

The Secretary
Planning Department
Kerry County Council
Rathass
Tralee
Co. Kerry

13 May 2024

HW Planning

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Accreditations

ISO 9001:2015
ISO 14001:2015
ISO 45001:2018

Re: Proposed Large -scale Residential Development (LRD) Application at Port Road and St Margaret's Road, Coollegrean, Inch, Knockreer, Ardnamweely, Derreen (townlands), Killarney, Co. Kerry. 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 substations, and all associated site development works. A Natura Impact Statement has been prepared in respect of the proposed development.

Dear Sir/Madam,

We act on behalf of Portal Asset Holdings Ltd. who are submitting an application for the above Large-scale Residential Development (LRD) at Port Road and St Margaret's Road, Killarney, Co. Kerry to Kerry County Council.

The application contains a statement setting out how the proposal will be consistent with the objectives of the Kerry County Development Plan 2022 - 2028 (CDP) and the Killarney Town Development Plan 2022- 2028 (Volume 2 of CDP).

The Council in their LRD Opinion, issued on the 17th of November 2023 (Ref. No: PP23/68), considered the proposed development constituted a reasonable basis for an application. Notwithstanding that, the Opinion Response section of the enclosed Planning Statement prepared by HW Planning comprehensively addresses a number of matters raised by the Council in the LRD Meeting Minutes. In the 5 month period that has elapsed since the pre-consultation



application was made, further consultation has been held with various Council Departments, Uisce Eireann and the NPWS to respond to these matters. Additional supporting materials have also been provided in response to the LRD Meeting Minutes as outlined in the accompanying schedule of documents.

A digital LRD application is being made online to Kerry County Council. A full schedule of the documents and particulars that accompany this application is enclosed with this cover letter.

A website containing the plans and particulars associated with the application has been set up and can be viewed at the following URL: www.portroadlrd.ie.

Please do not hesitate to contact us if you have any queries.

Yours Sincerely

A handwritten signature in black ink that reads 'Conor Frehill'.

Conor Frehill

HW Planning

Portal Asset Holdings Ltd.		Port Road, Killarney
LRD Application Document Schedule		HWVP
Discipline	Consultancy	Document
1. Planning	HW Planning	1.1 Application Cover Letter
		1.2 Application Form & Supplementary Form 19
		1.3 Press Notice
		1.4 Site Notice
		1.5 KCC Letter of Consent
		1.6 Planning Statement with Opinion Response
		1.7 Statement of Consistency
		1.8 Statement of Rationale on Childcare Provision
		1.9 School Demand Assessment
		1.10 Part V Proposal
		1.11 EIAR Screening Report
		1.12 Applicant Authorisation Letter to Agent
		1.13 Redline boundary in CAD - digital version issued directly to KCC
2. Architectural	Deady Gahan Architects	2.1 Architectural Design Statement with Schedule of Accommodation
		2.2 Housing Quality Assessment
		2.3 Building Lifecycle Report
		2.4 Universal Design Statement
		2.5 Site Location Maps
		2.6 Site Layout Plans
		2.7 Plan, Elevation and section drawings
		2.8 Letter of Consent Map
		2.9 Taking in Charge Drawing
		2.10 Part V Allocation Plan
		2.11 Bin and Bike Storage Drawings
		2.12 Parking Allocation Drawings
3. Landscape & Visual	Brady Shipman Martin	3.1 Landscape Design Report
		3.2 Landscape Plan
		3.3 Boundary Treatment Plan & Sections
		3.4 Landscape Plan
		3.5 Offsite Planting
		3.6 Tree Survey & Tree Protection Measures
		3.7 Photomontage
4. Engineering	MHL	4.1 Traffic & Transport Impact Assessment
		4.2 Statement on DMURS
		4.3 Engineering Design Report (including Confirmation of Feasibility / Statement of Design Acceptance)
		4.4 Preliminary Operational Waste Management Plan
		4.5 Construction and Environmental Management Plan
		4.6 Public Lighting Design Assessment
		4.7 Stage 1 / 2 Road Safety Audit
		4.8 Engineering Drawings
	Donal Moynian CE	4.9 Flood Risk Assessment
5. Ecology	Malachy Walsh & Partners	5.1 Ecological Impact Assessment Report
	Kane Williams	5.2 AA Screening and Natura Impact Statement
	Malachy Walsh & Partners	5.3 Letter from NPWS on KNP Planting Agreement.
	Dr Tina Aughney	5.4 Supplementary Bat Survey
6. Environment	DK Partnership	6.1 Daylight and Sunlight Assessment
7. Archaeology	John O'Connor Archaeologist	7.1 Archaeological Cover Letter, Assessment & Test Trenching Report
	Rubicon Heritage	7.2 Archaeological Management Plan
Application Fee	submitted by EFT - reference 120000029115	