

3.2.3 Killorglin

3.2.3.1 Context

Killorglin is strategically located approximately 27 kilometres southwest of Tralee and 22 kilometres northeast of Killarney, at the intersection of two National Secondary routes, the N70 and N72. The town is well located, being equidistant from Tralee, Killarney and Kerry Airport. Its dramatic mountain backdrop and river setting has ensured Killorglin gained the title as the “gateway” to the Iveragh peninsula and the Ring of Kerry tourist route and is also on the Wild Atlantic Way.

Killorglin developed traditionally as a market town serving the needs of a historically successful farming hinterland where the quality of farmland is higher than many other parts of the county. The vitality of many of the town’s small businesses are still dependant on the spending power of customers from the rural areas. Killorglin functions as an important local service centre for the northern part of the Iveragh Peninsula and has a wide diversity of services and facilities, ranging from public services, shops, cafés, restaurants, public houses, and financial services.

Killorglin, along with Tralee and Killarney, form part of The Kerry Hub and Knowledge Triangle – an innovative economic hub. Killorglin is a financial services and pharmaceutical manufacturing hub. One of the primary employers in the town is FEXCO Financial Services, which is a focused provider of global payment services and processing. Along with this Astellas plays a very important employment role in the manufacturing sector. There are a number of other manufacturing industries established in the town including Temmler Ireland and Aqua Designs.

The town has a good range of educational, social and sporting facilities. These include a primary school and two post-primary schools, community facilities such as the family resource centre, public library and childcare facilities.

3.2.3.2 Vision and Strategy

The long-term vision for Killorglin is to enhance its position as a regional economic driver and a ‘A Town for the Ages’ that is competitive nationally and internationally in attracting investment, talent, enterprise and visitors. Killorglin’s pathway to transition and regeneration will further build on its location within the Kerry Hub and Knowledge Triangle in order to enhance its competitiveness in attracting new residents, visitors and national and international investment. This will be achieved through: increased high-quality employment spaces, residential opportunities and the development of an excellent quality environment, by means of strategic investment in office development, public realm improvements, leisure and amenity areas and strengthening the towns sense of place and identity.

Killorglin should develop in an economically and environmentally sustainable manner aligned with the National Climate Action Plan 2023 and the policy initiatives and objectives of the European Commission’s ‘Green Deal’. This Plan supports the policies and projects contained in the Rural Regeneration Development Fund grant for the town entitled “*Killorglin Town Centre SMART Rural Regeneration Project*”.

3.2.3.3 Planning Considerations and Proposal

Killorglin, as well as Cahersiveen and Kenmare, will be the primary focus for development in the Kenmare MD area. It is envisaged that the town will facilitate a population, appropriate to its status as a regional town. The consolidation of the town settlement and the retention and improvement of local services and facilities to serve the town and surrounding rural area is encouraged. Unused buildings and sites in the town provide opportunities for appropriate development which would assist in the further enhancement of the streetscape.

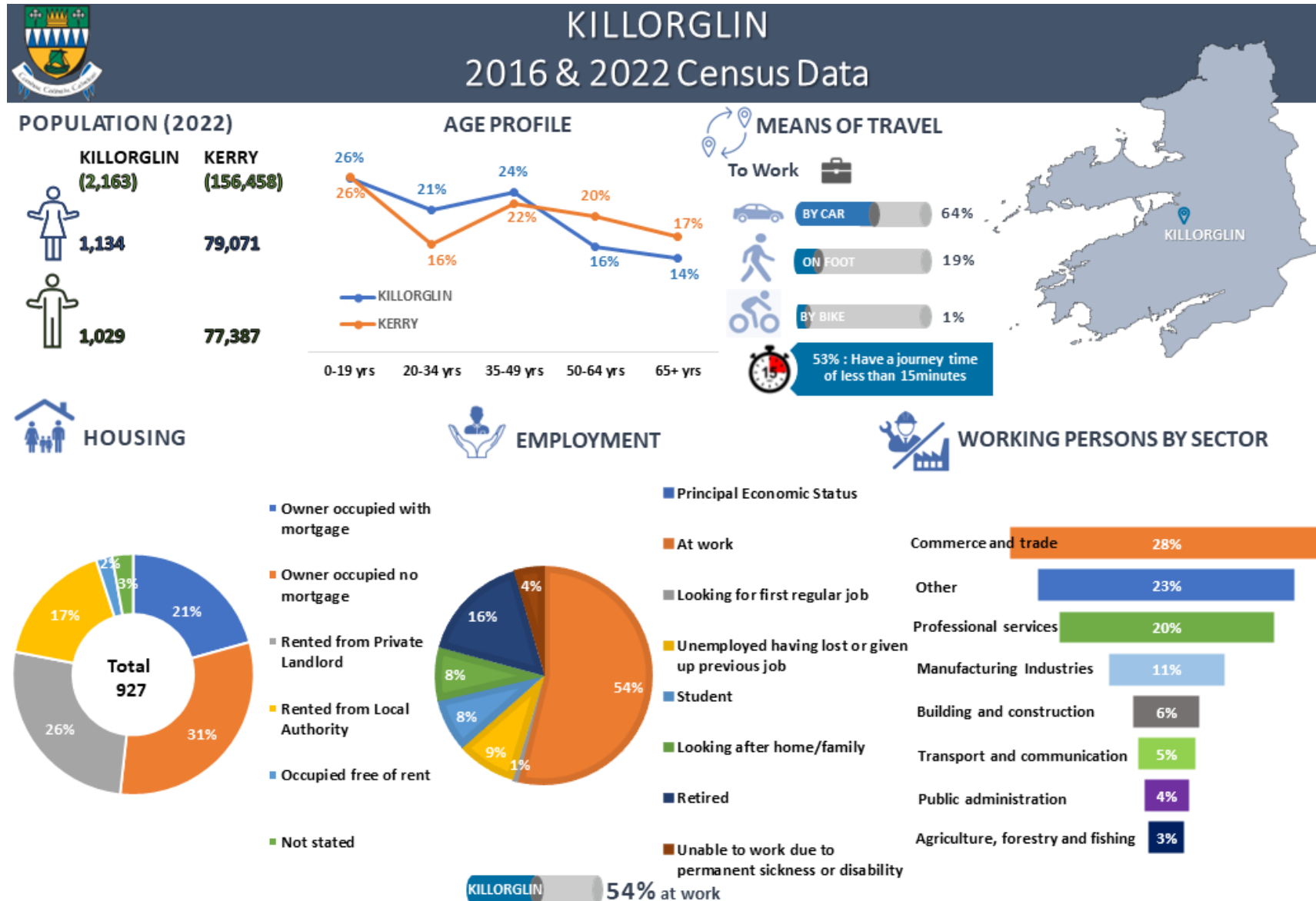


Figure 3.47: Killorglin MD – Key Statistics (2016 & 2022 CSO)

3.2.3.4 Population & Sustainable Land-Use Development

Killorglin recorded a population of 2,163 in the 2022 Census. Killorglin has a higher percentage of young adults of working age when compared to the county, indicating the attractiveness of the town to those seeking employment.

Census year	2006	2011	2016	2022
Killorglin	1,627	2,082	2,199	2,163

Table 3.6: Population Change 2006-2022

Killorglin has been allocated a housing target of 251 units under the Core Strategy contained in the KCDP.

Settlement	Housing Target
Killorglin	251

Table 3.7 Housing Target

3.2.3.4.1 Residential Development

Future residential development will only be permitted on appropriately zoned land, on infill sites and on sites contiguous with the town centre. This is to ensure a sustainable and compact urban form and to ensure that residents are within easy walking distance of town centre facilities. New developments shall recognise the need to allow for the consolidation of the town and enhancement of a sense of place. Development must integrate with the landscape and provide a good range of house/unit types.

There are several infill and vacant sites within close proximity of the town centre. It is proposed to prioritise the development of residential units on vacant and infill sites within existing cluster developments. Priority also needs to be given to the promotion of renovation and reuse of existing residential property stock in the town first over greenfield development. Of the three designated regional towns in the Plan area [Kenmare, Killorglin and

Cahersiveen], Killorglin recorded the highest number of permitted planning applications for residential development units over the course of the last KCDP 2015-2021, as extended.

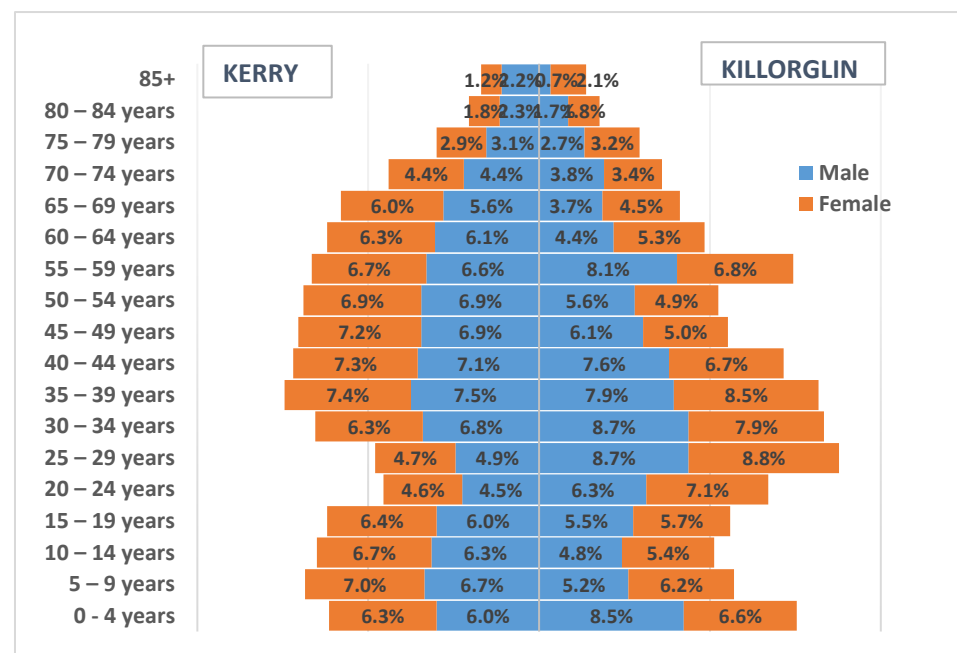


Figure 3.48: Population Age Profile of Killorglin & County Kerry

In recent years, new high quality social housing has been delivered within the settlement such as Phase 4 (14 No. Units) of Ard Bhearna, Gortamullin. This development of three-bedroomed houses was completed in early 2021.

3.2.3.4.2 KCC Commuting Profile – Killorglin (February 2022)

Kerry's Commuting Profile 2022 (prepared by People and Places and KCC) presents a spatial analysis of commuting patterns in County Kerry. The data presented is derived from the Place of Work, School or College - Census of Anonymised Records (POWSCAR - 2016), as

compiled by the Central Statistics Office (CSO), and the report deals exclusively with travel to work patterns. The POWSCAR² data shows that while Tralee and Killarney (at 12,763 jobs and 8,474 jobs respectively) are the dominant employment anchors in the county, Killorglin and its environs (including Banshagh, Tullig and Ranguel) is the fourth-largest employment node in County Kerry. There are 2,117 jobs in Killorglin, of which fewer than a quarter (23%) are held by workers who reside locally (i.e. within the settlement). Almost three-quarters (74%) of the jobs are held by workers who commute to Killorglin from other parts of Kerry, while the remainder (3%) are held by workers who commute from outside the county. Thus, in proportional terms, Killorglin has the lowest percentage of resident workers (to jobs) of any settlement in Kerry and one of the lowest in Ireland.

The maps (Figures 3.49 & 3.50) illustrate that Killorglin has the most geographically extensive commuter catchment area, relative to the number of jobs in the settlement. Inbound commuters are also more likely to be dispersed, rather than concentrated in any cluster of locations, as occurs with other employment nodes. Among the 2,117 persons who work in Killorglin (locally resident workers and commuters), almost half (47%) are aged under forty, and the majority (61%) have a third-level qualification. Thus, in terms of age and education, Killorglin has the most vibrant workforce in the county. The vast majority (88%) use private modes of transport – mainly cars – to travel to work. The largest sector, in employment terms, is 'ICT, financial, real estate, professional, administrative and support service activities', with almost forty percent (39%) of workers being employed in these areas. This gives Killorglin a distinctive employment profile. Amongst all the settlements in the county, Killorglin has, after Tarbert, the highest proportion of workers who belong to the three highest socio-economic groups (42.5%).

² POWSCAR (Place of Work, School or College - Census of Anonymised Records) Data 2016

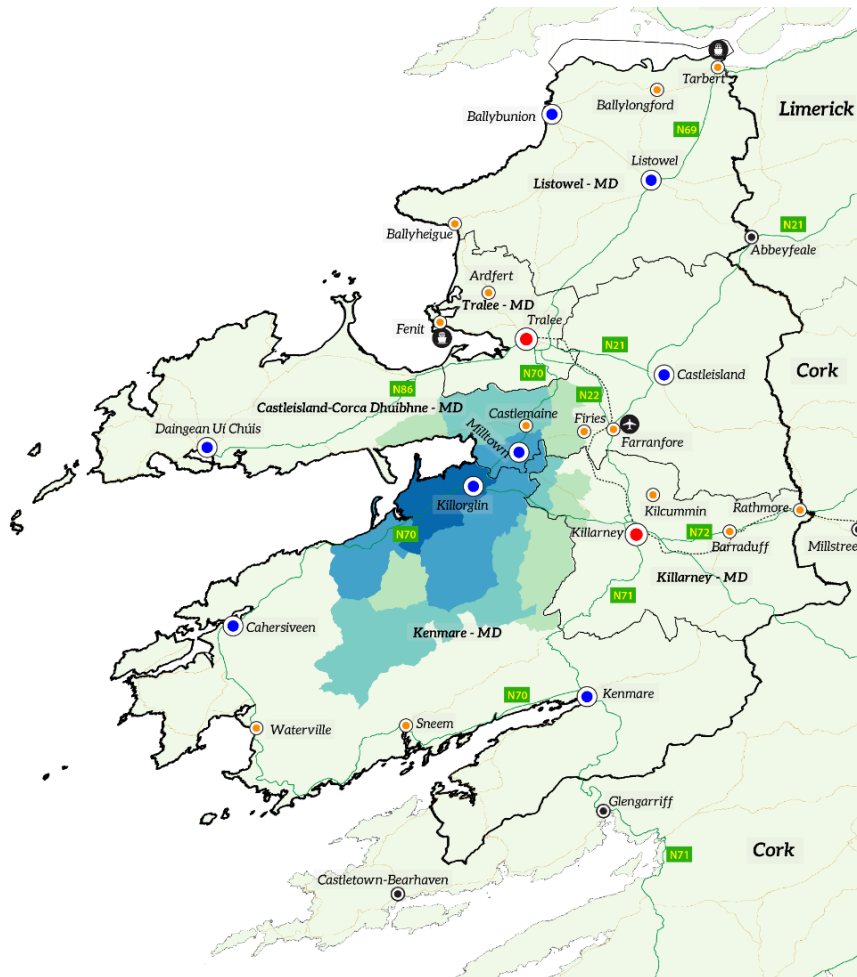
3.2.3.5 Town Centre

Killorglin has the benefit of a compact town centre. If the junction of Main Street, Langford Street and Upper Bridge Street is considered the town centre then no part of the town core is more than approximately 300 metres from this central point. In order to maintain the vitality of the town it is imperative that the centre retains its role as the commercial heart of the town, and that it maintains a strong residential element. The former Boyles hardware complex is proposed as an Opportunity Site, and in conjunction with other large vacant properties in the town centre, these offer significant redevelopment potential to provide a new residential population to contribute to the vitality and vibrancy of the town centre.

The development of Library Place in the last 15 years has given a huge boost to the town centre. Not only is this area an attractive architectural addition to the town but the services provided have augmented and sustained footfall in the town centre.

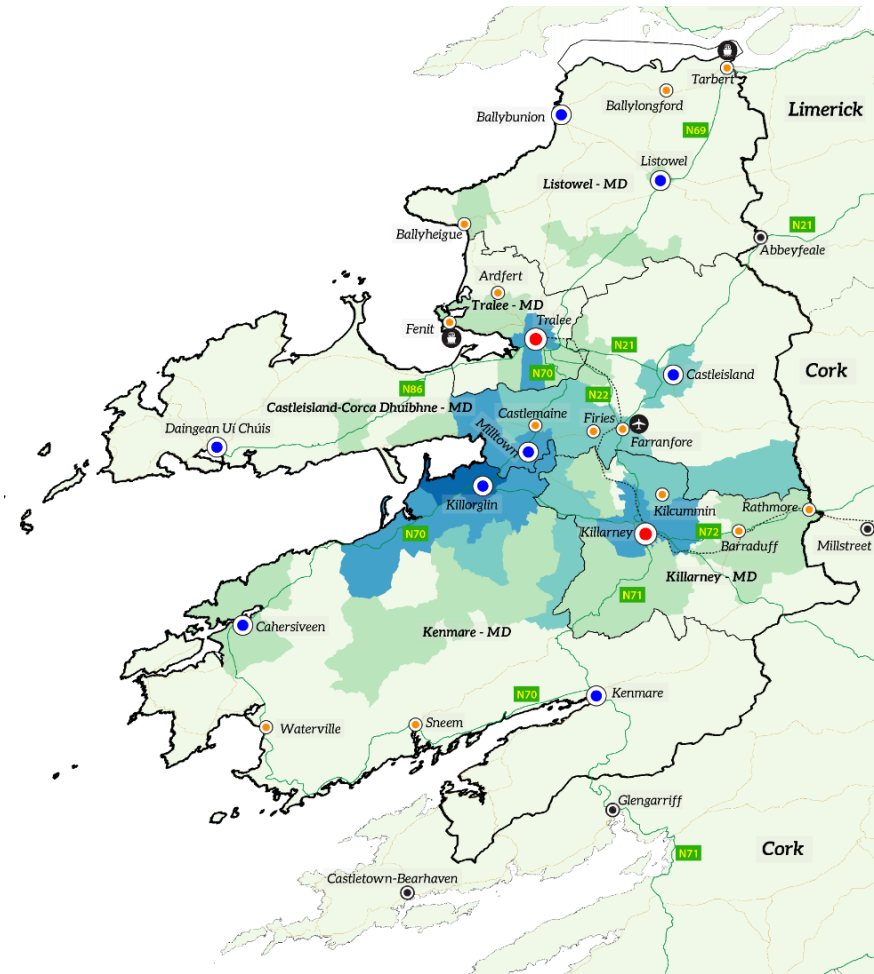
3.2.3.5.1 Retail Development

Killorglin is classified as a regional town in the second tier of settlements in the settlement hierarchy contained in the KCDP. This category of town provides basic convenience shopping, either in small supermarkets or convenience shops and in some cases, lower order comparison shopping such as hardware, pharmaceutical products and clothes.



% Resident Workforce - Killorglin Commuting

Map Legend % ED flows to: Killorglin < 5% 5% to < 10% 10% to < 15% 15% to < 30% > 30%	Contextual Layers Kerry County Council Municipal Districts (MDs) Motorway Primary Roads Other Roads Railway	Settlement Hierarchy Key Town Regional Town District Town External Town	



Count Flows per ED - Killorglin Commuting

Map Legend # ED flows to: Killorglin < 5 5 to < 15 15 to < 30 30 to < 130 > 130	Contextual Layers Kerry County Council Municipal Districts (MDs) Motorway Primary Roads Other Roads Railway	Settlement Hierarchy Key Town Regional Town District Town External Town	

Figure 3.49 & Figure 3.50: Killorglin Commuting Patterns



Figure 3.51: View of Killorglin Town Centre

Killorglin has a good variety of small shops mainly catering for the local market and some shops that cater specifically for the tourist market. The main shopping area is concentrated on Upper and Lower Bridge Street and Main Street. There are presently two supermarkets in the town, Supervalu and Aldi, both of which are located on the western side of the town centre. The location of these two convenience shopping outlets so close to the town centre is a vote of confidence in the future of Killorglin town centre and helps to ensure that the town core area remains a vibrant busy shopping area. Killorglin's proximity to both Killarney and Tralee, which have a wider range of retail outlets results in a certain amount of revenue leakage to these larger urban centres.

The future challenge for the town in terms of retail development is to ensure that the vitality and viability of the retail core area in the town centre is maintained and is not undermined by out-of-town centre developments or by substantial retail leakage to Tralee and Killarney. The creation of an attractive shopping environment with a wide variety of shops to cater not only for the needs of local shoppers but

also for the tourist market is important for the future viability of the town centre. The location of new retail developments in the town centre of high architectural design and layout which integrates fully with the existing built environment will be encouraged.

The retail vacancy rate in Killorglin Town Centre is 33.8% (KCC 2019, unpublished). Opportunities therefore exist within the town centre for the reuse of existing vacant buildings. Any retail development that takes place in Killorglin should take place in the town centre in order to encourage its regeneration and development as a vibrant town centre.

The Fairfield has traditionally been the preferred location for casual trading in Killorglin. Casual trading in this area is regulated by KCC. A vibrant well-regulated market at this town centre location is an asset to the town not only for local shoppers but as a tourist attraction and it also increases footfall and benefits all traders.

3.2.3.5.2 Town Renewal and Regeneration

The Local Authority will facilitate the regeneration of Killorglin as a regional economic driver through the promotion of high-quality employment spaces, residential opportunities, high quality environment, public realm, leisure and amenity areas. The Local Authority aims to meet its growth targets as identified in the Core Strategy in a consolidated urban form with the development of brownfield and infill sites.

This Plan identifies a number of areas within the Town Centre that have the potential for regeneration and in particular the traditional town centre and main street areas and how they relate to the expanded town. There are many opportunities and national schemes, in place and emerging, to address decay & dereliction and make town centres attractive and desirable places to visit & live.

3.2.3.5.3 Rural Regeneration Development Fund (RRDF)

In 2022 it was announced that under the RRDF, Killorglin Town Centre will receive funding to resource the renovation of a key building into a multi-functional hub for tourism, education, training and co-working purposes. The funding also provides for the transformation of a derelict former courthouse into a heritage and cultural centre.

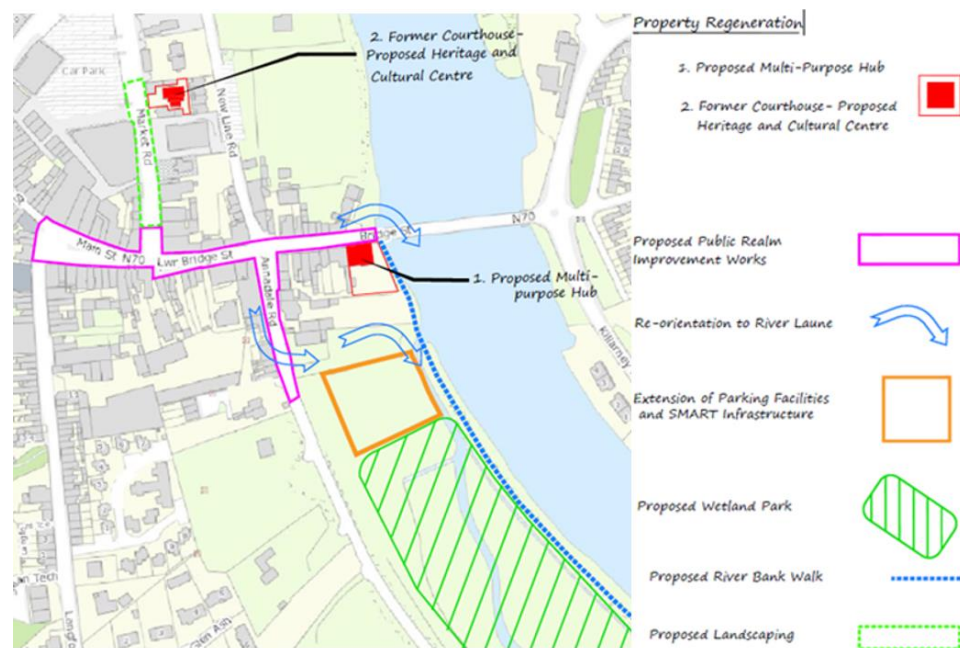


Figure 3.52: Killorglin Town Smart Rural Regeneration Project

3.2.3.5.4 Killorglin Town Centre Smart Regeneration Project (2021)

KCC, working in partnership with Killorglin Chamber Alliance, secured funding via the Department of Rural and Community Development's Town and Village Renewal Scheme for the preparation of a plan for the regeneration of the traditional town centre of Killorglin. The company, KPMG Future Analytics, was engaged to develop this regeneration plan in consultation with the Killorglin community and stakeholders. This plan forms the basis of a

series of interrelated interventions to address the deficiencies that are present in the town of Killorglin, particularly in the traditional centre of the town. This LAP supports the objectives of this regeneration plan, undertaken in a manner compatible with nature conservation objectives for the Castlemaine Harbour SAC, which includes the River Laune and the alluvial woodland to the south of the Annandale road carpark.

The interventions seek to ensure that economic development opportunities and emerging technology are optimised, building on the town's assets including: its employment base, the natural environment at the centre of the Reeks District, its unique culture heritage, arts and education base and its attractive location as a hillside town on the banks of the River Laune. The approach throughout this process has been to ensure that active citizenship, social inclusion and social equity are maintained and that identified needs are addressed.

The work to date has resulted in a plan dedicated to the regeneration and development of Killorglin town, for the well-being and quality of life of its people. It seeks to generate new ideas and creative design proposals in order to effect positive change on the fabric of the town while encouraging town centre living and a vibrant town core economy. The Council will engage with all stakeholders in order to achieve the vision and strategy of this plan.

The central premise is that the traditional town centre has not kept pace with modern commercial developments immediately outside the town's traditional core, or indeed with industrial development on the outskirts of the town. There is an opportunity to revitalise the Killorglin Town Core with the reuse of existing properties. This would be enhanced by upgrading the out-of-date public realm. Some vacancy in the town centre is having a "hollowing out" effect, which impacts small retail businesses who struggle to attract footfall, large indigenous and Foreign Direct Investment (FDI) employers who

struggle to attract and retain mobile talent, and citizens across the wider community who wish to live and socialise in the town centre.

Building on the town's undoubted strengths while seeking to mitigate its weaknesses, a vision for the development of Killorglin was agreed with the community through the Socio-Economic Plan process. This vision provides a focus for a progressive and vibrant Killorglin as "A Town for the Ages; representative and inclusive of all ages, boldly optimistic for its future, while being mindful of its present and honouring its past."

The context for the interventions proposed in this application support this vision of Killorglin as *A Town for the Ages* and are designed to provide leadership in addressing deficiencies, unlocking investment, and building confidence in Killorglin Town Centre.

Subject to all necessary environmental assessments, this Plan supports the policies and projects contained in the Rural Regeneration Development Fund grant for Killorglin including the three main themes/interventions.

- Property Regeneration
- Public Realm
- Natural Amenity

3.2.3.5.3 Opportunity Sites

In addition to the projects identified under the RRDF, the following opportunity sites have been identified in this Plan. The development of these is of prime importance to the future vibrancy and regeneration of the town centre. Reduced development contributions will apply to sites identified as an 'Opportunity Site' as set out in the KCC Development Contributions Scheme 2017.

1. Riverfront / New Line Road

This area lies between the New Line Road and the river. The site falls steeply away from the road towards the river.

Aim: To sustainably develop this large landmark riverfront greenfield site as a new mixed use urban streetscape providing new tourist facilities in close proximity to the riverfront and town centre while also facilitating the development of fisheries, water based activities etc.



Figure 3.53: Riverfront Opportunity Site

Development Potential: To fully realise the untapped potential for Killorglin of this uniquely located river-side asset, this site should be utilised for residential, commercial, retail and tourist-related activities. The redevelopment of this site presents an opportunity to regenerate a large waterfront site close to the heart of the town. The size, location and configuration of the site will allow for the development of a new streetscape along Newline Street. The proposed streetscape would be contemporary in design but would reflect a traditional Irish streetscape in scale and massing. Any proposal shall be of high-quality design integrating with the riverfront location and contributing to the public domain. The river front side would facilitate tourist/commercial uses such as café/restaurants.

Only water compatible development will be permitted on the lower part of this site. Proposals will be required to be compatible with the nature conservation objectives for the Castlemaine Harbour SAC.

2. Site at Langford Street



This area lies on between Langford Street and Annadale Road. The site currently includes a number of vacant and derelict industrial unit.

Aim: To sustainably develop this large town centre brownfield site



Figure 3.54: Opportunity Site at Langford Street

Development Potential: This site has the potential to be a significant leisure quarter within the town. There is an opportunity to redevelop this site with tourism related uses centred on a square/civic space.

Town Centre Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KG-2 	Facilitate the preparation of a sustainable Town Centre Renewal Plan with relevant stakeholders and community groups.
KENMD-KG-3	Support and facilitate the Killorglin Town Centre Smart Regeneration Project as set out under the RRDF application which seeks to address the physical enhancement and improvement of the town centre through sustainable urban design measures and improved traffic management in the town.
KENMD-KG-4 	Sustainably plan for and facilitate the continued regeneration and renewal of Killorglin's Town Centre's streets, public realm spaces, including squares, parks, nodes, walkways and greenways in order to revitalise it as a prosperous, vibrant, attractive location in which to live, work, learn and visit.

3.2.3.5.4 Additional Town Regeneration Measures

The *Housing for All* Plan advocates a **Town Centre First** approach which promotes town centre regeneration as a mechanism to encourage more people to live and work in the core of our settlements.

A number of town centre streets have therefore been identified as regeneration areas and contain vacant properties that can be brought back into use as new homes/commercial/social activity.

The renovation and re-use of these properties will significantly improve Killorglin's streetscape along with improvements to adjoining shopfronts. (See Chapter 4 Towns & Villages of the KCDP). A reduction in development contributions shall apply to these sites in accordance with Kerry Development Contributions Scheme 2017.

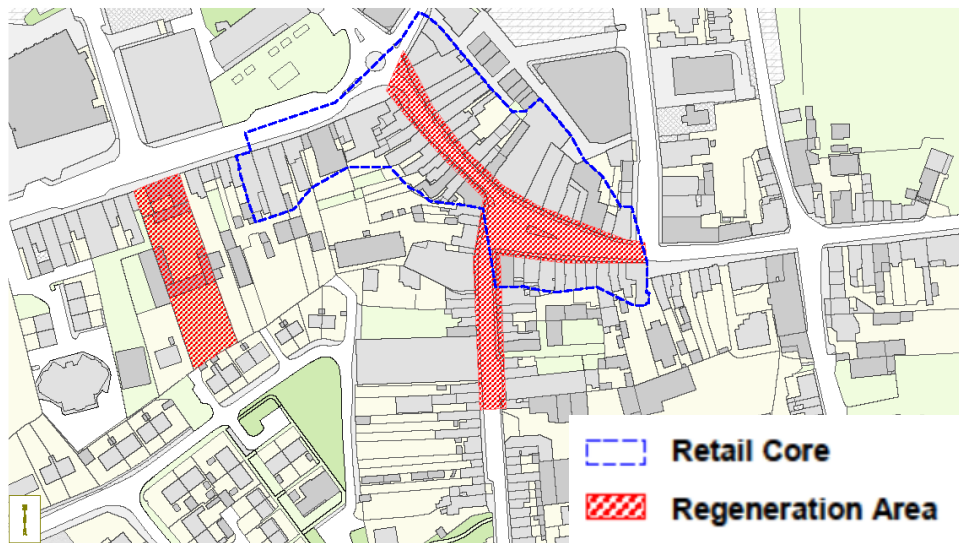


Figure 3.56: Retail Core/Regeneration Area

3.2.3.5.5 Lands off Sunhill Road

A Design Brief has been prepared for a large undeveloped greenfield site within the town. This site is located off Sunhill Road to the East, Iveragh Road to the west and adjoining an existing residential estate to the North. The site would be suitable for residential development, employment use or a mixed-use scheme. This design briefs seek to provide a development framework for the sustainable, phased and integrated development of these residential zoned lands. It establishes the broad development principles for the areal setting out in broad terms the general distribution of land uses, circulation systems and key access points. The Design Brief includes an indicative residential layout

incorporating varying densities, with a higher level of density in the northern part of the site. It includes main circulation routes for both vehicular and pedestrian movement. It also includes increased permeability into existing residential areas and the shared use of open space and other recreational facilities. Existing hedgerows and trees are retained and incorporated into the layout.

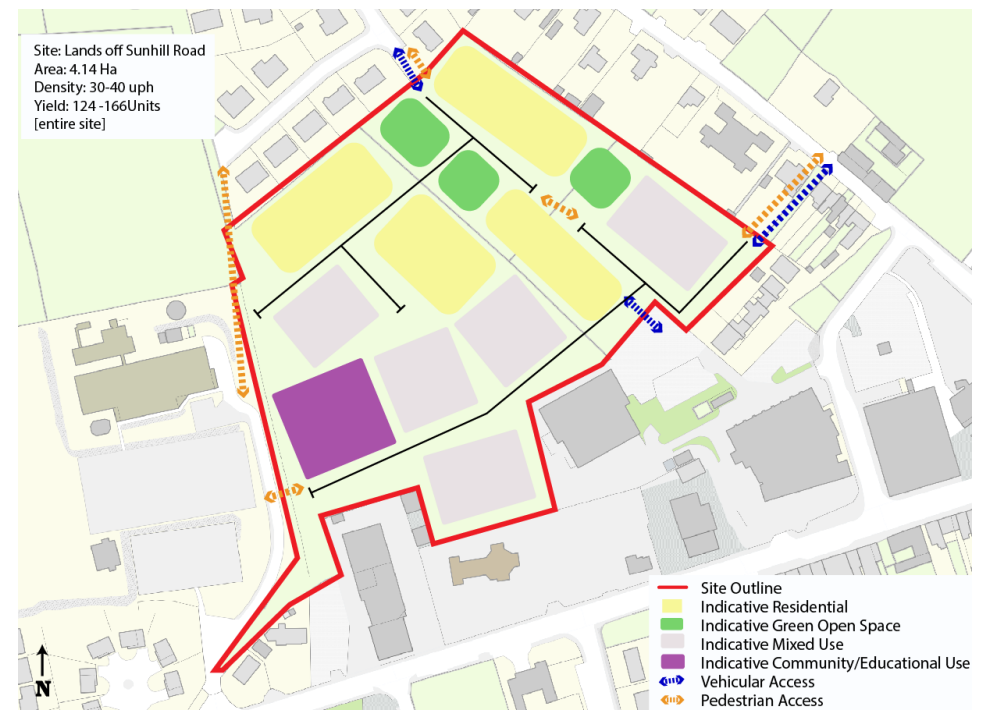


Figure 3.55: Indicative Design Layout

Design Brief Objective	
Objective No.	It is an objective of the Council to:
KENMD-KG-1	Encourage and facilitate appropriate development on site located off Sunhill Road.

3.2.3.6 Sustainable Communities

3.2.3.6.1 Community Facilities

Killorglin has a modern, state of the art, area service centre located at the junction of Sunhill and Iveragh Road. The development accommodates the town library, KCC area office, as well as the tourist information centre. The public space known as Library Place to the front of this structure is a valuable piece of social infrastructure which creates a sense of place in the heart of the town centre. The addition of the landscaping, seating and the pedestrianisation of this square gives a distinctive high-quality centre. The community children's playground is situated to the North of this amenity, accessed via Sunhill Road. The town also benefits from a community centre situated on Mill Road. However, the town lacks facilities such as a cinema, bowling alley, youth cafe and other diverse community services.

3.2.3.7 Heritage

3.2.3.7.1 Built Environment & Heritage

The built heritage of Killorglin, which in a number of instances takes advantage of the topography of the town in its form and layout, is an important and intrinsic element of the town's attractiveness and uniqueness. It is important that any additions to the built environment are of high architectural quality in terms of design and materials.

3.2.3.7.2 Protected Structures

The town centre contains a number of buildings of historical and architectural interest which make a positive contribution to the streetscape and constitute an important element of the areas-built heritage. A number of these buildings are included in the RPS in the KCDP and are shown on Figure 3.57.

Built Environment Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KG-5	Ensure that the design of premises or the refurbishment of existing premises in the town is sympathetic to existing development in the vicinity and is of a design composition that enhances the streetscape.
KENMD-KG-6	Encourage the preservation and refurbishment of existing traditional shopfronts and name plates in appropriate materials.
KENMD-KG-7	Protect important views to and from landmark buildings, historic buildings and associated prospects to ensure the character of these places is adequately protected.

3.2.3.7.3 Architectural Conservation Area (ACA)

The central core area of the town has been designated an ACA as indicated on Figure 3.57. An ACA is defined as a place, area, group of structures or townscape taking account of building lines and heights that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure. Elements of Killorglin's streetscape display an architectural harmony which is not

only visually attractive but forms an intrinsic part of the urban character of the town. It is an objective of this Plan to protect the architectural character of the town.

Architectural Conservation Area Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KG-8	Prepare an Architectural Conservation Area Management Plan to protect the character of the designated ACA that are of special importance to the architectural, historical, cultural or social character of the town.
KENMD-KG-9	Liaise with key stakeholders to identify measures to implement improvements relating to the special character of the ACA.
KENMD-KG-10	Preserve the town's architectural heritage and encourage development that is designed in a manner that is in keeping with the scale, character and pattern of the existing built fabric and urban form. New developments must be designed to a high architectural standard and must take cognisance of local design features and materials.

3.2.3.7.4 Archaeological Heritage

There are two recorded monuments within the town boundary and a number of monuments contiguous, which will be protected from inappropriate development. These are indicated on the Figure 3.57.

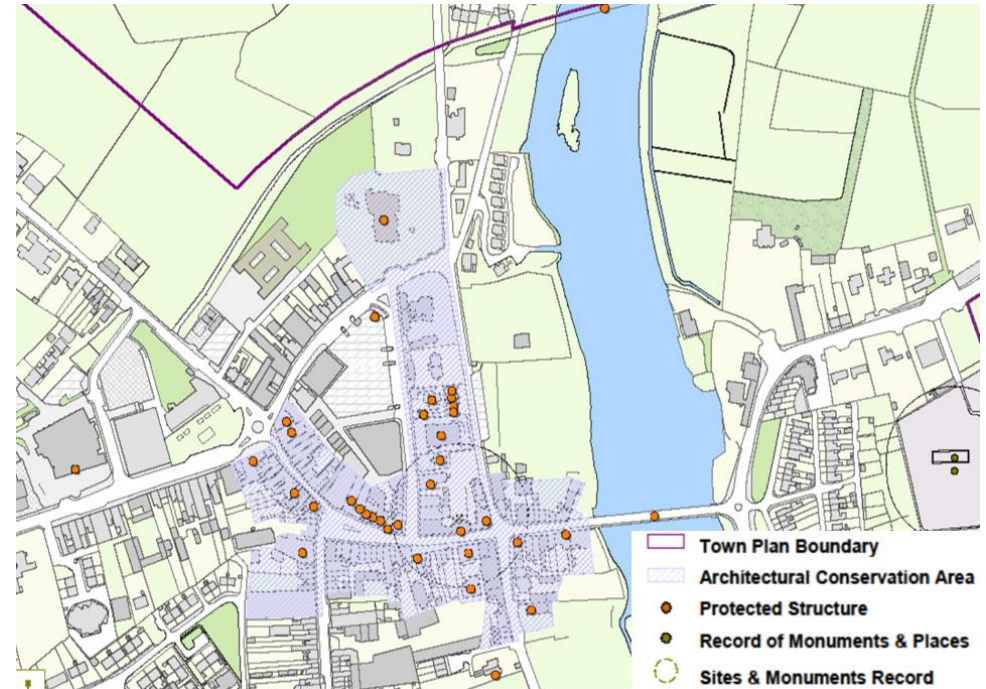


Figure 3.57: Built Heritage (including ACA)

3.2.3.8 Employment and Economic Activity

Killorglin plays a key role within the economy of the wider area, not just its rural hinterland but a key role in the economy of the county. Along with Tralee and Killarney, it forms part of the Kerry Hub and Knowledge Triangle which is recognised in the RSES as driving regional economic growth. The town is within commuting distance of the other main settlements on the Iveragh Peninsula and functions as an employment centre for those areas which are separated by distance from the development corridor of Tralee and Killarney. Killorglin has the most geographically extensive commuter catchment area, relative to the number of jobs in the settlement and its inbound commuters are more likely to be dispersed rather than concentrated in any cluster of locations, as occurs with other employment nodes. Killorglin supports diverse sectors such as: retail, services, industry, manufacturing and small-scale tourism. It is an appealing location for industries, as demonstrated by the existence of key employers.

In 2016, there were 2,038 jobs in Killorglin, which is a resident workers ratio of 2.2, twice the rate of the regional average (RSES 2018). Approximately 30% of jobs in Killorglin are in the 'Information and Communication, Financial' sector reflecting the importance of FEXCO. Large international pharmaceutical manufacturing industries such as Astellas, Promed and Temmler Businesses also play a very important role. Killorglin is an example of where a smaller settlement has a significant role in providing jobs for its surrounding community that are highly skilled in an innovative sector. In terms of age and education, Killorglin has the most vibrant workforce in the county.

The town's flagship international company, FEXCO, has established an existing cluster of business/enterprise uses in the area, leading the way for further such employment. Business and enterprise uses are diverse and comprise a range of activities from office use to knowledge based and communications companies. A good

broadband network, good office facilities and an accessible transport network serve to attract these industries to the town. The high standard of environment in the town has and will continue to support the establishment of such enterprises.

The RDI Hub is located on the outskirts of Killorglin on the Killarney Road. This collaborative development between FEXCO, KCC and MTU is part of the Kerry Hub Network, which comprises of several well-established and quality enterprise hubs, including a mix of public and privately funded enterprise hubs.



Figure 3.58: Killorglin RDI Facility

In order for the town to provide for future employment and economic growth it is imperative that this Plan supports and endorses facilities to retain the diverse range of employment sources within the town ranging from retail, services, industrial/manufacturing and business enterprise as well as promote and tap into the tourism potential the town and surrounding area offers. This will ensure against an over reliance on any particular sector and sustain the long-term viability of the town. Unlike other towns of a similar size in the county, Killorglin has successfully established an industrial/manufacturing sector. This sector has further potential, and

it is necessary to ensure that this sector as a whole continues to grow and attract new industrial employers of the same calibre.

Sufficient lands are zoned to the northeast of the town at Clooncarrig on the N70-Killorglin to Tralee Road to allow for the expansion of the existing industries in this area or to allow new industries develop. Any new industries of a similar type will be encouraged through the planning process to establish and develop adjacent to this existing industrial area where possible and create a "clustering" of similar type businesses. This will ensure the viability of the town as a leader in attracting and maintaining high-skilled industrial enterprise.

Employment and Economic Activity Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KG-11	Actively promote Killorglin as an area for the location of sustainable industry and enterprise.
KENMD-KG-12	Facilitate the development of a farmer's market at an appropriate location.

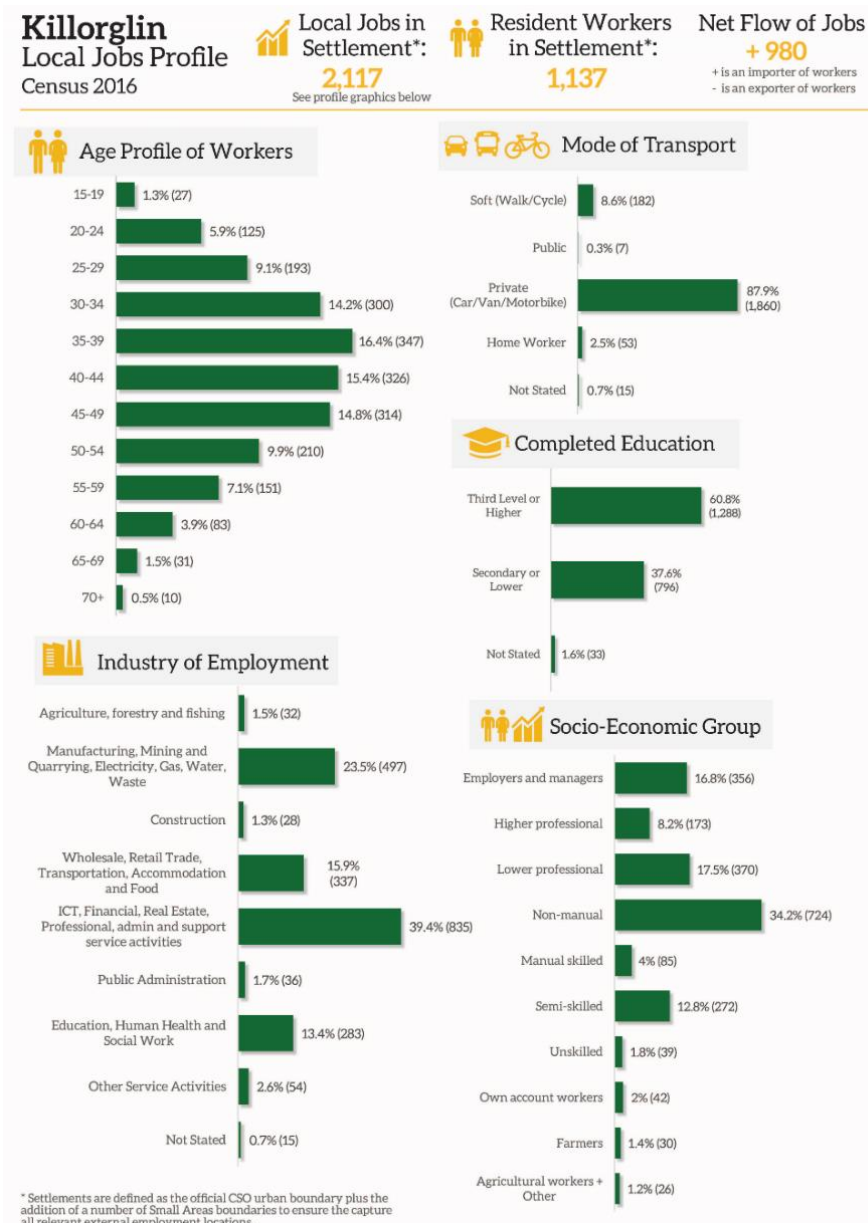


Figure 3.59: Local Jobs Profile, Killorglin

3.2.3.9 Tourism & Outdoor Recreation

3.2.3.9.1 Tourism in Killorglin

Killorglin's proximity to MacGillycuddy Reeks, Carragh Lake, Castlemaine Harbour and a Blue Flag beach at Rossbeigh, coupled with its location on the busy Ring of Kerry tourist route offers significant potential to grow and augment its tourism economy.

Killorglin acts as a "gateway" to the Ring of Kerry tourist area and has the potential to develop as a departure town, catering for certain aspects of tourist needs such as an interpretive centre, pre-trip accommodation etc.

In particular, Killorglin has the potential to develop its own niche tourism market, based on activity, sustainable marine and adventure holidays, and to develop its own ecotourism brand in a sustainable manner. Additionally, the town is an attractive historical town which is home to the renowned Puck Fair festival held annually and has a strong culinary offering with a number of renowned restaurants and cafes. Other aspects of the town such as its proximity to two 18-hole golf courses, angling on the River Laune and the spectacular coastal and mountain scenery on its doorstep, provide several tourism streams. There is the potential to build upon these existing facilities and potential to extend the tourism season.

3.2.3.9.2 Natural Environment & Recreational Amenity

Killorglin has a wide range of recreation amenities. The playground is situated adjacent to Library Place accessed via Sunhill Road. The town benefits from a community hall situated on Mill Road. Killorglin Rowing Club is located beside the Fisheries on the eastern bank of the river and there is a community sports and leisure centre located on Langford Street. Playing pitches associated with the community college are on Langford Street and the soccer club at Farrantoreen are within walking distance of the existing residential developments in the town. The GAA pitch (Laune Rangers) is located on Iveragh Road, with the club having a second pitch located outside the settlement boundary at Banshagh. Cappanalea outdoor pursuit

centre is situated within easy access of the town. Other sporting activities serving the town include Dooks Golf Club and Killorglin Golf Club in Dromin.

In order to sustain and attract permanent residents and create a sustainable community in Killorglin town a high quality of recreational amenity within walking distance of residential developments is essential.

Active open space on the greenfield site, strategically situated between the Langford Downs residential development and the sports and leisure centre, would enhance the overall initiative of a leisure quarter for the town, to allow for extension of the existing sporting facilities. This ideal location would ensure the open space is overlooked and utilized appropriately, therefore reducing its exposure to anti-social behaviour. The designation of these lands will guarantee a joined-up approach between the active open space, the recreational amenities and community facilities within the town boundaries.

On the western bank of the River Laune, next to the junction of the N70 with the N72 there is a statue to King Puck with an area of open space with associated seating next to the river.

3.2.3.9.3 Riverside Town Park

The River Laune and its associated bridge crossing acted as the focal points from which the town of Killorglin developed. Over the lifetime of this Plan the potential exists to further utilise the natural asset of the river so as to provide an attractive natural amenity area and to improve connectivity between the river and the built-up areas of the town. Accordingly, it is the policy of this plan to facilitate the provision of a woodland riparian town park, as a series of joined up green areas along the banks of the River Laune.

This area on the western bank, which is also identified as a proposed wetland park in the Killorglin Town Smart Rural Regeneration Project, contains Alluvial Wet Woodland habitat. This habitat type is internationally rare, is of high ecological value and forms part of the Castlemaine Harbour SAC. Proposals within this area will be required to be supported by environmental assessments and be compatible with the conservation objectives for the SAC.

Careful consideration will be required when identifying hard and soft landscaping materials and when identifying the exact location for walkways so as to safeguard biodiversity interests and to respect the rich natural, cultural and built heritage of the area.

It is proposed to link the two banks together through the existing streetscape – G1, G2, R2 and to provide an extended pedestrian link.

3.2.3.9.4 Walking Routes

There is an existing looped walk starting adjacent to the primary school on Sunhill Road which follows the line of the old railway crossing the River Laune over 'The Metal Bridge'. The walk can also be accessed from Castleconway adjacent to Castle Gardens and from the N70 next to Nagle Memorials. It follows the banks of the Laune northwards before re-joining the N70 at Banshagh to come back to Killorglin along the N70. There is also a proposal to further extend this walk/cycleway onto Tinnahally. Another walk starts at the carpark on Annadale Road and follows the banks of the Laune in a southerly direction. This path requires maintenance and upgrading and there is the potential to expand it further, subject to environmental assessment.

It is envisaged that the proposed town parks will be joined up via a number of existing and new natural walkways along the banks of the River Laune. It is foreseen that these walkways would connect with the town centre by encompassing the old railway line, thus creating

greater permeability between the urban and natural environment. Not all amenity walkways will be required to be finished to the same standard, so as to ensure that the town provides a range of recreational experiences and offerings. Regard should be had to environmental designations and considerations in determining route location and design.

Farrantoreen Lough and woodlands situated approximately 1km southwest of the town centre is another underutilised natural amenity. The lough provides the opportunity for outdoor recreational activities, which to date have not been utilised.

The opportunity may exist to create cycle paths in conjunction with the existing and new walkways along the proposed town park and further afield to establish a sustainable connection between the river and the pier at Ballykissane to the north of the town. Any provisions made along these routes must be conducted in a sympathetic manner so as to safeguard biodiversity interests.




Figure 3.60: View of River Laune





3.2.3.9.4 Dromavally (N72) Tourism Site (C5)

This site is located between the River Laune and the N72. The site is also strategically located in proximity to the town centre and to the Killorglin Bridge. Potentially, the site presents an opportunity to provide for the transitory service needs of recreational vehicles users in a sustainable manner. There are some development constraints associated with the site including the following:

- Nature Conservation** - This site adjoins a Natura 2000 site and therefore development proposals will be required to demonstrate compatibility with the conservation objectives of the Natura 2000 site and a Natura Impact Statement should be submitted as part of any development proposal. A buffer zone between the Natura 2000 site and a development proposal may be required. As part of the NIS, the potential for wildlife disturbance, trampling of sensitive vegetation and the potential spread of invasive introduced species should be considered. It is noted that stands of Japanese Knotweed are currently located within the site and development proposals for these lands should include proposals for the appropriate removal and long term control of this species.
- Flood Risk Management** - The site is partly located on the historic floodplain of the River Laune. Development proposals will be required to incorporate sustainable flood risk management designs and practices as recommended in the DoEHLG (2009) publications 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities and Technical Appendices'. As part of this proposals should not reduce the overall flood water storage capacity in the area and sustainable urban drainage systems (SUDS) should be incorporated.

- Water Quality** - Development proposals should include detailed proposals for dealing with surface water runoff from the site so as to ensure that water quality of the River Laune is not adversely affected. As part of this hydrocarbon filters and sediment traps should be incorporated, where appropriate.

Tourism & Outdoor Recreation Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KG-13	Promote Killorglin as a year-round tourist destination.
KENMD-KG-14	Promote Killorglin as a service centre for visitors & tourists to the Iveragh Peninsula/Ring of Kerry.
KENMD-KG-15	Facilitate the sustainable extension and diversification of tourist facilities throughout the town, including improved signage where appropriate.
KENMD-KG-16	Encourage the sustainable improvement of existing recreational facilities and the development of new recreational facilities at appropriate locations which would focus on particular strengths of Killorglin & its surrounding environment, e.g. water activity, sailing, canoeing, sea angling/fishing etc & as a base for walking/cycling and other similar activities.
 KENMD-KG-17	Facilitate and support the sustainable development of the South Kerry Greenway along the old Renard/Cahersiveen - Glenbeigh railway line as a recreational greenway.
KENMD-KG-18	Facilitate the development of a hotel in the town at an appropriate location.

KENMD-KG-19 	Support the sustainable development of a blueway on the River Laune, subject to inclusion in National Strategy and subject to environmental assessments.
KENMD-KG-20	Promote Killorglin as the gateway to the Macgillycuddy Reeks.
KENMD-KG-21	Support and facilitate further investment in sustainable future fisheries development, where appropriate in the Killorglin area.
KENMD-KG-22	Seek the provision of recreational, social and cultural facilities required to meet the needs of the town and safeguard existing recreational, social & cultural facilities for public benefit.
KENMD-KG-23 	Establish a sustainable network of interlinked green areas/parks with interlinking cycle/walkways in the town at appropriate locations.
KENMD-KG-24 	Facilitate the sustainable development of the banks of the River Laune to create a number of linear parks using where appropriate soft landscaping, natural materials, sensitive lighting and furniture and information points while safeguarding biodiversity interests, subject to environmental assessments.
KENMD-KG-25 	Ensure the River Laune, Lough Farrantoreen and associated woodland walkways are sensitively treated as valuable amenities to the town and provide an integrated approach between the natural and the built environment.


3.2.3.10 Water and Wastewater Management

The town of Killorglin is served by the Mid-Kerry Water Supply Scheme and by a public foul sewer. The sewerage treatment plant at Ballykissane has a design capacity of 5000 PE. The capacity of the system is sufficient at the present time and there are no proposals to upgrade the existing system during the lifetime of this Plan. The development of package individual treatment systems serving individual developments will not be considered in the town.

3.2.3.11 Flood Risk Management

Surface water discharge from new developments will be designed in accordance with the principles of attenuation and controlled discharge (with the application of SuDS), and/or any storm water policy document that may be produced by the Council and in accordance with the KCDP. As part of this, where feasible nature-based solutions shall be utilised.

No lands have been zoned that are at risk of flooding. Further details are contained in the SFRA associated with this Plan and Section 2.9.2 Land Use & Flood Risk Management.

Flood Risk Management Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KG-26 	Ensure that large scale or flood sensitive developments will not normally be permitted within the flood plain of the Laune River and Lough Farrantoreen. Any applications for developments in proximity to the river/lough shall be accompanied by a flood impact assessment indicating any flood mitigation measures proposed.

3.2.3.12 Connectivity

Killorglin is located at the junction of the N70 Ring of Kerry route and the N72 Killarney to Killorglin Road, both of which are National Secondary Roads. The intersection of the two routes immediately to the east of Laune Bridge, which is the only river crossing means that all traffic entering the town from the east traverses the bridge. At present there are two routes through the town: the most direct being west along Lower Bridge Street, Main Street and Upper Bridge Street or alternatively north along New Line Road and west along Mill Road on to Iveragh Road. This is also the main route for heavy goods vehicles. The levels of traffic passing through the town results in congestion, particularly during the summer season. It is an objective of the KCDP [KCDP 14-25] to facilitate the development of a By-Pass around the town, therefore a proposed western inner relief road is being considered and route options are currently being examined. Figure 3.62 outlines the area within which development constraints may apply pending completion of the route selection process.

Killorglin is connected by public transport (bus) with both Tralee and Killarney. Bus Eireann operates a bus service on the Ring of Kerry route during July and August which has a stop point in Killorglin.

3.2.3.12.1 Parking

Apart from on street parking, the main surface carpark is located at the Fairfield. There are three smaller parking areas, along the east side of New Line Road, behind the old mill on Annadale Road and a carpark at the bottom of Sunhill Road adjacent to the primary school. An underground carpark is located at the Civic Offices/Library/Aldi complex on Iveragh Road. There are also a number of private car parks attached to various businesses. KCC has obtained planning permission to increase the size of the Annadale Road car park by extending it southwards. Six coach parking spaces are also proposed as part of this development, in addition to an amenity area with picnic tables.

3.2.3.12.2 Pedestrian and Cyclist Movement

The urban structure of the town core area including Iveragh Park provides a permeable network of streets and lanes. This permeability however does not extend to the newer estates to the south and northwest of the central core area resulting in an inadequate pedestrian network outside the town centre area. With the development of infill/brownfield sites in the town centre an opportunity exists to improve permeability between the existing street networks.



Figure 3.61: View from existing River Laune Amenity Walkway

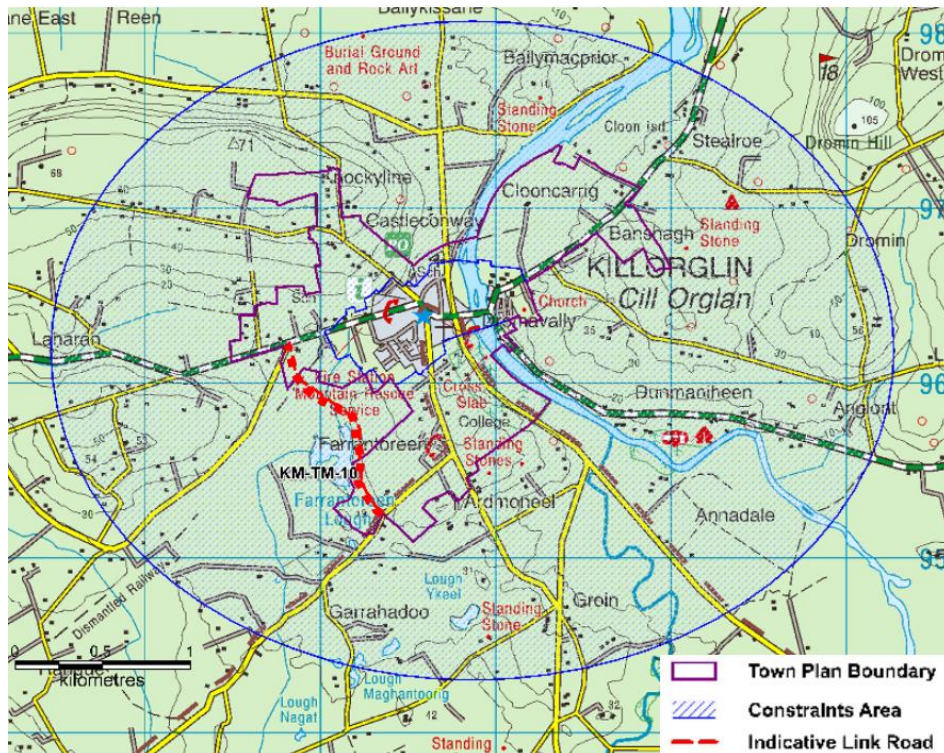







Figure 3.62: Inner Relief (Link) Road & By-pass Constraints

Transport and Movement Objectives	
Objective No.	It is an objective of the Council to:
KENMD-KG-27	Facilitate the sustainable development of the Killorglin by-pass and inner-relief (link) road, subject to environmental assessments.
KENMD-KG-28	Undertake a traffic management study for Killorglin to ascertain the optimum traffic management solutions including the potential

	for a relief road and by-pass in the context of the future development of the town.
KENMD-KG-29	Reserve lands for the future (long term) construction of an inner-relief (link) road, as indicated on the zoning map and to prohibit any development along the proposed route that would be detrimental to its construction.
KENMD-KG-30 	Protect access points to facilitate orderly in-fill / backland development.
KENMD-KG-31 	Promote a more pedestrian/cyclist friendly environment through the provision of traffic calming measures and improved pedestrian and cyclist infrastructure.
KENMD-KG-32 	Promote the sustainable development of Greenways in and around Killorglin where appropriate.
KENMD-KG-33	Support the sustainable development of tour bus parking in the town, at appropriate locations.
KENMD-KG-34	Extend the Annadale Road car park.
KENMD-KG-35 	Facilitate the sustainable development of a cycleway/walkway on the N72 to the RDI Hub.
KENMD-KG-36 	Facilitate the sustainable provision of footpaths up Sunhill to Knocklyne Valley.