

Community and Social Infrastructure Audit

Proposed Large-scale Residential Development off Park Road, Ardshanavooly (townland), Killarney, Co. Kerry.

Client: Ross-Park Residential HS Limited

September 2026

Connecting people.
Connecting places.

Contents

Introduction **4**

1.1 Purpose of Report 4

1.2 Proposed Development 4

1.3 Site Context 5

Policy Context **6**

2.1 Kerry County Council Development Plan 2022-2028 (CDP) 6

2.2 Southern Regional Assembly: Regional Spatial and Economic Strategy 6

Assessment of Existing Facilities **7**

3.1 Overview 7

3.2 Social Venues 8

3.3 Retail Services 10

3.4 Social and Community Services 11

3.5 Professional Services 12

3.6 Education 14

3.7 Healthcare 15

3.8 Open Space and Recreation 16

3.9 Arts and Culture 17

3.10 Public Transport 18

Conclusion **20**

4.1 Assessment of Existing Facilities 20

01 //

Introduction

1.1 Purpose of Report

Ross-Park Residential HS Limited has appointed HW Planning to conduct a Community and Social Infrastructure Audit of the area off Park Road, Ardshanavooly (townland), 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 proposed development will consist of the construction of a residential development of 188 no. residential units with ancillary crèche, landscaping and associated site development works.

The development will consist of the construction of a residential development of 188 no. residential units with ancillary creche, landscaping and all associated site development works.

The proposed development includes the construction of 120 no. two and three storey houses comprising of 53 no. townhouse units (37 no. 3-bed units, 16 no. 4-bed units), 48 no. semi-detached units (30 no. 3-bed units, 18 no. 4-bed units), 19 no. mews houses (19 no. 2-bed units), and 68 no. apartments in 2 no. four storey blocks (36 no. 1-bed units, 32 no. 2-bed units).

Vehicular access to the proposed development will be via the proposed Killarney Strategic Links Project - Links Road A-C, part of which will be delivered by the proposed development. The design includes short and longer term future accesses reflecting the phased delivery of Links Road A-C, as well as pedestrian/cycle infrastructure to/from Friary Downs / the R876 to the south 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, 1 no. ESB substation, landscaping, water services and drainage infrastructure and all associated site development works.

1.3 Site Context

The subject site, which is c.3.8 hectares in area, is located off Park Road, Ardshanavooly (townland), Killarney in an area characterized by existing residential and employment uses. The site represents an infill greenfield site that is bound to the west and south by existing residential developments and the Deerpark Retail Park to the east. The Deerpark Pitch and Putt Club bounds the site to the north with other undeveloped field parcels to the northwest and northeast. The accompanying Site Layout Plan prepared by Reddy Architecture provides further detail of the proposal in relation to its immediate context.

02 //

Policy Context

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

Section 6.3 of the KCDP 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.

03 //

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

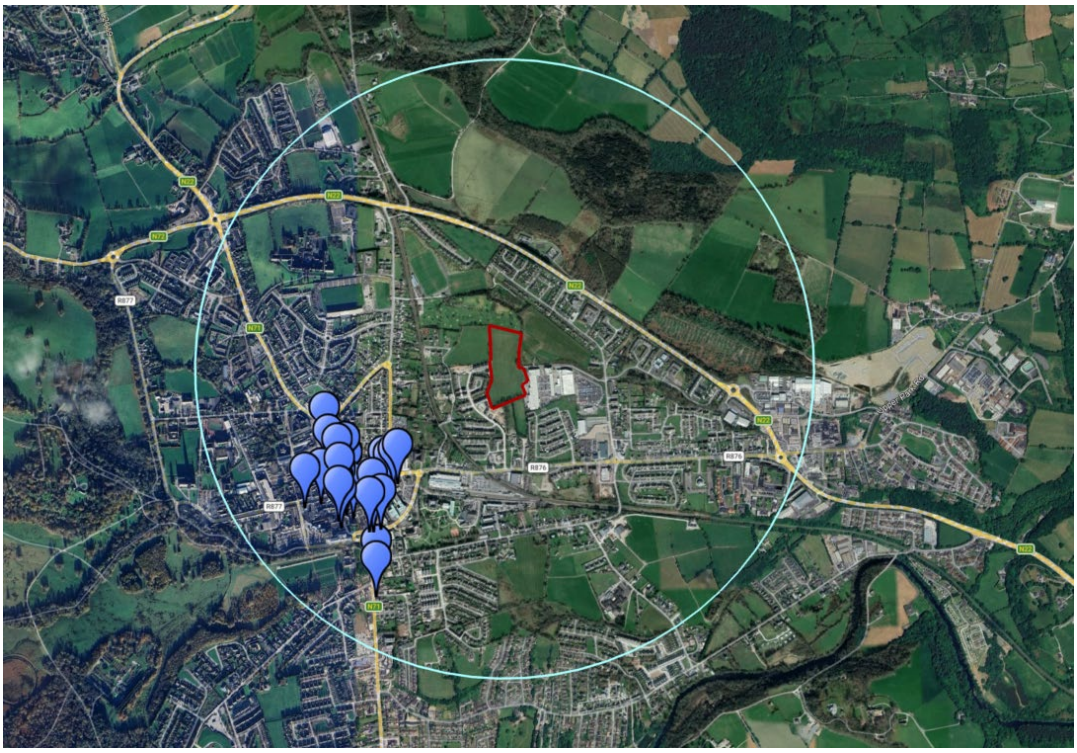


Figure 3-1: Depicting Locations of Social Venues

'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 27 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 14 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 & Spencer's	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
Circle K Killarney	Petrol Station	Park Road, Ardshanavooly, Killarney

Amber	Petrol Station	Dromhale Close, Killarney
Certa	Petrol Station	Deerpark, Ardshanavooly, Killarney
Killarney Fuel Station	Petrol Station	Woodlands Industrial Estate, Killarney
Tesco	Supermarket	Deerpark Road Killarney, Ardshanavooly, Killarney

3.4 Social and Community Services



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

9 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 of Ireland	Church	East Avenue, Kenmare Place,
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
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

17 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
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
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
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

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.

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 8 no. establishments recorded. The subject site is in accessible walking distance of 1 no. GP, 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 2/3 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
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 9 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
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	0.5km	257, 271, 270, 279
Killarney Train Station	0.4km	A308, A311
Killarney Mission Road Bus Stop	0.58m	300, 722
Killarney Coach Bus	1.0km	Private Coach Stop

As can be seen from the above, the subject site is well serviced in regard of public transportation infrastructure. Killarney Bus Station (c. 0.5km) and Killarney Train Station (c. 0.4km) are located in close 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 proposed development will be accessed via proposed inner relief road from Deerpark to Loreto Road (Urban Primary Road) that is proposed for the site. The proposed inner relief road from Deerpark to Loreto Road will connect to Fair Hill Road (Urban Primary Road) to the south and to N22 (Urban Primary Road) to the north 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.

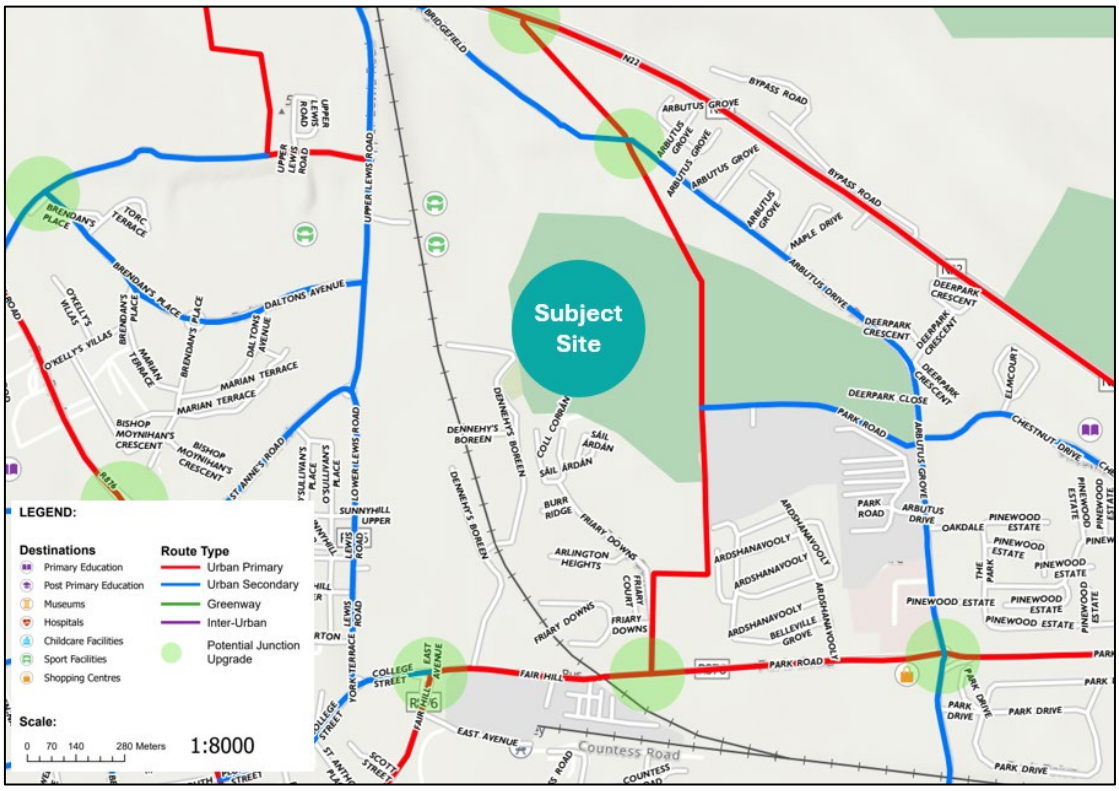


Figure 3-10: Extract from Map of Proposed CycleConnects Routes

04 //

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) off Park Road, Ardshanavooly (townland), 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.



HW Planning
5 Joyce House,
Barrack Square,
Ballincollig,
Cork
P31 KP84

www.hwplanning.ie
info@hwplanning.ie +353
(0)21 487 3250

Directors:
Harold Walsh
Conor Frehill

Company Reg. No. 486211

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