

Social Infrastructure Audit

For Development at The Former Ford Distribution Centre, fronting onto Centre Park Road, Ballintemple, Cork

on behalf of Marina Quarter Ltd.

November 2024



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CHARTERED PLANNING CONSULTANTS

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Contents

1.	Introduction	3
2.	Methodology	4
3.	Site Context and Proposed development.....	5
3.1	Site Context	5
3.2	The Proposed Development	5
4.	Planning Context.....	7
4.1	Project Ireland 2040 – The National Planning Framework	7
4.2	Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)	7
4.3	Development Plan Guidelines	8
4.4	Cork City Development Plan 2022-2028.....	8
5.	Demographic Analysis.....	10
5.1	Key Population Characteristics	10
5.2	Key Family Characteristics.....	11
5.3	Key Household Characteristics	12
5.4	Demographic Trends	13
6.	Social Infrastructure Facilities	14
6.1	Childcare Facilities.....	14
6.2	Community, Cultural, and Faith-based Facilities.....	16
6.3	Education Facilities.....	18
6.4	Healthcare Facilities	19
6.5	Public Transport	20
6.6	Recreation Facilities	22
6.7	Retail and Convenience Facilities	24
7.	Conclusion	28
8.	References	29

1. Introduction

This Social Infrastructure Audit (SIA) has been prepared by McCutcheon Halley Planning Consultants on behalf of the applicant, Marina Quarter Ltd. in relation to the proposed housing development at The Former Ford Distribution Centre, fronting onto Centre Park Road, Ballintemple, Cork.

The proposed residential development at The Former Ford Distribution Centre, fronting onto Centre Park Road, Ballintemple, Cork comprises of the construction of a total of 176 no. dwelling units, and all associated site development works at The Former Ford Distribution Centre, fronting onto Centre Park Road, Ballintemple, Cork. A masterplan has been prepared for the overall landholding comprising c. 176 dwellings and a creche.

The purpose of this SIA report is to evaluate the existing social and community infrastructure facilities in the surrounding area of the subject site to identify any potential shortages and opportunities to inform the proposed development by Marina Quarter Ltd.

The SIA report will identify the existing provision of social and community infrastructure facilities within the following categories:

- Childcare Facilities;
- Community, Cultural, and Faith-based Facilities;
- Educational Facilities;
- Healthcare Facilities;
- Public Transport Facilities;
- Recreational Facilities and;
- Retail and Convenience Facilities

This report is based on a site visit and desktop study using online resources including Central Statistics Office (CSO) Small Area Population Statistics 2016/2022, Google Maps, the Health Service Executive, myplan.ie, Open Street Map, The Department of Education, The Pharmaceutical Society of Ireland, TUSLA, and other relevant websites. This report has further been informed by utilising planning policy materials and the Cork City Development Plan 2022-2028.

2. Methodology

The purpose of a SIA is to assess the available social and community infrastructure/facilities within a defined area of interest around the subject site in Ballintemple, hereafter referred to as the catchment area. The catchment area is used to compile a demographic profile of the area surrounding the proposed development and to count the number of social and community infrastructure facilities/services available to the subject site.

The data utilised within the SIA are categorised into geographically referenced demographic data and spatial data. The demographic data are sourced from the CSO and are based on the latest Census 2022 small area population statistics. Whilst the spatial data are representations of the social and community infrastructure as sourced from authoritative and open-source data providers.

The catchment area for this SIA is set as the maximum area covered within a 15 min walk from the site access point (Figure 1). A 15 min walk area was chosen as it aligns to the national and local authority policy objectives of creating urban environments that provide ample services within a 15 min of a dwelling. This catchment area used a maximum walk area as the subject site is located within a post-industrial landscape adjacent to the centre of Cork City which is zoned for residential development. Therefore, a 15 min walk area reflects the access that the subject site will have to various social infrastructure and services with the development of the South Docklands.

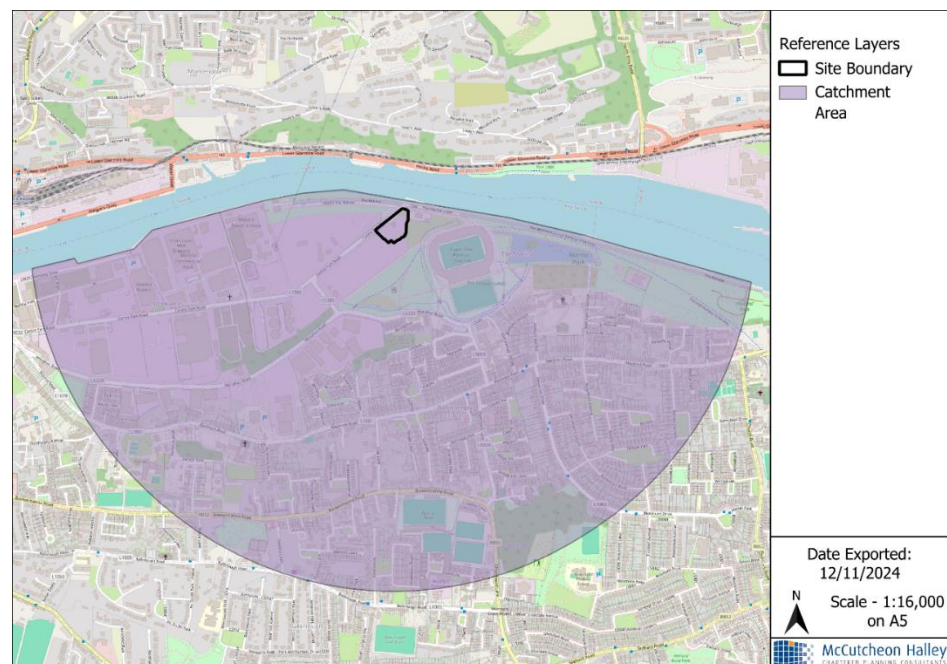


Figure 1: Catchment Area for the SIA

3. Site Context and Proposed development

3.1 Site Context

The proposed site, known as the Former Ford Distribution Site, is situated approximately 2km from Cork City Centre. It is situated on the south bank of the River Lee in the South Docks of Cork City. The proposed development falls within the Polder Quarter character area of the City Docks as defined in the Cork City Development Plan (CCDP) 2022-2028. The site is not bordered by any substantial existing residential developments. To the west, the site is bordered by the Centre Park Road which links to the city centre and Marina Promenade. To the north, is the River Lee which provides a serene backdrop to this post-industrial setting. To the east, the site is bordered by Pairc Ui Chaoimh GAA Stadium and the adjoining amenities of Marina Park. The total gross area of the site is 0.84ha, and it has extensive road frontage on to Centre Park Road (Figure 2). Permission for the development of these lands was previously granted under Ref. 08/32919 on July 15th, 2009. This permission was extended and now expires on October 12th, 2024.

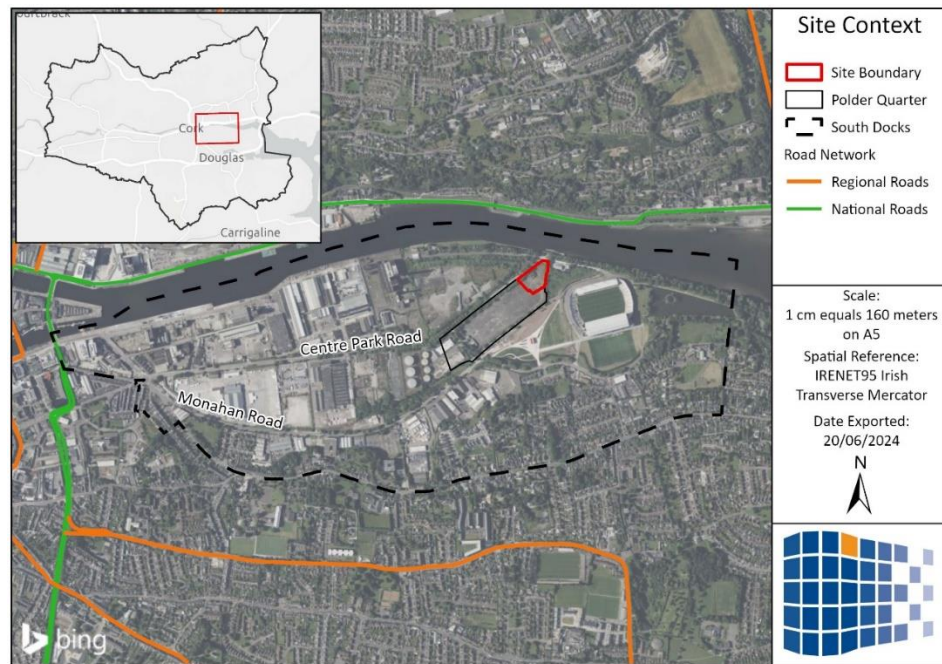


Figure 2: Location of site relative to the existing urban footprint

3.2 The Proposed Development

The proposed development will serve as a catalyst for the development of the Polder Quarter character area and will complement the strategic housing development currently underway to the southwest of the site.

Permission will be sought for the following development:

- The construction of 176 no. 1, 2 and 3 bed apartment units in 2 no. blocks,
- 1 no. creche,
- 1 no. gym, a retail/café space and all associated ancillary development works.;

The proposed development will promote compact growth through linking with the existing public, private, and non-motorised transport infrastructure in the area. The design of the proposed scheme has been informed by the relevant national, county, and local planning policy documents:

- Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, 2024
- Urban Design Manual – A Best Practice Guide and the Design Manual for Urban Roads and Streets at a national level 2009,
- Cork City Development Plan 2022-2028

The proposed development has been designed to provide high-quality apartments that will set the standard for sustainable urban development in the South Docks. The area surrounding the Polder Quarter falls within a designated rent pressure zone which infers a sustained demand for housing. Therefore, the proposed development will meet this demand for housing by providing a mix of apartment typologies. The proposed site layout focuses on the creation of a new distinct residential neighbourhood that will enhance and integrate with the wider Cork Metropolitan Area Strategic Planning area. To ensure the visual integration of the site, the proposed development will seek to introduce new areas and the enhancement of existing areas of biodiversity, such as grass lawns, garden bedding, a calisthenic gym, a play area, a belvedere, and several trees strategically located throughout the site.

4. Planning Context

The following outlines the relevant planning policy context for the proposed development. For a comprehensive analysis of the development please refer to the submitted Planning Report prepared by McCutcheon Halley Planning to accompany this application.

4.1 Project Ireland 2040 – The National Planning Framework

The Department of Housing Planning and Local Government, on behalf of the Government has prepared and published the NPF 2018 under Project Ireland 2040, the overarching policy and planning framework for the social, economic and cultural development of our country.

National Policy Objective 33 states the NPF;

‘Priorities the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location’

National Policy Objective 35 seeks to increase densities in settlements, through a range of measures including reduction in vacancy, reuse of existing buildings and infill development sites.

4.2 Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024)

The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), hereafter referred to as the Compact Guidelines, focus on sustainable residential development and the creation of compact settlements across Ireland. The Compact Guidelines replace the previous Sustainable Residential Developments in Urban Areas-Guidelines for Planning Authorities issued in 2009. The 2024 Compact Guidelines build upon and update the 2009 guidance to align with current policy directives of the Irish government. The Compact Guidelines reflect and address the economic, social, and environmental challenges which affect urban development within differing contexts.

The Compact Guidelines mention the role of community infrastructure or services in delivering sustainable residential developments throughout the document. Chapter 4 notes that local plans (local area plans or planning schemes) need to include proposals which ensure that the provision of community infrastructure and services keeps up with residential development. This guidance is also reiterated within the context of master planning where the emphasis is on the detailed layout planning which guides the optimal placement community infrastructure. Finally, the inclusion of land uses which allow for the provision of community infrastructure is a prime example of the type of mixture and distribution needed to transform cities and town centres into sustainable urban environments.

4.3 Development Plan Guidelines

The Development Plan Guidelines for Planning Authorities 2022 play a key role in the provision of social infrastructure, which are facilities that enable people to live in a healthy, safe, and inclusive way. The guidelines help to ensure that development plans:

- Align with the national and regional policies and targets for housing, climate action, town centre regeneration, compact growth, etc.
- Assess the current and future needs and demands for social infrastructure in their areas, considering the population profile, socio-economic factors, existing provision, and gaps, etc.
- Identify and prioritise the lands and locations that are suitable and sustainable for new housing and social infrastructure development, with a focus on brownfield sites, infill opportunities, and well-served areas.
- Facilitate the delivery and activation of social infrastructure in tandem with new housing, by coordinating with relevant stakeholders, securing funding sources, streamlining planning processes, etc.
- Monitor and review the implementation and outcomes of their development plans and adapt to changing circumstances and emerging issues.

Section 7.3 of the Development Plan Guidelines provides direction for local authorities and communities in planning and delivering social infrastructure in their areas. Section 7.3 outlines the key steps and considerations for assessing the current and future needs and demands for social infrastructure, identifying and prioritising the lands and locations that are suitable and sustainable for new housing and social infrastructure development, facilitating the delivery and activation of social infrastructure in tandem with new housing, and monitoring and reviewing the implementation and outcomes of their development plans.

Section 7.3 goes on to emphasise the role that social infrastructure plays in creating high-quality and diverse communities that have access to a range of services and amenities. Social infrastructure provision should be grounded in the principles of social inclusion, social justice, social cohesion, and social sustainability in the planning and development.

4.4 Cork City Development Plan 2022-2028

The Cork City Council Development Plan 2022-2028 sets out a vision and an overall strategy for the planning and sustainable development for Cork City. Also included in the development plan are guiding policies and objectives for the development of the Cork City Council in terms of physical growth and renewal, economic, social, and cultural activity, and environmental protection and enhancement.

Social infrastructure is not addressed directly within the Cork City Development Plan 2022-2028 but mentioned throughout Chapters 2, 3, and 11. In Chapter 2 the need for social infrastructure to support compact growth

is highlighted by noting that the provision of social infrastructure is essential to people centred urban development. Chapter 3 discusses Strategic Objective 2 of the Cork City Development Plan, which is stated as delivering homes and sustainable neighbourhoods. This strategic objective calls for new residential developments to align with existing social and transport infrastructure. The purpose of this alignment is to ensure that new neighbourhoods are inclusive, diverse, and integrated which is in step with the concept of the 15-minute city.

In Chapter 11 the role of social infrastructure within the broader placemaking process is described. According to this chapter, the overarching aim of placemaking is to provide high quality places within the city through the provision of among other facilities and services, social infrastructure facilities. The details as to how social infrastructure such childcare facilities, schools, places of worship, etc. are provided between sub-sections 11.159 and 11.174. A common thread through these subsections is the drive locating new residential developments with new and existing social infrastructure.

5. Demographic Analysis

The demographic analysis uses data from the Census 2022 results. The area of analysis was compiled using a spatial query which returned the small area boundaries from 2022 and 2016 which fell within the catchment area (Figure 1). The demographic analysis provides details to the key population, family and household characteristics for the 29 small area boundaries selected.

5.1 Key Population Characteristics

In 2022 the population for the catchment area stood at 7,084 which represented less 5% of the total population of Cork City Council. Between 2016 and 2022 there was 8.9% increase on the 2016 population of 6,505 (Table 1). The 8.9% population increase of the catchment area was higher than the growth rates recorded for Cork City Council (7%) and Ireland (8.1%) (Table 1).

Figure 3 represents the population composition by age cohorts of 10 years for the catchment area population. Figure 3 shows that most of the population is aged over 39 years of age. The largest age cohort in the catchment area being the 40-44-year-olds, which account for 7.3% of the population (Table 1). The smallest age cohort was the population aged 80-84-year-olds which constituted 2.7% of the population (Table 1). The age profile of the catchment area population shows that the area has a healthy demographic outlook with an age dependency rate of 1 dependent for every 2 independents. However, as more than half of the catchment area population is aged over 39-years it is likely that services for older people and families without children could be strained in the long term Figure 3.

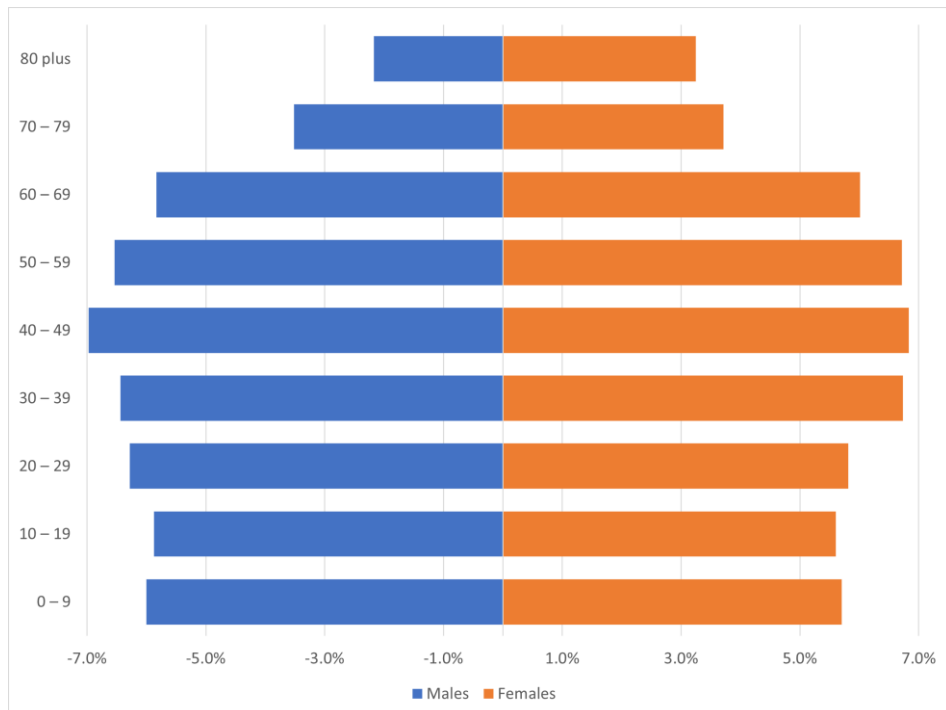


Figure 3: 2022 Population by Age and Sex: Catchment Area (Source: CSO, 2023)

The population change figures per cohort indicate a growing population with the total population increasing at higher rates than Cork City and Ireland (Table 1). However, the two largest increases recorded by age cohorts were for the 60-64-year-olds (47.7%) and the 65-69-year-olds (24.9%). In contrast, the two largest decreases recorded were for the 50-54-year-olds (-11.3%) and the 15-19-year-olds (-6.3%) (Table 1). The decreases could be more significant than the increases, as the 2016 base figures are larger for the younger populations than the older populations. These population change figures shows that the elderly population increased at a higher rate than children (0-19-years) and the working population (15-years-and over) within the catchment area. Therefore, if this trend persists the services aimed at older people will come under increasing pressure in the future. Conversely, the services aimed at younger people will remain constant.

Table 1: Population aged 0 – 85 plus by 5-year age cohorts (Source: CSO, 2023)

Persons	Catchment				Cork City	Ireland
	2016	2022	Change	2022	2022	2022
Age 0 - 4	375	399	6.4%	5.6%	5.1%	5.7%
Age 5 - 9	360	430	19.4%	6.1%	5.6%	6.7%
Age 10 - 14	357	414	16.0%	5.8%	5.8%	7.3%
Age 15 - 19	426	399	-6.3%	5.6%	6.0%	6.6%
Age 20 - 24	415	392	-5.5%	5.5%	7.9%	6.0%
Age 25 - 29	418	465	11.2%	6.6%	7.7%	5.7%
Age 30 - 34	445	445	0.0%	6.3%	7.7%	6.5%
Age 35 - 39	444	488	9.9%	6.9%	7.9%	7.4%
Age 40 - 44	421	520	23.5%	7.3%	7.6%	8.0%
Age 45 - 49	409	458	12.0%	6.5%	6.6%	7.3%
Age 50 - 54	506	449	-11.3%	6.3%	6.0%	6.6%
Age 55 - 59	495	490	-1.0%	6.9%	5.9%	6.0%
Age 60 - 64	344	508	47.7%	7.2%	5.3%	5.3%
Age 65 - 69	265	331	24.9%	4.7%	4.3%	4.6%
Age 70 - 74	261	259	-0.8%	3.7%	3.8%	3.9%
Age 75 - 79	209	253	21.1%	3.6%	3.0%	3.0%
Age 80 - 84	194	190	-2.1%	2.7%	2.1%	1.9%
Age 85 and over	161	194	20.5%	2.7%	1.7%	1.6%
Total	6,505	7,084	8.9%	100%	100%	100%

5.2 Key Family Characteristics

The family life cycle stages for the catchment area aligns with the observations made from the age profile. In 2022 almost a quarter (26.5%) of family units were in the 'Adult' life cycle stage (Table 2). Families in the 'Pre-school' life cycle stage were the smallest group at only 9.2% (Table 2). The two largest increases between 2016 and 2022 were recorded for family units within the 'Retired' (22.3%) and 'Early school' (18.7%) life cycle stages (Table 2). The largest decrease between 2016 and 2022 was recorded for family units in the 'Adolescent' (-12.4%) life cycle stage (Table 2). The profile of family units in the catchment area indicates that young families with young children and retired couples are on the increase whilst families with older children are on

the decrease. This would increase the future demand for services that are frequented by children and the elderly such healthcare and community facilities.

Table 2: Families by family cycle (Source: CSO, 2023)

Life Cycle Stage	Study Area				Cork City	Ireland
Families	2016	2022	Change	2022	2022	2022
Younger couple	177	201	13.6%	11.1%	12.9%	9.3%
Pre-school	150	166	10.7%	9.2%	8.1%	9.4%
Early school	150	178	18.7%	9.8%	9.2%	12.0%
Pre-adolescent	147	171	16.3%	9.4%	10.3%	8.1%
Adolescent	188	172	-8.5%	9.5%	10.7%	9.9%
Adult	473	480	1.5%	26.5%	28.3%	11.9%
Older couple	167	176	5.4%	9.7%	8.4%	12.3%
Retired	220	269	22.3%	14.8%	12.1%	27.0%
All family units	1,672	1,813	0.0%	100%	100%	100.0%

5.3 Key Household Characteristics

The household profile for the catchment area tends to be households with a size of 2-persons (30.7%) to 1-person (24.3%) households (Table 3). However, the average household size in 2022 for the catchment area was 2.647 persons, which is the same as the average household size of 2.647 recorded in 2016. The two largest increases for a household by size were for 8 or more persons households (40%) and 4 persons households (15.6%) (Table 3). Whilst 7 person households (-60%) and 6 persons households (-4.3%) recorded the decreases between 2016 and 2022 (Table 3). The household profile of the catchment area is representative of an area where households tend to consist of 2-persons, which would increase the demand for services aimed at addressing loneliness and social isolation. However, a household size of 2 persons can decrease the demand for services directed at children across all ages.

Table 3: Private households by size (Source: CSO, 2023)

Household Size	Study Area				Cork City	Ireland
Households	2016	2022	Change	2022	2022	2022
1 person households	618	648	4.9%	24.3%	618	23.1%
2 person households	757	818	8.1%	30.7%	757	29.0%
3 person households	386	426	10.4%	16.0%	386	17.9%
4 person households	403	466	15.6%	17.5%	403	16.9%
5 person households	222	228	2.7%	8.6%	222	8.9%

Household Size	Study Area				Cork City	Ireland
6 person households	69	66	-4.3%	2.5%	69	3.0%
7 person households	10	4	-60.0%	0.2%	10	0.8%
8 or more persons households	5	7	40.0%	0.3%	5	0.4%
Total households	2,470	2,663	7.8%	100%	2,470	100.0%

5.4 Demographic Trends

There is a consistent theme within the age profile, family profile, and household profile, which is that the catchment area is growing in population size. However, older population cohorts are growing faster than younger and working-age populations. Also, families with young children and retired couples are increasing. Therefore, the demand on facilities catering to both the needs of young and old people are likely to be in more in demand.

6. Social Infrastructure Facilities

This SIA found a total of 129 facilities located within the catchment area of the proposed development (Figure 4). More than a third (36.4%) of the SIA facilities identified were retail and convenience facilities, which was the highest count of any SIA category. The two categories with the lowest counts were healthcare and education with 3 facilities each within the catchment area. This large number of facilities across 7 categories indicates that this area is well served with social infrastructure facilities and services.

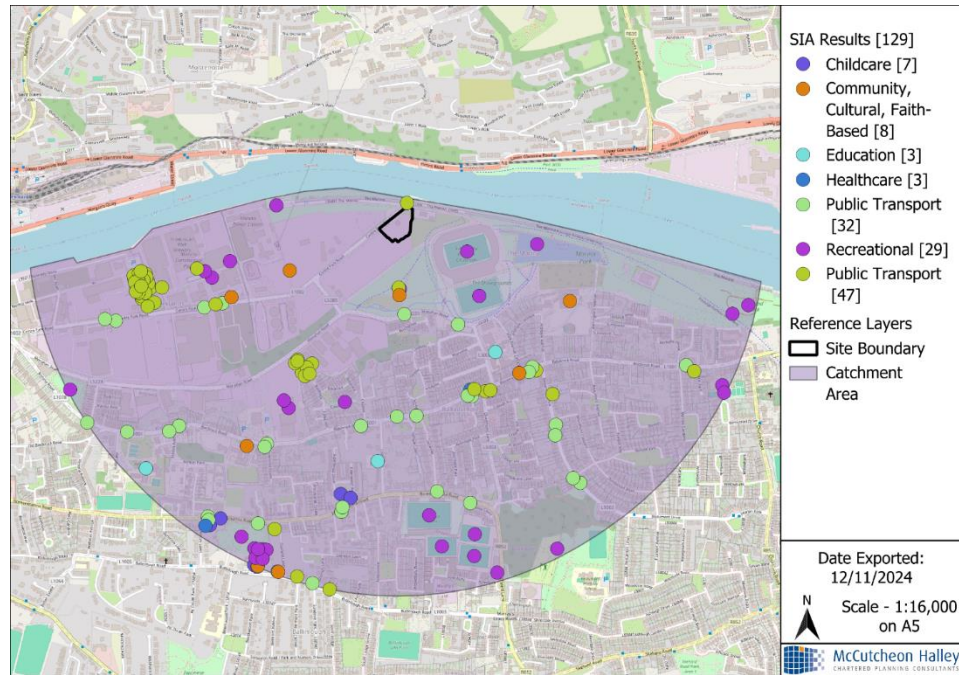


Figure 4: Social Infrastructure Facilities (Sources: Department of Education, 2023; Health Service Executive, 2023; Google Maps, 2023; Cork County Council, 2023; Nursing Homes Ireland, 2023; Open Street Map, 2023; Sport Ireland, 2023; Transport for Ireland, 2023)

The average distance between a social infrastructure facility and the site boundary is 847m, with closest facility 14m and the furthest facility located 1.24km. The following sub-sections will outline the number and composition of sub-categories of SIA facilities per category. There are nine sub-sections in total listing childcare; community, cultural, and faith-based; educational; healthcare; public transport; recreational; and retail facilities.

6.1 Childcare Facilities

Childcare facilities are essential for supporting families, promoting early childhood development, and enabling parents to participate in the workforce. Well-located, high-quality childcare enhances community well-being, reduces inequalities, and supports sustainable urban growth by providing essential services for growing populations. There are 7 childcare facilities located within the catchment area (Figure 5). The childcare facilities are composed of 3 TUSLA registered early years' service providers and 4

TUSLA registered school-aged service providers. The accessibility to and the capacity figures of these facilities are discussed in the following sections.

The average distance to a childcare facility from the site boundary is 1.12km with closest facility being Stepping Stones Pre-School located 908m from the site boundary. Based on Figure 5, it can be deduced that the spatial distribution of childcare services consists of a three cluster to the south of the catchment area. The capacity of the childcare providers was assessed by the Cork City Childcare Committee. From this assessment it was found that there are limited childcare spaces available in the catchment area.

The proposed development will generate a minimum demand of 8 spaces for early years childcare. Therefore, as part of the proposed development, a 35-space childcare facility is included. Thereby, the proposed development will add approximately 27 spaces to the early year's childcare services in the catchment area instead of encroaching on the existing capacity. Furthermore, the granted strategic housing development to the south of the proposed development includes two childcare facilities providing for 120 spaces. Therefore, the childcare capacity of the catchment will increase by 155 childcare spaces upon completion of the strategic housing development and the proposed development. Table 4 lists all the childcare facilities along with their name and distance to the site boundary.

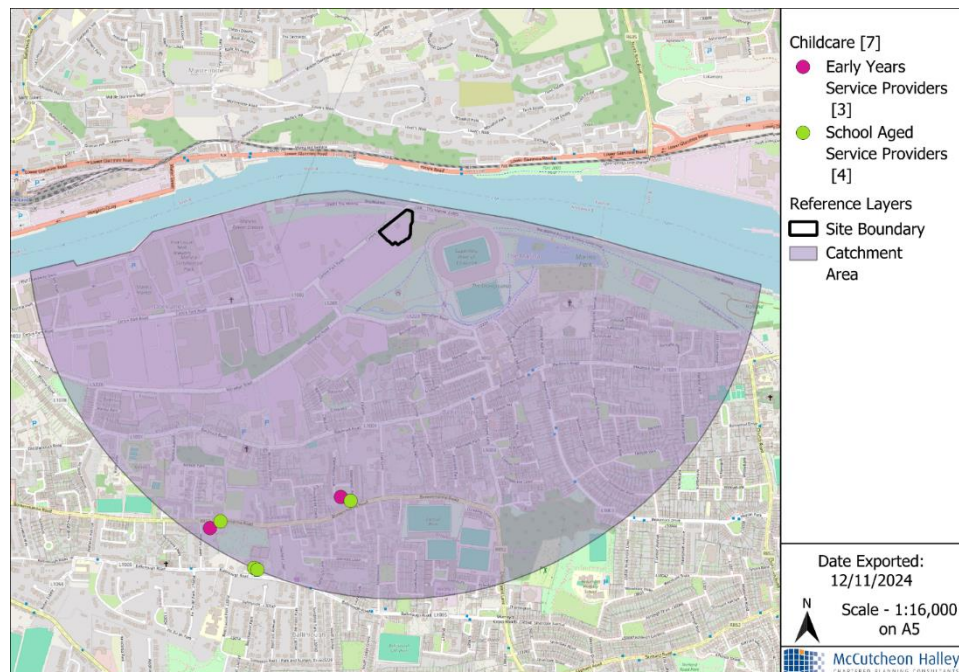


Figure 5: Childcare Facilities (Source: TUSLA, 2024)

Table 4: Childcare Facilities within Catchment Area (Source: TUSLA, 2024)

Name	Category	Sub-Category	Meters to Site
St Columbas afterschool	Childcare	School Aged - Combined	1,242
The Shalom Montessori Pre-School	Childcare	Early Years - Part Time, Sessional	1,241
Stepping Stones Preschool	Childcare	School Aged - Combined	916
The Shalom afterschool	Childcare	School Aged - Combined	1,241
Peapods Childcare	Childcare	School Aged - Combined	1,150
Classes Childcare	Childcare	Early Years - Full Day, Part Time, Sessional	1,189
Stepping Stones Pre-School	Childcare	Early Years - Sessional	908

6.2 Community, Cultural, and Faith-based Facilities

Community, cultural, faith-based facilities are crucial for fostering social inclusion, promoting well-being, and supporting sustainable development. These facilities, such as community centres, places of worship, and post offices enhance quality of life, reduce inequality, and create vibrant, resilient communities that meet the diverse needs of all residents. There are 8 community, cultural, and faith-based facilities located within the catchment area (Figure 6). The community, cultural, and faith-based facilities are composed of 3 places of worship, 2 post offices, 1 community centre, 1 community facility, and 1 performing arts centre. The accessibility figures of these facilities are discussed in the following sections.

The average distance to a community facility from the site boundary is 713m with closest facility being Central Hall located 188m from the site boundary. Based on Figure 6, it can be deduced that the spatial distribution of community facilities is evenly distributed across the catchment area. There is no capacity standard to assess the capacity of the community, cultural, and faith-based facilities against. Thus, this report cannot comment on objective capacity figures. However, the large number of community centres and facilities within a 15 min walk, point to an area well served by community, cultural, and faith-based infrastructure. Table 5 of this report lists all the community facilities along with their name and distance to the site boundary.

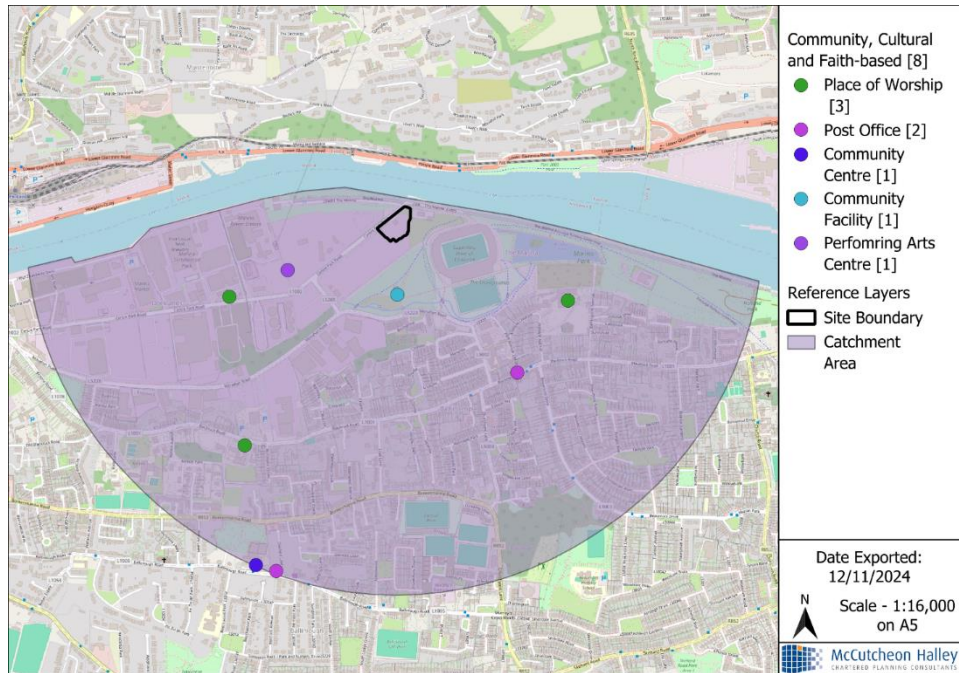


Figure 6: Community Facilities (Source: Google Maps, 2024; OSM, 2024)

Table 5: Community, Cultural, and Faith-based Facilities in Catchment Area (Source: Google Maps, 2024; Open Street Map, 2024)

Name	Category	Sub-Category	Meters to Site
Central Hall	Community, Cultural, and Faith-based	Community Facility	188
Ballinlough Community Centre	Community, Cultural, and Faith-based	Community Centre	1,239
Ballintemple Post Office	Community, Cultural, and Faith-based	Post Office	625
Ballinlough Post Office	Community, Cultural, and Faith-based	Post Office	1,233
Live at the Marquee	Community, Cultural, and Faith-based	Performing Arts Centre	348
Christ Embassy Cork	Community, Cultural, and Faith-based	Place of Worship	574
SMA Church	Community, Cultural, and Faith-based	Place of Worship	886

Name	Category	Sub-Category	Meters to Site
Ardfoyle Convent	Community, Cultural, and Faith-based	Place of Worship	614

6.3 Education Facilities

Education facilities are crucial for equitable learning opportunities. It supports community development, reduces disparities, and fosters economic growth. Accessible education facilities empower individuals with knowledge and skills, promoting lifelong learning and social mobility, and contributing to a more informed and productive society. There are 3 educational facilities in the catchment area (Figure 7). The education facilities are composed of 1 primary school, 1 post-primary school, and 1 special school. The details of these educational facilities are contained in Table 6Table 5 of this report. Whilst the accessibility and capacity figures for the primary schools are discussed in the following sections.

The average distance to these schools from the site boundary is 823m with closest facility being School of The Divine Child (Scoil An Linbh Íosa) located 514m from the site boundary. Based on Figure 7, it can be deduced that the spatial distribution of educational services is evenly distributed within the catchment area. The capacity of the primary schools is estimated in the school assessment and estimates that there are 714 available spaces. The proposed development is projected to have a primary school population of 25 pupils. Therefore, it would not exceed the current capacity of primary schools in the catchment area. The capacity of post-primary schools is also estimated in the school assessment as 1,115 additional available spaces based on their historic enrolment figures. The development is estimated to add a minimum of 19 post-primary school enrolments. Therefore, there is sufficient post-primary school capacity in the catchment area. The appendix to this report lists all the education facilities along with their name and distance to the site boundary.

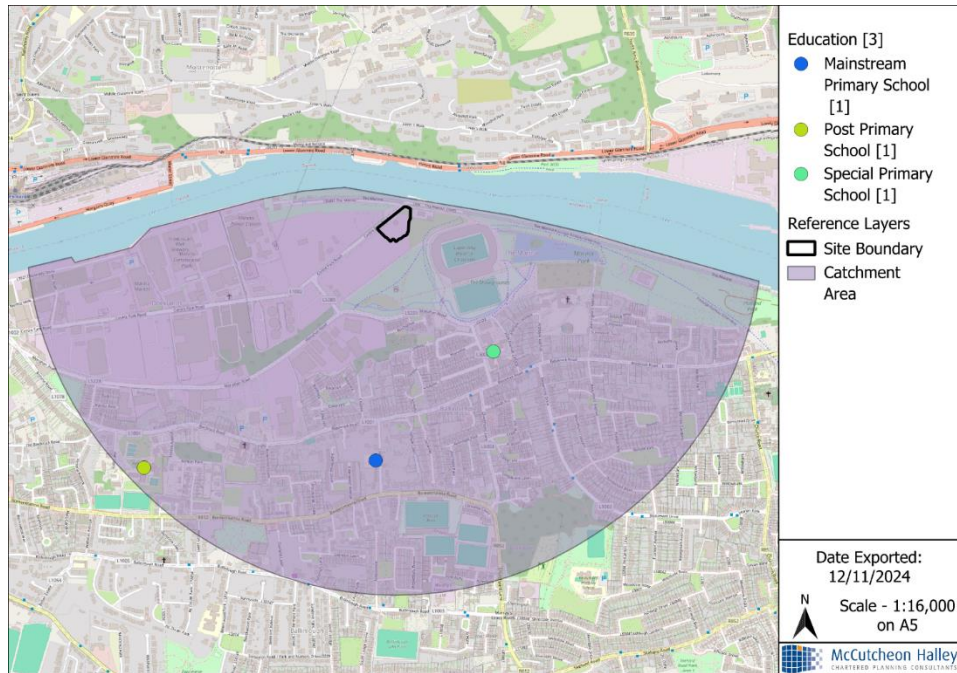


Figure 7: Education Facilities (Source: Dep. of Education, 2023; Google Maps, 2023; Open Street Maps, 2023)

Table 6: Education Facilities within the Catchment Area (Source: DoE, 2024)

Name	Category	Sub-Category	Meters to Site
School of the Divine Child (Scoil an Linbh Íosa)	Education	Special Primary School	514
BALLINTEMPLE N S	Education	Mainstream Primary School	776
Ashton School	Education	Post Primary School	1,179

6.4 Healthcare Facilities

Healthcare facilities are vital for promoting public health, reducing inequalities, and improving quality of life. Well-distributed healthcare services ensure timely medical care, support community well-being, and accommodate growing populations, particularly in underserved areas, contributing to healthier, more resilient communities. There are 3 healthcare facilities located within the catchment area which account for 2.3% of the SIA facilities within the catchment area (Figure 8). The healthcare facilities are composed of 2 pharmacies, and 1 general practitioner. The accessibility and capacity figures for the healthcare facilities are discussed in the following sections.

The average distance to a healthcare facility from the site boundary is 1km with the closest facility being Ballintemple Allcare Pharmacy located 581m from the site boundary. The HSE does not have guidelines as to the service standards for healthcare facilities. Therefore, this report uses the guidance

provided by the Royal College of General Practitioners, which states that an adequate supply of general practitioners (GP) is 1 GP per 1,800 persons (Homes England, 2023). The 1 GP surgeries within the catchment area has a total of 2 GPs. Therefore, the GPs in the catchment area can effectively serve a population of 3,600 people. Given that the catchment area population is 7,084 this number of GPs is insufficient to serve the population in the catchment area. It is also worth noting that the site is less than a 15-minute cycle to two hospitals, they are the Mercy University Hospital and the South Infirmary Hospital. Table 7 of this report lists all the healthcare facilities along with their name and distance to the site boundary.

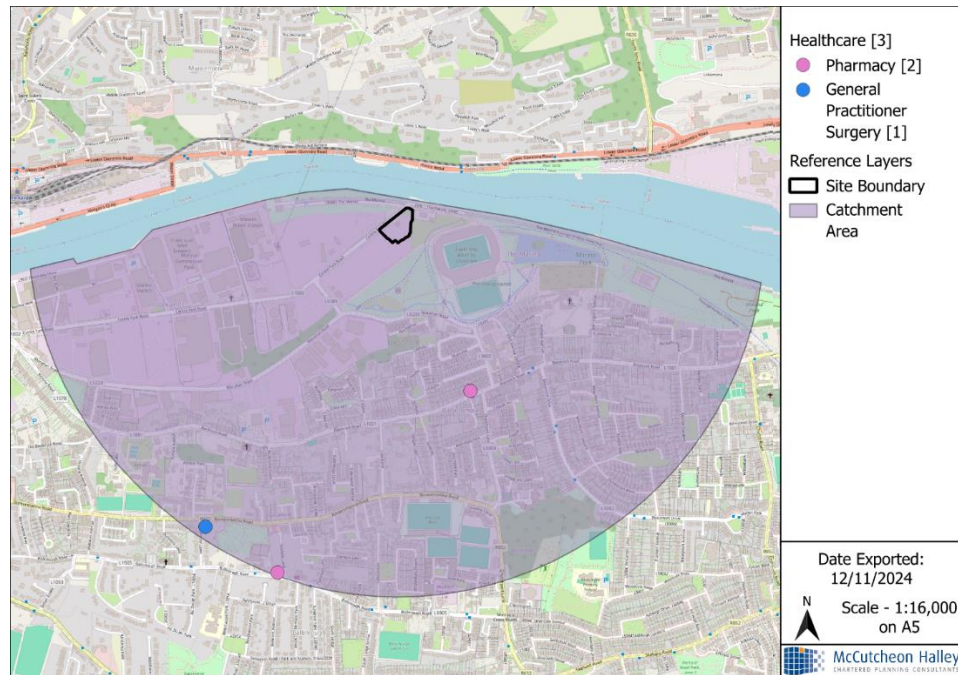


Figure 8: Healthcare Facilities (Source: Google Maps, 2023; Health Service Executive, 2023)

Table 7: Healthcare Facilities within the Catchment Area (Source: HSE, 2024)

Name	Category	Sub-Category	Meters to site
Ballintemple Allcare Pharmacy	Healthcare	Pharmacy	581
O'Sullivan's Pharmacy	Healthcare	Pharmacy	1,232
Avonlea Medical Centre	Healthcare	General Practitioner Surgery	1,200

6.5 Public Transport

Public transport infrastructure is crucial for promoting sustainable mobility, reducing traffic congestion, and lowering carbon emissions. Efficient public transport enhances accessibility, supports economic growth, and improves social equity by providing affordable, reliable transportation options for all

community members, fostering more connected and resilient cities. There are 32 public transport facilities (Figure 9). Therefore, public transport facilities account for close to a quarter (24.8% of the SIA facilities within the catchment area (Figure 9). The public transport facilities are composed of 32 bus stops on four bus routes, connecting to various local and regional destinations and the train station of Cork Kent Station. The accessibility and capacity figures for the public transport facilities are discussed in the following sections.

The average distance to a public transport facility from the site boundary is 866m with the closest facility being a bus stop (Birch Grove) located 256m from the site boundary. Based on Figure 9, the spatial distribution of public transport services is evenly distributed with the catchment area. The bus stops closest to the proposed development is served by the 212 Bus Eireann route which provides access to the centre of Cork City and Mahon Shopping Centre. The capacity of public transport within the catchment is set to increase with the future addition of a light rail service. This service is proposed to run along the east west axis of Cork City, running between Ballincollig and Mahon via Centre Park Road (Figure 9). Thereby, the public transport service offering to the proposed development are set to improve in quality and increase in frequency. Table 8 of this report lists all the public transport facilities along with their name and distance to the site boundary.

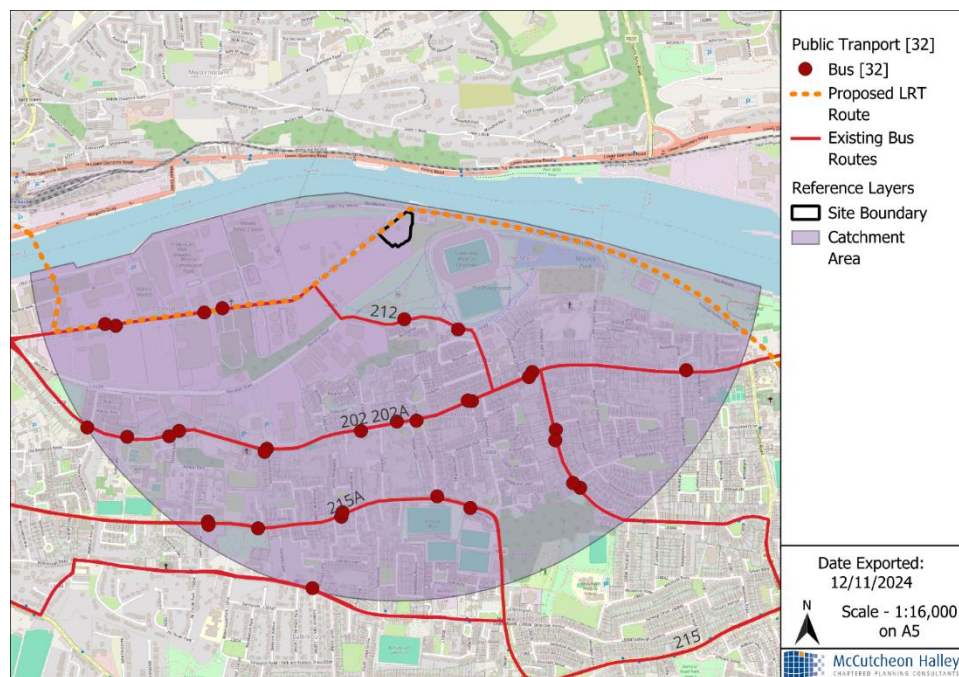


Figure 9: Public Transport Facilities (Sources: Transport for Ireland, 2023)

Table 8: Public Transport Facilities within the Catchment Area (Source: TFI, 2024)

Name	Category	Sub-Category	Meters to Site
Glanmire Rd 2	Public Transport	Bus	677
Ardfoyle Place	Public Transport	Bus	644

Name	Category	Sub-Category	Meters to Site
Menloe Gardens	Public Transport	Bus	1,081
Elderwood Avenue 1	Public Transport	Bus	953
Glanmire Rd 1	Public Transport	Bus	612
Pairc Ui Rinn 1 (Bus Stop)	Public Transport	Bus	891
Pairc Ui Rinn 2 (Bus Stop)	Public Transport	Bus	956
Centre Park Rd 1	Public Transport	Bus	1,018
Willow Lawn 1	Public Transport	Bus	1,168
Willow Lawn 2	Public Transport	Bus	1,177
Elderwood Avenue 2	Public Transport	Bus	970
Sundrive Park 1	Public Transport	Bus	1,237
Maryville	Public Transport	Bus	359
Birch Grove	Public Transport	Bus	256
Centre Park Rd 2	Public Transport	Bus	984
Ballintemple 1	Public Transport	Bus	596
Beaumont Crescent 2	Public Transport	Bus	1,064
Beaumont Drive 1	Public Transport	Bus	848
The Temple Inn	Public Transport	Bus	638
Richmond Estate 1	Public Transport	Bus	840
Ballintemple 2	Public Transport	Bus	604
Chiplee Villas	Public Transport	Bus	616
Janeville	Public Transport	Bus	617
Ashton School 1 (Bus Stop)	Public Transport	Bus	1,142
Ashton Park 1	Public Transport	Bus	990
Marina Park (Bus Stop)	Public Transport	Bus	1,236
Crab Lane	Public Transport	Bus	659
Belfield	Public Transport	Bus	1,101
Richmond Estate 2	Public Transport	Bus	853
Beaumont Crescent 1	Public Transport	Bus	1,035
Beaumont Drive 2	Public Transport	Bus	876
Ashton Park 2	Public Transport	Bus	1,029

6.6 Recreation Facilities

Access to recreational and outdoor facilities promotes physical health, mental well-being, and social interaction. These spaces, such as parks, sports fields, and playgrounds, encourage active lifestyles, foster community cohesion, and enhance environmental quality, making urban areas more liveable, sustainable, and resilient. There are 29 recreational facilities in total within the catchment area. Therefore, recreational facilities account for 22.5% of the SIA facilities within the catchment area (Figure 10). The recreational facilities are composed of 11 pitches, 7 parks, 5 gyms, 2 stadiums, 1 children's play area, 1 rowing facility, 1 rugby facility, and 1 tennis

facility. The accessibility and capacity figures for the recreational facilities are discussed in the following sections.

The average distance to a recreational facility from the site boundary is 910m with the closest facility being Marina Park located 167m from the site boundary. Based on Figure 10, the spatial distribution of recreational facilities is evenly distributed around the catchment area. The most prominent recreational facilities in the catchment area are Marina Park, Páirc Uí Chaoimh, and the Atlantic Pond. Two recreational facilities which are not accounted for in the listed facilities are the Marina Promenade and the Greenway. These two facilities are non-motorised transport routes running parallel to each other at times and serve as a linkage between the centre of Cork City and the Mahon peninsula. Table 9 of this report lists all the recreational facilities along with their name and distance to the site boundary.

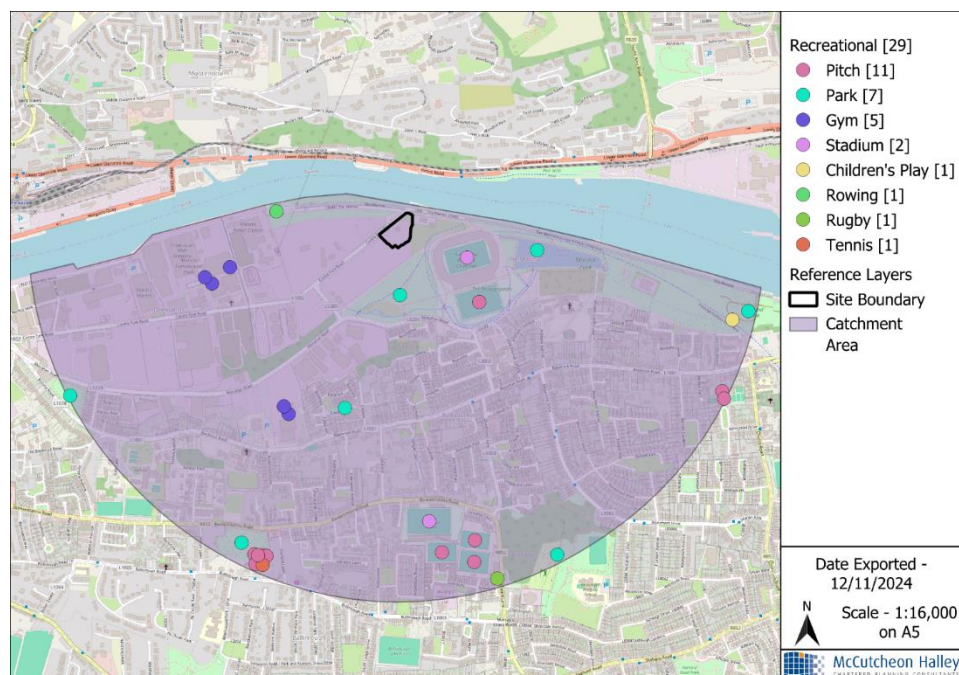


Figure 10: Recreational Facilities (Sources: Google Maps, 2024; Open Street Map, 2023; Sport Ireland, 2023)

Table 9: Recreational Facilities within the Catchment Area (Source: Google Maps, 2024; Open Street Maps, 2024)

Name	Category	Sub-Category	Meters to site
Tractus CrossFit	Recreational	Gym	614
Studio Fitness	Recreational	Gym	538
Cork Constitution RFC	Recreational	Rugby	1,218
Holland Park Playground	Recreational	Children's Play	1,173
Pitch 1 at SuperValu Páirc Uí Chaoimh	Recreational	Pitch	329

Name	Category	Sub-Category	Meters to site
Tennis Court 5 at Ballinlough Tennis Club	Recreational	Pitch	1,184
Echo Athletics	Recreational	Gym	691
Pitch 2 at Cork Constitution RFC	Recreational	Pitch	1,086
Tennis Court 1 at Ballinlough Tennis Club	Recreational	Pitch	1,216
Ballinlough Park	Recreational	Park	1,170
Ballinlough Tennis Club	Recreational	Tennis	1,209
Pitch 1 at Cork Constitution RFC	Recreational	Pitch	1,067
Tennis Court 3 at Ballinlough Tennis Club	Recreational	Pitch	1,177
Tennis Court 2 at Ballinlough Tennis Club	Recreational	Pitch	1,175
Tennis Court 4 at Ballinlough Tennis Club	Recreational	Pitch	1,187
SuperValu Páirc Uí Chaoimh	Recreational	Stadium	212
Park at Cleve Hill	Recreational	Park	590
Tennis Court 5 at St. Michael's Tennis Club	Recreational	Pitch	1,226
Pitch 1 at St. Michael's Bowls Club	Recreational	Pitch	1,243
Páirc Uí Rinn	Recreational	Stadium	971
Holland Park	Recreational	Park	1,220
Beaumont Park	Recreational	Park	1,220
Marina Park	Recreational	Park	167
Kennedy Park	Recreational	Park	1,229
Phenom Gym	Recreational	Gym	679
Temple Hill	Recreational	Pitch	1,141
Shandon Boat Club & Naomhóga Chorcaí	Recreational	Rowing	371
Elite Fitness	Recreational	Gym	633
Tractus CrossFit	Recreational	Gym	614

6.7 Retail and Convenience Facilities

Retail and convenience facilities are vital for supporting local economies, reducing travel times, and enhancing community well-being. Well-placed retail centres provide essential goods and services, encourage sustainable living by promoting walkability, and contribute to vibrant, accessible neighbourhoods that meet daily needs efficiently. Retail facilities are the largest category of SIA facilities within the catchment area with 47 facilities in total. Therefore, retail facilities account for more than half (36.4%) of the SIA facilities within the catchment area (Figure 11). The retail facilities are composed of 27 fast food outlets, 6 cafes, 3 Bars/Pubs, 2 convenience stores,

2 grocery stores, 1 restaurant, 1 hairdresser, 1 supermarket, 1 bookshop, and 1 bakery.

The average distance to a retail and convenience facility from the site boundary is 767m with closest facility being Cortado Coffee a café located 14m from the site boundary. Based on Figure 11, the spatial distribution of retail services is concentrated to the Marina Market and Black Market. Both these markets provide an assortment of food options along with seasonally themed attractions. The most conveniently located supermarket is the J.J. O'Driscoll Superstore on Ballinlough Road which is a 15 min walk from the site and located on the 215-bus route. Table 10 of this report lists all the retail facilities along with their name and distance to the site boundary.

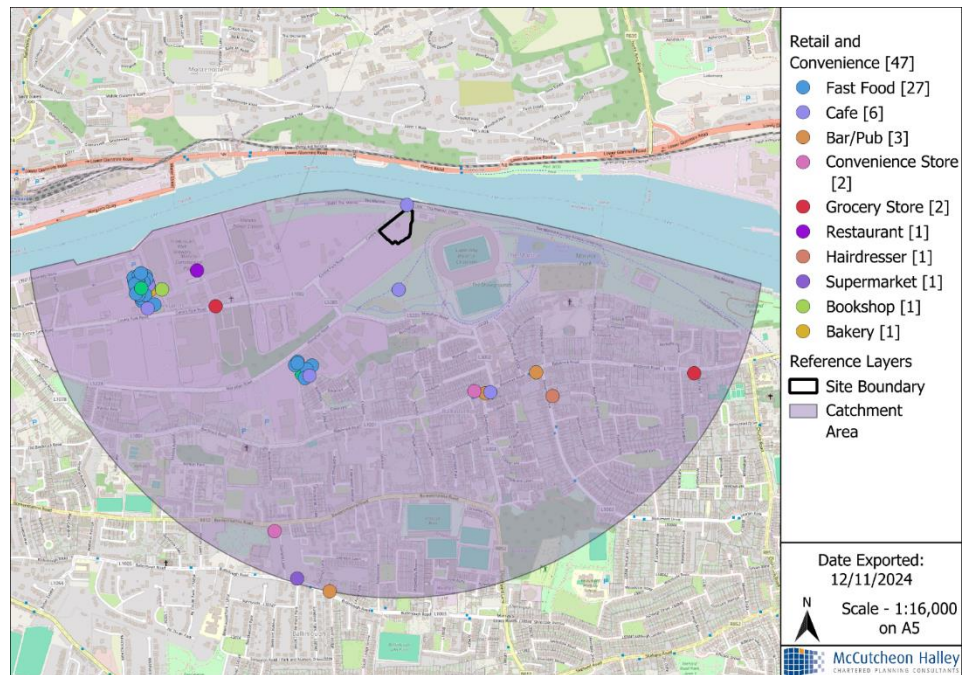


Figure 11: Retail Facilities (Sources: Google Maps, 2023; Open Street Maps, 2023)

Table 10: Retail and Convenience Facilities within the Catchment Area (Source: Google Maps, 2024 and Open Street Maps, 2024)

Name	Category	Sub-Category	Meters to Site
La Cantina Company	Retail and Convenience	Fast Food	875
Kura Sushi Cuisine	Retail and Convenience	Fast Food	881
Hana	Retail and Convenience	Fast Food	873
5 Points Kiosk	Retail and Convenience	Cafe	162
Maxol Service Station Boreenmanna	Retail and Convenience	Express Convenience	1,096

Name	Category	Sub-Category	Meters to Site
DIP	Retail and Convenience	Fast Food	515
Taste of Home	Retail and Convenience	Fast Food	537
Puccio's	Retail and Convenience	Fast Food	538
Tirab Smash Burger	Retail and Convenience	Fast Food	566
Blackrock Market	Retail and Convenience	Market Place	561
Burnt Pizza	Retail and Convenience	Fast Food	549
Pie Guys	Retail and Convenience	Fast Food	534
Cortado Coffee	Retail and Convenience	Cafe	14
Young Planet SuperFoods	Retail and Convenience	Fast Food	839
Prátaí	Retail and Convenience	Fast Food	839
Macarons	Retail and Convenience	Bakery	836
Get Baked	Retail and Convenience	Fast Food	837
Alchemy	Retail and Convenience	Cafe	836
MKT Burger	Retail and Convenience	Fast Food	882
Burritos & Blues at The Marina Market	Retail and Convenience	Fast Food	882
Eco	Retail and Convenience	Fast Food	880
No Sin	Retail and Convenience	Fast Food	843
The Venue Bar	Retail and Convenience	Pub	611
Longboats	Retail and Convenience	Pub	656
GUJI Coffee Bar at The Marina Market	Retail and Convenience	Cafe	861
Menloe Stores	Retail and Convenience	Grocery Store	1,115
Hansum	Retail and Convenience	Fast Food	886
Oak Fire Pizza at The Marina Market	Retail and Convenience	Fast Food	854

Name	Category	Sub-Category	Meters to Site
Marina Market	Retail and Convenience	Market Place	864
Rebel Reads	Retail and Convenience	Bookshop	794
Dinky Donuts	Retail and Convenience	Fast Food	878
The Gourmet Sausage Hut	Retail and Convenience	Fast Food	882
The Orchard Bar	Retail and Convenience	Pub	1,246
J.J. O'Driscoll Superstore	Retail and Convenience	Supermarket	1,229
Ruth's Diner	Retail and Convenience	Restaurant	658
Simone Best Hair Styling	Retail and Convenience	Hairdresser	757
Ballintemple Food Store	Retail and Convenience	Convenience	585
Basil	Retail and Convenience	Cafe	617
Farmshop	Retail and Convenience	Grocery Store	635
Soma 2 at The Backrock Market	Retail and Convenience	Cafe	550
Tung sing	Retail and Convenience	Fast Food	835
Sultan 2	Retail and Convenience	Fast Food	869
White Rabbit BBQ	Retail and Convenience	Fast Food	851
Griolladh Marina Market	Retail and Convenience	Fast Food	862
Sweet Spot	Retail and Convenience	Fast Food	869
Poulet Vous	Retail and Convenience	Fast Food	872
Messy Buns	Retail and Convenience	Fast Food	856

7. Conclusion

The SIA shows that there is a good variety of retail, cultural, public transport, recreational and healthcare facilities within the catchment area and in general, are deemed sufficient to accommodate an increase in population.

The proposed development will add a childcare facility, two retail units, outdoor calisthenics gym, a children's play area, and public open space. Thereby, the proposed development will add to the existing social infrastructure as well as provide the population needed to sustain existing social infrastructure and services of the catchment area.

8. References

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