



COAKLEY O'NEILL
town planning

Social & Community Audit

Strategic Housing Development at
Kilbarry on the Old Whitechurch Road, Cork City

Prepared in June 2022 on behalf of
CORK COUNTY GAA BOARD

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1.0 INTRODUCTION

- 1.1 This Social and Community Audit (SCA) has been prepared by Coakley O'Neill Town Planning Ltd. on behalf of our clients, the Cork County GAA Board, to accompany a planning application for a Strategic Housing Development (SHD) at Kilbarry, Cork City.
- 1.2 The proposed scheme involves the development of a serviced, residentially zoned site, within Cork City, and will include the construction of 319no. residential dwellings comprising of 85no. semi-detached units (comprising of 17no. 4-bed units and 68no. 3-bed units), 118no. terraced units (comprising of 8no. 4-bed units, 60no. 3-bed units and 50no. 2-bed units), 53no. duplex units (comprising of 26no. 1-bed units, 21=5no. 2-bed units and 2no. 3-bed units) and 63no. apartments (in 3no. part 4 storey and part 5-storey blocks and comprising 15no. 1-bed units and 48no. 2-bed units). The development also includes the provision of a crèche facility (519sqm) and a riverside amenity park to the north and northeast of the site. The proposed total gross floor area is 33,738.7sqm.
- 1.3 The proposed development will also consist of the demolition of a disused hurley manufacturing factory and associated outbuildings, the removal and replacement of the southern and eastern boundary treatments, as well the creation of formalised walking paths to replace the informal walking paths located to the north of the site, a new through road from the proposed site access on the Old Whitechurch Road to Delaney's GAA Grounds and accessing the Upper Dublin Hill Road, with associated new boundary treatments at Delaney's GAA club, all associated ancillary site development and hard and soft landscaping works, to include the provision of private, communal and public open space, waste storage areas, bicycle, motorcycle and car parking, including EV and disabled parking, ESB substations, groundworks, foul drainage works, stormwater drainage proposals including directional drilling for the stormwater outfall, water supply proposals, public lighting, and all new boundary treatments.
- 1.4 The purpose of this SCA is to examine and analyse the availability and capacity of existing social and community infrastructure provision in the vicinity of the site of the proposed development, and to determine future requirements based on anticipated population growth as a result of the above proposed SHD.
 - 1.4.1 Social and community infrastructure relates to the provision of services and facilities which are essential for supporting and sustaining the health, wellbeing, and social development of a place. Social and community infrastructure facilities include, for example, education, childcare, and healthcare services such as GP surgeries and hospitals, community specific services such as libraries, community centres, and various local support services, as well as spaces which can offer active sports and passive recreational activities.
- 1.5 Social and community infrastructure is not only functional but can also provide an invisible platform of community and social interaction that contributes towards quality of life, social cohesion, and a strong sense of place. Provision of such infrastructure in the vicinity of the site of the proposed development is therefore vital to support the surrounding existing residential base and anticipated increase in population as a result of the proposed SHD, with regard to both physical facilities and aspects of local community life that foster social engagement.

1.6 This SCA has been considered in the context of the spatial development objectives for Cork City that are set out in statutory policy documents at national, regional, and local level. The SCA was conducted using desktop research.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The subject site is located c.2.9km northeast of Cork City Centre and measures c. 15.52ha in area. The lands comprise open fields under grass, scrub, and gorse, with established boundaries. An old hurling manufacturing factory lies derelict in the western part of the site.

2.2 The lands are bounded to their north by the Glenamought River and river valley. Here, the lands slope steeply down to the river and informal walking paths are evident. To the east, the lands are bounded by the grounds of Delaney Rovers GAA club.

2.3 A roadway running between the GAA club and the Old Whitechurch Road (which abuts the western site boundary) forms part of the subject site. Further to the south, and to the southeast beyond the GAA grounds, lie IDA employment lands within the Kilbarry Business and Technology Park. Cork City Council’s Whitechurch LIHAF development lands are to the immediate southwest of the site.

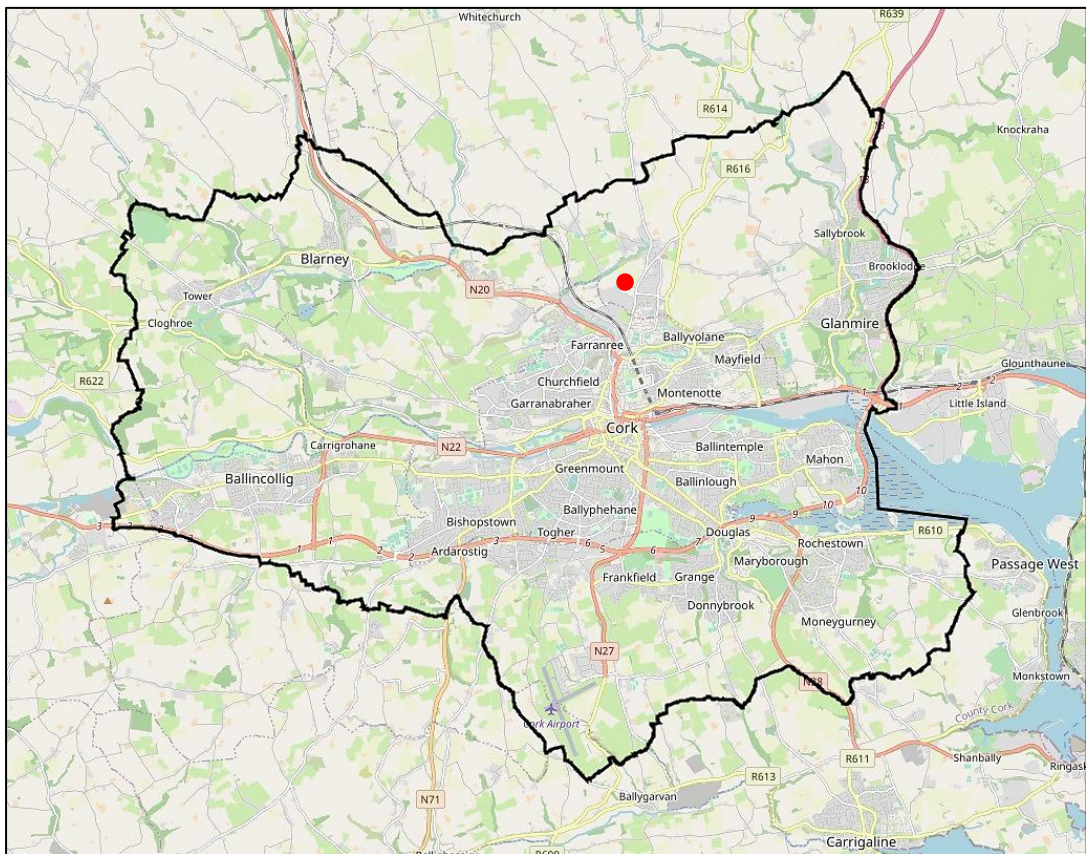


Figure 1. Strategic site location map (subject site generally indicated by red dot). Cork City Council administrative boundary also shown (in black). (Base map source: Cork City Council, 2020; Annotated by Coakley O’Neill Town Planning Ltd., 2022).



Figure 2. Subject site generally outlined in red. (Base map source: Ordnance Survey Ireland; Annotated by Coakley O'Neill Town Planning Ltd., 2022).

3.0 POLICY CONTEXT

3.0.1 This section outlines the relevant planning policy at national, regional, and local level as it relates to social and community facilities.

3.1 The Provision of Schools and the Planning System – A Code of Practice for Planning Authorities (2008)

3.1.1 This Code of Practice sets out best practice approaches that should be followed by planning authorities in ensuring that the planning system plays its full part in facilitating the timely and cost-effective roll-out of school facilities by the Department of Education and Science and in line with the principles of proper planning and sustainable development.

3.1.2 Three core objectives are set out in the code of practice in relation to the future planning and delivery of schools:

1. *Schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;*
2. *The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of planning authorities and the Department of Education and Science; and*
3. *Local authorities, as planning authorities, will support and assist the Department in ensuring the timely provision of school sites.*

3.2 Quality Housing for Sustainable Communities - Best Practice Guidelines (2007)

3.2.1 The aim of the above Guidelines is to identify principles and criteria that are important in the design of housing in order to deliver sustainable, inclusive communities.

3.2.2 The Guidelines define sustainable neighbourhoods as being:

..areas where an efficient use of land, high quality urban design and effective integration in the provision of physical and social infrastructure such as public transport, schools, amenities, and other facilities combine to create places people want to live in.

3.3 Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (2009)

3.3.1 These Guidelines are the statutory guidelines for developers and planning authorities to refer to when preparing and assessing planning applications for residential development in urban areas.

3.3.2 The above Guidelines state that appropriate locations for higher density residential development that can deliver sustainable and inclusive communities are where there is good planning, good management and the necessary social infrastructure.

3.4 National Planning Framework (2018)

3.4.1 The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It recognises the importance of quality of life and notes that how future development in Ireland is planned will continue to be a significant determinant of people's quality of life.

3.4.2 **National Strategic Outcomes 1.** Compact Growth, **7.** Enhanced Amenity and Heritage, and **10.** Access to Quality Childcare, Education and Health Services are all aimed at increasing people's quality of life.

3.4.3 **National Policy Objective (NPO) 4** aims to ensure the creation of attractive, liveable, well designed, high quality urban places for diverse, integrated communities, where a high quality of life and well-being can be enjoyed.

3.4.4 Meanwhile, **NPO 28** is as follows:

Plan for a more diverse and socially inclusive society that targets equality of opportunity and a better quality of life for all citizens, through improved integration and greater accessibility in the delivery of sustainable communities and the provision of associated services.

3.4.5 Furthermore, **NPO 33** seeks to:

Prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location.

3.5 Regional Spatial and Economic Strategy for the Southern Region (2020)

- 3.5.1 The Regional Spatial and Economic Strategy for the Southern Region (RSES) is the regional level strategic plan prepared by the Southern Regional Assembly and promotes and supports the strategic function of the Cork Metropolitan Area as a principle complimentary location to Dublin with a strong international role and as a primary driver of economic and population growth in the Southern Region.
- 3.5.2 The RSES states that compact urban settlements, enhanced and efficient public transport networks and the provision of physical and social infrastructure is essential and required in tandem with achieving projected growth in the Southern Region.
- 3.5.3 **Regional Policy Objective 175** is aimed at improving quality of life through infrastructure-led planning which includes social infrastructure.

3.6 Cork Metropolitan Area Spatial Plan (2020)

- 3.6.1 Included in the RSES for the Southern Region is the Cork Metropolitan Area Spatial Plan (MASP). The Cork MASP aims to ensure the provision of social infrastructure such as education, and health and community facilities.
- 3.6.2 There are a number of policy objectives within the Cork MASP which support the provision of and access to social and community infrastructure, including **Cork MASP Policy Objective 20** "Lifelong Learning and Skills", **Cork MASP Policy Objective 21** "Healthy Cities, Healthy Environment and Health Infrastructure", and **Cork MASP Policy Objective 22** "Social Inclusion" which is aimed at strengthening community infrastructure and promoting social inclusion for all.

3.7 Cork City Development Plan 2022-2028

- 3.7.1 At Stage 1 and Stage 2 of the pre-application consultation process with respect to the proposed SHD, the relevant statutory local planning policy pertaining to the development management of the site was contained in both the *Cork County Development Plan 2014* and the *Cobh Municipal District Local Area Plan 2017*.
- 5.7.2 Items 1 and 2 of the Board Opinion makes reference to these documents. However, since this opinion was published, the Cork City Development Plan 2022-2028 was adopted on the 27th June 2022¹. It will come into effect in 6 weeks from this date and will form the basis of the Board's decision on this SHD application.
- 3.7.3 Notwithstanding the above, for consistency between the pre-application and application documents, key social and community infrastructure policies and objectives from the Cork County Development Plan 2014 and the Cobh Municipal District Local Area Plan 2017 are included in Appendix A of this report.

¹ Note some of the paragraph, figure and objective numbers cited in this section may change slightly as the final adopted plan was not available at time of writing.

- 3.7.4 As per the Cork City Development Plan 2022-2028 the site of the proposed development is zoned **ZO 01 Sustainable Residential Neighbourhoods** and **ZO 15 Public Open Space**, with a small portion of the site being zoned for sports use
- 3.7.5 Land use zoning objective ZO 1 Sustainable Residential Neighbourhoods is aimed at protecting and providing for **residential uses and amenities, local services and community, institutional, educational and civic uses.**
- 3.7.6 Meanwhile, land use zoning objective ZO 16 Public Open Space is aimed at protecting, retaining and providing for **passive and active recreational uses, open space, green networks, natural areas and amenity facilities.**
- 3.7.7 The quality of life in a community is not only dependant on the availability of housing and employment opportunities but also on the availability of and access to social, community and cultural facilities that cater for a sense of social inclusion and cohesion. **Paragraph 11.116** of the City Development Plan states the following:

Developments over 100 residential units shall demonstrate that adequate provisions for specified physical and social infrastructural requirements, including roads, sewers, water mains, community, recreational and sporting facilities (indoor and outdoor), public transport, first and second level schools and shops are available at completion to support the development.

- 3.7.8 The following are some of the key objectives of the City Development Plan which are aimed at supporting the provision of social and community infrastructure in Cork City:

- **Objective 2.10
Mix of Uses** *Support the delivery of a diverse mix of suitable uses that enhance Cork City's network of neighbourhoods, towns and communities as places to live, work, provide, care, learn and enjoy.*
- **Objective 2.12
Walkable
Neighbourhoods** *New development shall be designed to make positive additions to their neighbourhoods, towns and communities by:*
 - a. *Delivering the right mix of uses at a scale and design that creates high quality buildings and spaces.*
 - b. *Creating attractive, safe and vibrant places designed at a human scale (i.e. places that relate to people, streetscapes and local character) with active streets and avoiding the creation of "dead" spaces.*
 - c. *Ensuring a child friendly and age friendly environment applying Universal Design principles with a mix of household types.*
 - d. *Designing a safe place that enables access for all.*
 - e. *Creating a healthy neighbourhood with increased urban greening and direct access to high quality parks and public spaces, schools, shops and local services.*

- **Objective 3.21**
Childcare Facilities

To support the provision and expansion of high quality childcare facilities throughout the city. The Council will:

 - a. *Require purpose built childcare facilities as part of proposals for new residential developments of more than 75 dwelling units. However, where it can be clearly established that existing facilities are sufficient, alternative arrangements will be considered.*
 - b. *Consult with the Cork City Childcare Company and the HSE on planning applications where childcare facilities are proposed.*

- **Objective 3.28**
Neighbourhood Recreation and Amenity

 - b. *To support and facilitate the development of outdoor and indoor recreational facilities, play facilities and services to cater for all age-groups and people of all abilities on suitable sites.*
 - e. *To support the provision of formal and informal play areas with appropriate equipment and where possible, incorporating nature-based play equipment and layouts. These, where practical, should seek to appeal to a range of age cohorts through their layout and equipment.*

- **Objective 6.18**
Public Open Space

 - a. *To protect, retain, improve and provide for areas of public open space for recreation and amenity purposes. There will be a presumption against development of land zoned Public Open Space for alternative purposes.*
 - c. *The development of open spaces should "aim to enhance and protect natural features and views and be set in safe and secure environments with the emphasis on active open spaces accessible to and enjoyed by all sectors of the community.*
 - d. *To follow an approach of qualitative as well as quantitative standards for open spaces providing high quality open spaces with high levels of access to recreation for local communities, including good practices of inclusive design.*
 - e. *Specific design outcomes should be framed in relation to the nature of spaces being created or enhanced (e.g. in relation to maintenance, nature exposure and connectivity, strategic landscape and social role).*
 - f. *Support measures to green the city, including re-grassing of appropriate hard-surfaced areas in locations throughout the City.*

- **Objective 6.20**
Active Recreational Infrastructure

 - a. *To ensure that all residents have access to neighbourhood scale outdoor and indoor active sports recreational and play infrastructure within their neighbourhood or in accessible locations.*

[and]

 - f. *To require new residential developments over 10 units and other major developments to meet those active recreation needs generated by the development with the provision of appropriate active recreation infrastructure.*

- **Objective 11.1**
Sustainable
Residential
Development

Residential developments shall be sustainable and create high quality places which:

- a. Contribute to placemaking and to the 15-minute city and walkable neighbourhood concepts by planning for vibrant communities, with active streets, urban greening, versatile and creative use of spaces avoiding "dead" spaces.*
- b. Prioritise walking, cycling and public transport, and minimise the need to use cars.*
- c. Deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and convenience.*
- d. Provide a good range of community and support facilities, where and when they are needed and that are easily accessible.*
- e. Present an attractive, well-maintained appearance, with a distinct sense of place and a quality public realm that is easily maintained.*
- f. Are easy to access for all and to find one's way around, with a focus on permeability within sites and integration and connectivity into the surrounding urban environment to enable short trips by walking and cycling.*
- g. Promote the efficient use of land and of energy, and minimise greenhouse gas emissions.*
- h. Provide a mix of land uses to minimise transport demand.*
- i. Promote social integration and provide accommodation for a diverse range of household types and age groups.*
- j. Enhance and protect green and blue infrastructure and biodiversity.*
- k. Enhance and protect the built and natural heritage.*

4.0 CATCHMENT OF THE PROPOSED DEVELOPMENT SITE

- 4.1 For the purposes of this SCA, it is prudent to consider the existing population within the vicinity of the subject site and the various social and community facilities which currently support that population. The demographic profile of Kilbarry was examined utilising the CSO Census of Population Statistics for 2016. The population of Kilbarry is defined for the purposes of this SCA by all Electoral Divisions located within a 2km radius of the subject site.
- 4.2 Presented in Figure 3 below, for the purposes of this SCA, the catchment correlates to approximately 11 no. local Cork Electoral Divisions, as per the 2016 Census:

St Mary's	Fairhill C	Blackpool A
Rathcooney	Fairhill B	Glen A
Whitechurch	Farranferris B	Glen B
Commons	Farranferris A	



Figure 3. Extent (in yellow) of the 11no. local Electoral Divisions that define the catchment of the Kilbarry SHD site (generally identified in red). (Sources: Ordnance Survey Ireland and CSO; Annotated by Coakley O’Neill Town Planning Ltd., 2022).

4.3 The population of this catchment increased from 28,488 people in 2011 to 32,258 no. people in 2016, representing a significant increase of over 13% over the five-year period.

ED	Total Population 2011	Total Population 2016	Change
St Mary’s	5158	5538	+380 (7.4)
Rathcooney	8181	8574	+394 (+8.4%)
Whitechurch	2813	3000	+187 (+6.6%)
Commons	885	963	+78 (+8.8%)
Fairhill C	3715	3610	-105 (-2.8%)
Fairhill B	777	746	-31 (-4%)
Farranferris B	887	928	+41(4.6%)
Farranferris A	1812	2044	+232 (+12.8%)
Blackpool A	663	690	+27 (+4.1%)
Glen A	2354	2466	+112 (+4.8%)
Glen B	3775	3699	-76 (-2%)
Total	28,488	32,258	+3,770 (+13.2%)

Table 1. Population change from 2011 to 2016 within the defined catchment of the proposed Kilbarry SHD site.

4.4 In contrast to the population growth of the catchment area over the inter-censal period, the population growth of Cork City and suburbs is also examined, as the subject site is within the defined settlement area of Cork City, as per the 2016 Census.

- 4.5 It is noted that the population of Cork City and suburbs increased from 198,582 no. people in 2011 to 208,669 people in 2016. This represents an increase of 10,087 people, or a 5.1% increase in population over the same period. This is markedly lower than the increase of 13.2% in the defined catchment area of the site of the proposed development.
- 4.6 Table 2 below presents the age profile of the population of the defined catchment area according to the 2016 Census.
- 4.7 A review of the age profile of the area reveals that the area has an evenly distributed ratio of population, with 23% of the population being aged 55 years or older, while 27.3% of the population are under the age of 18. 20.9% of the population are between the ages of 19 and 35, while 28.8% are between the ages 35-54.

Table 2. Age profile of the defined catchment area as per the 2016 Census.

Age Bracket	Population 2016	% of Population
0-4	2230	6.9%
5-12	3874	12%
13-18	2716	8.4%
19-24	2354	7.3%
25-34	4377	13.6%
35-44	4924	15.3%
45-54	4357	13.5%
55-64	3374	10.5%
65+	4052	12.5%

5.0 COMMUNITY PROFILE – EXISTING SOCIAL AND COMMUNITY INFRASTRUCTURE PROVISION

- 5.0.1 This SCA assessed the existing community and social infrastructure within the defined catchment area of the site of the proposed development (as outlined and discussed in Section 4 above) under the following headings:

1. Education/Training	2. Social/Community Services
3. Childcare	4. Arts and Culture
5. Health	6. Faith
7. Sports/Recreation and Open Space	8. Other Features

5.1 Education/Training

- 5.1.1 According to the 2016 Census, there were approximately 3,114 no. children of primary school-going age and approximately 2,716 no. children of post-primary school-going age living in the defined catchment area of the proposed development in 2016. There are 13 no. existing primary schools and 6 no. existing post-primary schools within the catchment area (see Tables 3 and 4 below). In addition, there are several other primary and post-primary schools immediately adjacent and/or in the vicinity of the catchment area.

Existing Primary Schools	
Name and Location	Enrolled
1. Scoil Oilibhéir	542
2. St Brendan's School/ Glen Girls NS	103
3. S N Padraig Naofa C	168
4. S N Padraig Naofa	98
5. St Patricks Boys Primary School	194
6. St John the Apostle/ Scoil Eoin Aspal (Now Scoil Mhuire agus Eoin- Naomh Eoin Easpal and Scoil Mhuire Banrion amalgamated)	270
7. St Marks Boys NS	100
8. Gaelscoil an Ghoirt Alainn	377
9. Scoil Iosgáin	305
10. North Presentation Primary	233
11. Scoil Aiseiri Chríost	292
12. North Monastery Primary/ Scoil Mhuire Fatima	126
13. St Vincent's Convent	247

Table 3. Existing primary schools located within the defined catchment area of the proposed development.

Existing Post-Primary Schools	
Name and Location	Enrolled
1. St Aidans	374
2. St. Patricks College	241
3. Mayfield Community College	293
4. St. Vincents	216
5. The North Monastery	304

Table 4. Existing post-primary schools located within the defined catchment area of the proposed development.

- 5.1.2 The provision of primary and post-primary school facilities in Ireland is determined on an area specific basis by the Department of Education, having regard to available school capacity, demographic projections, analysis of child benefit records, and local GIS travel pattern modelling.
- 5.1.3 According to the Cork City Development Plan 2022-2028, the Department of Education has prepared preliminary projections of requirements for school places in Cork City up to 2031, and the projections suggest a potential need of up to 19 no. new or expanded primary schools and up to 7 no. new or expanded post-primary schools as per Table 5 below. This preliminary assessment suggests that between 4no. and 6no. new or expanded primary schools and 3 no. new or expanded post-primary schools are envisaged as being required in the immediate vicinity of the catchment area of the proposed development over the next decade.

Department of Education Preliminary Assessment of Additional Education Capacity		
School Planning Area	Number of new or expanded Primary Schools (baseline figure)	Number of new or expanded Secondary Schools (baseline figure)
Ballintemple	5-7	2
Montenotte	2-3	1
Glasheen	1-3	
Gurranabraher	1-2	1

Ballincollig	2	1
Blarney	1-2	1
Glanmire	1	1

Table 5. Department of Education Preliminary Assessment of Additional Education Capacity. (Source: Cork City Development Plan 2022-2028).

- 5.1.4 In their submission to the Draft Cork City Development Plan 2022-2028 and in relation to the northeast suburbs of Cork City, the Department of Education state that they will examine the forthcoming Framework Plan for the development of the Blackpool/Kilbarry area (as envisaged under the new City Development Plan) when produced in order to assess the implications for educational requirements in the area.
- 5.1.5 The Department's submission also notes that new schools will also be required in the neighbouring area of Ballyvolane, to cater for the anticipated and targeted population growth there.
- 5.1.6 While there are no Third Level Facilities in the immediate vicinity of the site, the site is well served by public transport and, as a result, there are 10 no. further and third level education facilities accessible from the site, as outlined in Table 6 below. In addition, there are several other further and third level education facilities, including University College Cork (UCC) and Munster Technological University (MTU) which are well served by transport links from the proposed site.

Existing Third-Level Education	
Name and Location	
1.	Northside Community Enterprises (NCE) Education & Training Campus, Redemption Rd, Farranferris, Co. Cork, Ireland
2.	Griffith College Cork Wellington Rd, Cork
3.	CEC - Cork English College Saint Patricks Bridge, Cork
4.	CityNorth College of Further Education Harbour View Rd, Gurranabraher, Hollyhill, Co. Cork
5.	Cork Academy of Music, Technical Building, North Monastery Campus, North Monastery Road, Cork
6.	Cork College of Commerce, Morrison's Quay.
7.	The Cork College of Beauty Therapy, 85 South Main Street.
8.	Joan Cashman Colour & Image Academy, 19 Academy Street.
9.	IPICS Education, Unit 1d North Valley Business Park, Old Mallow Road, Cork
10.	Irish College of Osteopathic Medicine, Unit 42A/B North Point Business Park, New Mallow Road, Cork

Table 6. Existing third-level education facilities located within the defined catchment area of the proposed development. (Sources: Websites of the various institutions).

- 5.1.7 It is evident that ample primary, post-primary and further and third level educational facilities and services exist and are planned that can cater for the population of the catchment area of the proposed development now and into the future.

5.2 Childcare

- 5.2.1 With regards Cork City and its suburbs, it is noted that between 2011 and 2016, the number of children in the 0-4 age bracket decreased from 12,762 in 2011 to 12,652 in 2016, representing a decrease of 110 no. children over the same period. In contrast to the overall population, which increased by over 5% during

the inter-censal period, the number of children in the 0-4 age bracket has actually reduced. This indicates that the number of pre-school (i.e. 0-4 age bracket) children is declining within the settlement as a whole.

- 5.2.2 Meanwhile, the population of the catchment area of the proposed development increased from 28,488 people in 2011 to 32,258 no. people in 2016, representing a significant increase of over 13% over the five-year inter-censal period. Of note is that over the same period, the number of children in the 0-4 age bracket only increased by 37 no. people, representing an increase of just 1.3% over the intervening period.
- 5.2.3 Data from TUSLA's website, combined with responses from 7 no. of the 8 no. the childcare providers, was used to ascertain the number of existing registered childcare facilities in the defined catchment area, their maximum capacity and the current number of children availing of their services.

Childcare Facility	Capacity (No. of children service can accommodate)	Available Spaces on Inspection Day	% Available Spaces
Tir na Nog Montessori School Delaneys	22	4	18%
First Friends Rathpeacon	44	12	27%
Mayfield Community Playschool	24	3	12.5%
Glenfields Community Childcare Limited	38	15	39.5%
Tir na nOg Glen Community Resource Centre	13	0	0%
Little Hands Childcare	120	5	4.1%
Naionra na mBachlóg/Little Buds Pre-School	40	17	42.5%
Glentrasna Community Pre-School	22	Not available	Not available
Total	323	56	17%

Table 7. Existing TUSLA Registered Early Years Childcare Facilities as of April 2022. (Source: TUSLA, 2022; the various childcare providers).

- 5.2.4 It is evident, from Table 7 above, that while there is some availability of childcare places within the existing local childcare facilities, this availability is somewhat limited in its capacity to fully cater for the increased demand for childcare places that the proposed development may result in.

5.3 Health

- 5.3.1 Desktop research during October 2021 and June 2022 was employed to ascertain the number of health facilities and services located within the catchment area of the proposed development. The results of this research are presented in Table 8 below. A total of 73 no. health facilities were identified in the area comprising: 1no. hospitals; 17no. GP practices; 24 no. pharmacies; 12 no. dental surgeries; 11no. physiotherapists; and 8no. opticians.

5.3.2 There are no national, regional or local standards for health provision in Ireland relating to the provision of primary care centres or the number of doctors in an area. However, the HSE has confirmed that a typical primary care centre can serve a population of between 10,000-20,000 people, subject to appropriate resourcing.

Description of Health Service/Facility	Name and Location
1no. Hospitals	1. St. Marys Health Campus, Garranabraher
17no. GP Surgeries	<ol style="list-style-type: none"> 1. Wherland's Lane Medical Centre Blackpool Bridge Blackpool Cork 2. Blackpool Bridge Surgery, 83 Thomas Davis Street, Blackpool, Cork 3. Blackpool Medical Centre, 90 Great William O'Brien Street, Blackpool Cork 4. Broad Lane Family Practice, 72 Great William O'brien Street, Blackpool, Cork 5. Dr. Margaret Fitzsimons, 104 Gerald Griffin Street, Blackpool, Cork 6. Meadow Park Surgery, 1 Meadow Park Drive, Ballyvolane, Cork 7. Wellness Centre, Apple, Hollyhill Industrial Estate, Hollyhill, Cork 8. Mayfield Family Practice, Mayfield Shopping Centre, Silversprings Road, Mayfield, Cork 9. Hollyhill Medical Centre, Saint Mary's Health Campus, Baker's Road, Gurranebraher 10. Dr. Jeremy Gibson, Saint Mary's Health Campus, Baker's Road, Gurranebraher, Cork 11. Gurranebraher Medical Centre, Saint Mary's Primary Care Centre, Baker's Road, Gurranebraher, Cork 12. Medi-group, Cathedral Road, Gurranebraher, Cork 13. Military Hill Surgery, Military Road, Saint Lukes, Cork 14. Parklands Surgery, 1 Park Grove, Parklands, Cork 15. Shandon Medical Centre, 51 Shandon Street, Cork 16. Cork City Medical Centre, 91 St Patrick's Street. 17. Patrick Street Medical Centre, 9 St. Patrick's Street.
12no. Dental Surgeries	<ol style="list-style-type: none"> 1. Onslow gardens Dental Practice, Kilnaught House, Glenwood Drive, Onslow Gardens, Cork 2. The Atrium Clinic, Atrium Business Centre, Level 1, Blackpool Retail Park, Cork, 3. Meadow Park Surgery, 1 Meadow Park Drive, Ballyvolane, Cork 4. Cork City Dental, 18 Commons Road, Cork 5. MD Clinic, The Plaza, City Square, Watercourse Road, Cork 6. O'Hara's Dental Practice, 4 Shandon Street, Cork, 7. Blarney Street Dental Surgery, 385 Blarney Street, Cork 8. Martin K. Holohan, Hillview Lodge, 93 Ballyhooly Road, Cork, 9. Cork Dental Care Kilbrin House, 6 Mount Verdon Terrace, Wellington Road, Cork, 10. Oliver Collins, 6 Camden Place, Cork, 11. Monahan Dental Practice, 12 Popes Quay, Cork, 12. Frank Whelton Dental Surgery, 119 Saint Patrick's Street, Cork
24no. Pharmacies	<ol style="list-style-type: none"> 1. Pharmacy First Plus Northside, Kilnaught House, Glenwood Drive, Onslow Gardens, Cork 2. Boots, Unit C, Blackpool Retail Park, Cork City, Co. Cork 3. Popham's Road Pharmacy, 12 Popham's Road, Farranree, Cork,

	<ol style="list-style-type: none"> 4. McCauley Health & Beauty Pharmacy, Blackpool Shopping Centre, Blackpool, Cork, 5. Horgans Pharmacy, Atrium Business Centre, Level 1, Blackpool Retail Park, Cork 6. Blackpool Bridge Pharmacy Ltd, Blackpool Bridge, Blackpool, Cork, 7. Glenheights Pharmacy, Unit 4 Chapelgate Shopping Centre, Glenheights Road, Ballyvolane, Cork, 8. Blackpool Late Night Pharmacy, The Plaza, City Square, Watercourse Road, Cork, 9. Walsh's Pharmacy, 123 Shandon Street, Cork 10. Deasy's Pharmacy, 98 Shandon Street, Cork, 11. Irwin's Pharmacy, 77 Shandon Street, Cork, 12. Hickey's Pharmacy, 11a Gurranebraher Road, Gurranebraher, Cork 13. Walsh's Pharmacy, 256 Old Youghal Road, Cork, 14. St. Luke's Pharmacy, 38 Wellington Road, St. Luke's Cross, Cork City, 15. Falveys Pharmacy, 17 Bridge Street, Cork, 16. Minihan's Pharmacy, 108 Oliver Plunkett Street. 17. Phelan's Pharmacy, 9 St. Patrick's Street. 18. Boot's Pharmacy, 1 Half Moon Street. 19. Boot's Pharmacy, 71/72 St. Patrick's Street. 20. Murphy's Pharmacy, 48 North Main Street. 21. Dalton's Pharmacy, Unit 11/12, North Main Street Shopping Centre, North Main Street. 22. North Gate Pharmacy, 12 North Main Street. 23. Boot's Pharmacy, Unit F4-F7, Merchant's Quay Shopping Centre, Merchant's Quay. 24. Santry's Pharmacy, 25a Washington Street West.
11no. Physiotherapists	<ol style="list-style-type: none"> 1. Next Level Physiotherapy Cork, Unit 4/5 The Plaza, Within MD Clinic City Square, Watercourse Rd, Blackpool 2. Blackpool Physiotherapy & Sports Injury Clinic, 5A, Kilnap Business Park, Old Whitechurch Rd 3. Paediatric Physiotherapist Alan Lyons MISCP, Blackpool Physiotherapy Clinic, Unit 5A Kilnap Business Park,, Old Mallow Rd,, Cork 4. Fairfield Sports Injuries Clinic, 1, Silverdale, Fairfield Rd, Farranree, Cork City, Co. Cork 5. Colette Trout Physical Therapy and Craniosacral Clinic, Unit 2, First Floor,, Fox and Hounds Development, Ballyvolane 6. Trigger Point Therapy, Unit 31 Northpoint Business Park, Blackpool, Cork 7. PhysioActive, Dillon's Cross Medical Centre, Old Youghal Rd, Dillons Cross, Cork, 8. Blackpool Physiotherapy Clinic, Unit 5A, Kilnap Business Park, Old Whitechurch Rd, Cork 9. Sports injury and recovery centre Cork unit 6, Fox & Hounds Retail Pk, Ballyvolane, Cork 10. The Stress Clinic, John Street, Cork City, Co, Cork 11. Oakfield Neuromuscular Therapy, Old Youghal Rd, Mayfield, Cork
8no. Opticians	<ol style="list-style-type: none"> 1. O'Connor Poole Opticians, Unit 5 Moremiles Retail Centre, Redforge Rd, Blackpool Shopping Center, Blackpool 2. Leonie Lyons Optician, 7 Bridge St, Victorian Quarter, Cork

3. OpticalRooms – Cork, Cork Wellness Centre, Hollyhill Ln, Hollyhill Industrial Estate, Cork
4. Crowley's Opticians, 26 Grand Parade.
5. John Daly Opticians, 77 Oliver Plunkett Street.
6. Vision Express Opticians, 38 St. Patrick's Street.
7. Specsavers, 2 Opera Lane.
8. Egan's Opticians, 5-6 Lavitt's Quay.

Table 8. List of health services and facilities in the defined catchment area of the proposed development.

5.4 Sports/ Recreation and Open Space

5.4.1 Sports and recreation infrastructure refers to parks and playgrounds, dedicated public open space and amenity areas, sports centres and formal club facilities. Desktop research during October 2021 and June 2022 was employed to ascertain the number and nature of sports/ recreation facilities and open spaces located within the catchment area of the proposed development. The results of this research are presented in Tables 9 and 10 below.

5.4.2 There are several clubs and open spaces allocated to provide for sports and recreational related activities, comprising as follows: 1no. regional park; 4no. local parks; 1no. sports stadium; 9no. outdoor playing pitches; and 4no. playgrounds. There are also 14no. sports clubs in the area.

5.4.3 In addition to the parks outlined in Table 10 below, there are multiple other urban squares, spaces, and pocket parks distributed throughout the catchment area. There is also a proposal in this development to establish a park in the northern part of the site.

Description	Name and Location
1no. Sports Stadiums	1. Neptune Stadium, 95 Gerald Griffin St, Blackpool, Cork (Indoor Sports)
9no. Playing Pitches	<ol style="list-style-type: none"> 1. Delaneys GAA Pitch, Kilbarry, Cork 2. Blackstoner Rovers FC, Anton, 16 Parklands Dr, Commons Road, Parklands, Cork 3. Temple United, Exchange Business Park Churchfield Industrial Estate, Temple Park, Churchfield, Cork 4. Glen Rovers Hurling Club, Ballincolle Rd, Ballyvolane, Cork 5. Castlevue AFC, John F, Connolly Rd, Co. Cork 6. St. Vincent's GAA Club, Dunmore Gardens, Knocknaheeny, Cork 7. Na Piarasigh (Cork) GAA Club, Fair Hill, The Commons, Cork 8. Leeds AFC, Meelick Park, Cork 9. CBC's Grounds at Landsdowne, Old Youghal Road, The Glen, Cork 10. The Glen Resource & Sport Centre Glen Avenue, The Glen, Cork
14no. Sports Clubs	<ol style="list-style-type: none"> 1. Delaneys GAA Pitch, Kilbarry, Cork 2. Blackstoner Rovers FC, Anton, 16 Parklands Dr, Commons Road, Parklands, Cork 3. Temple United, Exchange Business Park Churchfield Industrial Estate, Temple Park, Churchfield, Cork 4. Glen Rovers Hurling Club, Ballincolle Rd, Ballyvolane, Cork 5. Castlevue AFC, John F, Connolly Rd, Co. Cork 6. St. Vincent's GAA Club, Dunmore Gardens, Knocknaheeny, Cork

	7. Na Piarasigh (Cork) GAA Club, Fair Hill, The Commons, Cork
	8. Leeds AFC, Meelick Park, Cork
	9. Brunell Basketball Club, 5 Close's Rd, Cork
	10. Northside Boxing Club, Cork
	11. Brian Dillon's Boxing Club, 21 Stream Hill, Dillons Cross, Cork,
	12. Glen Boxing Club, 10 Glen Ave, Blackpool, Cork
	13. Farranree Taekwon-Do Club, Scoil Iosagain BNS, Knockpogue Ave, Farranree, Cork
	14. MMA CORK, Unit 4, New Sunbeam Industrial Estate, Blackpool, Co. Cork
4no. Playgrounds	1. Toddlers' Playground, Assumption Rd, Blackpool, Cork
	2. Kempton park playground, Cork
	3. Glentrasna park, The Glen, Cork
	4. Gerry O'Sullivan Park, St Colmcille's Rd, Cork

Table 9. Existing recreational and sports facilities and clubs in the defined catchment area of the proposed development.

Description	Location
1no. Regional Park	1. The Glen River Park
4no. Local Parks	1. Tank Field
	2. Spring Lane Park
	3. Blackpool Park
	4. Bride Valley Park

Table 10. Existing open spaces in the defined catchment area of the proposed development.

5.4.4 It is evident that the area is well-served by open spaces and sports facilities, as indicated above. These facilities will cater for all age cohorts of the proposed development.

5.4.5 However, it is noted that there is no parkland adjacent to the site of the proposed development.

5.5 Social/ Community Facilities

5.5.1 Social and community facilities are broad categories and can include general civic services as well as services targeted to specific sectors of the community. Desktop research during October 2021 and June 2022 were employed to ascertain the number and nature of social/ community services located within the catchment area. The result of this research is presented in Table 11 below.

5.5.2 There are 33 no. social and community facilities and services within the area as follows: 7no. Civic Facilities and Services; 16no. Social/Community Organisations; 5no. Adult Education/Training and Employment Services, and; 5no. Youth Services.

Description	Name and Location
7no. Civic Facilities and Services	1. Blackpool Library, Redforge Rd, Blackpool Shopping Center, Blackpool, Cork
	2. Hollyhill Libray Harbour View Rd, Gurranaברה, Cork
	3. Cork City Hall, Anglesea Street.
	4. City Library, Grand Parade.
	5. Citizens Information Centre (Mayfield) Old Youghal Road, Roseville House (lower Level), Mayfield, Co. Cork
	6. Citizen's Information Centre, 13-15 Cornmarket Street.
	7. Cork City MABS, 101 North Main Street.

16no. Social/Community Organisations	<ol style="list-style-type: none"> 1. My Canine Companion autism service dogs Sunbeam Industrial Estate, Unit 8, New, Commons Rd, Cork, 2. Blackpool Community Centre, 90 Great Wm O'Brien St, Cork 3. NASC The Migrant and Refugee Rights Centre, 34 Paul Street. 4. Street Angels 107A Shandon St, Gurranabraher, Cork, 5. Cork Simon Community, Mill House, Anderson's Quay. 6. Feed Cork Food Bank, Cork Church, Lower Oliver Plunkett Street. 7. Shine Mental Health Family Support, 14a Washington Street. 8. Cork Penny Dinners, 4 Little Hanover Street. 9. Society of St Vincent de Paul - South West Region, Ozanam House, 2 Tuckey Street. 10. Respond Housing, St. Francis Gardens, Thomas Davis St., Blackpool, Cork 11. Edel House, Grattan Street. 12. Cuanlee Refuge for Abused Women & Children, Kyril's Quay. 13. The Samaritans, Coach Street. 14. Focus Ireland, South Mall. 15. Meitheal Mara Teoranta, Crosses Green. 16. Threshold, South Mall.
5no. Adult Education/Training and Employment Services	<ol style="list-style-type: none"> 1. Cork City Partnership Ltd., Heron House, Blackpool Retail Park, Cork 2. Local Enterprise Office, Cork City Hall, Anglesea Street. 3. Cork City Adult Guidance Service, 22 South Mall. 4. Turas Nua, 12 South Mall. 5. Intreo, Abbeycourt House, George's Quay.
5no. Youth Services	<ol style="list-style-type: none"> 1. FAYRE GYDP Cushing House, Popham's Rd, Farranree, Cork 2. Foróige Office Cork City Square, 44 Watercourse Rd, Blackpool, Cork 3. Stepping Ahead Clinic, Unit 6A, Kilnap Business Park, Old Mallow rd, Cork. 4. YMCA Cork, Marlboro Street. 5. Jigsaw, Crosses Green Wandesford Quay.

Table 11. Existing social/ community facilities and services located within the defined catchment area of the proposed development.

5.5.2 There are no national, regional, or local standards regarding the provision of social and community facilities and services. A simplistic standardisation which has been employed elsewhere in neighbourhood planning is: 0.3 community facilities per 1000 head of population². However, this approach is somewhat crude, being based on the number of buildings/ facilities provided and does not account for the size or quality of individual facilities. Consequently, the use of this standard is applied with caution and as a benchmark only. It can be assumed, based on the information presented in Table 11 above, that the area is well served in terms of social and community facilities.

5.6 Arts and Culture

5.6.1 Desktop research during October 2021 and June 2022 was employed to ascertain the number and nature of arts and culture facilities located within the catchment area of the proposed development. The result of this research is presented in Table 12 below. There are 18no. arts and culture facilities in the area.

² See: Barton, H., Grant, M., and Guise, R. (2021). *Shaping Neighbourhoods: For Local Health & Global Sustainability*, 3rd edition. London:

5.6.2 Cork City has a long-established reputation as being a thriving centre for the arts and culture, with multiple festivals and initiatives at every scale in the city. With 18no. arts and culture facilities readily identified within the defined catchment area of the proposed development alone, it is considered that the area is well-served in this regard.

Description	Name and Location
14no. General Art and Culture Facilities	<ol style="list-style-type: none"> 1. The Reel Picture Blackpool Shopping Center, Blackpool Retail Park, Cork, 2. Cork Community Art Link 71 Watercourse Rd, Blackpool, Cork, 3. Graffiti Theatre Company Limited, Assumption Rd, Blackpool, Cork, 4. Cork Arts Theatre Carroll's Quay, Shandon, Cork 5. The Everyman 15 MacCurtain Street, Victorian Quarter, Cork, 6. Firkin Crane John Redmond St, Shandon, Cork 7. Triskel Arts Centre, Tobin St. 8. The Cellar Theatre, Mardyke Entertainment Complex, Sheares Street. 9. Cork Opera House, Emmett Place. 10. Half Moon Theatre, Half Moon Street. 11. The Gate Cinema, North Main Street. 12. Crawford Art Gallery, Emmett Place. 13. St. Peter's Cork, North Main Street.
4no. Music Facilities	<ol style="list-style-type: none"> 1. Cork Academy of Music Technical Building, North Monastery Campus, North Monastery Road, Cork 2. The Kabin Studio Harbour View Rd, Holyhill, Cork 3. African Drumming Ireland Workshops for Schools Dervish Holistic Centre, 50 Cornmarket St, Cork, 4. The Guesthouse Project 10 Chapel St, Shandon, Cork

Table 12. Existing arts and culture facilities located within the defined catchment area of the proposed development.

5.7 Faith

5.7.1 There are 21no. centres of religious worship located within the catchment area. They are listed below in Table 13. In addition, there are 2no. burial grounds in the catchment area and these are listed in Table 14 below.

5.7.2 There are no known national or other benchmarking standards for the provision of religious faith and worship social infrastructure. According to Census 2016, 84.6% of the Irish population are Christian, 1.3% are Muslim, and 10% of people living in Ireland do not identify as having any religious faith.

5.7.3 The catchment area appears to be well-served by centres of worship, predominantly in respect of the Roman Catholic faith, but also in respect of the Church of Ireland, various other Christian faiths and the Muslim faith.

Details of Centres of Worship
<ol style="list-style-type: none"> 1. RCCG Faith Arena 3 Commons Rd, Cork 2. Church of the Annunciation, Great William O'Brien Street, Blackpool, Cork 3. St Oliver's Catholic Church, Ballyvolane Dublin Hill, Cork 4. Legion Of Mary Father O'Leary Memorial Hall, 3 Shandon St, Shandon, Cork, T23 XF86 5. Muslim Foundation Cork Nicholas Well Lane, Gurrabraher, Cork

6. Catholic Grotto To Our Lady of Lourdes & Christ the Saviour Maria Ville, 42 McSwiney's Villas, Gurrabraher, Cork, T23 PPW3
7. Cork Dawah Centre 73 Shandon St, Sunday's Well, Cork
8. St Mary's Dominican Church, Shandon Popes Quay, Shandon, Cork
9. St Mary's Dominican Priory 1 Mulgrave Rd, Shandon, Cork, T23 C634
10. Shandon Bells & Tower St Anne's Church Church St, Shandon, Cork
11. St Mary's & St Anne's Presbytery & Parish Office The Presbytery, Cathedral St, Roman St, Shandon, Cork
12. Cathedral of St Mary & St Anne, Shandon Cathedral St, Shandon, Cork
13. Earth Spiritualist Foundation 6 Sidney Pl, Victorian Quarter, Cork
14. CITY MASJID Coburg Lane, 6A, Coburg St, Cork, T23 Y6C2
15. Cork Baptist Church MacCurtain Street, Victorian Quarter, Cork
16. Assemblies Of God 53 MacCurtain Street, Victorian Quarter, Cork, T23 VH56
17. Holy Family Roman Catholic Church Military Hill, St Luke's, Cork
18. St. Brendan's Roman Catholic Church, The Glen Ave, The Glen, Cork
19. Catholic Grotto To Our Lady of Fatima & The Three Shepherd Children Blackpool, Cork
20. Church of the Resurrection, Farranree, Cork
21. Diocese of Cork and Ross Redemption Rd, Cork, T23 PXD0

Table 13. Existing centres of religious worship located within the defined catchment area of the proposed development.

Details of Burial Grounds	
1.	St Catherine's Cemetery, Kilcully, Cork
2.	Rathcooney Grave Yard Rathcooney, Co. Cork

Table 14. Existing burial grounds in the defined catchment area of the proposed development.

5.8 Other Social and Community Infrastructure

5.8.1 As Cork City Centre is within the vicinity of the site of the proposed development, the City Centre Retail Area and City Centre Commercial Core are both located within the vicinity of the proposed development, where all major and minor retail, financial, legal, hospitality and other services, supports and organisations are available. Indeed, in addition to serving the population of Cork City, people travel from across the county of Cork as well as from other parts of Munster to avail of the high quality service provision in Cork City Centre.

5.8.2 Furthermore, there are 2no. District Centres, 2no. Neighbourhood Centres and 1no. Local Centres located within the catchment area.

5.8.3 Para ZO 7.1 of the Cork City Development Plan 2022-2028 advises the following in relation to the function of District Centres:

District Centres act as a focus for a range of services, and together with the City Centre and Urban Town Centres they form part of an integrated strategy for mixed use compact growth in key locations of Cork City.

5.8.4 Para ZO 8.1 of the Cork City Development Plan 2022-2028 advises the following in relation to the role of Neighbourhood and Local Centres:

Neighbourhood and Local Centres contribute to sustaining liveable communities and neighbourhoods by fulfilling a local convenience retail, employment and service function, providing a mix of uses and range of services, at an appropriate local scale, to the local population often within a 5- or 10- minute walking distance.

- 5.8.5 Specific zoning objectives apply to the City Centre Retail Area, City Centre Commercial Core Area, and all District, Neighbourhood Centres and Local Centres in order to protect and enhance their functional and amenity value.

Description	Name and Location
Cork City Retail Area	City Centre
Cork City Commercial Core Area	City Centre
2no. District Centre	<ol style="list-style-type: none"> 1. Blackpool Shopping Centre 2. Ballyvolane Shopping Centre
2no. Neighbourhood Centres	<ol style="list-style-type: none"> 1. Along the N20 Towards Blackpool Shopping Centre 2. Located North on Mount Agnes Road
1no. Local Centres	<ol style="list-style-type: none"> 1. Old Youghal Road

Table 15. Other social and community infrastructure in the defined catchment area of the proposed development.

- 5.8.6 The nearest zoned District Centre is located approximately 600m south of the subject site, the nearest Neighbourhood centre is located 1.7km to the south, while the nearest zoned Local Centre is located approximately 2.4km south-east of the subject site.

6.0 FINDINGS AND RECOMMENDATIONS

- 6.1 With 13 no. existing primary schools and 5 no. existing secondary schools within the defined catchment area of the proposed development, and anticipation on the part of the Department of Education that new schools will also be required in the local area to cater for targeted population growth, it is considered that there will be satisfactory levels of access to primary and post-primary places for future residents of the area if the proposed development is granted permission and constructed.
- 6.2 Similarly, with 10 no. further and third level education facilities located in the vicinity of the site, combined with the proximity to and ease by which the main campuses of both UCC and MTU can be accessed by sustainable and public modes of transport, it is considered that the area is very well served by an abundance of further and third level educational opportunities which can undoubtedly cater for an increase in the population of the area.
- 6.3 It is the finding of this SCA that there is currently sufficient availability of early years childcare spaces. However, as the proposed development is a large residential development, it is recommended that an additional childcare facility be provided on site to offer an additional service in the area and to complement existing facilities in the area.
- 6.4 With regard to access to health services, it is considered that the area is well-served in terms of GP surgeries, dental surgeries, and pharmacies. There is therefore sufficient capacity in the immediate area to cater for healthcare demands. In light of the demographic travel trends revealed by the CSO census data, it is also likely that residents of the proposed development will seek health services in other areas outside the catchment area.
- 6.5 In terms of sports/ recreation and open space, it is the finding of this audit that there is ample provision of sports grounds and parks in the area. However, it is noted that no public park is located adjacent to the site of the proposed development and that part of the site of the proposed development is zoned for the provision of open space. As a result, it is the recommendation of this report that open space areas be provided as part of the proposed development. These would not only cater for the needs of the future residents on site but also for the population in the wider local area.
- 6.6 The area in which the site of the proposed development is located is extremely well provided for in terms of social and community facilities and services including retail, arts and culture facilities, and faith and centres of religious and spiritual worship.

7.0 CONCLUSION

- 7.1 Social and community infrastructure is essential to achieving a balanced approach to sustainable local communities and it is of critical importance to the economic as well as social development of a city/town/place.
- 7.2 This Social and Community Audit (SCA) examined the current context with respect to social and community infrastructure provision within the defined catchment area of the site of the proposed Kilbarry Strategic Housing Development of 319 no. residential units.
- 7.3 The SCA findings highlight the presence of some excellent social and community infrastructure facilities in the catchment area, from both a quantitative and qualitative perspective.
- 7.4 The role of social and community infrastructure in integrating new and existing communities is critical. A mix of land uses can provide opportunities for community activity and places for people to meet and connect, which can thus reinforce a sense of community identity, thereby strengthening social solidarity. Local facilities within easy walking distance of where people live can also help to reduce transport requirements and thus reduce carbon emissions.
- 7.5 Analysis of CSO Census 2016 population data contained in this SCA in respect of the existing local community also reveals that the population of Kilbarry and the wider local area increased from 28,488 people in 2011 to 32,258 no. people in 2016, representing a significant increase of over 13% over the five-year inter-censal period.
- 7.5 It is therefore considered that the population increase in the area brought about by the proposed development of 319 no. residential units, together with a new 71 no. place creche and large amenity park of in excess of 1 hectare, along with ancillary general upgrades to public amenities, can be adequately supported by existing social and community infrastructure in the area. In addition, it is anticipated that the proposed development will enhance the offering of such, benefitting not just the future residents of the proposed development but those of the wider catchment area also. The proposed development therefore has the potential to positively contribute towards the local sense of community.

APPENDIX A – KEY POLICY AND OBJECTIVES FROM THE CORK COUNTY DEVELOPMENT PLAN 2014 AND THE COBH MUNICIPAL DISTRICT LOCAL AREA PLAN 2017

A.1 Cork County Development Plan 2014

A.1.1 The Cork County Development Plan 2014, as per Objective CS4-1, highlights the important role the development of the North Environs must play in the rebalancing of the City in terms of future population and employment growth. This rebalancing is necessary to address the long-established social and economic disparities between city communities living north of the River Lee versus those living south of the Lee.

A.1.2 The following Cork County Development Plan 2014 objectives are of note:

- **Objective SC 1-1: Social and Community Infrastructure Provision**
 - a) *Support the provision of social and community facilities which meet the current and future needs of the entire population.*
 - b) *Secure lands for social and community facilities and encourage the provision of facilities suitable for intergenerational activities, which are accessible to all members of the community, through initiatives in partnership with community groups and sporting organisations.*
- **Objective SC 3-1: Childcare Facilities**

Support and facilitate the sustainable provision of childcare facilities in appropriate locations and seek their provision concurrent with development, having regard to population targets for the area and in accordance with the Guidelines on Childcare Facilities and the Childcare (PreSchool Services) Regulations 2006.
- **Objective SC 5-2: Quality Provision of Public Open Space**
 - a) *Public Open Space within Residential Development shall be provided in accordance with the contained in "Cork County Council Recreation & Amenity Policy", the "Guidelines on Sustainable Residential Development in Urban Areas" and "Making Places : a design guide for residential estate development. Cork County Council Planning Guidance and Standards Series Number 2".*
 - b) *Promote the provision of high quality, accessible and suitably proportioned areas of public open space and promote linking of new open spaces with existing spaces to form a green infrastructure network. See also Chapter 13 Green Infrastructure and Environment.*
- **Objective SC 5-3: Provision of New Recreation and Amenity Facilities**

Support the provision of recreation and amenity facilities in new developments and ensure that the widest range of facilities is provided at locations which can serve the wider community and intergenerational activities, which are accessible to members of the community of all ages and abilities, through initiatives in partnership with community groups and sporting organisations.

A.2 Cobh Municipal District Local Area Plan, 2017

- A.2.1 The subject site was located within Cork City North Environs of the Cobh Municipal District and was therefore subject to the 2017 Cobh Municipal District Local Area Plan (LAP), until recently. The LAP established that the vision for Cork City North Environs to 2020 was to reinvigorate the northern suburbs of the city as a significant location for future residential development.
- A.2.2 Table 3.4.1 of the LAP indicates that 2,281 new housing units are required up to the period 2023. And accounting for dwellings already built, the LAP notes that an additional 2,057 units are required to meet the target population for the period 2017 to 2023.
- A.2.3 The superseded zoning objectives for the site were outlined in the LAP. The overall landholding was subject to 3 no. separate zoning objectives, and these were as follows:
- **Residential (8.7ha) Objective NE-R-03**
Medium B density residential development. Significant improvements will be required to the local road network to facilitate improved vehicular, cyclist, and pedestrian access prior to any development. A detailed Transport Impact Assessment will be required to accompany any future applications.
 - **Industry (0.8ha) Objective NE-I-01**
Industrial development at Kilbarry to serve the Northern Suburbs. Any development should include appropriate pedestrian and cycling connectivity with the proposed train station and wider Blackpool area. Retail warehousing will not be permitted within the site.
 - **Public Open Space (5.85ha) Objective NE-O-03**
Open Space for public recreation. This site includes a number of playing pitches which are an important amenity for the area. It is important to retain this site for open space uses. The remainder of the site serves to protect the visual amenity.