



SOCIAL AND COMMUNITY INFRASTRUCTURE AUDIT REPORT

In respect of a Proposed Large Scale
Residential Development on Lands at
Ardshanavooly, Killarney, Co. Kerry

Client: Wrightwood Developments Limited

Date: July 2026

Foundation Management Consultants Ltd
6 Mount St Upper, Dublin 2, D02 VF44

CONTENTS

Section.	Section Title.	Page No.
	Executive Summary	4
1.0	Introduction	7
2.0	Site Location & Description	8
3.0	Description of Proposed Development	9
4.0	Relevant Planning Policy Context	11
5.0	Social Infrastructure Audit Methodology	16
6.0	Social Infrastructure Assessment Study	18
7.0	Summary and Conclusions	26
	Appendix 1 – locations of social infrastructure in vicinity of subject site	27

EXECUTIVE SUMMARY

- Wrightwood Development Ltd are applying for planning permission to build 123 residential dwellings on lands zoned for residential development in the townland of Ardshanavooly, to the east of Killarney, County Kerry. An audit of the social / community infrastructure in and around Killarney has been prepared in support of the planning application. The aim of this assessment was to determine whether the proposed development would have access to necessary community facilities and services to support future residents.
- The key test applied was to analyse the availability and capacity of identified facilities and services and to establish whether there are any examples of under provision in the area and how these deficiencies are overcome. The demand for community facilities and services arising from the existing and projected demographic profile of Killarney, between 2022-2028, was also assessed.
- The ability of new residential development to access community facilities and services is paramount in maintaining sustainable communities. This principle is emphasised in national planning guidelines and the Kerry County Council Development Plan 2022-2028, which includes numerous policies on community facility provision in the County, in support of new development and communities.
- The items of social infrastructure that have been assessed as part of the proposed development in Ardshanavooly, Killarney are:
 - Open space and recreation;
 - Education;
 - Childcare Facilities;
 - Health and social services facilities;
 - Libraries;
 - Art and cultural facilities;
 - Religious and community facilities;
 - Retail provision, and
 - Public Transport.
- The development will accommodate 123 residential units of varying tenure types which are split between a mix of terraced, duplex and apartment typologies.
- In assessing the level, quality and availability of community facilities and services in Killarney and surrounding area, online research and analysis was conducted to determine the demographic profile of Killarney, between 2022 (last census) and 2028 (anticipated completion of development date), the pressure new residents will place on certain facilities, such as schools and childcare facilities and suggestions on how any deficits in provision are being / can be overcome.
- The population in Killarney is predicted to increase upwards of 11% by 2028, above 2022 levels, based on housing completions in the area over the last 3 years and the residents who would live in the subject application site. It is therefore critical that community facilities and services are available in Killarney and vicinity to cope with this significant rise in population.
- National planning guidelines recommend residential development should be within a 10-minute walk from public open spaces. Other community facilities and services, such as schools, health centres, town halls, local retail centres, etc. should ideally be within a 15-minute walk time. Access to other community facilities and services, such as schools and

childcare facilities, may not be accessed by foot or on a bike and require the use of public transport or a single motor vehicle.

- The proposed development will contain suitable active, passive and communal public open space on-site (exceeding the development plan requirements). The proposal also includes a linear park along the southern boundary of the site, which is provided in addition to the development plan requirements and which will provide a significant public amenity. This land has the potential to create a green route beyond to the east and north east, via the adjoining Council and Department of Education and Skills sites, to Killarney Park. The subject application site is also in close proximity of the Killarney Boys Football Club and the Commercials GAA Hurling and Camogie club and associated facilities.
- An analysis of the nearest primary schools within the vicinity of the site was undertaken, which included Gaelscoil Faithleann & St Oliver's Primary School, with the nearest secondary schools being St Brigid's Secondary School and St Brendan's College, Killarney. The capacities of these schools were carried out as part of this audit. In addition, other schools considered to be within a reasonable commuting distance of Park Road were also assessed. Of the schools that were contacted, most reported to be at or near full capacity and have waiting lists for enrolment in 2024/2025. This is consistent with national trends. There is no special school in Killarney, with the St Francis Special School being the closest to Killarney around 20km from the site. There are special education units within a number of schools in the area though. The results of our survey indicate a lack of available school places in Killarney.
- In addressing future capacity concerns, the Minister for Education had in the past committed in constructing a new 750 student capacity secondary school in the town in the future, during a visit to St Brendan's College in November 2021. While this has yet to progress but in addition, development proposals were also put forward for a major third-level education campus to be ran by the Kerry Education and Training Board (Kerry ETB), located on the former Pretty Polly factory site, progressed to the green light stage by the Department of Higher Education in April 2025.
- Developers and estate agents operating in the area were contacted during the school place audit of Killarney and environs. Both confirmed that new residents who moved into the area in recent years have been mainly young couples and young families. Some existing families have relocated to these housing estates, but only a small percentage. This trend would indicate a need for childcare facilities and accessible existing facilities to serve the potential subject site residents at Ardshanavooly, as opposed to new schools. Moreover, families with children and/or teenagers who may relocate to the subject site could have enrolment in nearby schools within a commuting distance.
- The proposed development does not propose a creche facility, as it proposes to utilise the facility that has been granted under the permission Reg. Ref: 25/60046, which extended the size of a previously permitted creche to 108 no. childcare places in total. It is noted that:
 - Childcare demand for existing residential: 40 places
 - Childcare demand for proposed residential: 25 places
 - Total childcare demand: 65 places
 - Childcare places permitted: 108 places
 - Surplus: 43 places. On a conservative basis, it is assumed that these 43 places will be taken up by a wider catchment demand, both existing and proposed.

- Killarney benefits from containing a host of medical (and veterinary) services, pharmacy, and alternative treatment facilities. It is also in close proximity to the Kerry University Hospital which would cater for advanced health issues and emergencies, based in Tralee. Other social services such as care home and home help are also accessible from the subject application site and referrals from local health officials in Killarney to more specialised treatment would be possible through Tralee or further afield in Limerick or Cork Hospitals.
- There are a number of places of worship within Killarney, including the Church of The Resurrection located within 1.5km of the site. Further into the centre of Killarney, St Mary's Cathedral, St Mary's Church of Ireland, and the Methodist Church area all within walking distance of one another. Those of other religions / faiths such as Islam, Hindu or Buddhism would have to travel to either Limerick City or Dublin to practice publicly. There a number of community centres linked to religious organisations which could also act as places of worship, in addition to hosting religious events.
- The facilities on offer expressively linking literacy, arts and culture for the area, ranges from the local library in the centre of the town, in addition to the Anam Arts and Cultural Centre, the West End House School of Arts, as well as other seasonal cultural spots which attract and promote the best of local entertainment production and cultural activities to the wider town area. The town is also home to a comprehensively resourced and well-connected library, with study spaces, public computers, and internet access also available for public use.
- Retail services/units in Killarney are spread across a number of out-of-town retail parks, including the Deerpark Retail Park located to the east around 2km away as well as standalone supermarket outlets such as Lidl & Aldi, with the latter being located 1.5km from the site on the Park Road. There is also an extensive offering within the town centre, which is 3km from the subject site. This variety predominately is connected with the towns tourism importance and so attracts a high volume of seasonal restaurant, café bar and nightlife to the main streets. With the better choice of retail options and there positioning within Kerry results in more local trips being made and enhanced activity without the need to go further afield for day-to-day shopping
- The town of Killarney has no local, town scheduled bus services that connect the town with the main bus/rail station. Accessibility to wider parts of Kerry is possible from the Killarney Bus/Rail Station, with connections locally to Tralee, Dingle, Kenmare etc., as well as longer distance connections to Cork, Limerick and Dublin via bus or rail transfers provided for by Bus Eireann and Irish Rail respectively. Private Coach Operator, Dublin Coach, also operates regular services to Limerick and onwards to Dublin, with up to 8 services in each direction per day.
- After completing this social infrastructure audit of Killarney, it is apparent there are sufficient facilities and services in the town and surrounding area to cater for the needs of the residents who would live in the subject application site. There are some deficits in facilities, as is to be expected in any urban area, however there is no fundamental deficit in facilities which would make the proposed development unsustainable.

1.0 INTRODUCTION

- 1.1 Foundation on behalf of Wrightwood Development Ltd are preparing for a planning permission for the construction of 123 no. residential dwellings on lands at Ardshanavooly, Killarney, Co. Kerry.
- 1.2 The purpose of this social and community infrastructure audit report is to identify the community facilities and services considered to be accessible to the subject proposed development site at Ardshanavooly, Killarney. The quality and capacity / availability of these facilities and services will also be assessed against the existing and proposed demographic profile in Killarney.
- 1.3 The primary objective of this study will be to analyse whether there are adequate community facilities and services in the vicinity of the proposed development site to serve the new residents who will be moving to the area. The suitability of these facilities and services will also be assessed. The report will provide an audit of available social infrastructure in the area relating to:
 - Open space and recreation;
 - Education;
 - Childcare Facilities;
 - Health and social services facilities;
 - Art and cultural facilities;
 - Libraries;
 - Religious and community facilities;
 - Retail provision, and
 - Public Transport.

2.0 SITE LOCATION & DESCRIPTION

- 2.1 The site is located to the north-east of Killarney town centre. The site is circa 2.3 hectares. It is bound to the south by existing residential development at Burr Ridge. Immediately to the south is a small infill housing development of 8 no. units, currently under construction.
- 2.2 To the west by Dennehy's Bohereen which accommodates lower density housing, to the north by Deerpark pitch and putt club, and to the east by a greenfield site.
- 2.3 The site is in agricultural use for grazing and is reasonably flat, with a small (circa 1 metre) fall from north to south). The site boundaries are characterised by low quality scrub hedgerow with occasional mature trees. The site itself, other than the boundaries, does not contain any trees or hedgerows.
- 2.4 There is an existing access road abutting the site to the south, from Burr Ridge. This is turn leads to Park Road to the south, with an unsignalized T-junction.



Figure 1 - Site Location (Outlined in Red)

- 2.5 There are a range of services and facilities in the area. Deerpark Retail Park is a short distance to the east, and includes a Tesco Superstore, Marks and Spencers, Boots and Dealz. The OnnipleX Cinema is a short distance to the south, with a McDonald's adjacent.
- 2.6 The site is in very close proximity to Killarney town centre, the train station and bus station, with all being within a 10 – 15-minute walking distance or a 2 - 5 minute cycle.

3.0 DESCRIPTION OF PROPOSED DEVELOPMENT

3.1 The proposed development at a 2.23-hectare site comprises of:

1. *Construction of a 123 no. dwellings in a mix of duplex, maisonette and apartment typologies comprising 16 no. 1 bed apartments, 6 no. 2 bed apartments, 11 no. 1 bed duplex apartments, 11 no. 2 bed duplex maisonettes, 28 no. 2 bed duplex apartments, 28 no. 3 bed duplex maisonettes and 23 no. 3 bed terrace houses, all in building heights ranging from 2 to 4 storeys. The development includes 9 no. townhouses (at Block A) designed as affordable housing units.*
2. *A total of 139 no. surface car parking spaces, including 4 no. car-share parking spaces, 6 no. visitor spaces, and 5 no. assigned Part M/accessible spaces.*
3. *Bicycle parking comprising of 272 no spaces in total, comprising 124 no. spaces within the private open space of ground floor residential units and 96 no. spaces within secure sheltered structures and designated secure bicycle parking areas, and 52 no. short stay/visitor spaces.*
4. *3,600 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;*
5. *956 sq.m of communal external open space, including seating areas, nature trails, and amenity grass lawns.*
6. *Additional environmental open space of 1,790 sq.m, including landscape buffers, protection and enhancement of existing hedgerows and trees.*
7. *A new vehicular, pedestrian and cyclist access from the existing estate road adjoining the site to the south.*
8. *Infrastructure works to serve the proposed development to include the internal road and footpath network, ESB cabinets/substations/switchrooms, site and external building lighting, site drainage works, hard and soft landscaping, boundary treatments, communal bin stores, and all ancillary site services and development works above and below ground.*



Figure 2 - Proposed Site Layout Plan

4.0 RELEVANT PLANNING POLICY CONTEXT

- 4.1 The following is considered the most relevant in the planning policy and guidance provided across National & Local Policy Documents.

National & Regional Policy Guidance

Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024)

- 4.2 The Department of Housing, Local Government and Heritage published the Sustainable Residential Development and Compact Settlement Guidelines in January 2024, replacing the Sustainable Residential Developments in Urban Areas Guidelines (2009). These updated Guidelines provide a framework for planning and developing urban and rural settlements, with a focus on achieving sustainable residential growth through compact development.
- 4.3 The Guidelines align with the objectives of the National Planning Framework (NPF), which prioritises compact growth and the regeneration of existing settlements to avoid continued urban sprawl. Achieving these goals requires locating new developments in areas with existing facilities, services, and public transport infrastructure.
- 4.4 Under Section 1.3.2 of the Guidelines, the following is noted:

“The term ‘15 minute city’ has been used in recent years to describe compact neighbourhoods with a range of local services and amenities and access to public transport all within a short walk or cycle of homes. This should be the overarching objective when planning for sustainable residential development and compact settlements. Planning authorities at settlement level should plan for an integrated network of well-designed neighbourhoods that can meet day-to-day needs (such as food, healthcare, education, sports and professional services) within a short 10 to 15 minute (approx.) walk of all homes. In the case of larger settlements, the residents of less central neighbourhoods should have opportunities to travel by public transport and other sustainable modes (e.g. greenways) to access higher order services, employment and amenities at more central and accessible locations. This will reduce the need for travel and the need for travel by private car, supporting the transition to a lower carbon society and the creation of settlements that are more socially inclusive.”

- 4.5 Under Section 4.4 Key Indicators of Quality Design & Placemaking, the following area noted as core to inform future development proposals:
- Sustainable & Efficient Movement
 - Mix & Distribution of Uses
 - Green & Blue Infrastructure
 - Responsive Built Form
- 4.6 The Guidelines emphasise the importance of successful placemaking, which involves a comprehensive approach to urban design, including:
- Street Layout and Connectivity: The design should promote ease of movement for pedestrians and cyclists while connecting seamlessly to existing public transport networks and key amenities.

- Community Amenities: Provision of essential services such as the proposed creche, shop/café, and open spaces ensures the development meets local community needs. The location of these facilities within walking distance promotes social interaction and enhances accessibility.
 - Sustainable Infrastructure: Integrating green spaces, pedestrian pathways, and cycling facilities supports the transition to more sustainable modes of transport and fosters a healthier community.
- 4.7 In the context of providing sustainable and adequate provision of Social Infrastructure, there is a key emphasis set within the Guidelines in ensuring open space and green infrastructure are catered for in all plans.
- 4.8 While there is no set standard of open space provision per settlement in Ireland, it is recommended that opportunities to enhance the overall quantum of public open space and to restore and enhance nature and biodiversity within settlements is harnessed where opportunities arise, for example, through regeneration or urban enhancement projects and in new development areas.
- 4.9 The level of provision should take account of the needs of the planned population, protected zones, landscape character and statutory obligations to protect certain habitats and biodiversity. Ideally, all residents within a settlement will have access to a multi-functional public open space within walking distance of their home.
- 4.10 Public open spaces should be designed to cater for a range of active and passive recreational needs (including play, physical activity, active travel, cultural uses and community gardens and allotments, as appropriate to the context) and to conserve and restore nature and biodiversity. It will be necessary to balance improved access to natural assets with the need to protect the environment as increased levels of tourism, sports and leisure can impact negatively on nature and biodiversity. In addition, the provision of public open spaces should not result in any direct or indirect adverse effects on the integrity of European Sites.
- 4.11 Policy and Objective 5.1 relating to Public Open Space states that:
- “It is a policy and objective of these Guidelines that statutory development plans include an objective(s) relating to the provision of public open space in new residential developments (and in mixed-use developments that include a residential element). The requirement in the development plan shall be for public open space provision of not less than a minimum of 10% of net site area and not more than a minimum of 15% of net site area save in exceptional circumstances. Different minimum requirements (within the 10-15% range) may be set for different areas. The minimum requirement should be justified taking into account existing public open space provision in the area and broader nature conservation and environmental considerations”.*

Childcare Facilities – Guidelines for Planning Authorities (2001)

- 4.12 As outlined below, the “Guidelines for Planning Authorities on Childcare Facilities” (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations.
- 4.13 The following definition of Childcare is included in the Guidelines:
- “...full day-care and sessional facilities and services for preschool children and school-going children out of school hours. It includes services involving care,*

education and socialisation opportunities for children. Thus, services such as pre-schools, naíonraí (Irish language playgroups), day-care services, crèches, playgroups, and after-school groups are encompassed by these Guidelines. Conversely childminding, schools, (primary, secondary and special) and residential centres for children are not covered by these Guidelines”.

4.14 The Guidelines state that:

“Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate. (See also paragraph 3.3.1 and Appendix 2 below). The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas. Authorities could consider requiring the provision of larger units catering for up to 30/40 children in areas of major residential development on the basis that such a large facility might be able to offer a variety of services – sessional/drop in/after-school, etc...”

Local Planning Policy Context

Kerry County Development Plan 2022-2028

- 4.15 The Kerry County Council Development Plan for the period between 2022-2028 aims to implement stated policies which address economic, social, cultural, and environmental concerns to help improve the planning, growth, and development of the KCC region.
- 4.16 Community infrastructure in the KCC Development Plan is set out under Section 6.3 of Chapter 6 Sustainable Communities within the Development Plan.
- 4.17 The community infrastructure outlined is made up of the following centres and facilities:
- Sporting, Leisure Facilities and Open Space
 - Libraries
 - Health Services
 - Education and Lifelong Learning
 - Children and Young People
 - Childcare
 - Places of Worship, Burial Grounds and Crematoria
 - Fire Stations
- 4.18 The Council promote and support the provision of community infrastructure which satisfies social and recreational needs of communities. The Council will ensure that provision of these facilities and services are integrated with residential areas. This will allow residents to easily access and use these facilities and services.
- 4.19 The Council seeks to ensure that an appropriate range of community facilities are provided in all communities. This objective is to be achieved through conformity with the following relevant community facility policies:

- KCDP 6-32 Facilitate the sustainable provision of sports facilities having regard to local recreational needs.
- KCDP 6-33 Implement the recommendations of 'Developing Play in Kerry' Policy', in a sustainable manner, in conjunction with all relevant agencies.
- KCDP 6-34 Support the 'Sláintecare' and 'Healthy Kerry' initiatives.
- KCDP 6-35 Resist the loss of existing sporting facilities unless the facility is provided on an alternative site or it can be demonstrated that there is no longer sufficient demand to sustain such a facility.
- KCDP 6-36 Provide multifunctional open spaces at locations deemed appropriate providing for both passive and active uses.
- KCDP 6-37 Support, expand and promote the services provided by the libraries to local communities across the County in line with the Kerry Library Development Plan 2016-2021 and the libraries national strategy Our Public Libraries 2022: Inspiring, Connecting and Empowering Communities (and any successor plans).
- KCDP 6-38 Provide and improve access to library facilities and services and to encourage an integrated approach to the delivery of library, arts, and other related services.
- KCDP 6-39 Continue the sustainable development of library infrastructure and make provision for new library facilities at appropriate locations, or extensions and refurbishment of existing facilities, sufficient in their overall extent, quality, and distribution to meet needs for library services.
- KCDP 6-40 Facilitate the provision of health services and other health related facilities and their integration within new and existing communities and facilitate public, private, and community-based agencies to provide appropriate health related facilities throughout the County.
- KCDP 6-41 Facilitate and encourage the accommodation of emergency services including fire services, rescue services, heli-pads and acute care in appropriate locations that facilitate ease of access, effectiveness, and safe functioning with respect to the road network.
- KCDP 6-42 Facilitate the Department of Education & Skills and Kerry Education and Training Board, other statutory and non-statutory agencies in the necessary provision of primary, post primary and third level educational facilities throughout the County by reserving lands, at appropriate locations, for such uses in the Local Area Plans.
- KCDP 6-43 Facilitate where possible, that proposals for future developments are located as close as possible, to community facilities such as sports facilities, libraries etc. so that these can be shared between the school and the community.
- KCDP 6-44 Promote the sustainable provision of dedicated facilities for adult and community education and encourage the retention and expansion of all tiers of educational services and associated educational and skills training programmes.

- KCDP 6-45 Have regard to the DoEHLG and Department of Education and Skills document titled The Provision of Schools and the Planning System – A Code of Practice for Planning Authorities (2008).
- KCDP 6-48 Work with the relevant agencies and authorities to advance the physical, social, and cultural needs of children and young people.
- KCDP 6-49 Encourage the development of diverse evening/nightlife activities that focus on youth participation and facilities.
- KCDP 6-50 Engage with Comhairle Na nÓg and other youth organisations in relation to identifying the needs of children and young people.
- KCDP 6-51 Finalise the Kerry Play & Leisure Policy and support its implementation throughout the period of the Plan. This plan shall be screened for Appropriate Assessment prior to completion.
- KCDP 6-52 Facilitate the provision of childcare facilities and new and refurbished schools on well- located sites within or close to existing built-up areas, that meet the diverse needs of local populations.
- KCDP 6-53 Facilitate the sustainable provision of new burial grounds and the extension of existing cemeteries as appropriate to cater for the needs of the County. Develop all new burial grounds in the open lawn style with adequate provision of car parks. Facilitate a designated section for ashes, such as a garden or a columbarium wall for ashes in burial grounds.
- KCDP 6-54 Encourage local community groups to develop, manage and maintain (new) burial facilities, in a sustainable manner.
- KCDP 6-55 Facilitate the establishment of a crematorium in Kerry at an appropriate location.
- KCDP 6-56 Facilitate the change of use of premises into places of worship subject to the adequate provision of parking and minimal loss of existing residential amenities.
- KCDP 6-57 Continue to support the provision of a modern and efficient fire service. 4.5 KCC is committed to delivering social and community infrastructure for its residents and the natural environment through a range of mechanisms.

5.0 SOCIAL INFRASTRUCTURE AUDIT METHODOLOGY

- 5.1 The level and type of social infrastructure expected to support the subject planning application at Ardshanavooly, Killarney is clearly laid out and expressed in relevant national guidelines and local planning policy. The availability and quality of local community facilities and services within the Killarney and surrounding catchment area have been reviewed as part of this audit report.
- 5.2 The methodology used will assess the quantum of social infrastructure needed to support the potential residents at the subject application site. It will further establish the likely pressure the subject planning application future residents will place on certain types of existing social infrastructure in Killarney, and its environs, such as local schools, accessible childcare facilities, etc. The assessment therefore includes of two main aspects:
- (1) Considering the demographic profile of Killarney by calculating the latest population figures and projected population increase based on latest population figures for Killarney (2022 census), estimates provided from the HNDA for the Kerry County Development Plan 2022-2028, as well as new housing estates planned or under construction in Killarney between 2022 and present day, and the potential new residents generated by the subject planning application at Ardshanavooly, and,
 - (2) Assessing community facility capacity in Killarney and surrounding area through online research and telephone surveys, specifically focusing on Childcare Facilities, Primary & Secondary Schools.

Consideration of the Demographic Profile of the Area

- 5.3 According to the latest census that was carried out for Killarney in 2022 and is recorded in the Central Statistics (CSO) website (Source: <https://www.cso.ie> – F1015: Population as per List of Towns, Census Year and Statistic: Killarney, Co. Kerry), the population in Killarney was 14,412 persons, down 0.6% from Census 2016 figure of 14,504 persons.
- 5.4 The CSO do not have a breakdown of population predictions for towns and cities in Ireland beyond 2022, at the time of writing, but have made population projections at region level by certain criteria, such as birth rates.
- 5.5 Therefore, in order to predict the likely population that is living in Killarney in the future, focus is initially placed on the following;
- (i) Existing Residents living in recently constructed housing estates, stipulated as 10+ housing units, in Killarney (between 2016 & 2022 (Census) and 2022 (HNDA), outlined in Table 1.
 - (ii) Future Residents from the period 2022 (HNDA) to 2028 (Ardshanavooly Completion), including planning permissions granted and not yet commenced in Killarney in last 12 months prior to this SIAR being conducted.

*(*Note* – The existing population to 2025 calculates the anticipated population from housing estates of 9 or more units, with the average household size factor of 2.7 persons per unit, unless otherwise stipulated for schemes which offer larger housing options of 4- or 5-bedroom units, in which case 3.7 persons is used)*

5.6 The following tables illustrates the Projected Population in Killarney in 2028 (HNDA Estimates Year)

A. Housing Estates Granted Permission (Period Census 2022 to December 2025)	B. Housing Estate Commenced Starts / Non-Commenced of Applied	C. Residents Per Dwelling (Based on 2.7 Persons per Unit)	D. HNDA Predicated Population in Killarney by 2022	E. Actual Population Killarney Census 2022	F. HNDA Projected Population in Killarney by 2028	G. 2022 Population + Est. Pop. Housing Estate Completions
One App. SD21A/0087 Granted March 2022 Total Units – 98 Units + Subject Site App.	98 Units + 123 Units (Subject Site Q3 2026 Commenced – Q3 2028 Completed) Total Units – 221 Units	221 Units x 2.7 = 600 Persons (rounded up)	5,105	5,792	487 units allocated (x) 2.75 pph = 1,340 persons 5,105 + 1,340 = 6,445	5,792 + 600 = 6,392

Table 1 - Projected Population in Killarney by 2028

- 5.7 According to results in Table 1 above, based on existing permissions in the area commenced and not commenced, with the inclusion of the Ardshanavooly LRD Application, the population in Killarney is predicted to be at around **99%** of the HNDA Projections for 2028.
- 5.8 This is based on a higher PPH figure than is likely to be expected, considering the subject site development comprises around 58% units made of 1 or 2 bedroom occupancy. Providing for a more lenient population output from the site, positions itself as within the HNDA expectations.
- 5.9 It is also considered that subject to updates to the Core Strategy figures in the period leading up to the 2028 Development Plan renewal, it can be considered that the current projections will be modified to reflect recent higher patterns of growth around the country.
- 5.10 The key test in this social infrastructure audit therefore is to assess whether the existing community facilities and services in Killarney are sufficiently provided and operated to cater for this local population increase, with particular reference to the subject development.

6.0 SOCIAL INFRASTRUCTURE ASSESSMENT STUDY

- 6.1 In order to satisfy sustainable development principles, national guidelines recommend new residential developments to be within a 10-minute walk of public open spaces. Other community facilities and services, such as schools, health centres, town halls, local retail centres, etc. should ideally be within a 15-minute walk time from new major residential developments, in close proximity to villages and towns.
- 6.2 The maps in Appendix 1 set out radiuses (500 metre, 1.25 kilometres and 2.5 kilometres) of 10 – 15 – 25-minute walk times and 2.5 – 5 – 10-minute cycle times from the subject planning application site to social infrastructure in the Killarney area, which caters for the day to day needs of the residents who will live there.
- 6.3 Not all facilities and services are within walking distance of Ardshanavooly, such as some secondary schools, childcare facilities, etc. Access to these facilities is provided through school buses and public transport yet some will still require the use of a single motor vehicle. The following social infrastructure in Killarney and surrounding area have been assessed as part of this audit study:
- Open space and recreation;
 - Education;
 - Childcare facilities;
 - Health and social services facilities;
 - Art and Cultural facilities;
 - Religious and community facilities;
 - Retail provision, and
 - Public transport.

Open Space and Recreation

- 6.4 Under the National Guidelines, the provision of public open space should be provided at a minimum of 10% of the total site coverage, for the use of the public and those within the liveable area. The proposed development at Ardshanavooly will provide 16% of public open space, meeting the guideline requirements.
- 6.5 The subject application site is located on zoned lands to the edge of the centre of Killarney and has access to a variety of public open spaces. The most notable space is Killarney National Park. The National Park is located to the south-west of the site, around 7km from Ardshanavooly or around a 15-minute drive or 25-minute cycle.
- 6.6 The site at Ardshanavooly is within close proximity to a number of indoor and outdoor sports and leisure facilities in the Killarney area. The Killarney Athletic AFC on the Woodlawn Road is a 5-minute drive or 10-minute cycle from the site.
- 6.7 The Spa GAA Club and Dr Crokes GAA Club are both under 10 minutes from the site, offering enhanced facilities within a short distance of the site. A number of Hurling and Camogie clubs are also located in the townland area, including Killarney Legion GAA Club and the Killarney Camogie Club, which uses the Spa GAA Club facilities. There are a number of Gym's and Fitness Clubs also in the area including B Well Fitness Club, Integrity Gym, as well as the publicly operated Killarney Sports & Leisure Club.
- 6.8 The subject application site contains public open space significantly over the national guideline and local development plan requirements. It is in relative proximity to

Killarney National Park, as well as Killarney House & Gardens, with green connections likely to be improved if / when the lands to the west of the site are developed.

- 6.9 Upper Park Road is also between 12-20 minutes' walk or 4-7 minutes' cycle of numerous GAA, Soccer & Rugby Clubs, with other gym and fitness facilities located around the townland area as well. Therefore, the proposed development has access to suitable open space and recreation, sports, and fitness facilities.

Education

- 6.10 There are a few schools located within a 15–20-minute walk or 10-minute cycle from the Ardshanavooly while others, mainly that of the Secondary Schools on offer, are located within a 30–35-minute walk, or 25-minute cycle from the site. As shown in Table 2, all primary and secondary schools in the area are at / near full capacity for this school year 2025/2026. This is consistent with national trends for school place demand.
- 6.11 There is no dedicated special school for pupils with intellectual disabilities in Killarney area, with the nearest being the St Francis Special School located around 17km west of the site. This school is accessible by private bus or car and would be 25 minutes' drive from Ardshanavooly.
- 6.12 Details for the forthcoming Academic Year in terms of availability and capacity in those identified schools will be conducted as part of the official LRD application.

School Name	Type	Enrolment 2025/2026	Capacity	Confirmed Waiting Lists	Distance to site
St Olivers National School	Primary School	627	Full	N/A	1,600m
Gaelscoil Faithleann	Primary School	245	Full	N/A	2,100m
Lissivigeen Mixed National School	Primary School	288	Full	N/A	3,700m
Tiernabouls National School	Primary School	65	Full	N/A	5,200m
Holy Cross Mercy Catholic Primary School	Primary School	378	N/A	N/A	2,100m
Muire Na Mainistreach	Primary School	192	N/A	N/A	2,200m
Killarney Community College	Secondary School	464	Full	N/A	2,500m
Colaiste Bhreanain	Secondary School	894	Full	N/A	2,400m
St Brigid's Secondary School	Secondary School	769	Full	Yes	2,200m
	Total	3,922			

Table 2 – List of Schools, Capacity & Availability in the Killarney Area

- 6.13 In carrying out the initial primary and post primary school survey for Killarney and surrounding areas, considering capacity of current schools and the growth rate of Killarney, it is considered that there is a need for additional new primary and post primary places / facilities in the area.
- 6.14 In a previously stated commitment from the former Dept of Education Minister, Norma Foley TD, the construction of a new 750 student capacity secondary school in the town in the future was announced during a visit to St Brendan's College in November 2021. This has yet to be progressed any further but would add additional capacity to the town area as well as modernising the existing college facility.
- 6.15 Considering the above, it is considered that appropriate measures are in place to deliver any additional demand for school places.

Childcare Facilities

- 6.16 There are a number of childcare facilities located within a 20–25-minute walk or 10-minute drive from the Ardshanavooly, while those remaining in the townland area are either towards the western edge of the town, in similar locations to that of the Secondary Schools in the area, and so are located within a 35–40-minute walk, or 15-20-minute cycle from the Ardshanavooly.
- 6.17 As shown in Table 3, all childcare facilities in the area are at / near full capacity for this academic year 2024/2025 and there is a waiting list for new childcare places next year 2025/2026. This is consistent with national trends for school place demand.

Childcare Facility Name	Age Profile	Service Type	Capacity	Distance to Site
Ballyspillane Childcare Services	0 - 6 Years	Part Time, Sessional	86	2,300m
Bebé Crèche & Montessori	0 - 6 Years	Full Day, Part Time, Sessional	75	1,700m
Bellview Woods Childcare	0 - 6 Years	Full Day, Part Time, Sessional	170	4,000m
Creative Kids Pre-School & Childcare	2 - 6 Years	Part Time, Sessional	22	5,200m
Holy Cross Mercy Pre-school	2 - 6 Years	Part Time, Sessional	88	2,100m
Montessori House of Children	2 - 6 Years	Full Day, Sessional	53 Full Day; 66 Sessional	2,100m
St. Oliver's Pre-School, Ballycasheen CLG	2 - 6 Years	Sessional	66	1,500m
		Total	626	

Table 3: List of Childcare Providers in the Killarney Area (Source: TUSLA Early Years Services Register 2025)

- 6.18 In undertaking this assessment in identifying the existing trends and capacity constraints, contacts within the development and real estate sector with familiarity to the housing market in the local area were consulted to determine the demographic profiles moving into the wider area, to understand potential future needs for families looking to access childcare in the near future.
- 6.19 The evidence, backed up by the population demographics analysed for the area under the Census 2022, illustrate a reducing population of young parents and children under the age of 4, as can be seen in the table below.

Population Breakdown	Number (2016)	Population Breakdown	Number (2022)
0 – 4 Years	848	0 – 4 Years	765
5 – 12 Years	1,253	5 – 12 Years	1,381

Table 4: Population Demographics

- 6.20 Within the Governmental Document on Childcare Guidelines for Planning Authorities, under Appendix 2, establishes a standard that where 75 dwellings are constructed, one childcare facility providing a minimum of 20 childcare places is considered appropriate.
- 6.21 On this basis, the proposed development of 123 units would trigger a minimum number of 33 childcare spaces to be provided (based on the assumption of 123 units/ 75 units = 1.64 x 20 spaces).
- 6.22 Furthermore, we note that the proposed development includes the provision of 27 no. 1-bed units. 1-bed units will not require childcare spaces to be provided, as under the Apartment Guidelines, the following is stated: *“One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.”* This reduces the numbers in the proposed development requiring childcare provision from 123 to 96. The childcare calculation for the proposed development is therefore $96/75 = 1.28$ (x 20) = 26 places (rounded up).
- 6.23 The proposed development does not include a childcare facility due to the fact that a childcare facility on an adjacent site has been deliberately sized to accommodate the proposed development. Calculations have been carried out to determine the childcare need in the area, which will be served by this creche. We note the following:
- Reg. Ref: 04/204149 originally granted 49 houses and 40 apartments. Total of 89 units. The Childcare Guidelines would require a creche of 24 places for this scheme (20 places per 75 units, or 0.266 per unit).
 - Reg. Ref: 18/221 added another 10 units – a further 3 childcare places
 - Reg. Ref: 18/222 added another 15 units – a further 4 childcare places.
 - Reg. Ref: 20/1237 added another 18 apartments – a further 5 childcare places
 - Reg. Ref: 23/991 added a further 14 apartments – a further 4 childcare places
- 6.24 The above totals a requirement for 40 places.

- 6.25 Reg. Ref: 25/60046 – extended the size of the creche to 108 no. childcare places in total.
- 6.26 Based on the above:
- Childcare demand for existing residential: 40 places
 - Childcare demand for proposed residential: 26 places
 - Total childcare demand: 66 places
 - Childcare places permitted: 108 places
 - Surplus: 42 places
- 6.27 On a conservative basis, it is assumed that these 40 places will be taken up by a wider catchment demand, both existing and proposed.
- 6.28 The creche is at an advanced stage of construction and is due for completion in late Q2 2026. The creche will therefore be in operation well before any development associated with this LRD has been completed.

Health and Social Service

- 6.29 The site at Ardshanavooly, Killarney has access to a host of health professionals, including within the Killarney Community Hospital, as well as a number of medical/health centres and services all within a 10-minute drive or cycle from the subject site.
- 6.30 These health facilities include:
- Killarney Community Hospital
 - Killarney Medical Centre;
 - Park Medical & Wellness Centre
 - 6 Local General Practitioners;
 - 9 Pharmacy's;
 - 7 Dental Practices
 - 2 Veterinary Surgeries.
- 6.31 In addition to the local Community Hospital, the site is also well located to access the main regional hospital for the Kerry region, in Tralee (University Hospital Kerry), located around 35 minutes from the site.
- 6.32 Further afield, the nearest facility would be in Cork City (1hr 10 mins) or Limerick City (1hr 30 mins) for more specialist care and treatment facilities.
- 6.33 There is also social healthcare provision in the vicinity of the subject site, such as the Killarney Nursing Home which is less than 10 minutes' drive from the site located off the Rock Road to the north-west of the town. Home help services are also provided in Killarney, through Home Instead Senior Care, who are based on High Street in the town.
- 6.34 The subject application site is close to a variety of health facilities and social services predominately with the Killarney town centre. Referrals to other more specialised services would also be available

Art and Culture

- 6.35 The facilities on offer expressively linking literacy, arts and culture for the area, ranges from the Anam Arts and Cultural Centre, the West End House School of Arts, as well as other seasonal cultural spots which attract and promote the best of local entertainment production and cultural activities to the wider town area. The attraction of Killarney to both domestic and international tourists has enabled many arts and culture led projects and festivals take place in the town each year, including the Wander Wild Festival & Killarney Summer Horse Races.
- 6.36 The Killarney Library is located in the centre of the town on the Rock Road, with facilities on offer including a full library service, in addition to private study and reading spaces, access to public computers and ancillary services for printing, scanning and photocopying services. It is an important educational and cultural facility that is well resourced and centred in the town, offering an ideal public service to existing and future residents in the town area.

Religious and Community Facilities

- 6.37 There are a number of places of worship within Killarney, including the Church of The Resurrection located within 1.5km of the site. Further into the centre of Killarney, St Mary's Cathedral, St Mary's Church of Ireland, and the Methodist Church area all within walking distance of one another. Those of other religions / faiths such as Islam, Hindu or Buddhism would have to travel to either Limerick City or Dublin to practice publicly. There a number of community centres linked to religious organisations which could also act as places of worship, in addition to hosting religious events.

Retail

- 6.38 Retail services/units in Killarney are spread across a number of out-of-town retail parks, including the Deerpark Retail Park located to the east around 2km away as well as standalone supermarket outlets such as Lidl & Aldi, with the latter being located 1.5km from the site on the Park Road. There is also an extensive offering within the town centre, which is 3km from the subject site.
- 6.39 This variety predominately is connected with the towns tourism importance and so attracts a high volume of seasonal restaurant, café bar and nightlife to the main streets. With the better choice of retail options and there positioning within Kerry results in more local trips being made and enhanced activity without the need to go further afield for day-to-day shopping.

Public Transport

- 6.40 The town of Killarney has no local, town scheduled bus services that connect the town with the main bus/rail station. Accessibility to wider parts of Kerry is possible from the Killarney Bus/Rail Station, with connections locally to Tralee, Dingle, Kenmare etc., as well as longer distance connections to Cork, Limerick and Dublin via bus or rail transfers provided for by Bus Eireann and Irish Rail respectively. Private Coach Operator, Dublin Coach, also operates regular services to Limerick and onwards to Dublin, with up to 8 services in each direction per day

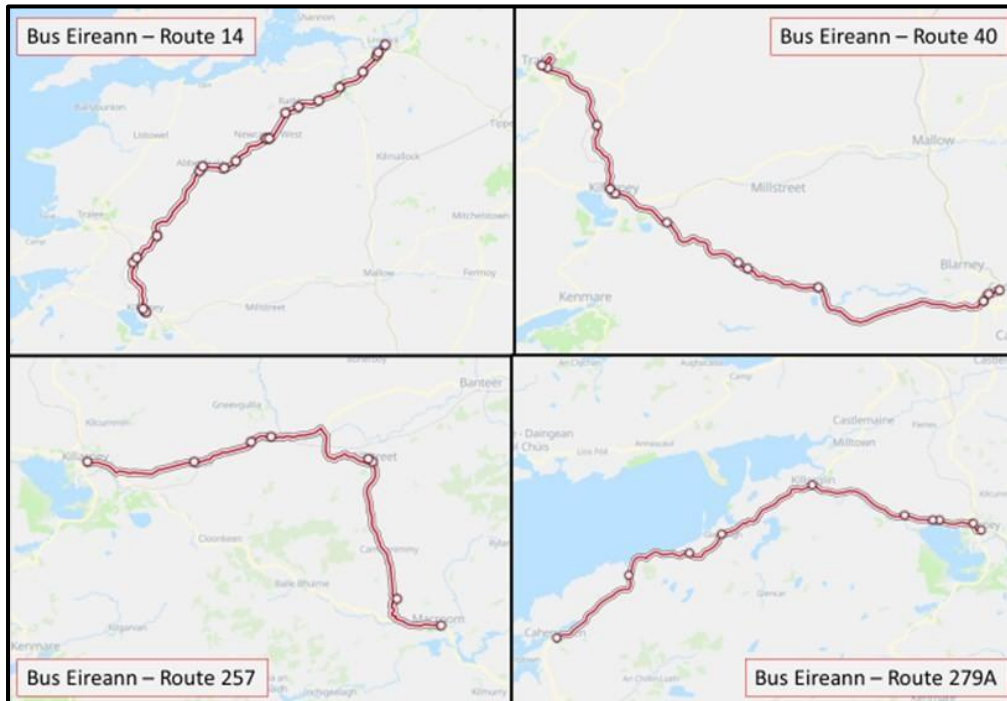


Figure 3 – Bus Eireann Routes from Killarney

Source: Bus Eireann Timetables & Moovit Travel App (<https://moovitapp.com/>)



Figure 4: Dublin Coach Routes from Killarney

Source: Moovit Travel App (<https://moovitapp.com/>)

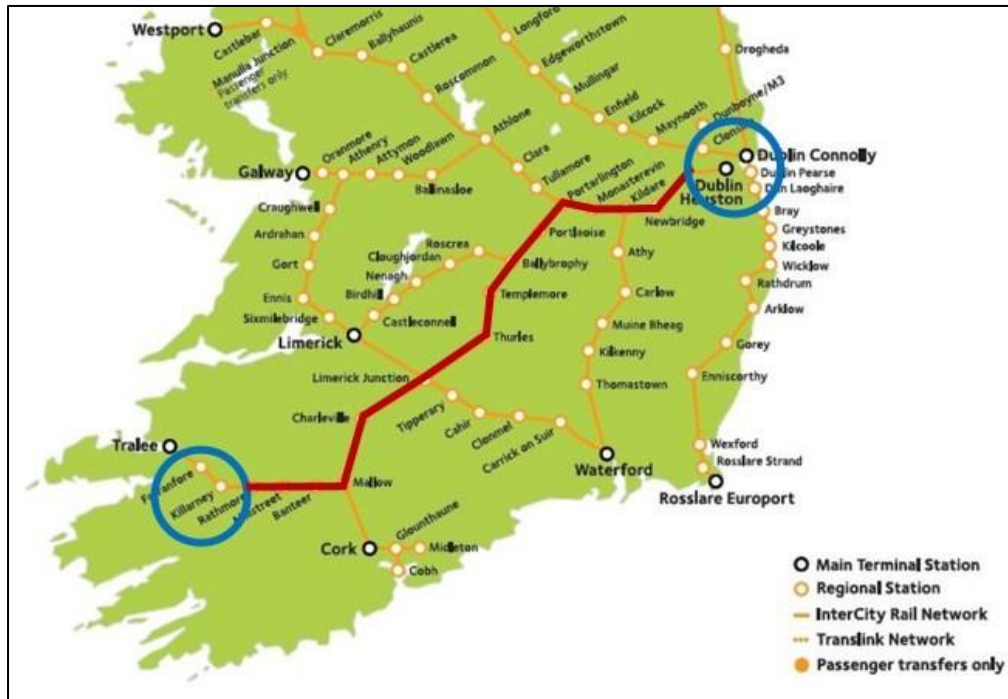


Figure 5 – Irish Rail Routes from Killarney

7.0 SUMMARY AND CONCLUSIONS

- 7.1 In carrying out this social and community infrastructure audit as part of the subject planning application at Ardshanavooly, it is apparent that there is adequate community facilities and services available in Killarney to serve the new potential residents at the subject application site.
- 7.2 As identified within this Social Infrastructure Audit, there is a significant range of services (more than 60 no. facilities located in close proximity to the subject site) available locally, providing a variety of services and uses from health centres to educational facilities, which each contribute in their own way to quality of life for local residents in the area.
- 7.3 The commitment for additional educational facilities from Departmental level within the Government will enable existing Primary & Secondary Schools to accommodate future growth, as well as expand existing facilities to provide more sustainable, long term spaces for student learning.
- 7.4 Furthermore, the town has been able to continue to provide a variety of medical and service-based retail options within the town centre, enabling its strong tourism to focus to continue throughout the year. This will be supported by future growth in the townland area and reduce the need for extended journeys further afield to access basic services and retail offerings.
- 7.5 The proposed development will make a significant contribution to provision of facilities in the form of both public open space and a childcare facility, in addition to development contributions levied as part of the development, which will further contribute to the provisions of such facilities and others in the Killarney area.
- 7.6 In conclusion, the existing social infrastructure provision identified within the c. 2.5km study area, in conjunction with the childcare facility and open space areas proposed with the subject application will be capable of serving the existing population and potential demand generated by the proposed development scheme, with no major gaps in the existing services network identified.

APPENDIX I:

Distance of 400 metre, 800 metre and 1.2-kilometre radiuses from the Subject Application Site to Social Infrastructure in and around Killarney

Figure 1 - Open Space and Recreation Facilities in Killarney



500m Radius –

1.25km Radius –

2.5km Radius –

500m Radius –

1.25km Radius –

2.5km Radius –

Figure 2 – Education Facilities in Killarney

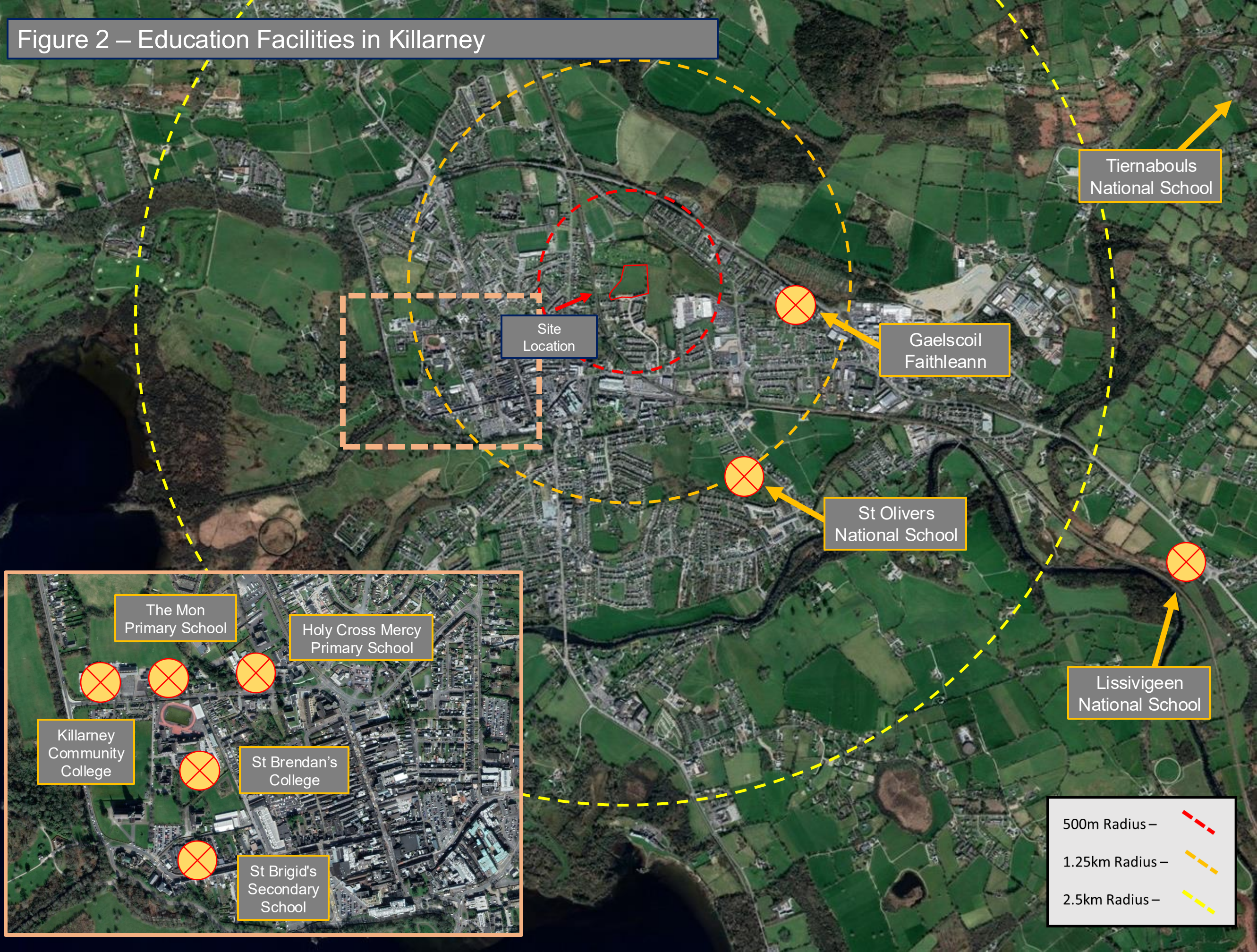


Figure 3 – Childcare & Creche Facilities

