

Kerry County Council
County Building
Rathass
Tralee
Co Kerry

5th May 2024

Re: Large-scale Residential Development Application

Addendum to Archaeological Impact Assessment for Proposed Residential Development at Coollegrean, Killarney, Co. Kerry

Dear Sir/ Madam

Regarding the update of the development at Port Road, Killarney Co. Kerry. The enclosed Archaeological Impact Assessment and Archaeological Test Excavation Reports (carried under Licence No. 17E0274) were previously prepared in 2017 for Pdraig Griffin, of Griffin Project Management, who was acting on behalf of Portal Asset Holdings at the time. At the request of the applicant, I have reviewed these reports in the context of the current revised layout of the proposed development at Port Road, Killarney Co. Kerry. With regards to the archaeological testing that I carried out in 2017, (Licence No. 17E0274) the revised site plan has no real additional impact beyond that of the original development plan. As such the results and recommendations of the original testing remain valid.

As noted, the main change has been to the unit numbers and layout. Therefore Section 2.2 Scope of works, on page 3 of the original report, should now read as follows:

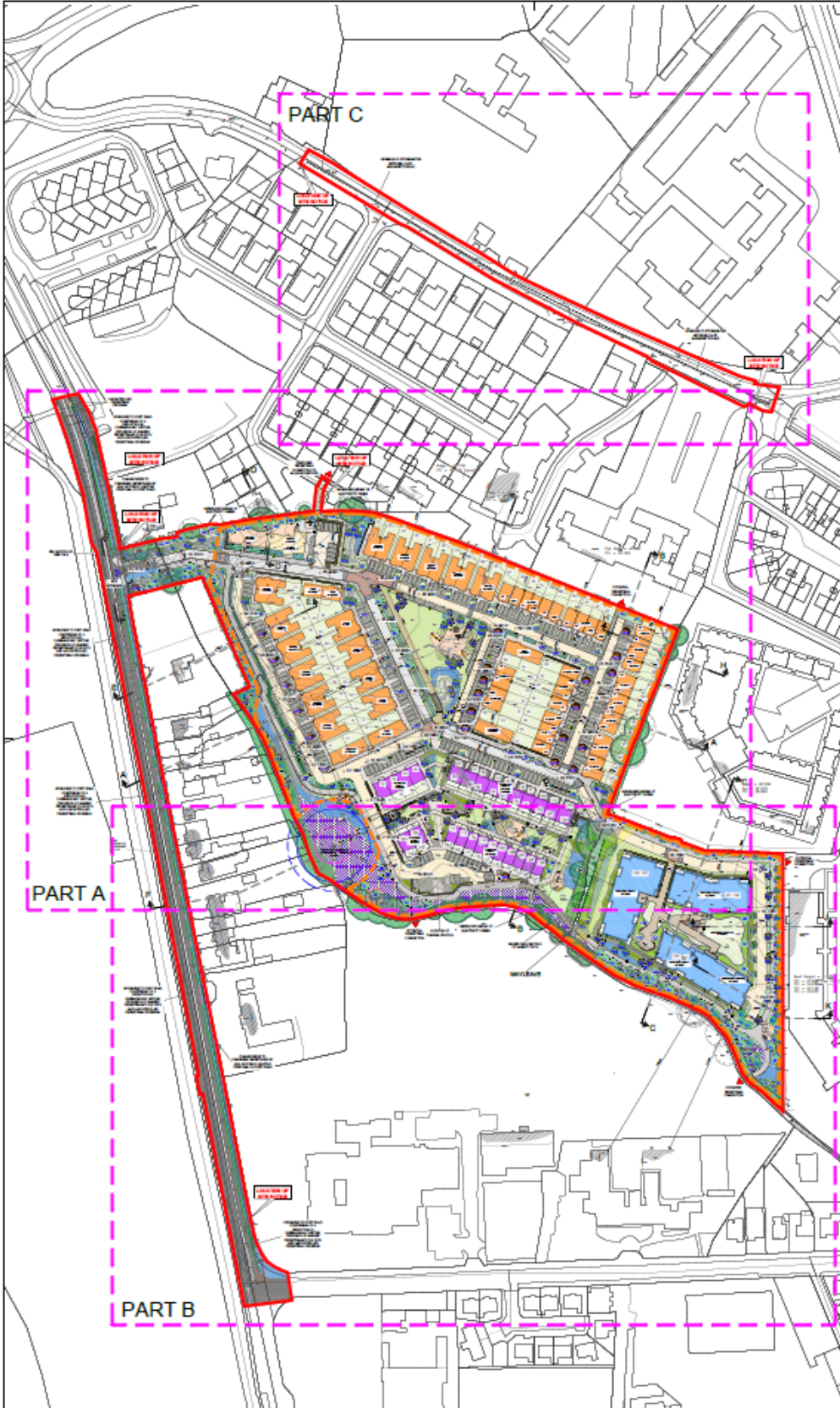
The construction of a residential development of: 224 no. residential units with ancillary two storey crèche, landscaping, road improvements, pedestrian / cycleways, storm water upgrades and associated site development works. The proposed development makes provision for 76 houses comprising of 8 no. 2-storey 2-bedroom townhouses, 28 no. 2-storey 3-bedroom townhouses, 10 no. 2-storey 3-bedroom semi-detached and 30 no. 2-storey 4-bedroom semi-detached units. The proposed development includes 148 no. apartments / duplexes to be provided as follows: Block 1 (4 no. 2-bedroom & 4 no. 3-bedroom over 3 storeys), Block 2 (2 no. 2-bedroom & 2 no. 3-bedroom over 3-storeys), Block 3 (4 no. 1-bedroom, 10 no. 2-bedroom and 6 no. 3-bedroom over 3-storeys), Block 4 (10 no. 1-bedroom & 10 no. 2-bedroom over 3-storeys), Block J (32 no. 2-bedroom over 4 storeys), Block K (16 no. 1-bedroom apartments & 16 no. 2-bedroom apartments over 4 storeys) Block L (32 no. 2-bedroom apartments over 4 storeys). The proposed development will provide for a new vehicular access and pedestrian entrances onto Port Road, upgrades to Port Road comprising reduction in carriageway widths, provision of shared pedestrian/cycle path and uncontrolled pedestrian crossing, and a pedestrian connection to Millwood Estate. It is proposed to upgrade the stormwater network on St. Margaret's Road (approximately 140 metres north of the main development site) to support the development. Ancillary infrastructure development works will include relocation/undergrounding of ESB powerlines, wastewater infrastructure including foul pumping station, surface water attenuation, water utility services, public lighting, bin stores, bicycle stores, ESB substation, and all associated site development works. A Natura Impact Statement has been prepared in respect of the proposed development..

The attached pdf is of the new layout proposal and when compared to the original it can be seen that the two developments have a very similar footprint.

Regards

A handwritten signature in black ink, appearing to read "John O'Connor", written in a cursive style.

John O'Connor



PROPOSED SITE PLAN
SCALE 1:1000@A1

SCHEDULE OF ACCOMMODATION			
SECTION	NO. OF UNITS	NO. OF BEDS	NO. OF BATHS
SECTION A			
A1	10	20	10
A2	10	20	10
A3	10	20	10
A4	10	20	10
A5	10	20	10
A6	10	20	10
A7	10	20	10
A8	10	20	10
A9	10	20	10
A10	10	20	10
SECTION B			
B1	10	20	10
B2	10	20	10
B3	10	20	10
B4	10	20	10
B5	10	20	10
B6	10	20	10
B7	10	20	10
B8	10	20	10
B9	10	20	10
B10	10	20	10
SECTION C			
C1	10	20	10
C2	10	20	10
C3	10	20	10
C4	10	20	10
C5	10	20	10
C6	10	20	10
C7	10	20	10
C8	10	20	10
C9	10	20	10
C10	10	20	10
SECTION D			
D1	10	20	10
D2	10	20	10
D3	10	20	10
D4	10	20	10
D5	10	20	10
D6	10	20	10
D7	10	20	10
D8	10	20	10
D9	10	20	10
D10	10	20	10

Note

- Please refer to landscape proposal for public realm, open space, internal and external boundaries information.
- Refer to accompanying plans prepared by MHL & Associates for details of proposed upgrades to Port Road and St. Margarets Road and undergrounding of ESB powerlines.

- Character Area 1 (Red Brick and Off White Facade - Medium Density)
- Character Area 2 (Brick and Off White Facade - Medium/High Density)
- Character Area 3 (Brick and Off White Facade - High Density)



Project: PROPOSED RESIDENTIAL DEVELOPMENT AT PORT ROAD, ELMSLEY, CO. DUB.			
Drawing No: PROPOSED SITE PLAN			
Date: 10/24/24	Drawn by: [Name]	Checked by: [Name]	Date: 07/26/24
Project No: [Number]	Dwg No: [Number]	Revision: [Number]	Scale: [Scale]
Client: [Name]	Author: [Name]	Checker: [Name]	Scale: [Scale]
Approved: [Signature]	Checked: [Signature]	Scale: [Scale]	Scale: [Scale]