



COAKLEY O'NEILL
town planning

CREAMFIELDS

Social & Community Audit

Strategic Housing Development at
the former CMP Dairy Site (known as Creamfields)
on Tramore Road/Kinsale Road, Cork City

Prepared in February 2022 on behalf of

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1.0 INTRODUCTION

- 1.1.1 This Social and Community Audit (SCA) has been prepared by Coakley O'Neill Town Planning Ltd. on behalf of our clients, Watfore Ltd., to accompany a planning application for a Strategic Housing Development (SHD) at the site of the former CMP Dairy (known as Creamfields) on Tramore Road/Kinsale Road, Cork City.

The proposed development consists of 609 no. residential dwellings (561 no. apartments and 48 no. townhouse apartments, to include 189 no. 1-bed dwellings; 338 no. 2-bed dwellings; 48 no. 3-bed dwellings; and 34 no. 4-bed dwellings) and ancillary facilities arranged in 12 no. buildings (Buildings B, C, E, F, G, H, I, J, L, M and N, and a standalone 100m² coffee kiosk) varying in height from 1 to 15 floors. All of the dwellings proposed in Blocks E and F will consist of Build To Rent apartments, which will also include at ground level a 289m², 63 no. childcare spaces crèche with ancillary outdoor play area of 242m², a 547.5m² community hub facility, a 550m² gym, a 218m² retail unit, and a 272m² café. The proposed total gross floor area above ground is 60,833.7m².

The proposed development will also include: 209 no. shared car parking spaces (including EV charging points and disabled car parking spaces) provided on surface and within an under-croft car-park; 21 no. motorcycle parking bays; and 1,145 no. sheltered bicycle parking spaces (provided within 7 no. dedicated external and internal cycle stores).

The proposed development will also include the provision of private, communal and public open space, including all balconies and terraces; internal roads and pathways; pedestrian access points; hard and soft landscaping and boundary treatments; waste storage; 5 no. ESB substations and 1no. ESB kiosk; plant, including rooftop solar PV panels; signage; new footpath and cycle lane along Kinsale Road; new access from Kinsale Road; an upgrade of the Kinsale Road/Mick Barry Road junction to facilitate improved pedestrian access to the Black Ash Park and Ride; an upgrade to the existing access from Tramore Road; a cycle lane on Tramore Road; public lighting; all site development works, including the demolition of existing hardstanding areas; and all drainage works, to include a new foul pumping station, and the diversion of the existing combined sewer and manhole.

- 1.1.2 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 proposed development site, and to determine future requirements based on anticipated population growth as a result of the above proposed SHD.
- 1.1.3 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.
- 1.1.4 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 proposed development site 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.

- 1.1.5 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. This SCA was conducted using desktop research and multiple site visits during October 2021.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The site of the proposed development is a 3.39ha south-facing brownfield site that slopes in a north-south direction and lies mid-way between Cork Airport and Cork City Centre. The site is located in the south-central Cork City suburb of Ballyphehane and is bounded to the east by the Kinsale Road and to the north by Tramore Road. To the west the site is bounded by warehousing logistics complexes belonging to the Musgrave Group and Allied Foods, and to the south by an access roadway for those sites with a convenience store abutting the southern side of that access road. The site is zoned ZO 4 "Residential, Local Services, and Institutional Uses". The site location is indicated in Figures 1 and 2 below.

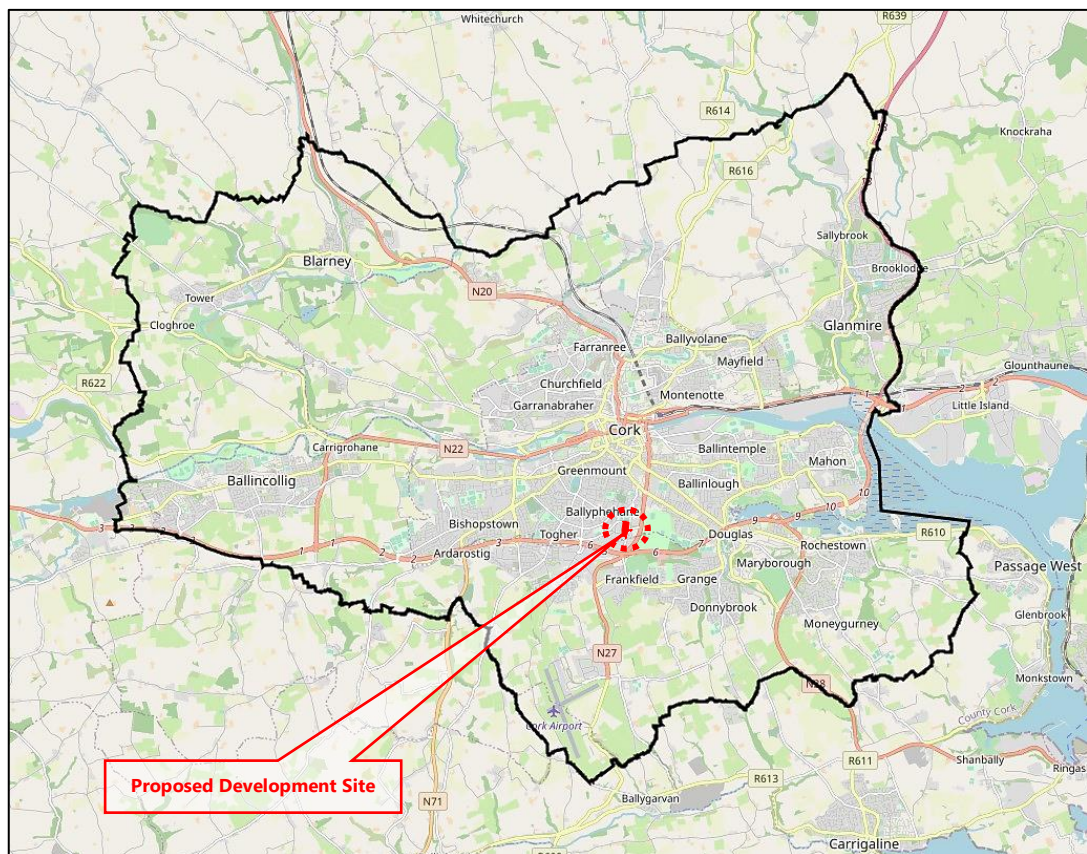


Figure 1. Strategic site location map (subject site indicated in red). Cork City Council administrative boundary also shown (in black). (Base map source: Cork City Council, 2020; Annotated by Coakley O'Neill Town Planning Ltd., 2022).

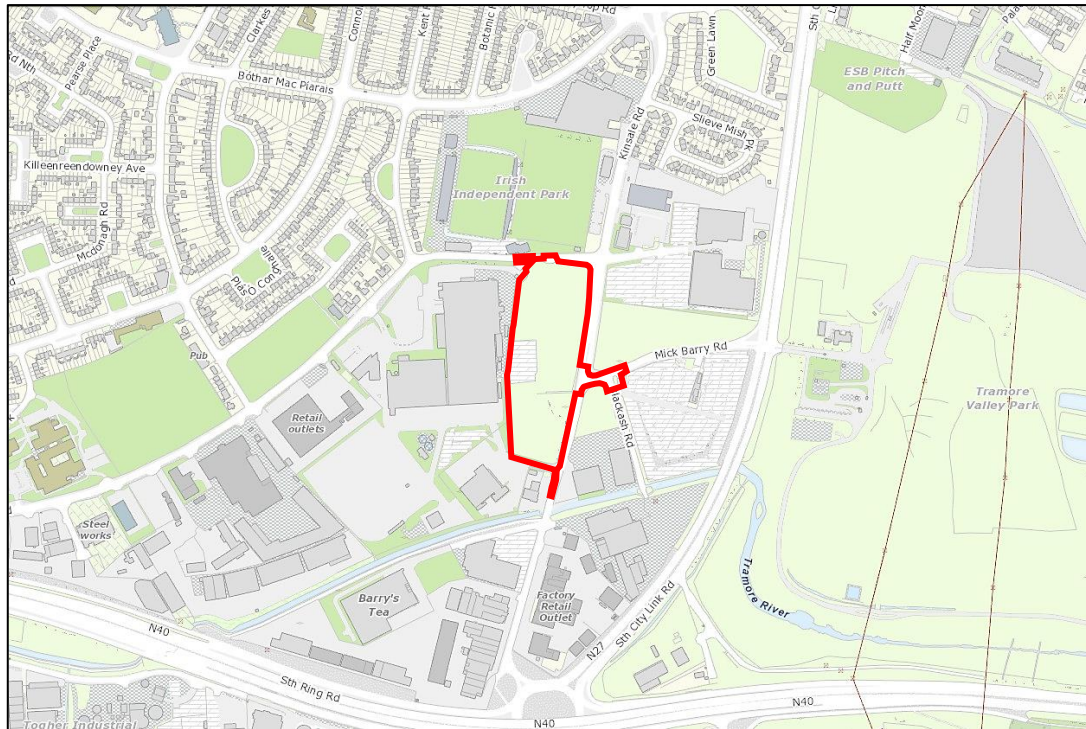


Figure 2. Subject site generally outlined in red. (Base map source: Ordnance Survey Ireland; Annotated by Coakley O'Neill Town Planning Ltd., 2022).

- 2.2 The wider surrounding site context is characterised by a large variety and mixture of footprints, from well-established residential suburban housing to box retail, sports and recreational open space, warehousing, and public transport facilities. The urban grain of the box retail, as well as the Black Ash Park and Ride public transport facility which connects the area by bus with the City Centre, and warehousing units, which lie to the east and south of the site, can be described as monolithic buildings surrounded by large open-air car parks and other underutilised land. The movement between these zones/buildings is predominantly by car, which leads to little or no pedestrian movement or civic engagement.
- 2.3 In contrast to this, the three residential areas to the north-west and north-east – Ballyphehane, Turner's Cross and the South Douglas Road – are long-established suburban neighbourhoods dating from the early and mid-twentieth century, where the open space and civic and communal buildings create and support a high degree of pedestrian permeability and support the realisation of a sense of community. To the south lies the residential area of Park Gate, as well as the industrial and business area of Togher. Immediately north of the site lies Musgrave Park rugby football stadium primarily used by two local rugby clubs and Munster Rugby. Further to the north is Turner's Cross (Cork City FC) soccer stadium. Tramore Valley Park, a large recently opened regional public park within the Cork Metropolitan area, is located approximately 300m east of the site.

3.0 POLICY CONTEXT

This section outlines the relevant planning policy at national 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 above 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, **4.** Sustainable Mobility, **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 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 NPO 6 seeks the regeneration and rejuvenation of cities, towns and villages as environmental assets that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.

3.4.5 Meanwhile, **National Policy Objective 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.

3.4.6 **National Policy Objective 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. **Regional Policy Objective 175** is aimed at improving quality of life through infrastructure-led planning which includes social infrastructure.

3.6 Cork Metropolitan Area Strategic Plan

- 3.6.1 Included in the RSES for the Southern Region is the Cork Metropolitan Area Strategic Plan (MASP). The Cork MASP aims to ensure the provision of social infrastructure such as education, and health and community facilities, and, in particular, that opportunities for social as well as physical regeneration are realised.
- 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 2015-2021

- 3.7.1 The Cork City Development Plan 2015-2021 is the primary document which provides an overview of the local planning authority's policies and objectives relating to the provision of schools, educational facilities and community amenities in the City.
- 3.7.2 In terms of delivering sustainable communities, **Objective 7.1 Inclusive Neighbourhoods Strategic Objectives**, outlines the following:
- a. To support provision of appropriate community facilities and services for all, young, the ageing population, able-bodied, disabled etc.*
 - b. To support the provision by voluntary and state agencies of a wide range of community facilities.*
 - c. To facilitate and support existing and proposed educational facilities.*
 - d. To support dual use of community facilities.*
 - e. To encourage the provision of suitably sized health care facilities located close to communities serving a sufficient catchment and accessible by public transport.*
 - f. To ensure that social inclusion objectives are fully integrated into planning policy.*
 - g. To support the particular needs of an area in terms of provision of childcare whether it is to be a crèche facility/pre-school/after-school etc.*
 - h. To consider the child as a citizen of Cork City.*
 - i. To work to ensure Cork City is a family friendly city.*
 - j. To consider cultural diversity and ethnic minorities in planning for the needs of communities.*
 - k. Continue to encourage active public participation in the Planning process.*
 - l. To encourage socially inclusive and safe communities.*
 - m. To consider the needs of groups with specific design/planning needs in the formation of policy documents.*
 - n. To make Cork a sustained healthy city in which to live, work and visit.*
- 3.7.3 One of the key principles guiding the overall approach of the current City Development Plan with regard to zoning is to safeguard and improve amenities and general quality of life.

Land use zoning objective **ZO 4 Residential, Local Services and Institutional Uses** is aimed at ensuring that residential uses and the residential amenity of city neighbourhoods are protected and provided for through the appropriate, considered provision of complementary local services and civic uses.

- 3.7.4 Furthermore, the residential strategy as set out in Chapter 6 of the City Development Plan seeks to support and encourage new residential development in areas with access to community facilities. This is in line with the core strategy to support sustainable neighbourhoods and set out in detail in Chapter 7 "Inclusive Neighbourhoods". These are recognised as vibrant and attractive places where people live, work, and travel to, and "where people can access the facilities and services that they need in their daily lives without having to travel e.g. shops, health services, community facilities, good quality schools and childcare provision."

Objective 7.2 Sustainable Neighbourhoods is as follows:

To support the creation of sustainable neighbourhoods which allow access to services and facilities for all users and to foster a sense of community and a sense of place.

- 3.7.5 The recognition of the importance of providing social infrastructure in tandem with residential development is also recognised in **Objective 16.9 Sustainable Residential Development**, which is as follows:

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

- a. Deliver a quality of life which residents and visitors are entitled to expect in terms of amenity, safety and convenience;*
- b. Provide adequate open space which are practical in terms of scale and layout and naturally supervised by the aspect of the dwellings it serves;*
- c. Provide a good range of suitable facilities;*
- d. Prioritise walking, cycling and public transport and minimise the need to use cars*
- e. Present an attractive appearance with a distinct sense of place;*
- f. Are easy to access and navigate;*
- g. Promote the efficient use of land in terms of density and plot ratio;*
- h. Promote social integration and provides accommodation for a diverse range of household types and age groups;*
- i. Enhance and protect the built and natural heritage.*

- 3.7.6 The quality of life in a community is not only dependant on the housing and employment but also on the availability and access to social, community and cultural facilities that cater for a sense of social inclusion and cohesion. Such facilities can be provided by dedicated community centres or more frequently by adaptive use of existing buildings such as schools and meeting rooms. The following current City Development Plan objectives are of note:

- **Objective 7.5 Community Facilities**

To support the development and provision of a range of community facilities throughout the City. Facilities should be designed to be flexible in terms of their usage and adaptable over time.

Adequate community facilities should be provided so that they are accessible to everyone and where possible provided close to existing centres so that a range of services are provided. Community facilities will be required to be provided in tandem with the development of large new residential areas, such as Docklands.

- **Objective 7.8 Educational Facilities**

a. To ensure that school and college sites are made available in accordance with the requirements of the relevant education authorities;

b. To support the ongoing development and provision of second and third level education and lifelong learning in the city.

- **Objective 7.9 Shared Community Facilities**

To consider the provision of shared community and childcare facilities on sites made available to the Department of Education and Skills for schools.

- **Objective 7.10 Healthcare Facilities**

To support the sustainable provision of hospitals and other healthcare facilities within the city including appropriate community-based care facilities at suitable locations, subject to the proper planning considerations.

- **Objective 7.12 Facilities for the Elderly**

a. To support provision of appropriate community facilities for all, the young, the ageing population, the able-bodied, people with disabilities etc.;

b. To support the improvement, expansion and establishment of health services for the elderly including extended respite care, day care and nursing care.

3.7.7 The City Development Plan states that children's play areas can be generally categorised into the following categories, which align with those formulated by Fields in Trust, a UK organisation who establish general benchmarks for the provision of open space:

- Local Areas for Play (LAPs) aimed at very young children;
- Local Equipped Area for Play (LEAPs) aimed at children who can go out to play independently;
- Neighbourhood Equipped Area for Play (NEAPs) aimed at older children, and;
- Specialist facilities, such as skateboard parks, BMX tracks, bike trails, etc.

Objective 11.15 Children's Play Facilities sets the development standard for the city regarding the provision of children's play areas in residential developments, especially those of scale:

To seek the provision of children's play facilities in new developments and particularly in new larger residential developments of 75 units and over. Facilities for young children aged 0-5 should be provided within easy walking distance of homes or within the cartilage of apartment blocks. Older children should have access to larger equipped play areas within 5 minutes walk of home.

3.8 Draft Cork City Development Plan 2022-2028

3.8.1 The Cork City Development Plan review process is currently underway. A new Draft Development Plan was published in July 2021. Should a new Development Plan be adopted while this SHD consent application is under consideration by the Board, the application would be subject to compliance with the new Development Plan.

3.8.2 Land use zoning objective **ZO 2 New Residential Neighbourhoods** is aimed at providing for new residential development in tandem with the provision of the necessary social and physical infrastructure.

3.8.3 The subject site is located just south of an existing Neighbourhood Centre at Tory Top Road and a proposed Neighbourhood Development Site on the site of the former Vita Cortex plant.

3.8.4 **Paragraph 11.116** of the Draft 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.

3.8.5 The following are some of the key objectives of the Draft 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).*
 - c. Ensuring a child friendly and age friendly environment with a mix of household types.*
 - d. Designing a safe place that enables access for all.*
 - e. Creating a healthy neighbourhood with direct access to high quality parks and public spaces.*
 - f. Being well-connected with easy access to public transport and active travel.*
 - g. Providing enhanced permeability for walking and cycling.*

- **Objective 2.14**
Neighbourhood Mix

Promote high quality neighbourhoods by increasing the range of community, recreational, local enterprise, cultural and leisure related facilities.
- **Objective 2.23**
Quality of Life

In planning for future population growth, Cork City Council will assess and monitor quality of life factors including improvements in the urban environment, community infrastructure and cultural experiences that can increase the numbers of people seeking to live, work, study, visit and experience the city.
- **Objective 3.1**
Planning for Sustainable Neighbourhoods

Cork City Council will seek to:

 - a. Utilise the Urban Towns, Hinterland Villages and City Neighbourhoods as spatial units to develop sustainable neighbourhoods, employing the 15-Minute City concept;*
 - b. Require development proposals to put placemaking at the heart of their design concept and clearly demonstrate how neighbourhood integration and enhancement is central to this;*
 - c. Plan for communities in accordance with the aims, objectives and principles of 'Sustainable Residential Development in Urban Areas' and the accompanying 'Urban Design Manual – A Best Practice Guide', and any updates.*
 - d. Ensure that an appropriate level of supporting neighbourhood infrastructure is provided in conjunction with, and as an integral component of, residential development in New Sustainable Neighbourhoods.*

[and]

 - f. Create healthy and attractive places to live consistent with NPO 4 of the NPF and Goal 3 Sustainable Place Framework of the RSES.*
- **Objective 3.14**
Community Infrastructure and Services

To work with our communities and infrastructure providers in facilitating the development and provision of a range of accessible, socially inclusive, multi-functional and diverse community facilities throughout the City.
- **Objective 3.17**
Community Hubs

To promote the co-location and sharing of community, enterprise, recreation and open space infrastructure to create community hubs of scale at locations that can be accessed by walking, cycling and public transport and subject to there being no significant adverse impacts on local amenity.
- **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 to cater for all age-groups 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.
 - 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 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 7.31**
Small Local Shops

To support, promote and protect small local shops including corner shops which provide an important retail service at a local level. Any proposed new local shops should serve a local need only and be of a size and scale which would not be detrimental to the health of nearby centres defined within the retail hierarchy and subject to the protection of residential amenity.

- **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.*
 - 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.*
 - 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.*

4.0 CATCHMENT OF THE PROPOSED DEVELOPMENT SITE

4.1 The subject site is located within the southern Cork City inner suburban area of Ballyphehane, which is situated at the heart of the Cork Metropolitan Area. 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. An approximate 2.5km catchment was considered appropriate as the study area for this SCA, as such an area generally comprises locations approximately 30 minutes-walk / 15 minutes-cycle from the subject site.

4.2 Presented in Figure 3 below, for the purposes of this SCA, the 2.5km catchment correlates to approximately 20 no. local Cork Electoral Divisions, as per the 2016 Census:

Ballyphehane A	Turners Cross D	South Gate B	Pouladuff A
Ballyphehane B*	Tramore C	Centre A	Pouladuff B
Turners Cross A	Evergreen	Centre B	The Lough
Turners Cross B	City Hall A	Gillabbey A	Glasheen C
Turners Cross C	South Gate A	Greenmount	Togher B

* Denotes Electoral Division in which subject site is located.

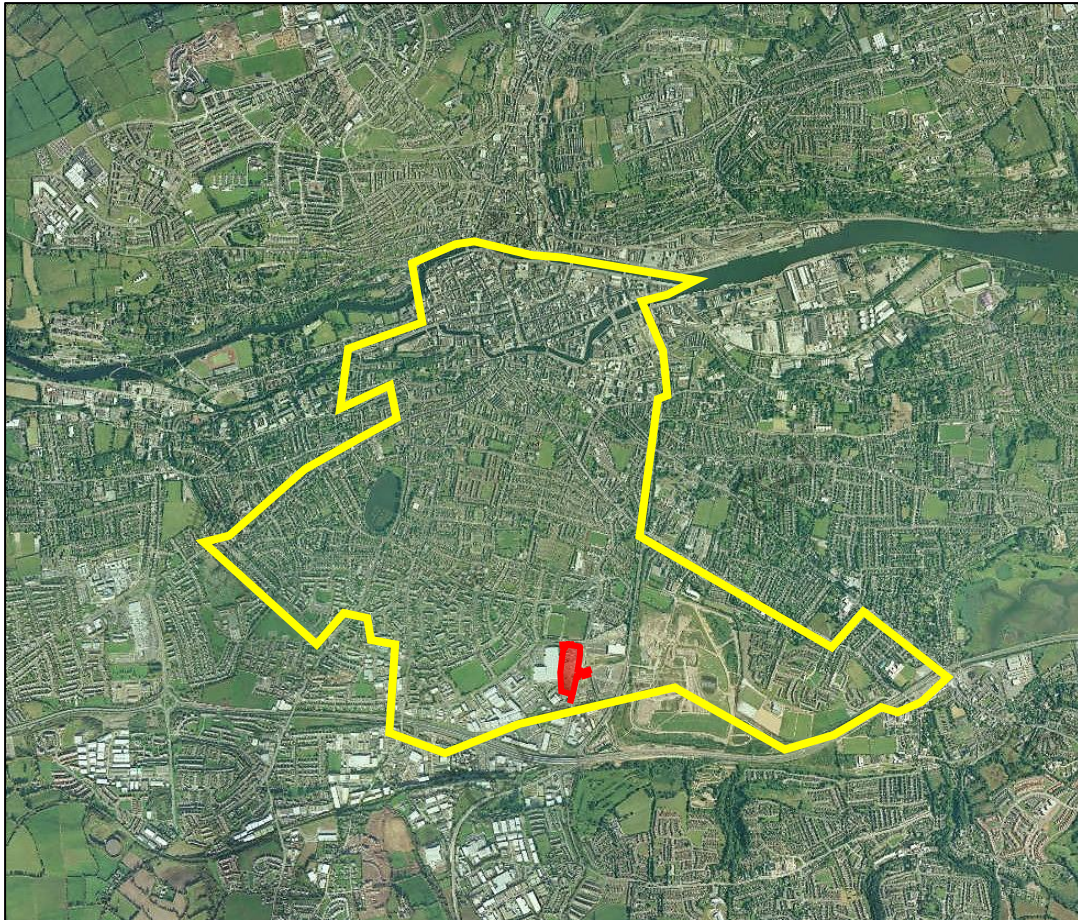


Figure 3. Extent (in yellow) of the 20 no. local Electoral Divisions that define the catchment of the proposed SHD site (generally identified in red). (Sources: Ordnance Survey Ireland and CSO; Annotated by Coakley O'Neill Town Planning Ltd., 2022).

- 4.3 The total population within these 20no. local Electoral Divisions was 27,974 people in 2016, which represented an increase of 1,646 people, or 6.3%, since 2011. The breakdown of population change for each of the twenty local Electoral Divisions is outlined in Table 1 below.

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

Electoral Division	Census 2011	Census 2016	Population Change	% Population Change
Ballyphehane A	609	662	+53	↑ 8.7%
Ballyphehane B*	834	806	-28	↓ 3.36%
Turners Cross A	758	817	+59	↑ 7.78%
Turners Cross B	1,225	1,196	-29	↓ 2.37%
Turners Cross C	649	773	+124	↑ 19.1%
Turners Cross D	451	471	+20	↑ 4.43%
Tramore C	2,985	2,966	-19	↓ 0.64%
Evergreen	1,262	1,407	+145	↑ 11.48%
City Hall A	804	833	+29	↑ 3.6%
South Gate A	2,003	2,163	+160	↑ 7.98%
South Gate B	785	956	+171	↑ 21.78%
Centre A	837	868	+31	↑ 3.7%
Centre B	1,935	2,117	+182	↑ 9.4%
Gillabbey A	1,941	2,418	+477	↑ 24.57%

Greenmount	2,045	2,066	+21	↑ 1%
Pouladuff A	799	723	-76	↓ 9.51%
Pouladuff B	1,668	1,675	+7	↑ 0.41%
The Lough	1,396	1,623	+227	↑ 16.26%
Glasheen C	2,659	2,733	+74	↑ 2.78%
Togher B	683	701	+18	↑ 2.63%
Total:	26,328	27,974	+1,646	↑ 6.3%

* Denotes Electoral Division in which subject site is located.

- 4.4 While most of the above Electoral Divisions experienced a growth in population between the 2011 and 2016 Censuses, 4no. experienced a population decline in that period. It is of note that Ballyphehane B, the Electoral Division in which the subject site is located, is one of those four, where the population decreased between 2011 and 2016.
- 4.5 Table 2 below presents the age profile of the population of the defined catchment area according to the 2016 Census, which constitutes the most up-to-date population and demographic data for the local area, as well as nationally.
- 4.6 A review of the age profile of the area reveals that the area has an ageing population, with almost 25% of the population being aged 55 years or older, while less than 15% of the population are under the age of 18.
- 4.7 Of note is that there is a large cohort, i.e. over 36% of the population, between the ages of 19 and 35, which is not unusual for a city location. This is likely due to the presence of 2 no. universities within the wider city area, and the likelihood of students and graduates working and living within the city.

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

Age Bracket	Population 2016	% of Population
0-4	1,170	4.18%
5-12	1,520	5.43%
13-18	1,333	4.77%
19-24	3,864	13.81%
25-34	6,295	22.5%
35-44	3,794	13.56%
45-54	3,206	11.46%
55-64	2,691	9.62%
65+	4,101	14.66%

5.0 COMMUNITY PROFILE – EXISTING SOCIAL AND COMMUNITY INFRASTRUCTURE PROVISION

- 5.0.1 This SCA assesses 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 | 1. Social/Community Services |
| 2. Childcare | 2. Arts and Culture |
| 3. Health | 3. Faith |
| 4. Sports/Recreation and Open Space | 4. Other Features |

5.1 Education/Training

5.1.1 According to the most recent Census, there were approximately 1,520 no. children of primary school-going age and approximately 1,333 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 6no. existing secondary schools within the 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.

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

Existing Primary Schools			
Name and Location		Enrolled	
1.	South Lee Educate Together National School, C/O Colaiste Stiofan Naofa (CSN) Campus, Tramore Road.	Boys: 22	Girls: 18
2.	Gaelscoil An Teaghlaigh Naofa, Ballypnehane.	Boys: 115	Girls: 101
3.	Maria Assumpta Girls National School, Ballypnehane.	Girls: 157	
4.	Morningstar National School, Ballypnehane.	Boys: 118	
5.	Maria Assumpta Jnr Inft, Ballypnehane.	Girls: 73	
6.	Scoil Maria Assumpta, Ballypnehane.	Boys: 4	Girls: 151
7.	St Maries Of The Isle, Bishop Street.	Boys: 138	Girls: 153
8.	Bunscoil Chriost Rí, Evergreen Road, Turners Cross.	Boys: 251	Girls: 212
9.	St Fin Barre's, Gilabbey Terrace.	Boys: 42	Girls: 55
10.	Cork Educate Together National School, Grattan Street.	Boys: 94	Girls: 112
11.	Scoil Mhuire Na Ngrás, Greenmount Monastery National School, Greenmount.	Boys: 131	Girls: 96
12.	Gaelscoil Na Duglaise, Douglas	Boys: 213	Girls: 228
13.	St. Kevin's Special School, Infirmary Road.	Boys: 12	

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

Existing Post-Primary Schools			
Name and Location		Enrolled	
1.	Coláiste Éamann Rís, Deerpark, St Patrick's Road.	Boys: 313	Girls: 64
2.	St. Aloysius, Sharman Crawford Street.	Girls: 317	
3.	Presentation Secondary School, Joe Murphy Road, Ballypnehane.	Girls: 202	
4.	Douglas Community School, Clermont Avenue, Douglas.	Boys: 507	
5.	Colaiste Daibheid, South Mall.	Boys: 101	Girls: 116
6.	Coláiste Chríost Rí, Capwell Road, Turner's Cross.	Boys: 543	

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.

According to the Draft 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 new or expanded primary schools and up to 7 new or expanded post-primary schools as per Table 5 below. This preliminary assessment suggests that between 6-9 new or expanded primary schools and 2 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.

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

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	
Gurrabraher	1-2	1
Ballincollig	2	1
Blarney	1-2	1
Glanmire	1	1

The Department of Education were contacted by Coakley O'Neill Town Planning regarding the provision of new schools in the catchment area of the proposed development site. However, at the time of writing no response has been received from the Department.

In their submission to the *Draft Cork City Development Plan 2022-2028*, the Department sets out that there are currently 13 no. mainstream primary schools and 4 no. post-primary schools in the South-West Suburbs of Cork City. At both primary and post-primary levels, the Department anticipates that the expansion of existing schools rather than the establishment of new schools should meet the projected requirements for the area.

The Department's submission also notes that a new school was announced in 2018 to meet the need for a school in the South-West Suburbs. South Lee Educate Together National School opened in 2019 and is currently in interim accommodation. In their submission, the Department requested that Cork City Council consider including in the new Development Plan a suitable land use zoning objective that would support the development of a new 16-classroom primary school in respect of serviced lands in the Pouladuff/Lehanagh Mór area.

- 5.1.3 There are 11 no. further and third level education facilities within the area, as outlined in Table 6 below. In addition, there are several other further and third level education facilities in the vicinity of the area, including University College Cork (UCC) and Munster Technological University (MTU).

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

Existing Third-Level Education	
Name and Location	Student Population
1. CSN College of Further Education (Coláiste Stiofáin Naofa), Tramore Road, Ballyphehane.	Approx. 750
2. St. John's Central College, Sawmill Street.	Approx. 1,100
3. Cork College of Commerce, Morrison's Quay.	Approx. 2,000
4. MTU Cork School of Music, Union Quay.	Approx. 400
5. MTU Crawford College of Art and Design, Sharman Crawford Street	Approx. 800
6. Cork Centre for Architectural Education, Douglas Street.	Approx. 240
7. Cork English World, Crawford Business Park, Bishop Street.	Unavailable
8. Youthreach, Dean Street.	Unavailable
9. Cork English Academy, 2 Drinan Street.	Unavailable
10. The Cork College of Beauty Therapy, 85 South Main Street.	Unavailable
11. Joan Cashman Colour & Image Academy, 19 Academy Street.	Unavailable

5.1.4 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.

5.2 Childcare

5.2.1 According to the most recent Census in 2016, there were 1,170 no. children aged 0-4 living within the catchment area of the proposed development. Data from TUSLA's website, combined with responses from 9 no. of the childcare providers themselves¹, 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. The latest information (December 2021) available on the TUSLA website indicates that there are 19 no. existing early years childcare services in the area. Details of these childcare facilities, including maximum capacity, are presented in Table 7 below.

Table 7. Existing TUSLA Registered Early Years Childcare Facilities as of December 2021. (Source: TUSLA, 2021; the various childcare providers).

TUSLA No.	Ref.	Facility Name and Location	Maximum Capacity	Current Attendance
1.	TU2015CC017	An Cliabhán Community Creche, Lower Friar's Walk, Ballyphehane.	23	
2.	TU2015CC108	Coiste Naíonra an Teaghlai Naofa Teo, Tory Top Road, Ballyphehane.	26	
3.	TU2015CC118	Cuddles Creche, 107 Douglas Street.	57	52
4.	TU2015CC216	Lios na nÓg, Coláiste Stiofáin Naofa, Tramore Road.	49	
5.	TU2015CC237	Little Star Preschool, Morning Star Primary School, Connolly Road, Ballyphehane.	22	
6.	TU2015CC257	Maria Assumpta Pre-School, Pearse Road, Ballyphehane.	55	54

¹ All 19 no. childcare providers were contacted by phone and/or email to establish current attendance levels at their facilities. 9no. providers responded to the efforts made to contact them.

7.	TU2015CC091	Oakview Village Cork City, Cork City Hall, City Hall, Eglinton St.	41	
8.	TU2015CC389	Stepping Stones Montessori, 51A Capwell Rd., Turners Cross.	11	10
9.	TU2015CC408	The Chalet Montessori School, Heather Leah, Lough Villas, The Lough.	11	11
10.	TU2015CC413	The Farmyard Kindergarten, Quaker Meeting House, Summerhill South.	38 morning 38 afternoon	38 24
11.	TU2015CC450	Turner's Cross Community Playgroup CLG, 25 Capwell Rd., Turner's Cross.	18	8
12.	TU2015CC451	Turner's Cross Pre-School, Bunscoil Chríost Rí, Evergreen Road, Turner's Cross.	66	
13.	TU2017CC503	Hope Montessori Autism Care Centre, Deerpark CBS, St Patrick's Road.	60	45 ²
14.	TU2015CC173	Greenmount Community Playgroup Ltd., Greenmount School, Green Street.	36	
15.	TU2020CC008	Classes Childcare, 2 Maryville, Friars Walk.	25	
16.	TU2015CC377	St Anne's Day Nursery, Sharman Crawford Street.	49	
17.	TU2019CC005	Orchard Montessori School, Mount Vernon Crescent, South Douglas Road.	44	33
18.	TU2015CC315	Orchard Childcare, 6 The Mews, Riverway, South Douglas Road.	21	21
19.	TU2015CC293	Naíonra Na Dúbhglaise, Gaelscoil na Dúbhglaise, Willow Park, Douglas.	74	
Total:			726	Unknown

5.2.2 The 19 no. existing childcare facilities in the area offer a total maximum of 726 childcare places and most are running at full capacity. Several childcare providers stated in phone calls that there is a demand in the area for further full day creche facilities, especially for children in the 6 months-3 years age bracket.

5.2.3 In addition, Cork City Childcare were also contacted in regard to advising on the capacity of childcare facilities within the general catchment area. It is our understanding that while there is some capacity within the area for sessional preschool services catering for ages 2 years and 8 months to school going age, there also exists a demand for full day care, particularly catering for the 0-3 years age range.

5.2.4 It is evident, therefore, that there is a deficit in childcare spaces in the catchment area of the proposed development.

5.3 Health

5.3.1 Desktop research and multiple site visits during October 2021 were 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 67 no. health facilities were identified in the area

² Hope Childcare advised in a phone call that they are running below capacity as a result of the COVID-19 pandemic, during which some parents have chosen to keep their children at home in order to eliminate the cost of childcare.

comprising: 3 no. hospitals; 21 no. GP practices; 2 no. health centres; 18 no. pharmacies; 8 no. dental surgeries; 10 no. physiotherapists; and 5 no. opticians.

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. The subject area is not currently served by a primary care centre but the development of one is envisaged on the site of the proposed development along Tramore Road, subject to a separate planning application.

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

Description of Health Service/Facility	Name and Location
3 no. Hospitals	<ol style="list-style-type: none"> 1. Mercy University Hospital, Grenville Place. 2. South Infirmary Victoria University Hospital, Old Blackrock Road. 3. City General Hospital, Infirmary Road.
21 no. GP Surgeries	<ol style="list-style-type: none"> 1. SouthDoc, Unit 17/18, South Ring Business Park, Kinsale Road. 2. The Park Family Practice, Tory Top Park, Ballyphehane. 3. Killeen Medical Centre, 121 Lower Friars Walk, Ballyphehane. 4. Dr. Raymond Mulready, 120 Lower Friars Walk, Ballyphehane. 5. Medical Center + Dr. Murphy, 54 Lower Friars Walk, Ballyphehane. 6. Friars Walk Surgery, 24 Friars Walk, Ballyphehane. 7. Dr. Saleem Sharif, 5 Lower Friars Walk, Ballyphehane. 8. Dr B O'Regan, 4-2 Pearse Square, Ballyphehane. 9. Dr Martin Healy, Togher Road. 10. Doctor365, 25 Earlwood Estate, Togher. 11. Glasheen Medical Centre, 1 Tara Court, Togher. 12. Turners Cross Medical Centre, Evergreen Road, Turner's Cross. 13. Douglas Medical Centre, South Douglas Road, Ballinlough. 14. Langford Hall Medical Centre, Langford Row, Ballintemple. 15. South Terrace Medical Centre, South Terrace, Ballintemple. 16. Union Quay Medical Centre, 1A Union Quay. 17. Cork City Medical Centre, 91 St Patrick's Street. 18. Patrick Street Medical Centre, 9 St. Patrick's Street. 19. Grand Parade Medical Practice, 11-12 Grand Parade. 20. Washington Street Medical Centre, 23/24 Washington Street. 21. Cove Street Surgery, South Gate House, Cove Street Lower, Barrack Street.
2 no. Health Centres	<ol style="list-style-type: none"> 1. Ballyphehane Health Centre, 115 Lower Friars Walk, Ballyphehane. 2. Grattan Street Health Centre, Grattan Street.
8 no. Dental Surgeries	<ol style="list-style-type: none"> 3. Cork Dental Care, 14 Union Quay, Ballintemple. 4. Frank Whelton Dental Surgery, 119 St. Patrick's Street. 5. Grand Parade Dental Clinic, 10 Grand Parade. 6. City Dentist, 76 St. Patrick's Street. 7. Haly Dental Care, 35A Mary Street. 8. McHugh House Dental Surgery, 83 Grand Parade. 9. Lough Dental Practice, Lough Road, The Lough. 10. Brian Hickey Dentist, Trinity House, 7 George's Quay.
18 no. Pharmacies	<ol style="list-style-type: none"> 1. Phelan's Late Night Pharmacy, Kinsale Road Roundabout.

	<ol style="list-style-type: none"> 2. O'Donovan's Life Pharmacy, 4 Pearse Square, Ballyphehane. 3. Hickey's Pharmacy Ballyphehane, 66 Tory Top Road, Ballyphehane. 4. Marian Pharmacy, Lower Friars Walk, Ballyphehane. 5. Turners Cross Allcare Pharmacy, Ossory place, Turner's Cross. 6. Lloyds Pharmacy, Unit 2, The Lough Shopping Centre, The Lough. 7. Broderick's Chemist, 84 Barrack Street. 8. South Terrace Pharmacy, 2 Trinity Chambers, South Terrace. 9. Minihan's Pharmacy, 108 Oliver Plunkett Street. 10. Phelan's Pharmacy, 9 St. Patrick's Street. 11. Boot's Pharmacy, 1 Half Moon Street. 12. Boot's Pharmacy, 71/72 St. Patrick's Street. 13. Phelan's Pharmacy, 11-13 Grand Parade. 14. Murphy's Pharmacy, 48 North Main Street. 15. Dalton's Pharmacy, Unit 11/12, North Main Street Shopping Centre, North Main Street. 16. North Gate Pharmacy, 12 North Main Street. 17. Boot's Pharmacy, Unit F4-F7, Merchant's Quay Shopping Centre, Merchant's Quay. 18. Santry's Pharmacy, 25a Washington Street West.
10 no. Physiotherapists	<ol style="list-style-type: none"> 1. Pilates Physiotherapy, South Ring Business Park, Kinsale Road. 2. Fox Physiotherapy, South Ring Business Park, Kinsale Road. 3. Dan Horan Physiotherapy and Sports Injury Clinic, Nyhan Industrial Estate, Tramore Road. 4. Brookfield Physiotherapy & Sports Injury Clinic, Togher Road. 5. Passage West Physical Therapy Clinic, 1 Tara Court, Glasheen Road. 6. Physiotherapy Department, Turners Cross Day Care Centre, Capwell Road, Turners Cross. 7. Posture Fitting, South Terrace Medical Centre, South Terrace. 8. Posture Matters, South Terrace Medical Centre, South Terrace. 9. Performance Physiotherapy & Sports Injury Clinic, South Bank, 26 Crosse's Green, Wandesford Quay. 10. MyPhysio & Rehab, Unit 1, Quay House, Fitton Street East.
5 no. Opticians	<ol style="list-style-type: none"> 11. Crowley's Opticians, 26 Grand Parade. 12. John Daly Opticians, 77 Oliver Plunkett Street. 13. Vision Express Opticians, 38 St. Patrick's Street. 14. Specsavers, 2 Opera Lane. 15. Egan's Opticians, 5-6 Lavitt's Quay.

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 and multiple site visits during October 2021 were 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.

There are almost 88 hectares of land allocated within the area to provide for sports and recreational related activities, comprising as follows: 1 no. regional park; 3 no. local parks; 2 no. sports stadiums; 6 no. outdoor

playing pitches; 3 no. specialist play facilities; and 2 no. playgrounds. There are also 8 no. sports clubs in the area.

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.

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

Description	Name and Location
2 no. Sports Stadiums	<ol style="list-style-type: none"> Musgrave Park, Tramore Road, Ballypnehane. Total area of playing pitch: approx. 1ha. (Rugby) St. Anne's Park, Turner's Cross. Total area of playing pitch: approx. 0.8ha. (Soccer)
6 no. Playing Pitches	<ol style="list-style-type: none"> Rugby pitches adjacent to Musgrave Park on Tramore Road, Kinsale Road and Pearse Road. Total area of playing pitches: approx. 2.3ha The Green, Ballypnehane (adjacent to Colaiste Stiofan Naofa). Total area of playing pitches: approx. 2.9ha. Half Moon GAA pitch (Tramore Valley Park). Total area of playing pitches: approx. 1.3ha. Nemo Rangers GAA pitches. Total area of playing pitches: approx. 5.8ha. Tramore Athletic Football Club pitches. Total area of playing pitches: approx. 1.4ha. Tory Top Park, Ballypnehane. Total area of playing pitch: approx. 0.8ha.
8 no. Sports Clubs	<ol style="list-style-type: none"> Sunday's Well Rugby Football Club, Musgrave Park, Tramore Road, Ballypnehane. Cork City Football Club, 12 St. Anne's Park, Turner's Cross. Dolphin Rugby Club, 142 Pearse Road, Ballypnehane. Redmonds Hurling & Football Club, 40 Tower Street, Ballypnehane. Nemo Rangers GAA Club, Mount Vernon Crescent, Ballinlough. Tramore Athletic Football Club, Tramore Park, South Douglas Road. Ballypnehane GAA Club, Tramore Road. ESB Pitch and Putt Club, Half Moon Lane, Ballinlough.
3 no. Specialist Play Facilities	<ol style="list-style-type: none"> Cork BMX Track, Tramore Valley Park, South Link Road. Total area: approx. 0.93ha Pump Track, Tramore Valley Park, South Link Road. Total area: approx. 0.1ha. Skatepark, Tory Top Park, Ballypnehane. Total area: approx. 0.006ha.
2 no. Playgrounds	<ol style="list-style-type: none"> Tory Top Playground, Tory Top Park, Ballypnehane. Total area: approx. 0.08ha. The Lough Playground, The Lough. Total area: approx. 0.04ha.

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

Description	Location
1 no. Regional Park	<ol style="list-style-type: none"> Tramore Valley Park, South Link Road. Total area: approx. 65ha.
3 no. Local Parks	<ol style="list-style-type: none"> Tory Top Park, Ballypnehane. Total area: approx. 2.95ha. The Lough, Togher. Total area: approx. 1.78ha with a 6.3ha central lake. Bishop Lucey Park, Grand Parade. Total area: approx. 0.36ha.

5.4.2 The area is well-served by greens, parks and sports facilities. With regards to designated and equipped play areas, while the general benchmarks for LAPs, LEAPs and NEAPs are formed on the basis of Fields in Trust (FIT) survey returns in the UK, they are often used as a starting point from which to examine local

standards in Ireland, as is evidenced in the Cork City Development Plan 2015. FIT have established a standard of 0.25 hectares (2 acres) per 1,000 head of population for equipped/designated children's play areas³.

5.4.3 Currently provided within the area are 0.12ha of playgrounds (1no. LEAP at The Lough and 1no. NEAP at Tory Top Park) and 1.036ha of specialist play facilities (1no. BMX Track, 1no. Pump Track and 1no. Skate Park), totalling 1.156ha of designated and equipped play areas within the area. However, it must be noted that Cork BMX Track has very limited opening hours and is only open for use by members of Cork BMX Club.

5.4.4 Given that the population of the catchment area of the proposed development was 27,974 in 2016, there should be approximately 7ha of equipped play areas within the area. It is therefore the case that there is a deficit in the area regarding the provision of designated and equipped play areas/playgrounds.

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 and multiple site visits during October 2021 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.

Excluding the Fire Station, Garda Stations and courthouses, there are 31 no. social and community facilities and services within the area: 6 no. Civic Facilities and Services; 19 no. Social/Community Organisations; 4 no. Adult Education/Training and Employment Services, and; 2 no. Youth Services.

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

Description	Name and Location
6 no. Civic Facilities and Services	1. Cork City Hall, Anglesea Street.
	2. Cork Municipal Civic Amenity- Recycling Centre, Kinsale Road.
	3. City Library, Grand Parade.
	4. Tory Top Library, Ballyphehane.
	5. Citizen's Information Centre, 13-15 Cornmarket Street.
	6. Cork City MABS, 101 North Main Street.
19 no. Social/Community Organisations	1. Ballyphehane Community Centre, Dungiven, 53 Tory Top Rd, Ballyphehane.
	2. Lough Community Centre, Greenmount.
	3. Turners Cross Community Centre, Church View, Coolacussane.
	4. South Parish Community Centre, Sawmill Street.
	5. Cork Middle Parish Community Centre, Grattan Street.
	6. Cork Migrant Centre, 95 Kinsale Rd, Turners Cross.
	7. NASC The Migrant and Refugee Rights Centre, 34 Paul Street.
	8. St. Vincent's Hostel, Anglesea Terrace.
	9. Cork Simon Community, Mill House, Anderson's Quay.
	10. Feed Cork Food Bank, Cork Church, Lower Oliver Plunkett Street.

³ See www.fieldsintrust.org.

	<ol style="list-style-type: none"> 11. Shine Mental Health Family Support, 14a Washington Street. 12. Cork Penny Dinners, 4 Little Hanover Street. 13. Society of St Vincent de Paul - South West Region, Ozanam House, 2 Tuckey Street. 14. Edel House, Grattan Street. 15. Cuanlee Refuge for Abused Women & Children, Kyril's Quay. 16. The Samaritans, Coach Street. 17. Focus Ireland, South Mall. 18. Meitheal Mara Teoranta, Crosses Green. 19. Threshold, South Mall.
4 no. Adult Education/Training and Employment Services	<ol style="list-style-type: none"> 1. Local Enterprise Office, Cork City Hall, Anglesea Street. 2. Cork City Adult Guidance Service, 22 South Mall. 3. Turas Nua, 12 South Mall. 4. Intreo, Abbeycourt House, George's Quay.
2 no. Youth Services	<ol style="list-style-type: none"> 1. YMCA Cork, Marlboro Street. 2. Jigsaw, Crosses Green Wandersford Quay.

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 population⁴.

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.

In employing the above benchmark recommendation (0.3 per 1,000 head of population), a standard of approximately 1.1 community facilities and services per 1,000 head of population is achieved in the catchment area, based on 2016 Census data. This suggests that the area is currently very well served with community services and facilities.

5.6 Arts and Culture

5.6.1 Desktop research and multiple site visits during October 2021 were 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 13 no. arts and culture facilities in the area.

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 13 no. 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.

⁴ See: Barton, H., Grant, M., and Guise, R. (2021). *Shaping Neighbourhoods: For Local Health & Global Sustainability*, 3rd edition. London:

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

Description	Name and Location
10 no. General Art and Culture Facilities	1. Nano Nagle Theatre, 36 Lower Friars Walk, Ballyphehane.
	2. Triskel Arts Centre, Tobin St.
	3. The Cellar Theatre, Mardyke Entertainment Complex, Sheares Street.
	4. Cork Opera House, Emmett Place.
	5. Half Moon Theatre, Half Moon Street.
	6. The Gate Cinema, North Main Street.
	7. Nano Nagle Centre, Douglas Street.
	8. Crawford Art Gallery, Emmett Place.
	9. Elizabeth Fort, Barrack Street.
	10. St. Peter's Cork, North Main Street.
3 no. Music Facilities	1. Montfort College of Performing Arts, Unit 2, South Ring Business Park, Kinsale Road.
	2. Club Ceoil Ballyphehane, c/o Coláiste Éamann Rís, Ballyphehane.
	3. Cork Barrack Street Band, 29 Reeds Square, Barrack Street.

5.7 Faith

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

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.

The subject 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.

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

Details of Centres of Worship
1. Church of the Assumption, Pearse Road, Ballyphehane. (RC ⁵)
2. Church of Christ The King, Evergreen Road, Turners Cross. (RC)
3. Church of the Immaculate Conception, Lough Road, The Lough. (RC)
4. Saint Fin Barre's Cathedral, Bishop Street. (Col ⁶)
5. Cork Mosque, Islamic Cultural Centre, Tramore Rd, Ballyphehane. (Muslim)
6. St. Nicholas Church, Cove Street. (Col)
7. Calvary Cork, 20 St Patrick's Rd, Ballyphehane. (Christian)
8. Friends Meeting House, Summerhill South. (Quaker)
9. Kingdom Hall of Jehovah's Witnesses, Hibernian Road. (JW)
10. Cork Seventh-Day Adventist Church, 10 South Terrace. (Christian)
11. St. Finbarr's South Parish Church, Dunbar Street. (RC)
12. Presentation Sisters Convent Chapel, Douglas Street. (RC)

⁵ RC = Roman Catholic

⁶ Col = Church of Ireland

13. Biserica Pentecostala Maranta, Cove Street. (Pentecostal)
14. Holy Trinity Church/Father Mathew Memorial Church, Father Mathew Quay. (RC)
15. Unitarian Church, Princes Street. (Christian)
16. Cork Church, 14 Oliver Plunkett Street Lower. (Christian)
17. Saints Peter and Paul's Church, Paul Street. (RC)
18. Malayalam Pentecostal Church/Immanuel AG Church, Grattan Street. (Pentecostal)
19. St. Augustine's Church, Washington Street. (RC)
20. St. Francis Church, Liberty Street. (RC)
21. Our Lady Crowned Church, Paul Street. (RC)

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

Details of Burial Grounds	
1.	St. Joseph's Cemetery, Tory Top Road, Ballyphehane. (RC)
2.	Cork Quaker Cemetery, Summerhill South. (Quaker)

5.8 Other Social and Community Infrastructure

5.8.1 As stated above in Section 4 of this audit, Cork City Centre is within 2.5km of the site of the proposed development. As such, the City Centre Retail Area and City Centre Commercial Core are both located within the defined catchment area 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 3 no. Neighbourhood Centres and 4no. Local Centres located within the catchment area. These are listed in Table 15 below. According to the Cork City Development Plan 2015,

Neighbourhood centres provide important top-up and day-to-day shopping and retail service requirements and play an important role in serving the needs of those without access to a car, particularly the elderly. They are typically characterised by small scale convenience offer and ancillary retail services (typically uses include a newsagent, supermarket, grocery store, sub-post office) and serve a small, localised catchment population.

Meanwhile, Local Centres host the provision of local services and small-scale retail such as corner shops. Specific zoning objectives apply to the City Centre Retail Area, City Centre Commercial Core Area, and all Neighbourhood Centres and Local Centres in order to protect and enhance their functional and amenity value.

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

Description	Name and Location
Cork City Retail Area	City Centre
Cork City Commercial Core Area	City Centre
3 no. Neighbourhood Centres	<ol style="list-style-type: none"> 1. Tory Top Road and Pearse Road, Turner's Cross. (Anchored by ALDI). 2. Togher Road, The Lough. (Anchored by Ryan's Super Valu). 3. Clashduv Road, Togher. (Anchored by LIDL).
4 no. Local Centres	<ol style="list-style-type: none"> 1. Barrack Street.

2. Evergreen Road, Turner's Cross.
3. Tory Top Road, Ballyphehane. (Immediately south of Tory Top Park)
4. Pearse Square, Pearse Road, Ballyphehane.

5.8.3 The nearest zoned Neighbourhood Centre is located approximately 240m north of the subject site, while the nearest zoned Local Centre is located approximately 600m north-west of the subject site. In addition, Drew's filling stations is also a newsagents and is located approximately 125m north-east of the subject site, while there is a Centre convenience store immediately south of the subject site.

5.8.4 In addition, a Neighbourhood Development Site is envisaged on the site of the former Vita Cortex plant under the Draft Cork City Development Plan 2022-2028. The site of the former Vita Cortex Plant is located approximately 230m north of the proposed development site. Paragraph 10.354 of the Draft Development Plan states that Neighbourhood Development Sites are considered to have the potential to provide local benefit to the local neighbourhood and act as catalyst developments. The proposed use of the former Vita Cortex site, according to the Draft Development Plan, is for mixed use development including residential and convenience retail.

6.0 FINDINGS AND RECOMMENDATIONS

6.1 With 13 no. existing primary schools and 6 no. existing secondary schools within the defined catchment area of the proposed development, and provisional plans on the part of the Department of Education to provide between 6-9 no. new or expanded primary schools and 2 no. new or expanded post-primary schools in the vicinity over the next decade, 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 11 no. further and third level education facilities located within the catchment area, combined with the close 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 However, it is the finding of this SCA that there is currently insufficient availability of early years childcare spaces. As a result, it is the recommendation of this audit that a full-day childcare facility for ages 0-4 be provided as part of the proposed development of 609 no. residential units.

6.4 With regard to access to health services, it is considered that while the area is well-served in terms of GP surgeries, dental surgeries, and pharmacies in particular, the area lacks a primary health care centre. As a site for a primary care centre has been identified on the same land parcel as that of the subject proposed SHD, it is recommended that the proposed development be designed in such a way as to accommodate the development of a primary care centre on site, albeit subject to a separate planning application.

- 6.5 In terms of sports/recreation and open space, it is the finding of this audit that while there is ample provision of sports grounds and parks in the area, the area suffers from a lack of equipped play areas/playgrounds. As such, it is the recommendation of this report that equipped play areas be provided as part of the proposed development of the subject site. These would not only cater for the play needs of the future children resident on site but also for children in the wider surrounding areas.
- 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. While the nearest Neighbourhood Centre is located approximately 240m north of the subject site and notwithstanding the existence of the filling station with newsagents north-east of the subject site and the convenience store south of the site, it is recommended that very limited provision for small-scale retail be incorporated into the proposed development to cater for the everyday retail needs of an increase of population on site, as well as to affirm the identity of a new urban community and neighbourhood being created on site.

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 Strategic Housing Development of 609 no. residential units.
- 7.3 The SCA findings highlight the presence of some excellent social infrastructure facilities in the area, as well as key challenges and opportunities regarding provision of, in particular, early years childcare facilities, designated and equipped play areas/playgrounds for children, and a primary health care centre.
- 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 and strengthen 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 Electoral Division of Ballyphehane B, in which the site of the proposed development is located, saw a population decline of 3.36% between 2011 and 2016. This is despite the fact that the population of the catchment area as a whole rose over that period by 6.3%.
- 7.5 It is therefore considered that the a population increase in the area brought about by the proposed development of 609 no. residential units, together with a creche, gym, retail unit, café, community hub facility, coffee kiosk, town square, equipped children's play areas, and general upgrades of the public realm along the Kinsale Road, Tramore Road and improved pedestrian connections between the site of the proposed development and the Black Ash Park and Ride facility on Mick Barry Road, can be adequately supported by existing social and community infrastructure in the area and will also 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 as well as reverse recent localised population decline.