



COAKLEY O'NEILL
town planning

Social & Community Audit

Kinsale Road LRD

Prepared in April 2025 on behalf of
BML Duffy Property Group Limited.

Coakley O'Neill Town Planning Ltd.

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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, BML Duffy Property Group Limited., to accompany a planning application for Kinsale Road LRD at the site of the former Vita Cortex Factory on Pearse Road/ Kinsale Road, Cork City.
- 1.2 The proposed development will consist of a Large-Scale Residential Development (LRD) of 170no. residential units (158no. apartments and 12no. townhouse apartments, to include 51no. 1-bed units, 84no. 2-bed units, 35no. 3-bed units) arranged in 4no. blocks varying in height from four to nine storeys over ground. The proposed development also includes: a crèche, café and management office on the ground floor level of Block 3 and 4no. retail units on the ground floor level of Block 4; 514no. bicycle spaces, including 162no. visitor spaces, located either in 4no. bike sheds at undercroft level and ground level, or on the public plaza at ground level; 9no. motorcycle spaces, and 82no. shared car parking spaces (including 13no. EV spaces and 6no. accessible spaces, 3no. of which are EV spaces) at undercroft level and ground level; the provision of private, communal and public open space, including all balconies and terraces; rooftop solar panels and green roofs; internal roads and pathways; new vehicular and pedestrian access points from Kinsale Road and Pearse Road, including a terraced entrance, with cycle wheel ramp, from Pearse Road; 6no. bin stores at undercroft level and ground level; the relocation and upgrade of 1no. ESB substation; signage; and all associated site development works, drainage, including nature-based SuDS measures, and all hard and soft landscaping and boundary treatments works on the site of the Former Vita Cortex Facility, Kinsale Road and Pearse Road, Cork. The proposed development will also facilitate the future implementation of BusConnects along Kinsale Road.
- 1.3 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 LRD.
- 1.4 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 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.
- 1.6 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.

2.0 SITE LOCATION AND DESCRIPTION

- 2.1 The subject site is the location of the former Vita Cortex manufacturing facility on Kinsale Road and is approximately 1.2 ha. The site is bounded to the east the Kinsale Road and to the west by Pearse Road.

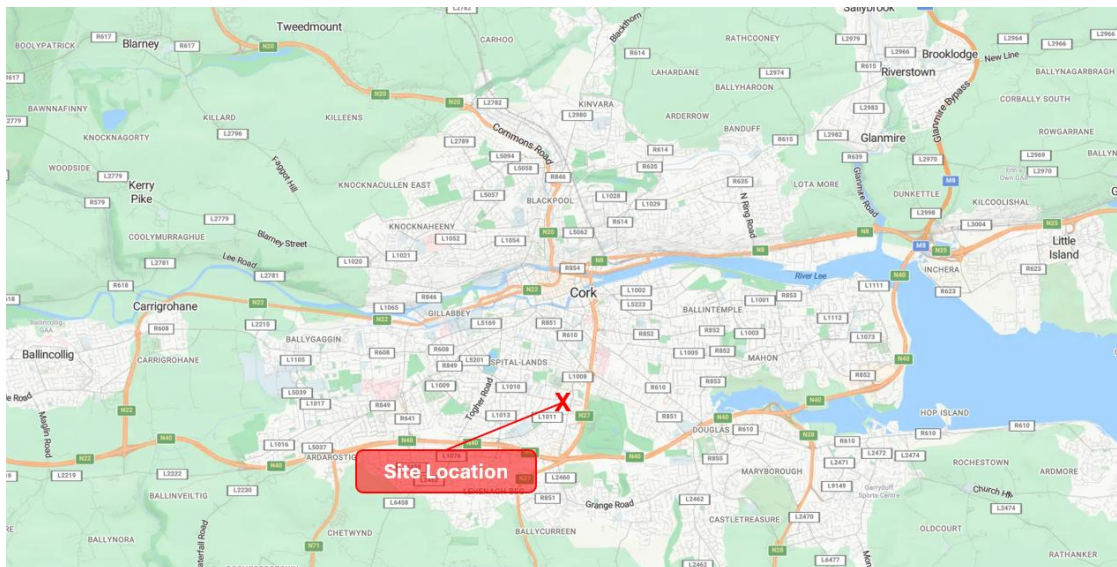


Figure 1. Strategic site location.

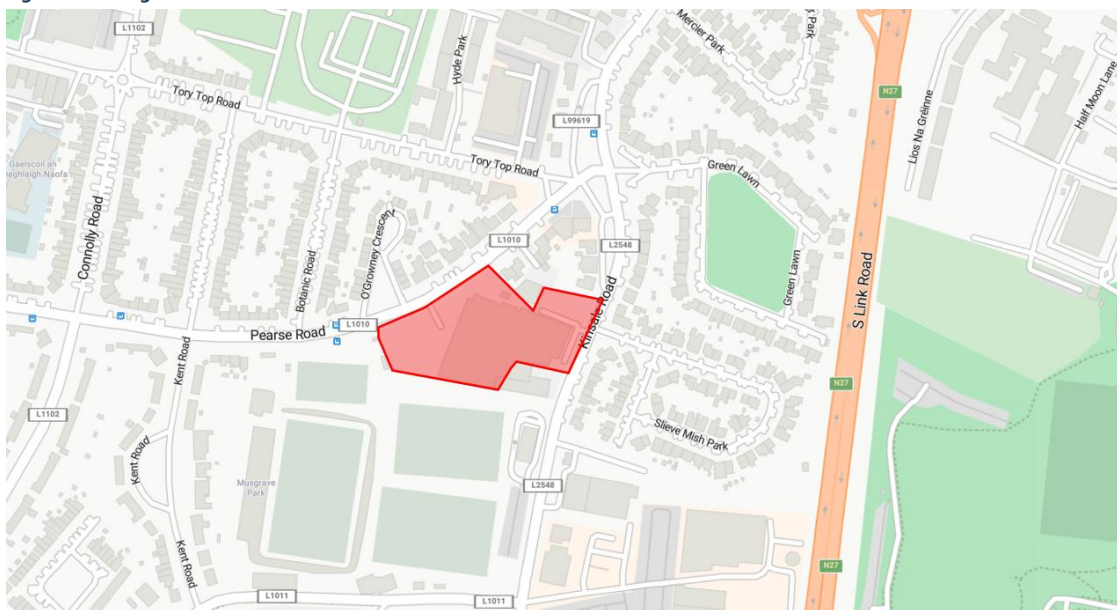


Figure 2. Subject site generally outlined in red.

- 2.2 The immediate area surrounding the site is mixed use, primarily residential, in nature. Immediately adjacent to the site to the south is Top Tile, a retail warehouse, which has recently had the benefit of permission for a 5-storey apartment block of 39no. apartments (15no. 2-bed units; 24no. 1-bed units). Musgrave Park bounds the site to the south. Further south is a McDonalds Restaurant. To the south-east is the Turner's Cross Retail Park. To the north are 3no. detached single-storey cottages. Further north is the Tory Top Road neighbourhood centre. To the east is Slieve Mish Park, a mature suburban residential area, and to the west is Pease Road which is generally characterised by single-storey bungalows.

2.3 The site is well connected to the city centre via the Kinsale Road which hosts a number of high frequency bus routes in addition to cycle lanes. The site is also well connected to the wider Cork Metropolitan Area via the Kinsale Road which has direct access to the South Link Road.

2.4 The site has remained vacant since the Vita Cortex ceased operations in 2011 and was placed on the Derelict Sites register by Cork City Council in 2017. Demolition and decontamination works have taken place on the site on foot of application register reference 21/40647, granted on 7th April, 2022. Further remediation works were granted planning permission 24th of September 2024, application reference 24/42868, which was completed early 2025.

3.0 POLICY CONTEXT

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

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

3.2.1 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.

3.2.2 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.

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

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

3.3.2 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.

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

- 3.4.1 These Guidelines (SRDCS) set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.
- 3.4.2 The 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.

3.5 National Planning Framework (2018)

- 3.5.1 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.
- 3.5.2 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.
- 3.5.3 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.
- 3.5.4 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.

- 3.5.5 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.

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

- 3.6.1 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.

- 3.6.2 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.
- 3.6.3 The RSES acknowledges that Cork is projected to be one of the fastest growing areas in the state over the next 20 years.
- 3.6.4 The RSES and its constituent Cork Metropolitan Area Strategic Plan (MASP) both build on the policy contained in the 2001 Cork Area Strategic Plan (CASP) and 2008 CASP update, all of which emphasise Blarney as a strategic residential growth node on the Cork commuter rail network, where major population growth and development should be prioritised via an integrated land use and transportation strategy that is infrastructure-led.
- 3.6.5 Compact sustainable growth is one of the guiding principles of the Cork MASP. The MASP contains population growth targets for 2031 that are consistent with those in the NPF that are set for 2040. According to section 5 of the Cork MASP, Cork City and Suburbs are to grow by 75,000 by the year 2031, with a target population of 283,669 for that year.
- 3.6.6 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.
- 3.6.7 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 The Cork City Development Plan 2022-2028 (CDP) is the relevant statutory plan under which the regulation and development of the subject site is to be considered.
- 3.7.2 The Plan identifies that the site is zoned as ZO 8 Neighbourhood and Local Centres.
- 3.7.3 As per the Plan, the development objective of ZO 8 Neighbourhood and Local Centres is to 'protect, provide for or improve local facilities'. The Plan outlines that developments within this land use zoning should provide a mix of uses which will contribute to the existing local community, appropriate uses include convenience retail, services and employment opportunities.
- 3.7.4 The Plan identifies a number of Neighbourhood Development Sites within the City. The Plan identifies these sites as having the potential to act as catalyst developments for the site's wider environs. The Plan sets out the following objective for these sites:

Objective 10.100 Neighbourhood Development Sites: *Cork City Council in collaboration with landowners and relevant stakeholders will progress the neighbourhood development sites through active land management. These sites will benefit the local neighbourhood and support compact growth. Development proposals will address the relevant points highlighted by the text and icons associated with the maps and relevant objectives throughout this plan.*

3.7.5 The site of the proposed development is identified within the Plan as Neighbourhood Development Site 6. The Plan identifies that this site has the potential for a number of uses with a priority for housing developments.

3.7.6 In keeping with the objectives and goals of the National Planning Framework and the Regional Spatial and Economic Strategy, the City Development Plan, hereinafter referred to as the Plan, identifies the role compact growth will play in the future development of Cork City, setting out the following strategic objectives:

SO1 Compact Liveable Growth: *Deliver compact growth that achieves a sustainable 15-minute city of scale providing integrated communities and walkable neighbourhoods, dockland and brownfield regeneration, infill development and strategic greenfield expansion adjacent to the existing city.*

SO2 Delivering Homes and Communities: *Provide densities that create liveable, integrated communities by using a mix of house types, tenures and sizes linked to active and public transport. Provide amenities, services and community and cultural uses to enable inclusive, diverse and culturally rich neighbourhoods.*

SO9 Placemaking and Managing Development: *Develop a compact liveable city based on attractive, diverse and accessible urban spaces and places. Focus on enhancing walkable neighbourhoods that promote healthy living, wellbeing and active lifestyles, where placemaking is at the heart. Follow a design-led approach with innovative architecture, landscape and urban design that respects the character of the city and neighbourhood.*

3.7.7 The Plan identifies that a goal to develop Cork City by 2028 to accommodate a population growth of an additional 50,948 people. The Plan indicates that 14% of this population growth is to be accommodated within the city suburbs, where the Plan identifies a potential residential yield of 7,811 units by 2028. The Plan outlines the goal to develop these additional units in a manner which is in keeping with the principles of the 15-minute city, creating accessible, vibrant and compact communities.

3.7.8 The following policies within the Plan are of relevance:

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, health and wellbeing 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', Universal Design principles 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;*
- e) *Undertake a Cork City Neighbourhoods Strategy during the lifetime of the Plan to identify strategic gaps in the provision of services / infrastructure / resources within existing and proposed neighbourhoods;*
- 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 3.21 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;*
- c) *Require employers with more than 500 members of staff to provide childcare facilities as part of planning applications for significant new and extended development.*

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.*

- 3.7.9 Objective 3.21 states that, in the case of residential development proposals in excess of 75 dwellings, the development of purpose-built childcare facilities will generally be required.
- 3.7.10 Section 11.160 of the Plan requires that development proposals for 100 or more homes will be required to prepare and submit a Community Infrastructure Assessment.

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 2022 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

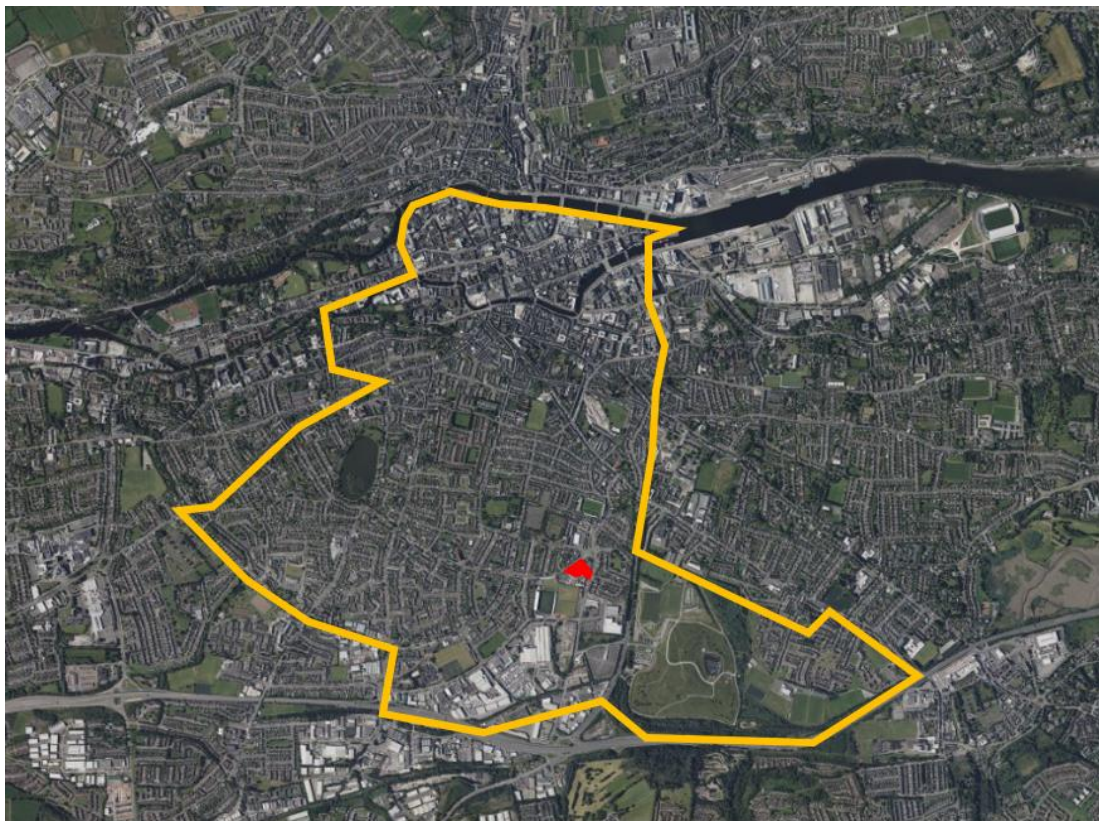


Figure 3 Extent (in yellow) of the 20 no. local Electoral Divisions that define the catchment of the proposed LRD site (generally identified in red).

- 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. There was a further increase in population

growth seen between 2016 and 2022 of 6.7%. The breakdown of population change for each of the twenty local Electoral Divisions from 2016 to 2022 is outlined in Table 1 below.

Electoral Division	Census 2016	Census 2022	Population Change	% Population Change
Ballyphehane A	662	666	4	0.6%
Ballyphehane B	806	846	40	5.0%
Turners Cross A	817	807	-10	-1.2%
Turners Cross B	1,196	1,239	43	3.6%
Turners Cross C	773	755	-18	-2.3%
Turners Cross D	471	495	24	5.1%
Tramore C	2,966	2,979	13	0.4%
Evergreen	1,407	1,437	30	2.1%
City Hall A	833	1,184	351	42.1%
South Gate A	2,163	2,588	425	19.6%
South Gate B	956	1,084	128	13.4%
Centre A	868	1,260	392	45.2%
Centre B	2,117	2,441	324	15.3%
Gillabbey A	2,418	2,568	150	6.2%
Greenmount	2,066	2,076	10	0.5%
Pouladuff A	723	757	34	4.7%
.Pouladuff B	1,675	1,643	-32	-1.9%
The Lough	1,623	1,641	18	1.1%
Glasheen C	2,733	2,702	-31	-1.1%
Togher B	701	683	-18	-2.6%
Total:	27,974	29,851	1877	6.7%

Table 1 Population change from 2016 to 2022 within the defined catchment of the proposed Kinsale Road LRD Site.

- 4.4 While most of the above Electoral Divisions experienced a growth in population between the 2016 and 2022 Censuses, 5no. experienced a population decline in that period. It is of note that Ballyphehane B, the Electoral Division in which the subject site is located experienced a modest population growth of 40 people, representing a growth of 5%.
- 4.5 Table 2 below presents the age profile of the population of the defined catchment area according to the 2022 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 31% of the population being aged 50 years or older, while 15% of the population are under the age of 19.
- 4.7 Of note is that there is a large cohort, i.e. over 42% of the population, between the ages of 20 and 39, 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.

Age Bracket	Population 2022	% of Population
0-4	1,174	4.02%
05-09	1,090	3.65%
10-14	985	3.37%
15-19	1,296	4.44%
20-29	6,720	23.02%
30-39	5,730	19.63%
40-49	3,761	10.71%
50-59	3,263	11.18%
60-69	2,742	9.39%
70-79	1,763	6.04%
80 +	1,327	4.55%

Table 2 Age profile of the defined catchment area as per the 2022 Census

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

5.1 Education/Training

5.1.1 According to the most recent Census, there were approximately 3,348 no. children of school-going age (both primary and secondary level) living in the defined catchment area of the proposed development in 2022. There are 14 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.

Existing Primary Schools			
Name and Location		Enrolled	
1.	South Lee Educate Together National School, C/O Colaiste Stiofan Naofa (CSN) Campus, Tramore Road.	Boys: 52	Girls: 62
2.	Gaelscoil An Teaghlaigh Naofa, Ballypnehane.	Boys: 115	Girls: 101
3.	Maria Assumpta National School, Ballypnehane.	Boys: 2	Girls: 165
4.	Morningstar National School, Ballypnehane.	Boys: 108	
5.	Maria Assumpta Jnr Inf, Ballypnehane.	Girls: 73	
6.	Scoil Maria Assumpta, Ballypnehane.	Boys: 4	Girls: 151
7.	St Maries Of The Isle, Bishop Street.	Boys: 160	Girls: 169

8.	Bunscoil Chriost Rí, Evergreen Road, Turners Cross.	Boys: 242	Girls: 240
9.	St Fin Barre's, Gilabbey Terrace.	Boys: 48	Girls: 46
10.	Cork Educate Together National School, Grattan Street.	Boys: 92	Girls: 107
11.	Scoil Mhuire Na Ngrás, Greenmount Monastery National School, Greenmount.	Boys: 126	Girls: 98
12.	Gaelscoil Na Duglaise, Douglas	Boys: 213	Girls: 228
13.	St. Kevin's Special School, Infirmary Road.	Boys: 15	Girls: 2
14.	Christ King Girls Primary School, Turners Cross		Girls: 187

Table 3 Existing 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: 441	Girls: 227
2.	St. Aloysius, Sharman Crawford Street.		Girls: 301
3.	Presentation Secondary School, Joe Murphy Road, Ballyphehane.		Girls: 168
4.	Douglas Community School, Clermont Avenue, Douglas.	Boys: 554	
5.	Colaiste Daibheid, South Mall.	Boys: 96	Girls: 98
6.	Coláiste Chríost Rí, Capwell Road, Turner's Cross.	Boys: 524	

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 26 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 1-3 new or expanded primary schools and 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	1-2
Montenotte	2-3	1
Glasheen	1-3	0
Gurranabraher	5-6	1
Ballincollig	2	1
Blarney	1-2	1
Glanmire	1	1
South Suburbs	2	1

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

- 5.1.4 In the submission made to the *Cork City Development Plan 2022-2028*, the Department of Education 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.
- 5.1.5 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).

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

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

- 5.1.6 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 2022, there were 1,174 no. children aged 0-4 living within the catchment area of the proposed development. Data from TUSLA's website was used to ascertain the number of existing registered childcare facilities in the defined catchment area and their maximum capacity. The latest information (July 2024) available on the TUSLA website indicates that there are 21no. existing early year childcare services within the catchment area. Details of these childcare facilities, including maximum capacity, are presented in Table 7 below.

	Service	Address	Service Type	Age Range	Capacity	Availability
1.	All Stares Preschool	Morning Star National School, Connolly Road, Ballyphehane, Co. Cork	Sessional	2-6 years	22	No
2.	An Cliabhán	Lower Friar's Walk, Ballyphehane, Co. Cork.	Part time & sessional	1-6 years	22	No
3.	Hope Childcare	Presentation Secondary School, Joe Murphy Road, Ballyphehane, Co. Cork	Full day	1-6years	60	Yes
4.	Maria Assumpta Preschool	Pearse Road, Ballyphehane, Co. Cork	Sessional	2-6 years	39	No
5.	Naionra an Teaghlaigh Naofa	Tory Top Road, Ballyphehane, Co. Cork	Sessional	2-6 years	26	No
6.	Greenmount Community Preschool	Scoil Náisiúnta Mhuire na nGrás, Cork, Cork T12HE14	Sessional	2-6 years	36	No
7.	Turner's Cross Preschool	Bunscoil Chriost Rá, Cork, Cork T12 H6KA	Sessional	2-6 years	66	No
8.	The Chalet	Lough Villas, Cork, Cork T12E061	Sessional	2-6 years	11	No
9.	Classes Childcare	2 Maryville, Friars Walk, Cork, Cork, T12TX9D	Full Day Care	0-6 years	25	No
10.	St Anne's Day Nursery,	St Anne's Day Nursery, Nursery Ltd., Cork, Cork T12WF77	Full Day Care	0-6 years	49	No
11.	Orchard Montessori	46 South Douglas Road, Cork, Cork T12YC6T	Part time & Sessional	2-6 years	44	No
12.	HeadStart Childcare	Park Avenue, Cork, Cork T12K3EH	Sessional & Full Day Care	0-6 years	68 sessional & 65 Full Day Care	No
13.	Cuddles Creche	107, 108 Douglas Street, Cork, Cork T12K22T	Full Day Care	1-6 years	57	No
14.	Lios Na NÓg,	CSN College of Further Education, Cork, Cork T12AC91	Full Day Care	0-6 years	49	No
15.	Steppingstones	51A Capwell Road, Cork, Cork T12 V590	Sessional	2-6 years	11	No
16.	Bel Childcare	Calderwood Road, Cork, Cork T12X361	Full Day Care	1-6years	43	No
17.	Naíonra Na Dubhghlaise sa Chlos	Gaelscoil na Duglaise, Willow Park, Douglas, Corcaigh, Co. Cork	Full Day Care/ School Aged Childcare Service	2-6 years/ 4-15 years	55	No

18.	Sherpa Kids Glasheen NS	Glasheen National School, Ballinagree East, Cork T12 N9W6	Afterschool	4-12 years	24	No
19.	Sherpa Gaelscoil na Duglaise	Wilow Park Road, Cork, Cork T12D702	Afterschool	4-12 years	48	No
20.	The Farmyard Kindergarten (Cabin)	Summerhill South, Cork, Cork T12XW8R	Preschool	2-6 years	38	No
21.	Sherpa Kids Greenmount NS	Greenmount School, Knockpogue, Cork T12HE14	Afterschool	4-10 years	24	No
Total:					882	

Table 7: Existing TUSLA Registered Early Years Childcare Facilities as of July 2024. (Source: TUSLA, 2024).

- 5.2.2 The 21no. childcare facilities identified within the catchment area have the capacity to accommodate a total of 882 no. children. As indicated, most are running at full capacity.
- 5.2.3 It can be considered based upon the existing childcare facility capacity and the existing population of children aged 0-4 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 September 2024 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 86 no. health facilities were identified in the area comprising: 3 no. hospitals; 22 no. GP practices; 5 no. health centres; 23 no. pharmacies; 17 no. dental surgeries; 11 no. physiotherapists; and 5 no. 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. A primary care centre has been granted planning permission at the Former CMP Dairies site, known as Creamfields, at Kinsale Road and Tramore Road, Cork under planning application REF 22/40906.

Description of Health Service/Facility	Name and Location
3 no. Hospitals	1. Mercy University Hospital, Grenville Place. 2. South Infirmary Victoria University Hospital, Old Blackrock Road. 3. City General Hospital, Infirmary Road.
22 no. GP Surgeries	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.

	<ol style="list-style-type: none"> City Medical Centre, Dr. Saleem Sharif, 5 Lower Friars Walk, Ballyphehane. Dr B O'Regan, 4-2 Pearse Square, Ballyphehane. Dr Martin Healy, Togher Road. Doctor365, 25 Earwood Estate, Togher. Glasheen Medical Centre, 1 Tara Court, Togher. Turners Cross Medical Centre, Evergreen Road, Turner's Cross. Douglas Medical Centre, South Douglas Road, Ballinlough. Langford Hall Medical Centre, Langford Row, Ballintemple. South Terrace Medical Centre, South Terrace, Ballintemple. Union Quay Medical Centre, 1A Union Quay. Cork City Medical Centre, 91 St Patrick's Street. Patrick Street Medical Centre, 9 St. Patrick's Street. Grand Parade Medical Practice, 11-12 Grand Parade. Washington Street Medical Centre, 23/24 Washington Street. Cove Street Surgery, South Gate House, Cove Street Lower, Barrack Street. The Park Family Practice, 44 Lower Friars Walk.
5 no. Health Centres	<ol style="list-style-type: none"> Ballyphehane Health Centre, 115 Lower Friars Walk, Ballyphehane. Grattan Street Health Centre, Grattan Street. MedHub Medical Centre, 14 Union Quay. Grand Parade Medical Centre, 11-12 Gand Parade. The Health Centre, 12b South, Woodview Terrace.
17no. Dental Surgeries	<ol style="list-style-type: none"> Cork Dental Care, 14 Union Quay, Ballintemple. Frank Whelton Dental Surgery, 119 St. Patrick's Street. Grand Parade Dental Clinic, 10 Grand Parade. City Dentist, 76 St. Patrick's Street. Haly Dental Care, 35A Mary Street. McHugh House Dental Surgery, 83 Grand Parade. Brian Hickey Dentist, Trinity House, 7 George's Quay. St Veronicas Dental Surgery, Saint Veronica's, Togher Rd, Togher. Smile Store, Togher Rd, Tramore Rd. Aidan Power, Clareville House, Pouladuff Road. McCarthy Dental, 34 Friars Rd, Turners Cross. Demody Dental Practice, Kinsale Cottages, 8 Evergreen Rd, Turners Cross. Dillon Dental Laboratory, 14 St Patricks Terrace, Green St. Ace Dental Studio, 76 Barrack Street. James J. Wall Dental Surgery, Unit 4, Reeds Court, Greenmount. Smiles Dental Cork, 112 Oliver Plunkett St. Cork City Dental, 4 Lavitt's Quay.
23no. Pharmacies	<ol style="list-style-type: none"> Phelan's Late Night Pharmacy, Kinsale Road Roundabout. O'Donovan's Life Pharmacy, 4 Pearse Square, Ballyphehane. Hickey's Pharmacy Ballyphehane, 66 Tory Top Road, Ballyphehane. Marian Pharmacy, Lower Friars Walk, Ballyphehane. Turners Cross Allcare Pharmacy, Ossory place, Turner's Cross. Lloyds Pharmacy, Unit 2, The Lough Shopping Centre, The Lough. Broderick's Chemist, 84 Barrack Street. South Terrace Pharmacy, 2 Trinity Chambers, South Terrace. Minihan's Pharmacy, 108 Oliver Plunkett Street. Phelan's Pharmacy, 9 St. Patrick's Street. 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. 19. Dan McCarthys Pharmacy, St Patricks street. 20. Lloyds Pharmacy, 8 Grande Parade. 21. Chemist Warehouse, Cornmarket Shopping Centre. 22. Mary Shinnick North Gate Pharmacy, 12 North Main Street. 23. Stay Well Pharmacy, 25A Washington Street.
11 no. Physiotherapists	1. Fox Physiotherapy, South Ring Business Park, Kinsale Road. 2. Dan Horan Physiotherapy and Sports Injury Clinic, Nyhan Industrial Estate, Tramore Road. 3. Physiotherapy Department, Turners Cross Day Care Centre, Capwell Road, Turners Cross. 4. Performance Physiotherapy & Sports Injury Clinic, South Bank, 26 Crosse's Green, Wandersford Quay. 5. MyPhysio & Rehab, Unit 1, Quay House, Fitton Street East. 6. Fiona McDevitt FMcD Phsiotherapy, Suite 7A South Terrace Medical Centre. 7. CM Pain and Injuries Clinic, 23 Sullivan's Quay. 8. Caitriona O Sullivan Physiotherapy, Acupuncture and Sports Injury Clinic, Unit 3, Dun Na Laoi, Union Quay. 9. Womens Health Phsyio, Quay House. 10. APC Physio & Sports Clinic, Clayton Hotel, Cork 11. CareCore Physiotherapy Clinci, Hanover House, South Main Street.
5 no. Opticians	1. Crowley's Opticians, 26 Grand Parade. 2. John Daly Opticians, 77 Oliver Plunkett Street. 3. Specsavers, 2 Opera Lane. 4. Egan's Opticians, 5-6 Lavitt's Quay. 5. Thornhill Opticians, 77 Oliver Plunkett Street.

Table 7 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 and multiple site visits during September 2024 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.
- 5.4.2 There are in total 17no. existing recreational and sports facilities in the catchment area of the proposed LRD. These include: 2no. sports Stadiums, 10no. sports clubs, 3no. specialists facilities and 2no. playgrounds.

- 5.4.3 Additionally, there are 4no. parks within the catchment area of the proposed LRD, which includes the Tramore Valley Regional Park which comprises of c. 59 hectares of open space.
- 5.4.4 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.

Description	Name and Location
2 no. Sports Stadiums	<ol style="list-style-type: none"> 1. Virgin Media Park, Tramore Road, Ballypnehane. 2. Turners Cross Stadium, Turner's Cross.
10 no. Sports Clubs/Facilities	<ol style="list-style-type: none"> 1. Sunday's Well Rugby Football Club, Musgrave Park, Tramore Road, Ballypnehane. 2. Cork City Football Club, Turners Cross Stadium, Turner's Cross. 3. Dolphin Rugby Club, 142 Pearse Road, Ballypnehane. 4. Nemo Rangers GAA Club, Mount Vernon Crescent, Ballinlough. 5. Tramore Athletic Football Club, Tramore Park, South Douglas Road. 6. Ballypnehane GAA Club, Tramore Road. 7. ESB Pitch and Putt Club, Half Moon Lane, Ballinlough. 8. Half Moon GAA pitch (Tramore Valley Park). 9. Tory Top Park, Outdoor Sports Facilities, Ballypnehane. 10. Cork City Judo Club, Colaiste Chriost Ri, Capwell Rd.
3 no. Specialist Play Facilities	<ol style="list-style-type: none"> 1. Cork BMX Track, Tramore Valley Park, South Link Road. 2. Pump Track, Tramore Valley Park, South Link Road. 3. Skatepark, Tory Top Park, Ballypnehane.
2 no. Playgrounds	<ol style="list-style-type: none"> 1. Tory Top Playground, Tory Top Park, Ballypnehane. 2. The Lough Playground, The Lough.

Table 8 Existing recreational and sports facilities and clubs in the defined catchment area of the proposed development.

Description	Location
1 no. Regional Park	<ol style="list-style-type: none"> 1. Tramore Valley Park, South Link Road.
3 no. Local Parks	<ol style="list-style-type: none"> 1. Tory Top Park, Ballypnehane. 2. The Lough, Togher. 3. Bishop Lucey Park, Grand Parade.

Table 9 Existing open spaces in the defined catchment area of the proposed development.

- 5.4.5 Having regard to the location of the proposed LRD and the population contained within the catchment area, it can be considered that the catchment area is well served by Sports/Recreational facilities as well as open space.

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 September 2024 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 Excluding the Fire Station, Garda Stations and courthouses, there are 42 no. social and community facilities and services within the area: 6 no. Civic Facilities and Services; 23 no. Social/Community Organisations; 6 no. Adult Education/Training and Employment Services, and 7 no. Youth Services.

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.
23 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. 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. 20. Ballyphehane Men's Shed, Ballyphehane Community Centre. 21. Ballyphehane Togher Community Development Project, Lower Friars Walk. 22. LINC Cork, 11A White Street. 23. The Gay Project, Sawmill Street, Ballintemple.
6 no. Adult Education/Training and Employment Services	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. 5. College of Further Education, Tramore Road Campus, Tramore road. 6. Altrusa Literacy Centre, 107 Douglas Street, Ballintemple.
7 no. Youth Services	1. YMCA Cork, Marlboro Street. 2. Jigsaw, Crosses Green Wandesford Quay. 3. Ballyphehane/Greenmount Youth Project, Lovers Friar Walk. 4. Ballyphehane Youth Club, Ballyphehane. 5. Tir Na Nog, Togher. 6. Turners Cross Youth Group, Turns Cross. 7. Greenmount Youth Club, Greenmount.

Table 10 Existing social/community facilities and services located within the defined catchment area of the proposed development.

- 5.5.3 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 population¹.
- 5.5.4 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.
- 5.5.5 In employing the above benchmark recommendation (0.3 per 1,000 head of population), a standard of approximately 1.3 community facilities and services per 1,000 head of population is achieved in the catchment area, based on 2022 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 September 2024 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 17 no. arts and culture facilities in the area.

Description	Name and Location
12 no. General Art and Culture Facilities	1. Nano Nagle Theatre, 36 Lower Friars Walk, Ballypnehane.
	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.
	11. Camden Palace Hotel Community Arts Centre, 35 Princess Street.
	12. Lavitt Gallery, Wandesford Quay.
5 no. Music Facilities	1. Cyprus Avenue, Caroline Street
	2. Cork Opera House, Emmet Place
	3. Montfort College of Performing Arts, Unit 2, South Ring Business Park, Kinsale Road.
	4. Club Ceoil Ballypnehane, c/o Coláiste Éamann Rís, Ballypnehane.
	5. Cork Barrack Street Band, 29 Reeds Square, Barrack Street.

Table 11 Existing arts and culture facilities located within the defined catchment area of the proposed development.

¹ 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 12 no. arts and culture facilities, and 5no. music venues readily identified within the defined catchment area of the proposed development alone, it is considered that the area is well-served in this regard.

5.7 Faith

- 5.7.1 There are 27no. 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.
- 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 2022, 71.6% of the Irish population are Christian, 1.6% are Muslim, and 14% of people living in Ireland do not identify as having any religious faith.

Details of Centres of Worship	
1.	Church of the Assumption, Pearse Road, Ballypheane. (RC ²)
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 ³)
5.	Cork Mosque, Islamic Cultural Centre, Tramore Rd, Ballypheane. (Muslim)
6.	St. Nicholas Church, Cove Street. (Col)
7.	Calvary Cork, 20 St Patrick's Rd, Ballypheane. (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)
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)
22.	Ebenezer Worship Centre (Pentecostal Church)
23.	Convent Chapel Presentation Sister Chapel, Douglas Street House, Liberty St. (RC).
24.	Cork Gospel Hall, Father Mathew Street. (Christian).
25.	Cork Seventh-Day Adventist Church, 10 South Terrace.
26.	Cork Hanmi Meditation, 77 Douglas Street.
27.	Quaker Meeting House, Summerhill Street.

Table 12 Existing centres of religious worship located within the defined catchment area of the proposed development.

² RC = Roman Catholic

³ Col = Church of Ireland

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

Table 13 Existing burial grounds in the defined catchment area of the proposed development.

- 5.7.3 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.

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 and Local Centres located within the catchment area as identified within the Cork City Development Plan. These are listed in Table 15 below. According to the Cork City Development Plan,

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.

- 5.8.3 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.

Description		Name and Location	
Cork City Retail /Commercial Area	City Centre		
9 no. Neighbourhood and Local Centres	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.	Pearse Square, Pearse Road.	
	5.	The Junction, Vicars Road.	
	6.	Tory Top Road/ Lower Friars Walk Junction.	
	7.	Turners Cross , Evergreen Road	
	8.	Bandon Road.	
	9.	Douglas Street.	

Table 14 Other social and community infrastructure in the defined catchment area of the proposed development.

- 5.8.4 As indicated in Table 15, the site of the proposed LRD is located within close proximity to a number of neighbourhood centres which provide for convenience retail, hospitality retail and retail services.
- 5.8.5 In addition to this, the site of the proposed development is identified in the Cork City Development Plan as Neighbourhood Centre Site. As such, the proposed development includes the provision of convenience retail units.

6.0 FINDINGS AND RECOMMENDATIONS

- 6.1 With 14 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 1-3 no. new or expanded primary / 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 childcare facility be provided as part of the proposed development.
- 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. The development will further benefit from the recently permitted Primary Care Centre at the Creamfields Site, located to the south of the proposed LRD.
- 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. Regardless of the same, 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. Having regard to the sites zoning, it is recommended that the provision of 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 Large-Scale Residential Development of 170 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 the provision of childcare facilities.
- 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 2022 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 increase of approx. 5% between 2016 and 2022.
- 7.5 It is therefore considered that the a population increase in the area brought about by the proposed development of 170 no. residential units, together with a creche, retail unit, café, and equipped children's play areas, and general upgrades of the public realm along the Kinsale Road, Pearse 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.