


# Community and Social Infrastructure Audit

Proposed 'Large-scale Residential Development' (LRD) at Countess Road, Killarney, County Kerry

**Client:** Dipharma Unlimited Company

June 2026

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# Introduction

## 1.1 Purpose of Report

Dipharma Unlimited Company has appointed HW Planning to conduct a Community and Social Infrastructure Audit of the area surrounding Countess Road, Killarney, Co. Kerry. This audit is intended to accompany an application for a Large-scale Residential Development (LRD) in this area.




**Figure 1-1: Indicative Site Location.**

## 1.2 Proposed Development

The construction of a residential development of 259 no. residential units with ancillary single storey creche, landscaping and all associated site development works.

The proposed development includes the demolition of 2 no. existing two-storey semi-detached dwelling houses and an existing ruinous structure on the site and construction of 103 no. two storey houses (3-bed units), comprising of 27 no. terraced units, 62 no. end of terrace units, and 14 no. side entry units, 82 no. courtyard apartment units over 2 no. storeys (42 no. 1-bed units, 40 no. 2-bed units), and 74 no. apartment units (34 no. 1-bed units, 40 no. 2-bed units) in 2 no. part 3 storey and part 4 storey blocks.

Vehicular access to the proposed development will be via one entrance from Countess Road (L3904) to the north, with the entrance design including improvement works on the public road inclusive of a raised crossing point. The design includes pedestrian/cycle infrastructure to/from Countess Road and internally within the development site and to adjoining areas.

Ancillary site works include car parking, provision of bicycle parking and bin storage facilities serving the proposed apartment/courtyard apartment buildings and creche, 2 no. ESB substations, landscaping, water services and drainage infrastructure (including foul and storm network upgrades in Countess Grove), and all associated site development works. The proposed development also provides for the demolition of existing site boundary walls along Countess Road.

A Natura Impact Statement (NIS) has been prepared and will be submitted to the Planning Authority with the application.

## 1.3 Site Context

The subject site, which is c.6.0 hectares in area (application red-line area of 6.44ha), is located in the townland of Dromhale, in Killarney in an area characterized by existing residential, employment and recreational uses. The site has adjacent residential development such as the Countess Grove Estate and a series of individual residential dwellings. Across Countess Road from the site, there are further residential dwellings, and Avenue Holiday Village further to the west. St. Oliver's Primary School is located off Rookery Road adjacent to Countess Road. Killarney Town Centre is in close proximity to the main site (c. 800m).

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# Policy Context

## 2.1 Kerry County Council Development Plan 2022-2028 (CDP)

Section 6.3 of the CDP addresses the provision of community and social infrastructure and sets out that:

> *'Community infrastructure is an essential part of all communities. Facilities such as community centres, sports centres, libraries, and playgrounds can serve as a focal point for communities they serve, and provide venues for local sporting, cultural, community, education, and social events. The Council recognises that the provision of good quality community facilities in existing and developing areas is a key element in the development of sustainable, healthy communities across the County.'*

In light of this, an assessment has been prepared in order to demonstrate how the proposed development will be adequately serviced by existing community infrastructure within accessible walking distance. In addition, the subject site is well served by existing public transport routes providing accessibility to an even wider range of community infrastructure outside the immediate vicinity of the study area which the focus of this assessment is confined to.

## 2.2 Southern Regional Assembly: Regional Spatial and Economic Strategy

Within the Regional Spatial Economic Strategy (RSES) for the Southern Region, Killarney is identified as being a 'Key Town'. RPO 18 outlines the objectives of the RSES for Killarney and states that it is an objective of the Southern Regional Assembly to:

> *'sustainably strengthen the role of Killarney as a strategically located urban centre of significant influence in a sub-regional context, a centre of excellence in tourism, recreation and amenity sectors, to promote its role as a leader in these sectors, in particular training and education, and strengthen its overall multi-sectoral dynamic as a key settlement in the Kerry Hub Knowledge Triangle accessible to regional airport, port, rail and road assets'*

This report will demonstrate how the proposed development will consolidate economic growth in Killarney as it provides for residential use at a peripheral suburban location which will be comprehensively serviced by the town's current community infrastructure offering, thereby supporting the principles of sustainable development and RPO 18 outlined above.

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# Assessment of Existing Facilities

## 3.1 Overview

The study area for this assessment considers all the social and community facilities that are located within a 1.25km distance of the subject site, the equivalent of a 15-minute walking distance. The community and social infrastructure categories that have been assessed are listed in the table below.

**Table 3.1: Overview of Available Community Facilities**

| Category | Description |
|---|---|
| Social Venues | Cafes, Restaurants, Pubs/Bars |
| Retail Services | Shops, Supermarkets, Petrol Stations, Local Shops |
| Community Supporting Services | Post Offices, Community Centres, Family Services, Credit Unions |
| Professional Services | Hairdressers, Solicitors, Veterinary Services |
| Education | Third Level Institutions, Further Education Centres |
| Healthcare | Health Centres, Hospital, Pharmacies |
| Open Space and Recreation | Outdoor Pitches, Gyms, Parks |
| Arts and Culture | Music Venues, Theatres |
| Public Transport | Bus Routes, Cycle Routes |

## 3.2 Social Venues



Figure 3-1: Depicting Locations of Social Venues.

'Social venues', for the purpose of this assessment, have been considered to comprise establishments where individuals may congregate for social gatherings such as restaurants, gastropubs and cafés. Establishments in other categories may also be seen to provide social venue functions, however, for reporting purposes for this particular assessment 28 no. establishments were recorded under this category comprising 10 restaurants, 8 cafes and 10 pubs. As can be seen from the above map, many of these facilities are concentrated along the Main Street of Killarney.

This report focuses on facilities within an easily walkable 1.25km catchment area of the subject site. However, an extensive range of additional facilities not included in this assessment fall just outside of this catchment (c. 1.25km -2km) within Killarney's town centre, which are also considered to be within an accessible distance of the site.

Table 3.2: List of Social Venues

| Establishment | Description | Address |
|---|---|---|
| Hannigan's Restaurant | Restaurant | Kenmare Place, Killarney |
| Zone Café & Restaurant | Restaurant | Old Market Land, Killarney |
| Celtic Kitchen Café | Restaurant | 4 Plunkett Street, Killarney |
| Tango Street Food | Restaurant | Muckross Road, Dromhale, Killarney |
| Cronin's Restaurant | Restaurant | College Street, Killarney |
| J.M. Reidy's | Restaurant | 4 Main Street, Killarney |
| Bricin Restaurant and Boxty House | Restaurant | 26 High Street, Killarney |
| Kitty O' Sé Seafood and Grill | Restaurant | College Street, Killarney |
| Harrow Killarney | Restaurant | 27 High Street, Killarney |

| | | |
|---|---|---|
| Porterhouse Restaurant | Restaurant | 26 Plunkett Street, Killarney |
| JM Reidy's | Pub | 4 Main Street, Killarney |
| O'Connors Traditional Pub | Pub | Kenmare Place, Killarney |
| Murphys Bar | Pub | 18 College Street, Killarney |
| Hannigan's Bar | Pub | Kenmare Place, Killarney |
| O'Donoghue Public House | Pub | 16 Main Street, Killarney |
| The Laurels Pub | Pub | Main Street, Killarney |
| Celtic Whisky Bar & Larder | Pub | 93 New Street, Killarney |
| Speakeasy Bar | Pub | 14 High Street, Killarney |
| The Killarney Grand | Pub | 17 Main Street, Killarney |
| Buckley's Bar | Pub | Main Street, Killarney |
| Good Boy Coffee | Café | 9 New Market Lane, Killarney |
| Celtic Kitchen Café | Café | 4 Plunkett Street, Killarney |
| Luna Coffee | Café | 1 Brewery Lane, Kenmare Place, Killarney |
| Curious Cat Café | Café | 1 New Market Lane, Killarney |
| Boardwalk Coffee Killarney | Café | Main Street, Killarney |
| Lir Café | Café | Kenmare Place, Killarney |
| Café Passion | Café | 101 New Street, Killarney |
| Noelle's Café | Café | Old Market Lane, Killarney |

## 3.3 Retail Services



Figure 3-2: Map Depicting Locations of Retail Services

Within the CDP, Killarney is recognised as having:

*A significant retail base, including both convenience and comparison goods.*

Reflecting this, a strong retail provision of 16 no. retail stores were recorded within the study area of this assessment. Again, it is noted that a portion of the town centre of Killarney falls just outside the study area boundary and so an even wider offering than has been highlighted is accessible to the proposed development.

Table 3.3: List of Retail Services

| Establishment | Description | Address |
|---|---|---|
| Centra | Grocery Shop | College Street, Killarney |
| Killarney Outlet Centre | Shopping Centre | Fair Hill, Avenue, Killarney |
| Main Street Mall | Shopping Centre | Main Street, Killarney |
| Aran Sweater Market | Clothing Store | College Street, Killarney |
| Marks & Spencers | Supermarket | 176 Ringwood Road, Killarney |
| Dunnes Stores | Supermarket | New Street, Moneamore, Killarney |
| Healy's Shop | Grocery Shop | 86 New Street, Moneamore, Killarney |
| Killarney Duck Store | Retail Shop | 78 High Street, Killarney |

| | | |
|---|---|---|
| Centra Main Street Killarney | Grocery Shop | 7/8 Main Street, Killarney |
| Applegreen | Petrol Station | Muckross Road, Killarney |
| Maxol Service Station | Petrol Station | Muckross Road, Killarney |
| Circle K Killarney | Petrol Station | Park Road, Ardshanavooly, Killarney |
| Amber | Petrol Station | Dromhane Close, Killarney |
| Certa | Petrol Station | Deerpark, Ardshanavooly, Killarney |
| Killarney Fuel Station | Petrol Station | Woodlands Industrial Estate, Killarney |
| Texaco Daly's | Petrol Station | Woodlands Industrial Estate, Killarney |

## 3.4 Social and Community Services



Figure 3-3: Map Depicting Locations of Social and Community Services

11 no. establishments were identified as providing social and community supporting services spread across the study area. These included places of worship, childcare facilities as well as community resource centres among other establishments. As can be seen from the map above, the availability of these facilities is quite evenly dispersed throughout the study area.

Table 3.4: List of Social and Community Services

| Establishment | Description | Address |
|---|---|---|
| St. Mary's Church | Church | East Avenue, Kenmare Place, |
| St. Marys' Cathedral | Church | New Street, Inch, Killarney |
| The Friary – Franciscan Church and Friary | Church | Moyeightragh, Killarney |

| | | |
|---|---|---|
| Church of the Resurrection | Church | Park Road, Avenue, Killarney |
| Methodist Church | Church | 1 Countess Road, Orchard Close, Killarney |
| Grace Baptist Church | Church | Rockery Road, Ballycasheen, Killarney |
| St. Mary's Parish Hall | Community Hall | St. Anne's Road, Moyeightragh, Killarney |
| Church of the Holy Spirit | Church | 20 Church Close, Gortahoonig, Killarney |
| Muckross Community Playschool | Childcare | Muckross, Killarney |
| Bebi Eco | Childcare | Gneeveguilla, Rathmore, Killarney |
| Bebe Creche | Childcare | Countess Road, Orchard Close, Killarney |

## 3.5 Professional Services



Figure 3-4: Map Depicting Locations of Professional Services

28 no. professional services were recorded within the study area. The nature of these services ranged from mechanical services, IT support, to hair and beauty salons. There is a diverse offering available dispersed evenly throughout the study area. As can be seen from the above map, a strong local provision of services would be available to future residents of the subject site.

Table 3.5: List of Professional Services

| Establishment | Description | Address |
|---|---|---|
| Diarmuid Mangan & Associates Consulting Engineers | Engineers | Bohereen Na Goun, New Street, Killarney |

| | | |
|---|---|---|
| Teicniuil Priory Consulting Engineers | Engineers | Priory Grove, Scrahane, Killarney |
| TMG Architectural Planning Consultants | Consultants | 41/42 High Street, Killarney |
| FDC Accountants, Tac Consultants, Financial Auditors, Auditors | Accountants | St. Anthony's Place, College Street, Killarney |
| Corex Consultancy Ltd. Project Management | Consultants | Killarney Technology and Innovation Centre, Killarney |
| Broma Engineering | Engineers | 25 Glebe Place, Killarney |
| Coughlan Consulting Engineers | Engineers | 81 New Street, Killarney |
| Salon B | Hairdressers | Unit 12, Deerpark Retail Park, Killarney |
| The Killarney Bridal Hair and Beauty Salon | Hairdressers | Ballycasheen, Killarney |
| Sean Taaffe Hair and Beauty | Hairdressers | Unit 10, The Courtyard, Killarney |
| What Women Want Salon | Hairdressers | 6 Old Market Lane, Killarney |
| Nicoles Hair Salon | Hairdressers | 1 St. Anne's Road, Killarney |
| Halo Hair Salon | Hairdressers | High Street, Killarney |
| Face and Figure Beauty | Hairdressers | 9 College Street, Killarney |
| Killarney Beauty Studio | Hairdressers | 16 High Street, Killarney |
| The Beautz | Hairdressers | 25 New Street, Moneamore, Killarney |
| Hair We Go | Hairdressers | 3 Fleming Lane, Killarney |
| Julies Barbershop | Barber Shop | 22 Plunkett Street, Killarney |
| Peter Mark Hairdresser Killarney | Hairdressers | Scott's Gardens, East Avenue, Killarney |
| Orlaith Sheahan Hair Stylist | Hairdressers | Unit 22, Main Street, Killarney |
| Killarney Hair Studio | Hairdressers | 9 Main Street, Killarney |
| Galvin Auto Services | Mechanic | Ballycasheen Road, Ballycasheen, Killarney |
| Killarney Tyre Centre | Tyre Store | Woodland Industrial Estate, Killarney |
| Hickey Motor Services | Mechanic | Belleville Industrial Estate, Park Road, Killarney |
| O'Shea's Garage | Mechanic | High Street, Killarney |

| | | |
|---|---|---|
| The Motor Shop | Mechanic | Killarney Enterprise Centre, St. Mary's Road, Killarney |
| Killarney Motor Factors | Mechanic | 16 New Street, Moreamore, Killarney |
| Tyre Shop | Mechanic | New Street, Moreamore, Killarney |

## 3.6 Education



Figure 3-5: Map Depicting Locations of Education Facilities

A separate Childcare Needs Assessment has been submitted with this application which assesses the availability of early years childcare, primary school and secondary school facilities in the vicinity of the subject site. These set out in detail current provision and conclude that, with the addition of the proposed creche facility, current services across these categories will meet the demand generated by the proposed development. In terms of 3rd level and further education institutes Killarney Community College is located outside the 1.25km boundary to the northwest of the town centre.

List 3.6: List of Education Facilities

| Establishment | Description | Address |
|---|---|---|
| St. Oliver's Primary School | Educational Institution | Ballycasheen, Killarney |
| St. Brigids Secondary School | Educational Institution | New Street, Inch, Killarney |
| Holy Cross Mercy Catholic Primary School | Educational Institution | New Road, Coollegrean, Killarney |
| Killarney Adult Learning Centre | Education Institution | 37 High Street, Killarney |

## 3.7 Healthcare



Figure 3-6: Map Depicting Locations of Healthcare Facilities.

There is a strong range of healthcare services available throughout the study area with 9 no. such establishments recorded. The subject site is in accessible walking distance of 4 no. medical centres, as well as the Bon Secours Killarney Outreach Clinic. The CDP recognises that:

> *"Kerry has an ageing population and is likely that the population over 80 will quadruple by 2040. As people get older, they are likely to have increasingly complex healthcare needs, with a requirement for services and facilities to support provision of suitable and necessary care."*

The submitted Planning Statement contains a section on Housing Mix that demonstrates the provision made for 1 no. bedroom units with ground floor entrances throughout this scheme may be appropriate to cater to an ageing population. Additionally, the location of the proposed development within walking distance of such a strong provision of a range of healthcare services would provide for the creation of an age-friendly community at this location.

Table 3.7: List of Healthcare Facilities

| Establishment | Description | Address |
|---|---|---|
| Bon Secours Killarney Outreach Clinic | Healthcare | The Courtyard, Fair Hill, Avenue, Killarney |
| Health Centre | Healthcare | St. Anne's Road, Moyeightragh, Killarney |
| Cahermane Medical Centre | Healthcare | Cahermane Meadows, Scrahane, Killarney |
| Killarney Medical Centre | Healthcare | 47 Lower New Street, Killarney |
| Killarney GP | Healthcare | Scotts Street, East Avenue, Killarney |
| Park Medical Centre | Healthcare | Park Road, Park, Killarney |

| | | |
|---|---|---|
| Park Medical & Wellness Centre | Healthcare | Central Point, Park Road, Park, Killarney |
| South Doc Killarney | Healthcare | Park Shopping Village, Upper Park Road, Killarney |
| GP Care Killarney | Healthcare | 9 Deerpark Retail Park, Ardshanavooly, Killarney |

## 3.8 Open Space and Recreation



**Figure 3-7: Map Depicting Locations of Open Space and Recreational Facilities**

A total 10 no. facilities were recorded under the 'Open Space and Recreation' category. Section 6.3.5 of the CDP highlights the importance of providing such infrastructure as it sets out that:

> *'the average age of people in Kerry as a whole will increase, but the overall number of young people will not decrease significantly. This means that the continued provision and enhancement of facilities and amenities for children and young people, such as childcare, schools, playgrounds, and sportsgrounds, remains necessary and will need to be maintained at similar levels for the foreseeable future thereafter.'*

The subject proposal is within walking distance of a range of such facilities including GAA pitches, gyms and a playground. The breakdown of the facilities recorded below demonstrates this strong and diverse provision to satisfy the need to provide such infrastructure as highlighted in the CDP.

**Table 3.8: List of Open Space and Recreational Facilities**

| Establishment | Description | Address |
|---|---|---|
| Belief Fitness Hub | Gym | The Courtyard, Killarney |
| Integrity Gym | Gym | Unit 2 Ballycasheen Road, Killarney |
| Studio 7 Fitness | Gym | St. Mary's Terrace, New Street, Killarney |
| B Well Fitness Club | Gym | Unit 3, Countess Road, Killarney |

| | | |
|---|---|---|
| Gym Killarney | Gym | 6-7 Main Street, Killarney |
| Straight Blast Gym Killarney | Gym | Ross Road, Scrahane, Killarney |
| Killarney Sports and Leisure Facility | Gym | Bypass Road, Killarney |
| Dr. Croke GAA Club | GAA Club | Lewis Road, Ballydribben, Killarney |
| Fitzgerald Stadium | GAA Stadium | Upper Lewis Road, Ballydribben, Killarney |
| Deerpark Community Playground | Playground | Elmcourt Holiday Village, Killarney |

## 3.9 Arts and Culture



**Figure 3-8: Map Depicting Locations of Arts and Cultural Venues**

The subject proposal is within walking distance of arts and cultural facilities including an arts centre and two cinemas.

**Table 3.9: List of Arts and Cultural Venues**

| Establishment | Description | Address |
|---|---|---|
| Anam Arts and Cultural Centre | Art Centre | Killarney |
| Omniplex Cinema Killarney | Cinema | Park Road, Avenue, Killarney |
| Cinema Killarney | Cinema | East Avenue Road, Killarney |

## 3.10 Public Transport



Figure 3-9: Map Depicting Locations of Public Transport

Highlighted on the map above are all of the available bus stops within the study area surrounding the proposed development. Table 3.10 below provides their approximate distance from the site along with what routes are provided for at these locations.

Table 3.10: List of Public Bus Stops and Services

| Stop ID | Distance from site | Routes Available |
|---|---|---|
| Killarney Bus Station | 1.2km | 257, 271, 270, 279 |
| Killarney Train Station | 1.1km | A308, A311 |
| Killarney Mission Road Bus Stop | 850m | 300, 722 |
| Killarney Coach Bus | 1.2km | Private Coach Stop |

Killarney does not currently have a high frequency town bus service. The above table shows a number of existing public transport infrastructure in Killarney. The nearest stop to the site on Mission Road is serviced by the local 300 and 722 bus route. Killarney Bus Station (c. 1.2km) and Killarney Train Station (c. 1.1km) are located in relative proximity to the subject development and are within accessible distance of the proposed development. In this regard, the proposed development can be seen to have an adequate provision of local, regional and national transport services conveniently available.

The below figure is extracted from the Map of the Proposed CycleConnects Routes Map. Based off the indicated proposed routes, the proposed development will be accessed via the existing Countess Road (Urban Secondary Road) to the north of the site. Countess Road joins the N71 Road (Urban Primary Road) to the west of the site and joins Park Road (Urban Primary Road) to the north east of the site. There are a

series of Potential Junction Upgrades included as shown on the above extract from the Draft CycleConnects scheme which will benefit the proposed development once completed.

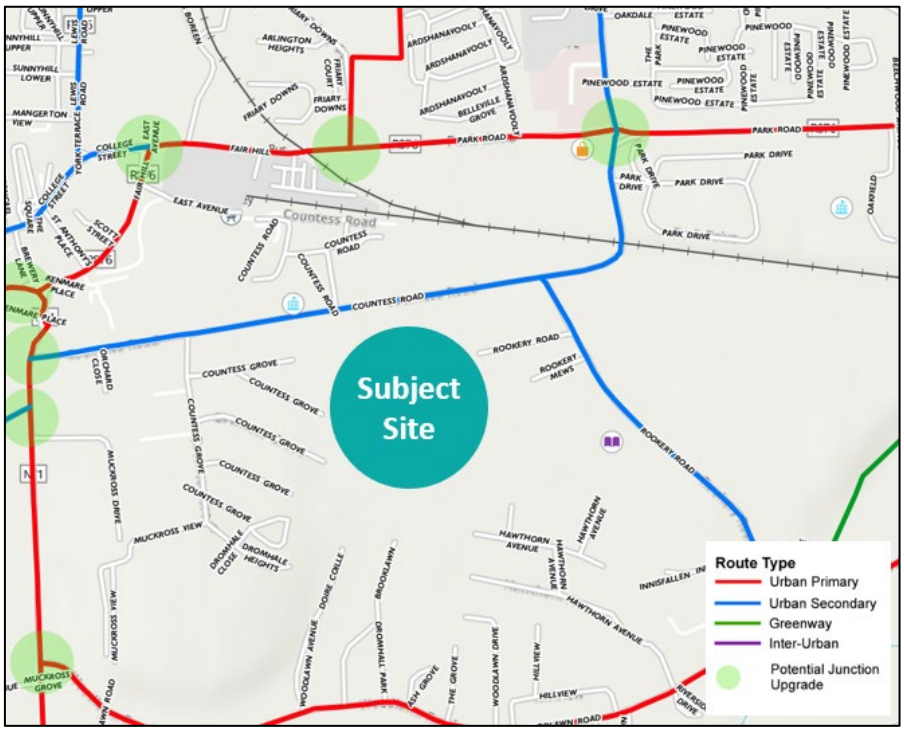



Figure 3-10: Extract from Map of Proposed CycleConnects Routes

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# Conclusion

## 4.1 Assessment of Existing Facilities

The purpose of this audit was to identify the availability of existing and planned social and community infrastructure in the vicinity of the proposed Large-scale Residential Development (LRD) at Countess Road, Killarney, Co. Kerry. An assessment of the information gathered concludes that the study area is well provided for in terms of existing community infrastructure to support the local population.

Several different categories of community infrastructure have been examined, ranging from educational institutions to health care facilities. In addition to the services in its immediate vicinity, the proximity of the site to the retail core of Killarney affords it access to a wide range of amenities. This assessment has only had regard to the facilities within 1.25km (approx. 15 minutes walking distance) of the subject site. While not within the scope of this report, it should be acknowledged that there is a significant range of amenities outside the 1.25km buffer.

Furthermore, the site is served by a number of regular bus services providing access to Tralee, MTU Kerry campuses and to Kerry Airport among other locations.

From the above assessment, it is evident to see that site is located at a prime location within the existing footprint of Killarney, where it would be well serviced by existing provisions as well as being set to benefit from current proposals such as the CycleConnects strategy.




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