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**Planning Section
Kerry County Council,
Council Offices,
Rathass,
Tralee,
Co. Kerry.**

23rd February 2020

Re: Submission in respect of proposed revisions to Kerry County Development Plan

Dear Sir/Madame,

On behalf of my clients, the Old Road Partnership of Courtyard Business Centre, Suite 1 Courtyard House, Lewis Road, Killarney, Co. Kerry, we wish to make the following submission to the proposed revision of the Kerry County Development Plan, specifically in respect of the Core Strategy generally, and to the Core Strategy specifically as it relates to the Town of Rathmore and as it will inform the Local Area Plan which will be produced for Rathmore.

The main thrust of this submission is that basing Core Strategy numbers solely on previous population growth and decline figures is inappropriate and likely to lead to planning blight.

We believe that Rathmore has many specific elements of infrastructure which are capable of supporting significant population growth and that the Core Strategy, rather being tied to previous performance in terms of population, and rather than providing a simple arithmetic allocation of

potential population growth to the different areas of the county, should anticipate those areas which are available for growth, and which have the capacity to provide for it.

We also wish to submit that in the event of an expansion of the population allocation for Rathmore under the Core Strategy that significant additional lands should be made available for development through zoning to meet this allocation. In particular, the area of land owned by my clients, which is indicated on the map attached hereto should be rezoned from “*strategic reserve*” to *Residential* development.

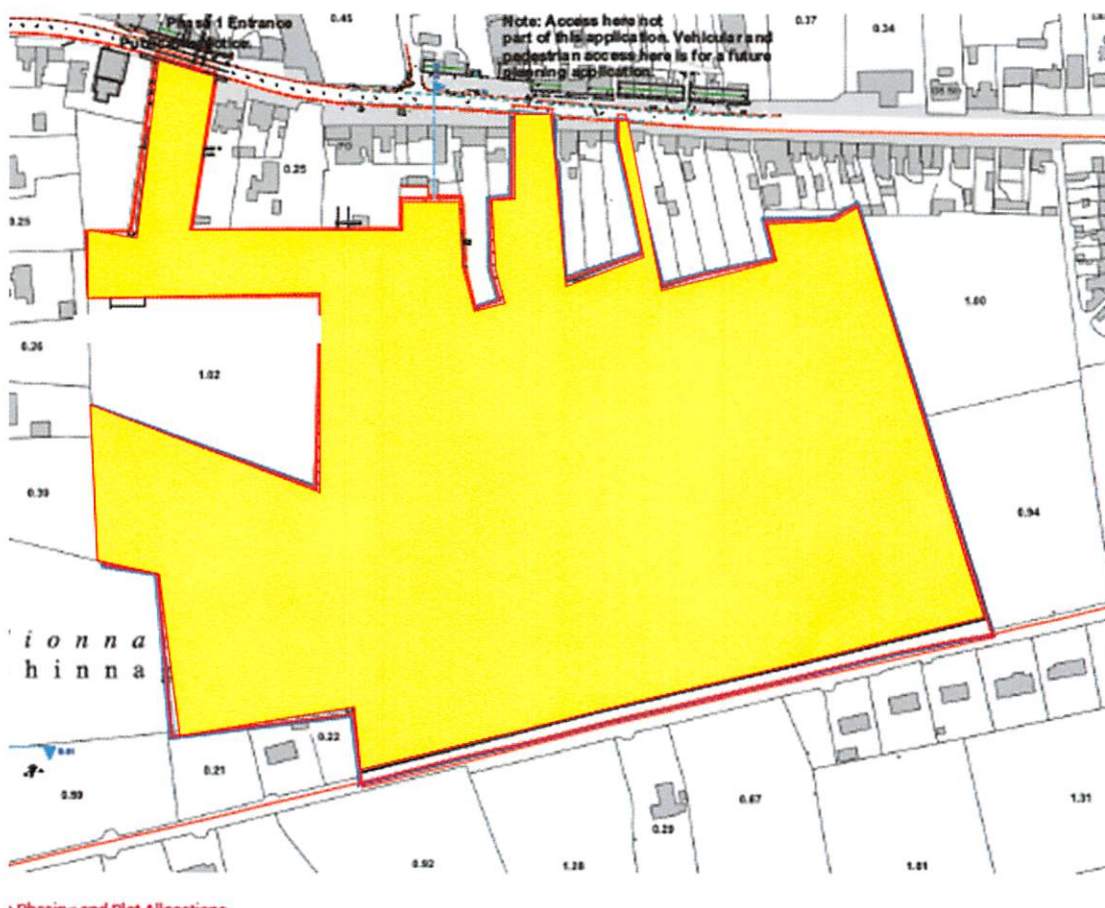


Fig 1. Landholding of The Old Road Partnership in Rathmore.

While we accept that zoning of land in individual towns is not going to take place as part of this development plan review, nevertheless the location

of houses to each local area should be cognisant of the impact this will have on the extent of lands to be zoned.

The reasons for our submission as follows:

- Planning policy which has been excessively tied to a somewhat conservative interpretation of the Core Strategy process has resulted in effective planning blight for the village of Rathmore with no substantial housing scheme having been developed in the village for the past 12 years.
- The last Local Area Plan for Rathmore failed to provide for an adequate level of residentially zoned land within the village and the consequence was a failure to provide for any residential expansion. Rathmore was the only substantial town in Kerry to experience population decline in the intercensal period up to 2016.
- The reasons for refusal given by an Bord Pleanála under planning reference number 20/849 made it clear that even though the council supported the then proposal to develop a substantial site in Rathmore (part of the land belonging to my clients indicated in Fig 1 above) that, given that it was not appropriately zoned, the Board felt it had no option but to refuse permission. The only way out of this impasse, given that the council previously supported development on this site, is to allow for rezoning of the land and this can only be achieved by expanding the Core Strategy allocation.
- We would contend that the fact that those sections of land which have previously been zoned by the council have not attracted developers is largely because they were not of such a size as would have allowed for a suitable and economic housebuilding operation to proceed. Also, they were not optimally located.

- The site belonging to my clients is immediately adjacent to the Main Street and is the only substantial portion of land in the centre of the town which can enable an appropriately sized residential scheme to proceed. Its continued designation as *Strategic Reserve* can only have the effect of ensuring ongoing blight for the village of Rathmore and will inevitably result in a failure to provide for the demand for population expansion which undoubtedly exists and which has the potential to transform the village. While it is recognised that the specific zoning of the site will only be changed at the time that the LAP is changed, this can only happen if the substantial increase in the proposed housing allocation for Rathmore under the Core Strategy.
- Rathmore East or Shinnagh was identified in the last Local Area Plan as being the portion of Rathmore which was suitable for residential development. Given that nothing has happened in terms of the provision of residential development since the enactment of the last plan we think it appropriate that the previous allocation under the previous development plan 28 houses should be carried forward into the upcoming allocation. It is now proposed to indicate a revised allocation of 57 houses to Rathmore, but given that no take-up was experienced of the previous allocation of 28, would it not now be appropriate to sum these allocations and to, at a minimum make provision for at least 88 house units during the lifetime of the upcoming plan? We believe that given the infrastructure capacity which exists that the allocation for Rathmore should be of the order of 115 houses and we believe that such provision would serve to relieve the existing severe upward pressure on land and house prices in the larger towns of the county, and particularly in Killarney.

- Few small villages in the country can offer the advantages of Rathmore in terms of providing for residential development given that it not only contains adequate infrastructural capacity but that it also offers excellent employment opportunities and public transport facilities and that it is strategically located with a wide hinterland.
- The provision of a substantial residential development in villages such as Rathmore is strongly supported by section 28 guidance documents issued by the Department of the Environment.
- The recent events of the lockdown coupled with the move among the corporate sector to make increased provision for home-working has meant that towns such as Rathmore, which are well located, contain excellent transport infrastructure and provide a wide range of facilities, are now far more attractive to potential developers and house purchasers and they would previously have been. As such the likely population growth projections which are produced for towns like Rathmore are likely to be significant underestimates.

We now wish to elaborate on the above points.

Core Strategy.

The core strategy process was introduced by then Minister for the environment Mr John Gormley in 2010. It was a direct response to the excess provision of housing which had taken place during the Celtic Tiger years, and which had resulted in the development of the phenomenon of “ghost estates”. It was seen at the time that the excess provision of housing had been largely facilitated by making provision for an excess zoning of land for residential purposes. It was therefore proposed to require development plans to limit the amount of land which would be zoned for residential purposes solely in order to meet anticipated

population growth demands as would be determined under the National Planning Framework.

While this legislative response may have been appropriate in the wake of the excesses of the Celtic Tiger era when our problem was overprovision of housing, it must now be questioned whether an over rigid interpretation of this process is appropriate at a time when the most urgent crisis faced by government is that of under-provision of housing to meet clear demand. One of the difficulties of developing a core strategy for a particular area based on population projections is that it can become a self-defeating prediction. If insufficient land is zoned for development then development will not take place, population growth will be very small and thus future population projections will be lowered.

Rathmore is a classic example of this happening. Despite being a town which is ideal for development in many respects, there have been no substantial housing developments in the village in the past 12 years.

Suitable land for development.

The last development plan indicated an allocation for Rathmore of 28 houses for the following 6 years and zoned land accordingly in the subsequent Local Area Plan. None of this land has been developed. It is fairly obvious that the parcels of land which were zoned in the LAP are individually of insufficient size to attract a developer.

We would contend that in addition to simply zoning land it is necessary for a Planning Authority to ensure that the land is likely to become available for development and that it is suitable for development of the type anticipated. The failure of the Development Plan or the LAP to attract any development to the village of Rathmore is an indication that the population projections given in the core strategy, and consequently resulting in

inadequate parcels of land being zoned, has effectively led to planning blight and to a situation where Rathmore is the only town in Kerry which has shown a population decline in the last intercensal period.

The land belonging to my clients is a substantial area of land which would be attractive to any developer in the sense that it would enable building at scale to take place and thus provide for the economies of scale which are essential to ensure a competitive price of the final housing product. In the last Local Area Plan this land was zoned as *Strategic Reserve*, largely because of the limits placed by the Core Strategy.

Under planning application reference number 20/849, the council were prepared to support development on the site but were required to issue a material contravention of the development plan because of the very serious limits placed on development by the Core Strategy.

In the event, an Bord Pleanála found in a third party appeal that they could not grant permission because it concluded that the material contravention would frustrate the provisions of the Development Plan and in particular of the Core Strategy.

The fact that this site was ready to be developed and had the support of the council but could not be developed because of the limits of the Core Strategy largely serves to make our point.

It is further clear, from the reasons given for refusal by the Board, that if the land had been zoned for immediate development it would have been granted permission. Given that this is a proposal which received the support of the planning section of Kerry County Council, the only way to proceed to development which is badly needed by the town is to zone the land appropriately and the only way this can be done is to provide an increased allocation through the Core Strategy.

Draft Development Plan proposals and Core Strategy Allocations.

In the proposed revision to the development plan Rathmore is classed as a District Town rather than a Regional Town. We would argue that this is inappropriate. A district town is classed as only providing service to a rural hinterland, whereas a regional town provides an employment and service function over a wider area. The draft development plan definition states as follows:

“Regional Towns :Towns which provide a housing, employment, or service function. The category is broad and ranges from large commuter towns to more peripheral towns.”

Rathmore is strategically located with a wide employment base and it is very unusual among rural towns in that it enjoys excellent public transport connections including rail and bus.

Table 3.7 of the draft Core Strategy allocates a population growth of some 73 persons to Rathmore up to 2028. This represents a population growth of some 9% and this translates as an allocation of 57 houses. It would appear that the allocation to the larger towns, both key towns and regional towns is generally circa 11%, whereas to the district towns it is of the order of 9%.

It does not appear that this allocation takes account of capacity, transport and accessibility issues, availability of infrastructure, nearby employment opportunities, school capacity or the availability of suitable land. We would contend that a more comprehensive and detailed analysis of each town should be carried out and that that likelihood of development should be assessed in each case. There are several smaller towns which have been given a similar allocation to Rathmore which do not have adequate

infrastructural facilities and in which the likelihood of development to provide for a 9% population growth is remote.

Indeed, there is no evidence in the draft development plan document of a case-by-case analysis having been carried out to determine precisely how population allocation should be distributed.

We would also question the automatic allocation of a much higher proportion of population growth to the key towns. Both Tralee and Killarney are to be given population growth allocations of the order of 11%. While this may seem on the face of to be an approximate equivalence, the combined allocation for Tralee and Killarney represents 3,364 houses or almost 50% of the total for the county. As opposed to this, the total allocation for the District Towns is some 8.5% of the total at 596 houses (Source, table 3.7 of the Core Strategy).

It is a matter of common knowledge that house prices in both Tralee and Killarney are extremely high with very high pressure on the cost of development land. At present development land for housing in the Killarney area sells for between €650 thousand and €1 million per acre (up to €2.4million per hectare) making the development of affordable housing extremely difficult. Even at present it is extremely difficult to get a 3-bedroom house in Killarney for less than €350 thousand.

In many respects Rathmore should be viewed as being part of the Killarney district given its proximity and the extremely good rail connection between the two towns. Copy of the train timetable between Rathmore and Killarney is attached and it amounts to effectively a commuter service with a train every two hours. This is complemented by the bus service which operates also on a two hourly basis creating an hourly service between the two towns. Rathmore is also the only town or village within the Killarney hinterland which enjoys excess capacity in water, sewerage and public transport infrastructure and it can provide the opportunity to provide housing which will be genuinely affordable.

Apart from our contention that Rathmore should be moved into the category of Regional rather than a District town we also contend that providing for a greater allocation of houses to Rathmore in the Core Strategy (further to an assessment of infrastructural and other capacities and availability of land for development), would serve to considerably relieve the pressure on house prices in the 2 main towns of the county, but most notably in Killarney.

We would also suggest that there is no evidence of an analysis having been carried out in the last LAP of the suitability of those portions of land which were zoned for residential development. It is important that a planning authority should learn from whether the policies of a previous plan have been successful or not. It is clear that the failure of Rathmore to secure any housing development during the lifetime of the last plan is an indication that the strategy adopted in the last development plan was not successful. We would contend that at least a part of the reason for that lack of success is that insufficient land was zoned and that those portions of land which were zoned were not desirable from the point of view of development. Indeed, one of the largest sites zoned for residential development in the Local Area Plan has to be accessed through an existing Council estate. This of itself would make it a somewhat unattractive proposition for a private house developer.

In the case of Rathmore, the population growth during the last development plan period did not take place not because of lack of capacity and infrastructure, but because of inadequacy of the amount and the type of zoned land. Indeed, the one substantial proposal which was brought forward for development after careful assembly of site was in the final analysis refused for zoning reasons and core strategy reasons by an Bord Pleanála.

We have already suggested that given that none of the allocation given the previous development plan for 28 houses was actually taken up that this allocation should now be added to the allocation for the next 6 years. After all, Rathmore has some catching up to do: As indicated in the development plan it has suffered population decline. We would contend that that is at least in part due to the failure to allocate sufficient housing and to allocate sufficient zoned land within the LAP.

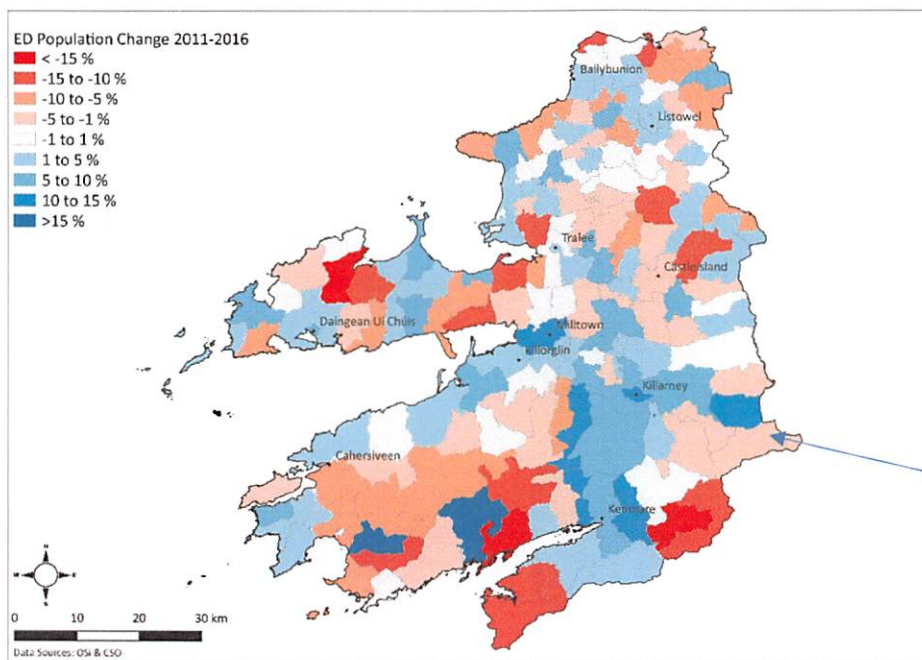


Fig.2.
Extract from development Plan showing areas of population decline including Rathmore.

Recent Bord Pleanála Decision.

Planning application 20/849 was for 60 houses on the centrally located site belonging to my clients .The first reason of the Bard Pleanála decision related exclusively to the fact that the site was contained in the strategic reserve and thus that the proposal did not comply with the Core Strategy. The decision reason number 1 reads as follows:

“It is an objective of the development plan to facilitate the development of residential units within each settlement boundary in accordance with the Core Strategy and to Prohibit Development on lands zoned as Strategic Residential Reserve until all other residential zoned lands have been developed... It is considered that the proposed development would be contrary to the development objectives and contrary to the core strategy which allows for 28 units over the lifetime of the development plan, would set an undesirable precedent for similar such development in the vicinity and would therefore be contrary to proper planning and sustainable development.”

Given that an Bord Pleanála is the highest planning authority in the land, this is the planning context within which future planning decisions must be made including those relating to the Development Plan. The development of my clients' lands was supported by Kerry County Council, both the elected representatives and the planning executive. However, without a recognition in the development plan that an over-reliance on the simple provision of core strategy numbers to determine future planning is inappropriate, and without a significant extension of the core strategy numbers in the case of Rathmore, then it seems likely that the clearly expressed wishes both of the councillors of the planning executive will be frustrated by the provisions of the development plan.

We would suggest that rather than a simple allocation of numbers to each village or town within the County, that it would be appropriate to determine which towns and villages have capacity, which have employment facilities, which have adequate water and sewerage infrastructure, and which provide a range of services to accommodate an expanded population. This is the essence of proper planning. The simple allocation of projected population growth by arithmetic division between areas is the antithesis of good planning in that it does not prioritise areas which are manifestly more

suitable to development, and which have the capacity to sustain and provide for it. The real danger in this approach is that it will lead to the phenomenon of planning blight, and we believe that there is evidence that this has happened in the case of Rathmore over the last 10 years.

Suitability of Rathmore for development.

Rathmore is indeed very unusual among small Irish towns and villages in its suitability for accommodation of residential development. As stated in the development plan it has excess sewerage capacity and adequate water supply.

The development plan indicates that the sewage capacity for Rathmore is for a population equivalent of 1750 people while the present population is at 790. It makes no sense whatever to allow this valuable asset, provided at public expense, to go to waste and this fact on its own should move Rathmore to the top level of priority for development in the development plan. The absence of adequate sewage and water is a chronic problem in smaller towns and villages in Ireland which militates against development and many of the villages and towns in the county which have received similar allocations of population to Rathmore in the proposed Core Strategy would struggle to provide adequate sewage provision without further investment.

Unusually for a small village, Rathmore has an employment level which is above the national average, being the location of a number of highly successful industrial undertakings including Munster Joinery, Mondelez Ireland and ALPS Electric. These are long established successful companies and the provision of an increased housing allocation to reflect this would significantly reduce commuting into this area from outside. This can only be done with an increased allocation of housing in the Core Strategy.

Rathmore has the enormous advantage of being the location of a mainline rail station with connections to Dublin, Cork and Limerick. It also enjoys a regular bus service and is on a National Secondary route. This high level of connectivity facilitates access to employment and enables its residents to reduce car dependency.

Rathmore also has adequate capacity in its school infrastructure. The total secondary school population in Rathmore in 1998 was 513 pupils. It is now 365. The secondary school has a capacity for 550 pupils and has been granted planning permission for an additional expansion. The primary school has seen its numbers drop from 220 pupils to 204 pupils between 2020 and 2021, and again the capacity exists for a significant increase in numbers.

For these reasons Rathmore is undoubtedly an attractive proposition for an intending housebuilder or house purchaser. In many respects it represents a textbook town for the implementation of village regeneration. It only remains for this to be recognised in Development Plan policies including in the Core Strategy.

Changing work patterns.

There can be no doubt that a radical transformation is taking place and the nature of work and in the nature of population allocation as between urban areas. The recent pandemic has merely accelerated a process which was obviously already well underway, and that is of people being able to work remotely as a result of enhancements in digital technologies. It is clear that the old model of concentration within larger urban areas, resulting in extremely high property prices, congestion and strain on infrastructure will become less sustainable and, given the high rent and property prices which are an inevitable consequence of high-density concentration, will certainly be less popular among the house buying

population. As indicated above this process is clearly in evidence within the two main towns of Kerry.

Kerry, like most rural Irish counties has traditionally enjoyed a dispersed population with a strong attachment to the parish and the local community. It seems likely that high property prices in larger urban areas coupled with the possibility of remote working will mean that the re-development of smaller towns and villages will receive a very strong impetus in years to come. This has already been recognised by government with the recently announced Housing Strategy providing grant incentives for redevelopment of individual unused houses located in towns.

The main difficulties which will be faced in the redevelopment of such towns and villages will be sewage and water capacity on one hand and the development of a viable transport system on the other. Rathmore, as pointed out above, already has excess capacity in sewage and more than adequate capacity in water supply as well as having strong availability of public transport. There is no reason whatever why Rathmore cannot become a forward model for the redevelopment of such town and village centres within the County.

Section 28 guidance.

The 2009 guidelines for planning authorities "*Sustainable Residential Development in Urban Areas (Cities Towns and Villages)*" includes a chapter on the development of towns and villages and these are seen within these guidelines as being a potential engine for sustainable residential growth. These guidelines recognise that one of the greatest challenges in terms of provision of residential accommodation in rural counties is that of providing a suitable alternative to the one-off house in the countryside. Attachment to the local area and to the parish is very

strong in rural Ireland and in Kerry and in the event that towns and villages are not enabled to provide a suitable range of house types then this inevitably results in pressure for the provision of one-off rural houses.

This is recognised in Paragraph 6.12 of the guidelines where recommendation is made for lower density developments in towns and villages as an alternative to urban generated rural housing.

The guidelines also stress the importance of allowing the development of centrally located sites within villages at paragraph 6.9.

The guidelines stress at paragraph 6.3 that development within towns and villages should be plan-led and also recommends the adoption of design guidance. We believe that simply zoning an area of land on the basis of a notional density in turn derived from a population allocation is not a sufficient method of developing a workable plan for the village such as Rathmore. We believe that when the LAP comes to be produced and where land is to be zoned, a qualitative assessment should be carried out in each case by the planning authority to determine whether a particular area of land to be zoned is likely to attract a developer, and indeed whether it is likely to come available for development within the lifetime of the plan period. The fact that no housing land became available within Rathmore during the period of the last plan should be a salutary warning to the planning authority to ensure that provision is made for zoned land of a type that would be attractive and that will become available.

The guidelines stress at paragraph 6.3 (e) that any new residential schemes within a small town or village should complement the existing pattern and grain of the town or village. It is therefore important that in order to enable such developed to take place that sufficient housing allocation be provided to enable a comprehensive inner area development to take place such as that which could be provided for by my clients' land.

An appropriate housing allocation.

The draft County development plan does not give an indication of the quantitative areas which should be zoned on foot of the core strategy allocations. Nor does it make an assessment in each case of the likelihood of allocated development taking place. This is a significant lacuna in the entirety of the planning process and indeed it is very questionable whether a Core Strategy which allocates housing to small towns and villages should be developed independently of the process of developing the Local Area Plans for these towns and villages.

In the case of Rathmore the key elements favouring development are the existence of significant capacity in terms of infrastructure, education, employment and transport. It is clear that the town can sustain a significant expansion in its residential population and, given the fact that it has recently suffered population decline, it is appropriate that it should do so. We have already pointed out that a minimal allocation which should be provided for Rathmore should take the present suggested allocation under the upcoming revisions to the development plan added to that of the previous development plan which was not taken up giving a total of 85 house units (28+57). However, it is clear, given the unique circumstances of Rathmore that it would be capable of much higher level of population growth than this would imply. The existence of sewage capacity for more than twice the present population of the town, with an excess capacity of nearly one thousand persons, would suggest that it would be appropriate and sustainable as well as making proper use of previous infrastructural investment, to provide for population growth within Rathmore of some 150 persons during the lifetime of the upcoming plan, translating to a housing allocation of some 115 houses. Agreed that such a population increase would represent a 19% increase over 6 years, but given the fact that

despite its obvious advantages Rathmore has experienced population decline over the past 10 years, such a population growth is by no means excessive. An increase of 150 persons up to 2028 would in fact represent an increase of only some 1.1% per annum from years 2011 through 2028, given that the population decline in Rathmore has existed since 2011.

Conclusion.

It is obvious that Rathmore has many significant development advantages in terms of providing for an increased population, not least its transport, educational, and water supply and disposal facilities as well as its strategic location. Clearly, failing to take advantage of these infrastructural elements which were provided a significant public cost does not constitute sustainable development. Rathmore has experienced population decline despite having an employment rate higher than the national or county average.

The land belonging to my clients has been assembled by a number of local people over a number of years in an attempt to provide for the comprehensive redevelopment of Rathmore. In the absence of sufficient population allocation to the town it is clear that when the Local Area Plan comes to be made that the great bulk of the site would not be zoned.

Given recent planning history this will preclude against enabling a comprehensive redevelopment of the village of Rathmore. The entirety of the development planning process is complex, involving the development of county level objectives, provision of Core Strategy, and later the development of local area plans. Such complexity in administration can often lead to unintended consequences. It is evident that the development of a Core Strategy, independently of the provision of Local Area Plans and without assessing the capacity of individual areas to provide for population

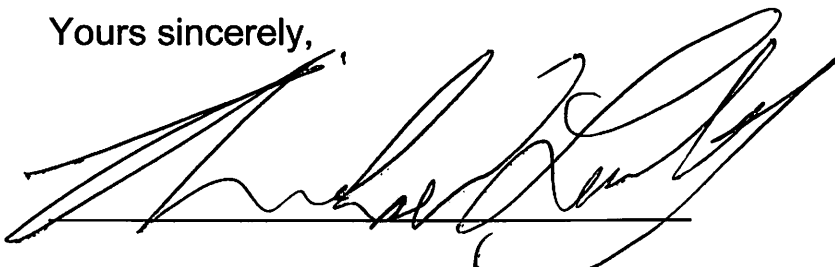
increase is a defect in the entire process. We believe that over the period of operation of the last Development Plan this has led to a situation where inadequate and unsuitable land has been zoned, and this has effectively led to a position of planning blight within the village of Rathmore. It is important if this is to be reversed that an alternative position be taken and that a suitable population allocation be given to the village.

The Suggested population increase of 150 persons over the lifetime of the plan with a housing allocation of 115 is appropriate to the village of Rathmore given its obvious advantages, strategic location, and the fact that has witnessed population decline in recent years. A greater allocation to towns which have infrastructural capacity would also serve to relieve house price pressure on the 2 key towns of the county, and particularly on Killarney.

We further believe that the town of Rathmore should be upgraded in the Development Plan from the status of *District Town* to *Regional Town*.

We trust you will take this submission into account. I would be obliged if you could acknowledge receipt of this submission to the undersigned together with a submission reference number.

Yours sincerely,






A handwritten signature in black ink, appearing to read 'Michael Leahy', written over a horizontal line. The signature is fluid and cursive.







Michael Leahy for Leahy Planning Ltd. on behalf of the Old Road Partnership.

Appendix 1. Train timetable Killarney-Rathmore.

APPENDIX 1

Train timetable Killarney-Rathmore

		Mon Only	Mon to Sat	Mon to Sat	Tues to Fri	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	
TRALEE (Casement)	Dep	04:40	..	..	05:50	..	07:05	..	09:05	..	..	11:05	..	..	13:05	..	..	15:05	..	..	17:05	..	19:05	..
Farranfore	Dep	..	..	..	..	..	07:19	..	09:18	..	..	11:18	..	..	13:18	..	..	15:18	..	..	17:18	..	19:18	..
Killarney	Dep	05:15	..	..	06:27	..	07:45	..	09:41	..	..	11:41	..	..	13:41	..	..	15:41	..	..	17:41	..	19:41	..
Rathmore	Dep	..	From Cork	..	..	From Cork	08:05	..	10:01	From Cork	Heuston From	12:01	From Cork	Heuston From	14:01	From Cork	Heuston From	16:01	From Cork	Heuston From	18:01	From Cork	20:01	From Cork
Millstreet	Dep	05:42	..	..	06:53	..	08:15	..	10:10	..	..	12:10	..	..	14:10	..	..	16:10	..	..	18:10	..	20:10	..
Banteer	Dep	..	..	..	..	..	08:25	..	10:20	..	..	12:20	..	..	14:20	..	..	16:20	..	..	18:20	..	20:20	..
MALLOW	Arr	06:08	..	..	07:18	..	08:42	..	10:37	..	..	12:37	..	..	14:37	..	..	16:37	..	..	18:37	..	20:37	..
MALLOW	Dep	..	06:09	06:55	07:29	07:22	08:43	08:50	..	10:46	11:14	..	12:46	13:14	..	14:46	15:06	..	16:46	17:07	18:42	18:46	20:41	20:47
CORK (Kent)  	Arr	..	..	07:20	07:54	..	..	09:15	..	..	11:45	..	..	13:44	..	..	15:37	..	..	17:37	19:05	..	21:05	..
Charleville	Dep	..	06:23	..	..	..	08:58	..	11:02	..	..	..	..	..	15:02	..	..	17:02	..	..	19:02	..	..	..
Limerick Junction	Dep	..	06:44	..	..	07:55	09:18	..	11:25	..	..	13:24	..	..	15:24	..	..	17:24	..	..	19:24	..	21:28	..
Thurles	Dep	..	07:01	..	..	08:14	..	..	..	..	..	..	..	..	15:43	..	..	17:42	..	..	19:43	..	21:45	..
Templemore	Dep	..	..	..	..	..	..	..	11:48	..	..	13:46	..	..	..	..	..	17:52	..	..	19:52	..	..	..
Ballybrophy	Dep	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Portlaoise	Dep	..	..	..	..	..	..	..	..	..	..	14:13	..	..	..	..	..	18:18	..	..	..	20:19	..	22:17
Portarlinton	Dep	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Kildare	Dep	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Newbridge	Dep	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
DUBLIN Heuston   	Arr	..	08:20	..	..	09:31	10:47	..	..	12:58	..	..	15:00	..	..	16:59	..	19:06	..	..	21:06	..	23:03	..

 Bus Link (Route 145) to/from Dublin City Centre  LUAS Tram Link to/from Dublin City Centre
 Bus Link (Route 747) to Dublin Airport  Bus Link (Routes 226/226A) to Cork Airport.  Bus Link (Route 205) to U.C.C. and C.I.T.
 Limited Bicycle accommodation, check www.irishrail.ie. Station platform gates will close 2 minutes prior to departure.
 Passengers should allow 1 hour transfer time between Connolly and Heuston Stations, when using LUAS or bus services.


follow us on  

Trá Lí - Corcaigh & BÁC - Luan go Satharn gan saoire phoiblí san áireamh
 Tralee - Cork & Dublin - Monday to Saturday (excluding public holidays)

		Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat	Mon to Sat
DUBLIN Heuston B L A	Dep	..	07:00	..	..	09:00	..	..	11:00	..	..	13:00	..	15:00	..	..	..	17:05	19:00	..
Newbridge	Dep	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Kildare	Dep	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Portarlinton	Dep	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..	..
Portlaoise	Dep	..	07:46	..	..	09:44	..	..	11:44	..	..	13:44	..	..	..	..	..	..	..	19:46
Ballybrophy	Dep	..	..	..	..	10:00	..	..	..	..	..	..	..	..	..	..	..	18:00	20:01	..
Templemore	Dep	..	..	..	..	..	..	..	12:08	..	..	..	..	..	..	..	..	18:12	20:14	..
Thurles	Dep	..	08:15	..	..	10:17	..	..	12:17	..	..	14:14	..	16:10	..	..	..	18:20	20:22	..
Limerick Junction	Dep	..	08:35	..	..	10:35	..	..	12:35	..	..	14:32	..	16:29	..	..	..	..	20:40	..
Charleville	Dep	..	..	..	..	10:59	..	..	12:58	..	..	..	..	16:51	..	..	..	18:58	21:04	..
CORK (Kent) P L	Dep	06:25	..	09:00	10:25	..	..	12:25	..	14:25	..	..	..	16:55	..	18:45	..	..	..	21:00
MALLOW	Arr	06:45	09:09	09:20	10:46	11:14	..	12:46	13:14	..	14:46	15:06	..	17:07	17:21	..	19:09	19:15	21:19	21:20
MALLOW	Dep	06:50	..	09:25	..	11:25	..	12:46	13:25	..	14:46	15:25	..	17:07	17:21	..	19:09	19:15	21:19	21:20
Banteer	Dep	07:05	..	09:38	..	11:38	..	12:46	13:38	..	14:46	15:38	..	17:07	17:21	..	19:09	19:15	21:19	21:20
Millstreet	Dep	07:16	..	09:48	..	11:48	..	12:46	13:48	..	14:46	15:48	..	17:07	17:21	..	19:09	19:15	21:19	21:20
Rathmore	Dep	07:26	To Cork	10:00	To Heuston	12:00	To Cork	12:00	14:00	To Heuston	14:00	16:00	To Cork	18:00	..	20:00	..	20:00	To Cork	21:57
Killarney	Dep	07:49	..	10:21	..	12:21	..	12:21	14:21	..	14:21	16:21	..	18:21	..	20:21	..	20:21	..	22:18
Farranfore	Dep	08:09	..	10:41	..	12:41	..	12:41	14:41	..	14:41	16:41	..	18:41	..	20:43	..	20:43	..	22:38
TRALEE (Casement)	Arr	08:26	..	10:58	..	12:58	..	12:58	14:58	..	14:58	16:58	..	18:58	..	21:00	..	21:00	..	22:55

B Bus Link (Route 145) to/from Dublin City Centre **L** LUAS Tram Link to/from Dublin City Centre

A Bus Link (Route 747) to Dublin Airport **P** Bus Link (Routes 226/226A) to Cork Airport. **L** Bus Link (Route 205) to U.C.C. and C.I.T.

 Limited Bicycle accommodation, check www.irishrail.ie. Station platform gates will close 2 minutes prior to departure.

Passengers should allow 1 hour transfer time between Connolly and Heuston Stations, when using LUAS or bus services.

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