Massing and Materiality

As articulated in the Architectural Design Statement, the buildings are designed as a cohesive neighbourhood that respects and complements the surrounding urban townscape. The site's irregular shape, 'backland' positioning and relationship with adjoining residential development have informed the building forms, with heights ranging from two-storey blocks to four-storey blocks, designed to avoid overpowering the neighbouring residences. The design incorporates a variety of typologies that respond to the site's context and maximise visual interest.

The materials, though consistent with other developments in the locality, are specifically selected to afford this development a particular identity. The materials are robust and easily maintained. The selection of the render, brickwork, tile and window systems has been carefully considered to ensure a suitable palette of materials is utilised. The clarity of the design, combined with appropriate tones and finishes, allows the development to assimilate into the wider urban landscape without detracting from its established character.

(Please refer to the architectural plans and particulars, including the Design Statement prepared by R. Graham O'Sullivan Architect submitted as part of this application.)



Figure 5.2: CGI of the Proposed Development. Source: TMG Designs

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5.4 Landscape Proposals

High quality landscape proposals are integral to the overall design, ensuring that the proposed development assimilates into the existing environment and that no material negative visual impact arises.

Landscape proposals for the development are guided by an overall masterplan developed to present a coherent language and identity throughout. The design concept seeks to create flowing interconnected lines that shape versatile spaces for residents and allow various activities to taken place within the site. The overall goal of the townscape proposals is to create distinct zones for leisure, recreation and social interaction all while fostering a sense of community. (See Figure 5.3)

Key character areas — including the Arrival Open Space, Central Open Space, Pocket Parks, and Buffer Zones — are distributed throughout the development to encourage activity and social connection.

The proposed development includes a substantial high-quality public open space adjacent. High quality paving, furniture, play equipment and planting ensure that the proposed development and adjoining properties can benefit from exceptional townscape design. The public open space is designed to harmonise with the natural landscape, featuring native vegetation, wildflower meadows, and permeable surfaces. Natural elements create opportunities for exploratory play, fostering a deeper engagement with the environment. While a diverse range of planting allows for a smooth transition between zones when moving through the site.

The design of the communal open spaces embraces a natural approach, integrating native vegetation and landscape elements that foster a harmonious and sustainable environment.

A comprehensive hard and soft landscaping scheme has been designed by Gannon & Associates Townscape Architects and detailed drawings are included as part of this application.

(Please refer the Landscape Plan and particulars by Gannon & Associates, forming part of the Planning Application, for more details.)



Figure 5.3: Images showing the townscape direction. Source: Gannon & Associates Landscape Architects.

Figure 5.4: Extract of Proposed Landscape Plan
 (Source: Gannon & Associates Landscape Architects)



6.0 Townscape Impact Assessment

6.1 Townscape Sensitivity

The sensitivity of the receiving environment can be classified '**Low**'.

(Definition: "Areas where the townscape has few valued elements, features or characteristics and the character is weak. The character is such that it has capacity for change; where development would make no significant change or would make a positive change. Such townscapes are generally unrecognised in policy and the principal management objective may be to facilitate change through development, repair, restoration or enhancement." (Please refer to Section 2.3.1 above.)

This assessment is informed by the following considerations:

- The site comprises an underutilised parcel of land located within the defined urban envelope of Killarney and is zoned for residential development.
- The site is not subject to any statutory landscape, townscape or visual designations.
- The land currently comprises an open agricultural field, with no built or townscape features of intrinsic value.
- While the site falls within Landscape Character Area No. 26 *Lough Leane and Killarney National Park*, which is identified as having high sensitivity, the site itself is located within a fully urbanised context and is visually and functionally detached from the setting of Killarney National Park.
- The site is surrounded by established residential development and commercial uses and performs an infill function within an evolving suburban neighbourhood.
- The surrounding townscape has already undergone substantial change and urbanisation, reducing the sensitivity of the site to further appropriately scaled development.

In summary, the receiving townscape is characterised by a mixed and transitional urban character, with planning policy supporting its development for residential use. Given its scale, zoning and contained urban context, the site has capacity to accommodate change and to contribute positively to the consolidation and completion of the surrounding urban area.

6.2 Magnitude of Townscape Change

The magnitude of townscape change which would result from the proposed development is '**Low**'.

(Definition: "Change that is moderate or limited in scale, resulting in minor alteration to key elements, features or characteristics of the townscape, and/or introduction of elements that are not uncharacteristic in the context. Such development results in minor change to the character of the landscape.." (Please refer to Section 2.3.2 above.)

The proposed development comprises a residential scheme of two-, three- and four-storey buildings, together with associated landscaping and public realm works, on a currently undeveloped infill site. While this will result in the replacement of open grassland with built form, the development occurs within an established urban environment where residential development of similar scale and form already predominates.

The proposed built form, density and layout reflect the existing pattern of development in the area and do not introduce elements that would be out of character with the surrounding townscape. As such, the resulting change is limited in extent and scale, and the magnitude of townscape change is considered Low.

6.3 Significance of Townscape Effects

When the **Low** sensitivity of the receiving townscape is considered alongside the **Low** magnitude of change, the overall significance of townscape effects is assessed as **Not Significant**.

The proposed development will result in only minor, localised changes to the townscape character of the area. This conclusion is supported by the following factors:

- The surrounding townscape is already urban in nature and predominantly residential.
- The extent of change is limited by the site's enclosed position within the existing settlement boundary.
- The proposal has been designed to respond appropriately to its context in terms of height, scale, form and materiality.

Summary: The proposed development will give rise to townscape effects that are Not Significant, with Positive effects associated with the delivery of a well-designed infill scheme that completes and reinforces the existing urban fabric.

7.0 Assessment of Visual Effects

7.1 Viewpoint Locations and Verified Photomontages

8 No. viewpoints were selected for detailed visual effects assessment informed by verified photomontages. The viewpoints were selected to represent the main elements, character areas and groups of visual receptors in the receiving environment.

All viewpoints have been located within the public domain and are representative of views available from main thoroughfares/ pedestrian areas/ key viewpoints within the vicinity of the proposed development.

The assessments should be read in conjunction with the baseline photographs and verified photomontages provided in A3 format under separate cover prepared by TMG Designs. For each viewpoint the following views are provided:

- **Baseline View:** Photograph of the existing scenario.
- **Proposed View:** Photomontage of the proposed development.

We assess visual impact below.



Figure 7.1: Viewpoint locations. Source: Purser.

View 1 - Baseline

7.1.1 Viewpoint 1 – Dennehy’s Boreen looking east

Baseline View:

This viewpoint is located on Dennehy’s Boreen outside two residential properties (Eircode: V93 RKT1 and V93 RC6P respectively). Existing boundary walls associated with these properties are located in the right and left middleground of the view.

The foreground is defined by Dennehy’s Boreen and associated road infrastructure including footpaths and parked cars.

The upper floors of Block A and Block B, Garrai Glas are visible in the right middleground of the view. A cluster of two-storey pitched-roof dwellings located along Sailín Ró are visible in the centre of the view. A mature tree located along the boundary of the subject site is visible in the left of the view.

The subject site is visible from this location.

Viewpoint sensitivity:

Low



View 1 – Proposed

7.1.2 Viewpoint 1 – Dennehy’s Boreen looking east

Proposed View:

The proposed development is visible in the middleground of the view. The boundary walls of the existing residential properties along Dennehy’s Boreen are visible in the right and left of the view. A small portion of the front elevation of a single residential property is visible in the left of the view (Eircode: V93 RKT1).

The proposed development appears as an appropriately scaled development. The design and materials create a modern, contemporary development that sits unobtrusively within the surrounding area. The proposed height is in keeping with the wider area in particular the apartment blocks known as Block A and Block B, Garrai Glas located to the south of the site.

The use of brick and render within the development echoes the materiality of the surrounding area. Brick will be used at lower levels to ground the development within the site, while the render at on the upper levels create a lighter appearance ensuring that the development does not appear overbearing within the townscape.

The existing vegetation and proposed landscaping soften the built form and the change to the view is considered proportionate.

Magnitude of change:

Medium

Significance and Quality of Visual Effects:

Slight and positive



View 2 – Baseline

7.2 Viewpoint 2 – Dennehy’s Boreen looking east

Baseline View:

This viewpoint is located on Dennehy’s Boreen to the south of The Lyne’s Little Lodge (Eircode: V93 E8KX). The view is orientated east towards the subject site.

The foreground is primarily occupied by the road and grassy verge.

Block A and Block B of Garrai Glas are visible in the right middleground of the view. A cluster of two-storey pitched-roof dwellings along Sailín Ró are visible in the centre right of the view.

An established tree line is located along the horizon creating a horizontal element to the view. Beyond this the skyline line is formed by low, gently undulating hilltops.

Viewpoint sensitivity:

Low



View 2 – Proposed

7.2.2 Viewpoint 2 – Dennehy’s Boreen looking east

Proposed View:

The proposed development is visible in the middleground of this view. The proposed units appear well scaled and in keeping with the design, height and massing of the surrounding area.

The proposed development presents as a well thought out contemporary scheme that is in keeping with the surrounding area.

The use of brick at the lower levels establishes a robust base that visually anchors the development within the site. Lighter render finishes at the upper levels ensures the buildings presents a balanced and non-overbearing appearance.

The use of landscaping, including the addition of new planting within the mature hedgerow, supports the development’s integration into the existing landscape and softens the proposed built form.

Magnitude of change:

High

Significance and Quality of Visual Effects:

Moderate -Slight and neutral



View 3 – Baseline

7.3.1 Viewpoint 3 – Deerpark Close looking west

Baseline:

This viewpoint is located on Deerpark Close outside No.2 Deerpark Close (Eircode: V93 EC6H) looking west towards the subject site.

The foreground is defined by Deerpark Close and its footpaths. To the left, No. 5 (Eircode: V93 X7NR) and No. 6 Deerpark Close (Eircode: V93 P8RX) are visible. The boundary walls of Nos. 7 and 8 Deerpark Close are visible in the right of the view, above which mature shrubs are discernible.

The view is terminated by a pebble-dashed boundary wall at the end of the cul-de-sac.

The subject site is not discernible from this location.

Viewpoint Sensitivity:

Low



View 3 – Proposed

7.3.2 Viewpoint 3 – Deerpark Close looking west

Proposed View:

The proposed development is not discernible from this location.

Magnitude of Change:

None.

Significance and Quality of Visual Effects:

No change.



View 4 – Baseline

7.4.1 Viewpoint 4 – Burr Ridge looking north

Baseline View:

This viewpoint is located on Burr Ridge. The view is looking north towards the subject site.

The foreground is primarily occupied by Burr Ridge and its associated footpath and hardstanding. Existing two storey pitched roof properties No. 1 Sailin Ró (Eircode: V93 V08F) and Block A Garraí Glas frame the view.

The centre of the image is occupied by a wooden boundary fence. The tops of existing trees are discernible above the wooden boundary fence.

The subject site is not visible from the location.

Viewpoint Sensitivity:

Low



View 4 – Proposed

7.4.2 Viewpoint 4 – Burr Ridge looking north

Proposed View:

The proposed development is visible in the centre of the viewpoint to the rear of Block A Glas Garraí and No. 1 Sáilín Ró. The proposed dwellings are partially obscured by proposed trees and planting, softening the appearance of the development.

The proposed development appears as a thoughtfully proportioned and visually refined example of contemporary architecture that harmonizes with its surroundings. The scale and massing matches that of the adjacent properties ensuring the proposed development does not appear overbearing or dominant within the view.

Moreover, the proposed development has taken reference from materials used in the wider areas such as render and slate which can be seen on the houses located along Burr Ridge allowing the development to fit naturally into the surrounding area.

Magnitude of change:

Medium

Significance and Quality of Visual Effects:

Slight and neutral



View 5 – Baseline

7.5.1 Viewpoint 5 – Viewpoint 5 – Railway Bridge on Dennehy's Boreen looking north east

Baseline View:

This viewpoint is located on Dennehy's Boreen located on the railway bridge. The view is orientated north east towards the subject site.

The foreground is primarily occupied by the roadway and stone bridge. A two storey residential property (Eircode: V93 A0C9) is located in the centre of the view. To the rear of the residential property a line of mature trees which follow the curve of the trainline.

The Tralee-Dublin trainline is visible in the left of the view creating a linear element to the view. The roofs and upper levels of existing residential properties located within Burr Ridge are visible above the existing vegetation in the right of the view.

The subject site is not visible from this location.

Viewpoint sensitivity:

Low



PURSER

View 5 – Proposed

7.5.2 Viewpoint 5 – Railway Bridge on Dennehy's Boreen looking north east

Proposed View:

The proposed development is not discernible from this location.

Magnitude of change:

None.

Significance and Quality of Visual Effects:

No change.



View 6 – Baseline

7.6.1 Viewpoint 6 – Deerpark Pitch and Putt club looking south east

Baseline:

The viewpoint is located within the Deerpark Pitch and Putt club orientated south east toward the subject site.

The foreground is primarily occupied by a tarmac car park. An existing fence marking the boundary between the car park and the playing area is visible in the centre of the view.

An established tree line interspersed with mature shrubs and electrical wires creates a horizontal element within the middleground of the view. The pitch and putt course gently slopes down toward the car park.

The subject site is not visible from this location.

Viewpoint Sensitivity:

Low



PURSER

View 6 – Proposed

7.6.2 Viewpoint 6 – Deerpark Pitch and Putt club looking south east

Proposed View:

The proposed development is not discernible from this location.

Magnitude of Change:

None.

Significance and Quality of Visual Effects:

No change.



View 7 – Baseline

7.7.1 Viewpoint 7 – Untitled lane looking south

Baseline View:

The proposed viewpoint is situated on an untitled laneway leading towards Dr Croke's GAA club and Deerpark Pitch and Putt club. The view is orientated south towards the subject site.

The foreground is primarily occupied by a gravel trackway and scrub grass.

The centre and left of the view is occupied by mature trees and shrubs on a tall embankment. The security fence delineating the boundary of the GAA club is located in the left of the view. The roof of the clubhouse associated with Dr Croke's GAA club is visible beyond the security fencing.

The subject site itself is not discernible from this location.

Viewpoint Sensitivity:

Low



PURSER

View 7 – Proposed

7.7.2 Viewpoint 7 – Untitled lane looking south

Proposed View:

The proposed development is not discernible from this location.

Magnitude of change:

None.

Significance and Quality of Visual Effects:

No change.



View 8 – Baseline

7.8.1 Viewpoint – Arbutus Drive looking south west

Baseline View:

The view is located on Arbutus Drive. The view is looking south west towards the subject site.

The foreground is occupied by the internal estate road and associated footpath and road markings.

The centre of the view is occupied with mature trees and a circular bed of mature shrubs with the existing grassy area.

The gable and boundary wall of No. 23 Arbutus Drive (Eircode: V93 N6F9) are visible in the right of the view. No. 22 Arbutus Drive (Eircode: V93 Y3K7) is partially visible behind an existing tree.

View point Sensitivity:

Low



View 8 – Proposed

7.8.2 Viewpoint 8 – Arbutus Drive looking south west

Proposed View:

The proposed development is not discernible from this location.

Magnitude of Change:

None.

Significance and Quality of Visual Effects:

No change.



8.0 Conclusion

8.1 Conclusion on Townscape and Visual Effects

This Townscape and Visual Impact Assessment has examined the likely effects of the proposed residential development at Ardshanavooly, Killarney, on the character of the receiving townscape and on views experienced from the surrounding area. The assessment has been undertaken in accordance with the principles and guidance set out in GLVIA3, the EPA Guidelines (2022), and relevant national, regional and local planning policy.

The proposed development represents a medium-density infill scheme within the defined settlement boundary of Killarney and seeks to consolidate and complete the existing urban fabric. The site is an underutilised parcel of land of limited townscape and landscape value, surrounded by established residential, recreational and commercial development. Its redevelopment for residential use is consistent with zoning objectives and with national and local policy that promotes compact growth, infill development and the efficient use of serviced urban land.

From a townscape perspective, the receiving environment is assessed as having Low sensitivity, reflecting its mixed and transitional urban character and its demonstrated capacity to accommodate change. The magnitude of townscape change arising from the proposed development is assessed as Low, as the scale, form and density of the scheme reflect the established pattern of development in the area. When these factors are considered together, the resulting townscape effects are assessed as Not Significant, with Positive effects associated with the completion of a coherent and well-structured residential neighbourhood. No adverse effects on designated landscapes, Areas of High Amenity, or townscape character areas have been identified.

From a visual perspective, the assessment of representative viewpoints, supported by verified photomontages, demonstrates that views of the proposed development are generally limited, filtered by existing vegetation, or experienced within an established urban context. The proposed buildings, ranging from two to four storeys, have been carefully designed in terms of height, massing, layout and materiality to ensure compatibility with the surrounding townscape. The development does not break the skyline, introduce incongruous elements, or give rise to unacceptable effects on the visual amenity of nearby residential or public receptors.

Overall, the assessment concludes that the proposed development will not give rise to significant adverse townscape or visual effects. Any changes arising are assessed as slight and not significant, and in several instances neutral to positive in nature. The scheme represents an appropriate and policy-compliant infill development that will contribute positively to the ongoing consolidation, regeneration and sustainable growth of Killarney's urban area.

Signed:

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