



KILMONEY, CARRIGALINE

SOCIAL INFRASTRUCTURE AUDIT

JUNE 2022 // MCCUTCHEON HALLEY PLANNING CONSULTANTS

Executive Summary

01 Introduction

02 Methodology

03 Surrounding Area

04 Site Context

05 Study Area

06 Public Transport

07 Demographics

08 Social Infrastructure

8.1 Education

8.2 Childcare Facilities

8.3 Healthcare Services

8.4 Sport & Recreation

8.5 Social, Community, & Faith

8.6 Arts & Culture

8.7 Convenience Retail

8.8 Other Services/Facilities

09 Conclusion

10 Implementation

Table of Contents

Executive Summary

The purpose of this Social Infrastructure Audit is to evaluate the existing facilities in the surrounding area of the subject site and to identify both shortages and opportunities to inform the concept of uses for the proposed development by Reside Investments Ltd.

The report is based on a desktop study using common online resources such as Google Maps and any relevant websites from the Department of Education and Central Statistics Office. This report also utilises planning policy material including the Cork County Development Plan 2014, Cork County Draft Development Plan 2022, and the Ballincollig Carrigaline Local Area Plan 2017. Information has been verified and complemented by site visits.

The proposed development provides an opportunity for an expansion and intensification of Carrigaline's town centre. The scheme aims to provide 224 no. homes and employment opportunities for residents in the town. The site is presented in this report through a wider context, as its town centre location is accessible to numerous social facilities and services. This report therefore includes the assessment of present and proposed facilities in the area.

The survey of social infrastructure facilities identified demands created by the development and potential developments on adjacent sites for the following:

- Residential Amenity Areas
- Crèches, Childcare Facilities
- Educational Facilities/Schools
- Community Facilities, playground
- Medical Uses
- Small scale retail
- Café/restaurant/Public Houses
- Cultural Uses, Entertainment

For further details on the proposed development. Please refer to Section 2: Introduction.

When the facilities and services provided by the site itself is omitted, the biggest asset for the site's location is the immediate access to high quality amenity facilities such as the Carrigaline Community Centre/Complex, the Carrigaline Walk Trail/Crosshaven Walk along the Owenabue River, and the Carrigaline Playground/Skatepark. These are addressed in the concept of open spaces on the site itself and provide access, connection, and passive surveillance where possible.



Introduction

This Social Infrastructure Audit Report has been prepared by McCutcheon Halley Chartered Planning Consultants on behalf of the applicant, Reside Investments Ltd. who wish to submit a Strategic Housing Development (SHD) Planning Application.

The proposed development consists of the construction of 224 no. residential units consisting of 202 apartments in 2 no. blocks, and 22 no. townhouses/duplex units, a neighbourhood crèche, the provision of landscaping and amenity areas that include 1 no. local play area, 2 no. kick about areas, an activity trail/greenway along the River Owenabue, a gathering area/amphitheatre, a civic space/promenade, 2 no. courtyard areas, 3 no. retail units, all associated ancillary development works that includes vehicular access and cycle/pedestrian activity trail connection to the R611/Main Street.

The subject site is located within the town centre of Carrigaline as identified under the Ballincollig Carrigaline Local Area Plan (LAP), adopted by Cork County Council in 2017. Key principles and strategies have been incorporated into the current Cork County Development Plan 2014 – 2021, as well as the upcoming enactment of the Cork County Draft Development Plan 2022.

The purpose of this Social Infrastructure Audit (SIA) is to identify the existing provision of social and community facilities within the following categories:

- Health
- Sport and Recreation
- Social/Community/Faith Groups
- Arts and Culture
- Convenience Retail
- Other Services/Facilities

The SIA provides high level demographic analysis of the existing and projected population profile within the area of the Carrigaline Municipal District and provides an outline assessment of the capacity of existing social and community facilities to meet the needs resulting from the development of the subject site.



Methodology

The SIA has been based on a desk top study and site/area analysis of demographics as well as social and community facilities with reference to the following resources:

- Census Boundaries and Statistics
- South Docks LAP 2008
- Cork City Development Plan 2015 – 2021
- GeoFindIt
- Department of Education Website
- MyPlan.ie
- Google Earth Pro
- Google Maps
- Bing Maps
- 2016 and 2011 CSO SAPMAP
- 2018 Pobal Maps
- Walk through of subject site and surrounding areas in Carrigaline

The methodology has been based on the following approach:

- Analysis of site context
- Defining of study area
- Assessment of Census Data
- Projections of Future Population, based on LAP targets and the site plan proposals
- Analysis of existing provision of social infrastructure
- High level assessment of deficits in social infrastructure for the projected population, with recommendations for what social infrastructure could be provided within the subject site.



Surrounding Area

The proposed development will result in the further intensification of Carrigaline's town centre while positively contributing to the diverse retail uses and community facilities that is currently present within the town core. The scheme provides a unique open space in the town centre that encourages congregation and play as well as an accessibility through pedestrian/cycle trail into the Main Street that flows well with the present Carrigaline amenity walk trail.

With the implementation of a mixed-use scheme in the town centre, hard and soft infrastructure needs to be provided in tandem with the development of residential and retail units, and community facilities. This ensures a better integration of the development with already established neighbourhoods. This concept is reflected within the site's zoning in the Ballincollig-Carrigaline LAP, as it is zoned under CL-T-01, otherwise referred to as a 'Town Centre/Neighbourhood Centre' designation. This complies with the strategy of walkable cities as well as aligns with the present public transport corridors and the soon-to-be completed Western Link Road.

Due to the site's location in the town centre, the surrounding area introduces a diverse mix of land use zoning types such as Open Space/Amenity, Residential, Industry, Business, and the Existing Built-Up Area. Therefore, this SIA will be used to better inform the process and applicability in which the scheme will be implemented.



Site Context

The subject site is currently a greenfield site that exists to the west of the R611, otherwise known as the Main Street, in Carrigaline's town core. The site sits in close proximity to the River Owenabue, which is located to the north of the proposed residential and retail units, as well as the community crèche on the site. Overall, the site is approximately 3.07 hectares (gross) with slopped topography that maintains its geography from Kilmoney Road down to the rivers edge at the North.

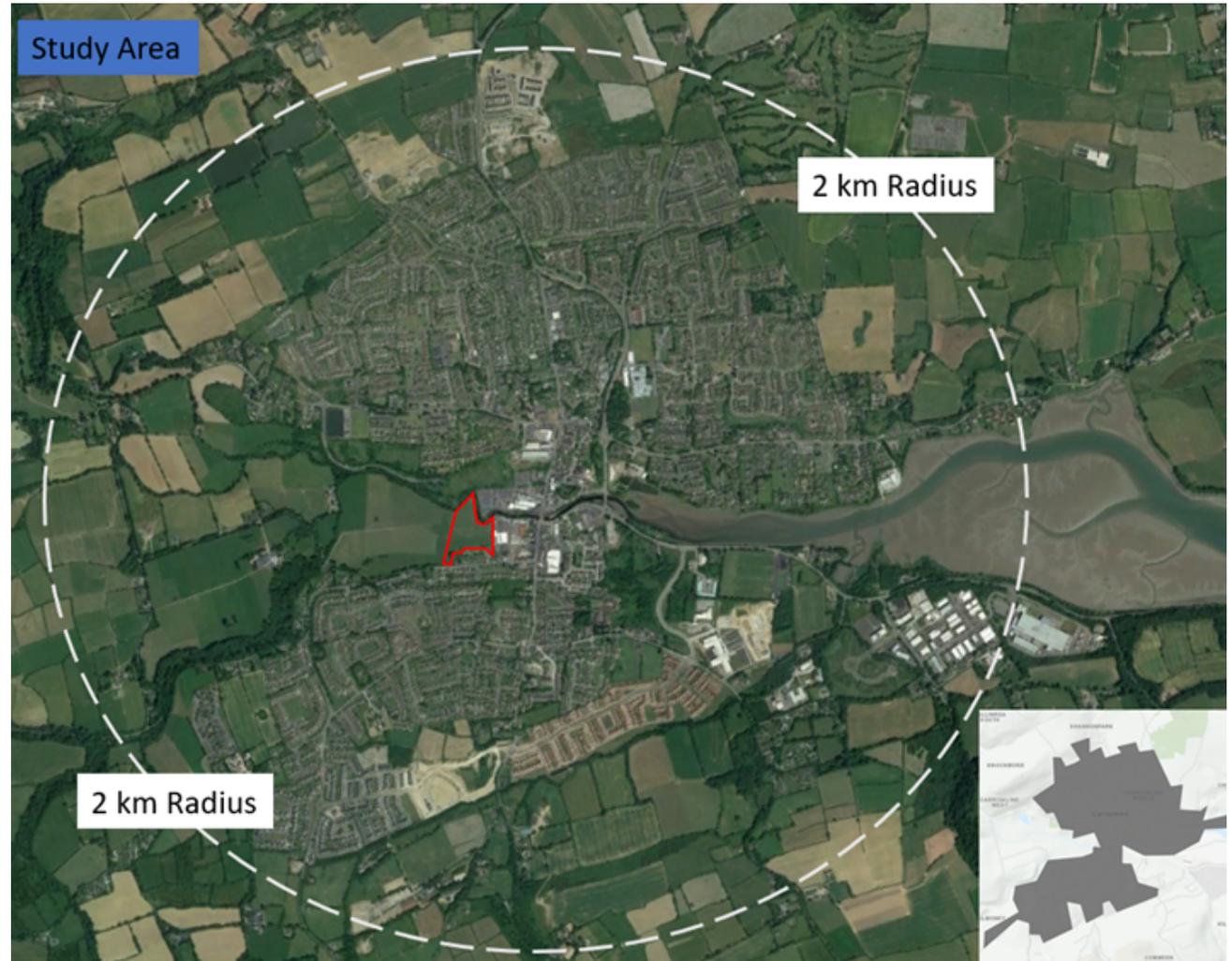
There are an abundance of existing services and residential developments close to the site. Immediately adjacent to the proposed scheme is the Dairygold Co-Op to the east that is further accompanied by a mix of retail services and restaurants. Further, Colin's SuperValue is located to the North of the site boundary across the River Owenabue. The South boundary of the site is adjacent to 10 no. residential houses and the Kilmoney Clinic. Beyond these units there is a substantial residential estate. It is important to note that the implementation of the Western Relief Road will connect from Kilmoney Road Lower (south of subject site) to the Ballea Road (north of subject site) to mitigate traffic congestion. Therefore, The Western Relief Road will lie along the western boundary of the site and will be completed before construction of the proposed development will begin.



Study Area

The study area includes both the Bandon Kinsale LAP as well as the Ballincollig Carrigaline LAP, as they encompass the entirety of Carrigaline's town centre. The River Owenabue presents a natural barrier between the northern and southern areas in Carrigaline, but due to the intensification of services and facilities and the diverse zoning of the town centre, it is accessible to residents in the area. Connectivity will be further increased on the completion of The Western Relief Road.

Therefore, the study area will focus on the social infrastructure within the town core and will describe what is within a walking time of 20 minutes, which is approximately within 1.5 km. However, it is important to note that the necessary social facilities such as churches, creches, and schools will be considered outside of the 1.5 km radius as access to these facilities are influenced by factors outside of walkability. This exception in the SIA is also applied due to the implementation of The Western Relief Road and the pedestrian/cycle walk within the subject site that can possibly influence different travel modes.



Public Transport

There are four main modes of travel that are most utilised by visitors and residents in Carrigaline, they are:

Car



The main roadways utilised in Carrigaline consist of the **Church Hill, R611/Kilmoney Road/Cork Road, Ballea Road, Church Road, R612, the N28, and The Western Relief Road**. These networks provide connectivity to both Cork City and West Cork.

Public Transport



There are 4 bus networks in Carrigaline. These include the **220, 220X, 225, and 225L routes** that provide transportation within the town as well as Cork City Centre.

Walk



Carrigaline's town centre is accessible to pedestrians due to its close proximity to surrounding residential estates. **The Carrigaline Walk Trail** runs along the River Owenabue that brings extended connectivity to Crosshaven.

Cycle

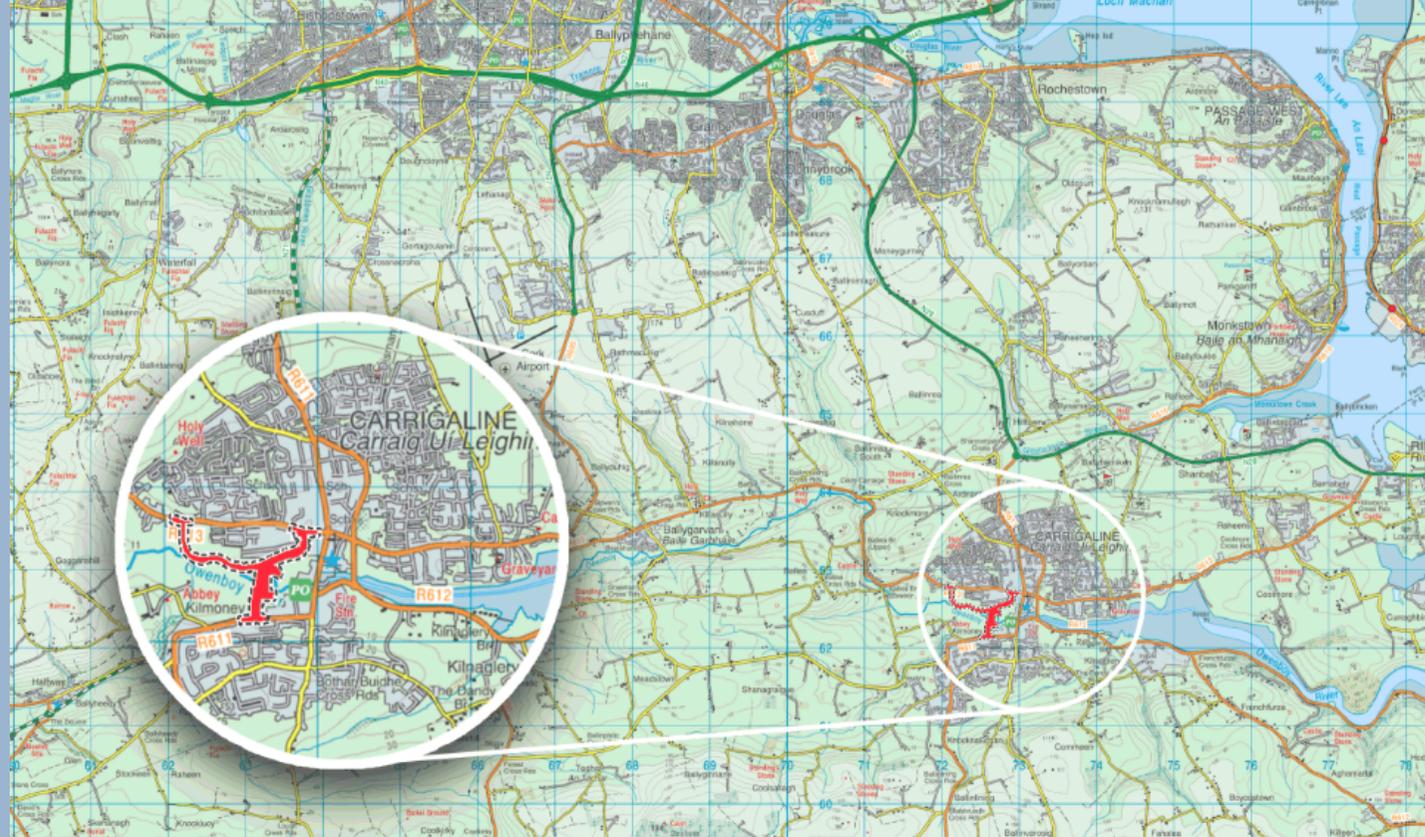


There are limited cycle lanes and pathways in Carrigaline, however, roads can be utilised by cyclists as well as the lanes provided by **The Carrigaline Walk Trail**. The subject site enhances cycle connectivity through the **walk/cycle amenity trail** within the proposed scheme.

In alignment with the Cork County Development Plans, Local Area Plans, as well as the Regional Spatial and Economic Strategy (RSES), Carrigaline is designated as a 'Metropolitan Town'. This designation means that Carrigaline serves as a gateway for both residents and visitors to travel to and from Cork City Centre and West Cork. Therefore, Carrigaline has sufficient accessibility throughout the town as well as its environs. This connectivity is achieved through major road networks such as the N28, R613, R612, and R611 respectively.

The Cork County Draft Development Plan 2022 states that it is an objective to implement the Carrigaline Transportation and Public Realm Enhancement Plan (TPREP). This plan includes the delivery of the Western Relief Road within Carrigaline, as well as the potential for the Western Outer Relief Road. The County Council also strives to increase cycle and pedestrian connectivity between neighbouring towns and within Carrigaline through a cycle/pedestrian bridge over the Owenabue River as well as a Carrigaline to Glenbrook and Ringaskiddy Greenway. Transportation improvements have also been expanded by Cork County Council to provide sustainable transportation modes and public realm improvements within the town centre of Carrigaline. This scheme has completed its public consultation period in June of 2021.

[Both presented figures have been gathered from Cork County Council Reports]

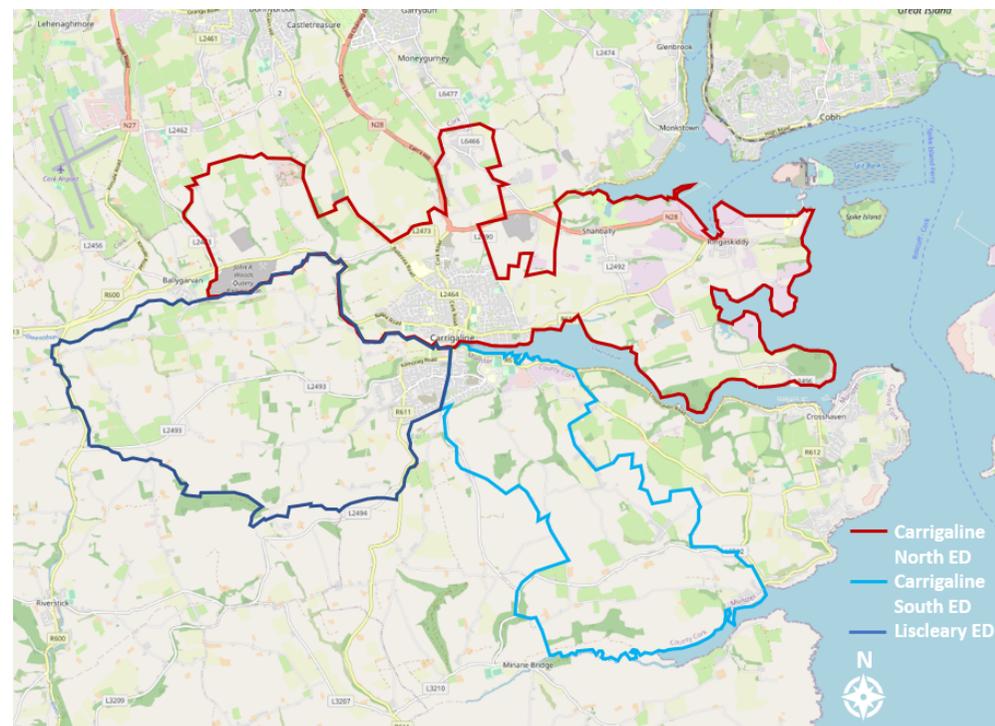


Demographics

7.1 Population

The National Planning Framework (NPF) 2040 envisages that Cork will become the fastest growing city region in Ireland with a projected 50% to 60% increase of its population by 2040; indeed, within the Framework’s time frame. Within the Cork County Draft Development Plan, Carrigaline’s population was set to achieve a population target of approximately 20,501 by 2028, representing a growth of 4,731 from its 2016 Census population of 15,770. Both current and Draft Development Plans note the rapid population growth in Carrigaline. For this assessment, statistical analysis and assessment will encompass 3 no. of Electoral Divisions (ED) that are within Carrigaline. These include Carrigaline North ED, Carrigaline South ED, and Liscleary ED.

Area	Total Population 2011	Total Population 2016	Population Change 2016
Carrigaline North ED	11,818	12,118	+2.5%
Carrigaline South ED	1,878	2,462	+31%
Liscleary ED	4,385	4,641	+5.8%
ED Total	18,081	19,221	+6.3%
Cork City	119,230	125,657	+0.03%
Cork County	399,802	417,211	+4.3%
State	4,588,252	4,757,976	+4%



The Cork County Development Plan 2014 and its Draft Plan 2022 recorded a total population of 15,770 in 2016. This is an increase of 15.1% from 2011 (i.e. 13,696) and an 59.3% increase from 2006 (i.e. 9,894). The Liscleary ED recorded a total population of 4,690 with an increase of 6.9% from the 2011 population (i.e. 4,385). Cork County Development Plan 2014 indicates a population of 15,770 that includes Carrigaline town boundary and does not include entire rural and urban population in all 3 EDs assessed.

As shown in the presented table (left), Carrigaline is experiencing a significant increase in growth within the timeframe of the last 2 Censuses. It is anticipated that this growth will continue and will be revealed in the 2022 Census.

7.2 Age Profile

The study area considers 3 no. Electoral Divisions (EDs) that contribute to Carrigaline’s Demography. These EDs are Carrigaline North, Carrigaline South, and Liscleary. When all census data of these 3 no. EDs are amalgamated, it reveals that 8.2% of the population are of pre-school age (0-4 years), 12% of the population is of primary school age (5-11 years), and 10.9% of the population is of post-primary age (12-18 years). All three figures are in alignment with the County and State figures show in the table (right).



Area	Age 0-4	Age 5-11	Age 12-18	Age 19-34	Age 35-64	Age 65+	Total Population
State	331,515	484,368	435,913	990,618	1,881,884	637,567	4,761,865
As percentage of total population	6.9%	10.2%	9.2%	20.8%	39.5%	13.4%	n/a
Cork County	31,337	46,583	39,969	74,664	170,524	54,116	417,211
As percentage of total population	7.5%	12.2%	9.6%	17.9%	40.9%	12.9%	n/a
Cork City	6305	8,270	8,661	37,932	44,762	19,727	125,657
As percentage of total population	5%	6.6%	6.9%	30.2%	35.6%	15.7%	n/a
Carrigaline North	954	1,495	1,301	2,241	5,133	994	12,118
As percentage of total population	7.8%	12.3%	10.7%	18.5%	42.3%	8.2%	n/a
Carrigaline South	253	231	189	472	1,022	295	2,462
As percentage of total population	10%	9.3%	7.6%	19%	41.5%	11.9%	n/a
Liscleary	370	598	606	799	1,932	336	4,641
As percentage of the population	7.9%	12.8%	13%	17.2%	41.6%	7.2%	n/a

When both the age groups 19-34 years and 35-64 years are amalgamated within the 3 no. EDs, it these figures reflect 60.3% of the population and is higher than the State and County averages. This is significant, as both of these age groups are the largest in Carrigaline and therefore play a critical role in development and growth in the town, as these groups consist of renters, homeowners, young families, and mature families. Further, the aging population (65+ years) represents 8.4% of the population when all 3 no. EDs are combined. This figure falls slightly below the state, county, and city average.

7.3 Average Household Size

When assessing all of the 3 no. EDs that apply to Carrigaline town, the 2016 census demonstrated that the an average of 2.9 was identified in Carrigaline’s North ED and an average of 2.7 in the South ED. Liscleary recorded an average household size of 3.2. These figures are all above the Cork City household averages but are in close alignment with the averages presented within Cork County. This suggests that both EDs caters to both large and small household sizes, but the majority of households in this area are larger. These figures reveal the opportunity to accommodate the household types through residential development for family and starter housing.

The Cork County Development Plan 2014 sets a population target of 620,622 for Cork City and County to be achieved by 2022, representing an increase of c.15%. However, it is recognised that this will be revised to consider changes to the county boundary. Carrigaline is anticipated to experience a significant increase in its population from a figure of 15, 770 to 20,501 by 2028. In order to cater to such rapid growth, an additional 1,944 units in total will be required to meet this population projection.

Area	Households	Persons	Average Household Size
Carrigaline North ED	4,061	12,172	2.9
Carrigaline South ED	906	2,476	2.7
Liscleary ED	1,434	4,690	3.2
Cork County	146,442	414,062	2.8
Cork City	49,411	120,980	2.4
State	1,702,289	4,676,648	2.7

Housing Requirement					Housing Supply	
Census 2011	Population Target	Total Housing Units	New Housing Units Required	New Housing Requirement (ha)	Net Residential Area Zoned In LAP (ha)	Estimated Housing Yield
6,489	7,589	831	938	47	93.46	1,619

7.4 Development Capacity/Site Capacity

The proposed 224 no. residential units will provide homes for an estimated figure a minimum of 470 future residents. This estimation is based on the number of persons per unit as indicated in the table shown as well as the national average household size of 2.75. However, it is important to note that the average household size for all 3 no. EDs is 2.9. Therefore, when Carrigaline's average is applied, the development is calculated to generate a maximum of 649 no. residents. The capacity analysis exercise undertaken in the Cork County Draft Development Plan 2022 states that Carrigaline has the capacity to support a population of at least 20,501 residents (an increase of 4,731 new residents). Based on this conservative estimation, the proposed scheme would facilitate 13.7% of the future population increase in Carrigaline, and 3% of the expected population in total. According to the trends for Carrigaline, the development would result in a demand for approximately 20 creche/pre-school places, 73 primary, and 67 post-primary school places. The schedule of accommodation revealed in the table presented.

	1-Bed	2-Bed (3-person)	2-bed (4 person)	3-Bed	Total
Apartment	94	18	78	12	202
Townhouses/Duplex	7	0	15	0	22
Persons per unit	1.5	2.5	2.5	3.5	-
Persons total	153	35	240	42	470

"This level of population growth will give rise to a growth of

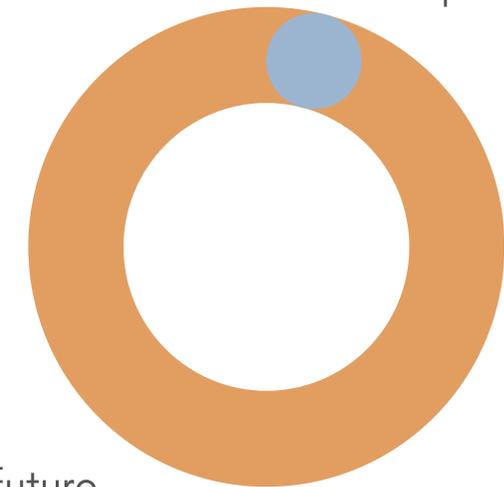
1,994

housing units. These targets will be met and delivered within the town."

- Cork County Draft Development Plan 2022, 1.3.9

3%

of town's projected population provided by development



97%

of town's future population growth outside of development area



Social Infrastructure

This chapter identifies existing social infrastructure facilities and services within Carrigaline town. These facilities and services include Primary and Post-Primary Schools, Creche/Childcare Facilities, Health and Medical Services, Sport and Recreation, Social and Community Centres, Libraries, Religion and Faith Facilities, Arts and Culture, and Convenience Retail, and additional services such as post offices, credit unions, and banks. Demands and opportunities should be identified that informed the concept for non-residential uses within the scheme that has fulfilled the LAP zoning of Town Centre/Neighbourhood Centre while providing active ground floor and podium level frontages.

8.1 Education

Primary Schools

There are 6 no. primary schools that have been identified within the study area. The closest primary school to the subject site is Holy Well National School that is approximately 1.4 km (5-minute drive). Holy Well currently has an enrolment of 814 pupils for the year 2021/2022. St. Mary's National School is located 1.8 km (6-minute drive) from the subject site, with an enrolment of 202 pupils in 2021/2022 school year. The remaining primary schools are at the fringes of the study area. The remaining primary schools are within the study area and are within a 2.0 km – 2.5 km radius.

No.	Primary School	Distance from Study Area (km)	Drive (mins)	Cycle	Walk	Transit	No. of Students 2021/2022
1	Gaelscoil Charraig Uí Leighin	2.1 km	6	10	29	19	660
2	Sonas Special Needs Primary School	2.3 km	6	11	31	21	42
3	Holy Well National School	1.4 km	5	6	17	15	814
4	St. Mary's National School	1.8 km	6	7	20	17	202
5	Owenabue Educate Together National School	2.3 km	7	10	30	18	30
6	Carrigaline Educate Together National School	2.5 km	7	10	32	20	469



Post-Primary Schools

There are 3 no. Post-Primary Schools in Carrigaline as a whole, all of which are within the study area. The newly constructed post primary school, Gaelcholáiste Charraig Uí Leighin, opened in 2021 and has recently completed its first year. The opening of this educational facility will accommodate for the rapidly increasing population of Carrigaline. Overall, all schools are in close proximity to the site, with the closest being Carrigaline Community School at 1.1 km (3-minute drive). This school currently has 1,036 pupils and is the largest school in Carrigaline.

No.	Primary School	Distance from Study Area (km)	Drive (mins)	Cycle	Walk	Transit	No. of Students 2021/2022
1	Carrigaline Community School	1.1 km	3	5	14	10	1,036
2	Edmund Rice Catholic College	1.4 km	3	6	16	10	537
3	Gaelcholáiste Charraig Uí Leighin	2.1 km	6	11	29	14	814

Overall Demand

The future demand for school places as a result of the proposed development will be assessed here. The development consists of 224 no. units, a creche and all ancillary site development works. The breakdown of unit types is outlined in table 5.3. The 1-bedroom units will be discounted as these are determined to be unsuitable as family dwellings.

To calculate demand of primary and post-primary school students. A series of assumptions have been made:

- All 1 bedroom units will be omitted for the school assessment (consistent with the accepted approach to the delivery of creches);
- Average Persons per Household (PPH) of 3 has been applied, this represents an average within the settlement of Carrigaline;
- The Primary Age Cohort considers 5-11 year olds. This is 12.6% of the study area population;
- The Post Primary Age Cohort considers 12-18 year olds which is 11.2% of the study area population.

The Forward Planning Unit of the Department of Education and Skills recommends that the estimated student population is determined using the following percentages:

- Primary School: 12%;
- Post-Primary School : 8.5%.

As noted above the primary school cohort within the study area is slightly more than this and the post-primary cohort is higher too.



Primary School Population Estimate

It is estimated there will be circa 43 new students generated over the 5 year timeframe of the permission. It should be acknowledged that the 43 students anticipated will not necessarily appear on first occupancy and it will likely take several years before the mature student yield is met.

The existing primary schools within the catchment area currently have capacity to accommodate 26 no. additional students and based on population trends, there will be additional capacity available in the future. Even if the primary population does not decline at the rate anticipated by the Department of Education, there is adequate capacity within these schools to cater for the initial stages of the proposed development.



Post-Primary School Population estimate.

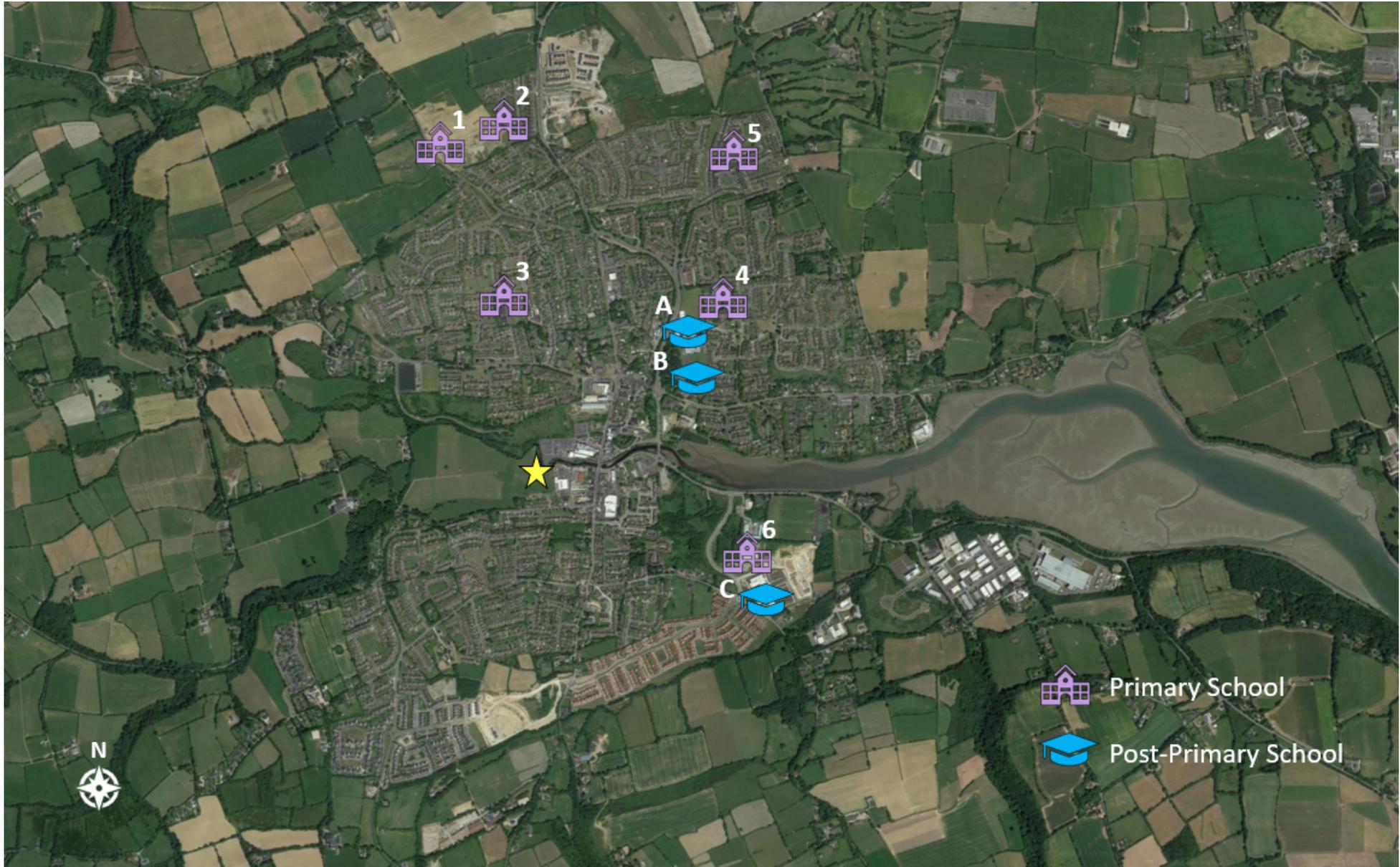
It is estimated there will be circa 31 new students generated every year over the 5 year timeframe of the permission. It should be acknowledged that the 31 students anticipated will not necessarily appear in early occupancy and it will likely take several years before the mature student yield is met.

The existing post-primary schools within the catchment area currently have capacity to accommodate 368 no. additional students and based on population trends, there will be additional capacity available in the future. Even if the post-primary population does not decline at the rate anticipated by the Department of Education, there is adequate capacity within these schools to cater for the initial stages of the proposed development.





Map: Primary and Post-Primary Schools in Carrigaline (subject site at yellow star)





8.2 Childcare Facilities

There are a total of 11 no. childcare facilities in Carrigaline as a whole, and in close proximity to the subject site. With regards to childcare facilities, a total number of 11 childcare facilities were identified within a 10–30-minute travel time of the study area. The closest childcare facility to the subject site includes the Tots & Co. (800m south of the subject site), the Shine Centre for Autism (1.0 km north of the subject site), as well as Ena’s Montessori (1.2 km south of the subject site). The travel times and distance were determined based on the distance and average journey times from Google Maps.

Due to the expected general population increase in Carrigaline, as well as the increase in residents due to the proposed scheme, an additional childcare facility would be sufficient. Based on the assumption that 8.2% of residents in all 3 EDs are of preschool age (0-4 years), the proposed development anticipates 27 new children that would utilise a childcare facility. As outlined previously, it is not probable that all children will require childcare so the figure of 27 is effectively a “highest-case scenario” in relation to the demand for childcare spaces generated from the proposed development.

No.	Primary School	Distance from Study Area (km)	Drive (mins)	Cycle	Walk	Transit	Capacity of Facility
1	The Wishing Well	2.2 km	6	10	29	18	
2	Holy Well National School (childcare facility)	1.9 km	6	6	20	14	
3	Shine Centre for Autism	1.0 km	4	4	12	11	N/A
4	Heronswood Childcare Centre	2.8 km	7	9	26	14	79
5	Little Einsteins Childcare Centre	1.6 km	6	7	19	10	90
6	First Steps Pre-School	1.3 km	5	4	12	13	42
7	An Naionra Charraig Ui Leighin	1.3 km	5	4	13	13	
8	Starting Point	1.8 km	5	8	21	21	N/A
9	Ena's Montessori	1.2 km	3	7	15	9	11
10	Tots & Co. Childcare	800 m	2	6	12	n/a	N/A
11	The Orchard Preschool	2.6 km	6	9	31	18	





The proposed scheme consists of 224 no. dwelling units. The 2018 Apartment Guidelines indicate that studio and 1-bedroom units need not be considered in determining the appropriate level of childcare required. Based on this guidance, the 102 no. 1-bed units have been omitted from this assessment. The 122 no. 2-bed plus units will be considered to determine the future childcare requirements for the proposed development.

Based on the study area average household size of 3, the 122 no. units which require childcare provision are likely to generate a population of 366 persons. Based on the assumption that 8.6% of the population of the study area are of pre-school age (i.e. 0-4 years), the number of pre-school children likely to be generated as a result of the completed development is approximately 31. As outlined previously, it is not probable that all children will require childcare so the figure of 31 is effectively a worst-case scenario in relation to the demand for childcare spaces generated from the proposed development.

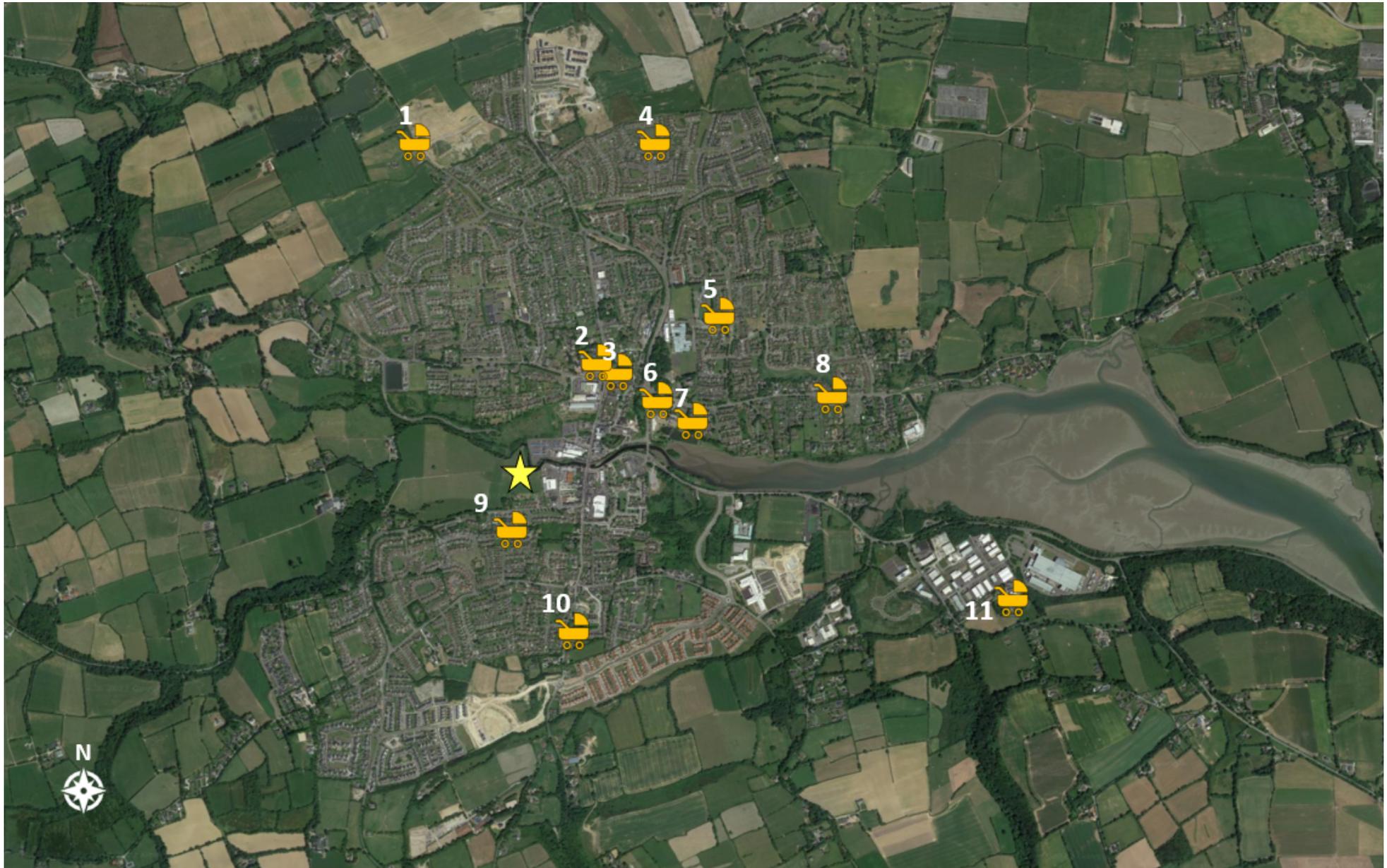


The Quarterly National Household Survey (QNHS), Childcare, Q3 2016 states that the percentage of pre-school children minded by their parents is 62%, meaning that 38% of children attend some sort of childcare facility. The most common non-parental childcare type identified in the survey is crèche/Montessori/playgroup/after-school facility. This type of facility is used by 19% of the State's pre-school age children. In light of the foregoing, figures from the QNHS were applied to the proposed scheme resulting in the generation of a potential 11 no. childcare places.

The proposed residential development includes a 20 no. place childcare facility. The size of the proposed creche has had regard to the availability of capacity in the existing local facilities. In addition, consideration has been given to providing a creche which will provide childcare places for babies, toddlers and pre-school age children at a size which will attract a local operator.



Map: Creche/Childcare Facilities in Carrigaline



8.3 Healthcare Services

The study area has been widened to include facilities within a larger area. Medical centres and General Practitioner services account for no. 12 diverse medical facilities and 5 no. pharmacies, which are within 96 m and 2 km of the study area. The closest service is the Kilmoney Clinic, which is approximately 96 m (1 minute) from the subject site and the Cork Road Medical Clinic (850 m). Other services in the area include Phelan's Pharmacy (350 m), Boots (500 m) and Church Hill Dental Practice (280 m). the Carrigaline Primary Care Centre is the closest hospital to the subject site (2.3 km) and is the main healthcare facility within the town. The second closest hospital to the subject site is The Mater Private Hospital (11.3 km) that is closer to Cork City Centre.



12
Medical
Clinics



4
Dental
Practices



5
Pharmacies



2
Opticians



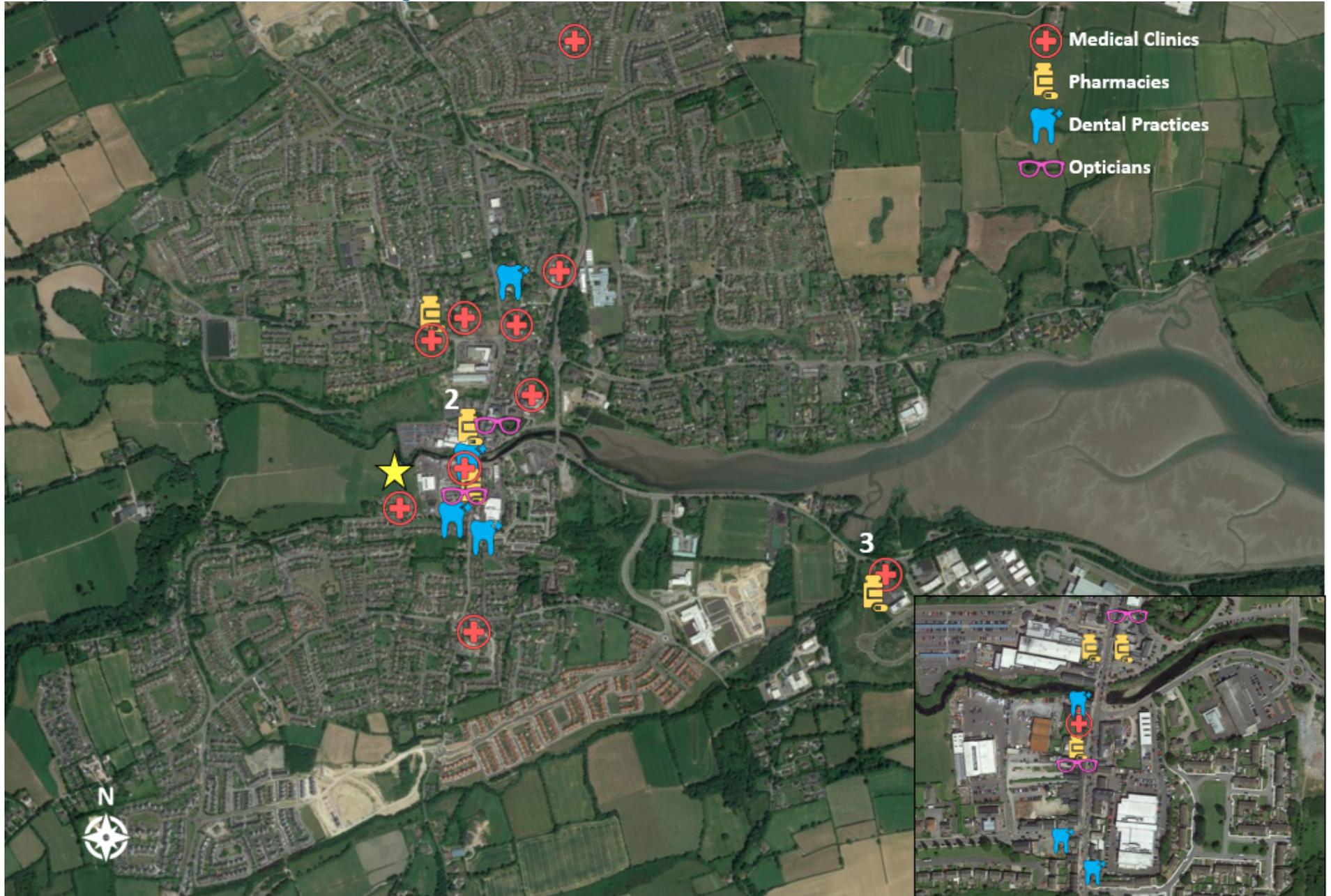
Carrigaline Primary Care Centre, Carrigaline



Phelan's Pharmacy, Carrigaline



Map: Healthcare Facilities in Carrigaline





8.4 Sport and Recreation

The site is situated closely to various local parks and greenways. Further, it is important to note that the subject site is in close proximity to two National Parks and Wildlife designations. The settlement of Carrigaline has an abundance of amenity trails, walks and cycle routes that are in close proximity to the subject site. Such amenity areas include Carrigaline Walk Trail, Ballea Park, and Carrigaline Playground & Skatepark. To the east of the site, the River Owenbue is designated as both a Special Protection Area as well as a Proposed Natural Heritage Area. Along this river corridor, the Carrigaline Walk is designated as a scenic route, and is approximately 1.4 km from the subject site. The Carrigaline nature walk provides sustainable pedestrian and cycle connectivity to the neighbouring town of Crosshaven. In lieu of this, the site layout proposed will provide the provision for pedestrian connectivity for the development to link with the town centre which will provide greater access to amenity areas and walks. There are many associated sports clubs and associations. These include soccer clubs Avondale United FC and Carrigaline United FC, the Gaelic Athletic Association Club Carrigaline GAA, Carrigaline Tennis Club, as well as the rugby union club Carrigaline RFC.

Carrigaline town is distinctive, as it encompasses a strong village character, unique setting, history, and community spirit as noted in the Cork County Development Plan (2014). There a total of 6 no. protected structures within or in close proximity to Carrigaline and the town contains a number of archaeological monuments that obtain historical significance.





Map: Sports and Recreation Facilities in Carrigaline





8.5 Social and Community Centres/Libraries/Faith Groups

It is key to note that the Carrigaline area benefits from a wide selection of community facilities and services including doctor and dentist clinics, library, retail outlets, post office, sport and community facilities, gyms, parks, banks, and churches. Most of these services are located 2 – 5 km from Carrigaline town centre or are located within the centre itself.

There are 4 no. places of worship within the town. These include the Carrigaline Baptist Church, St. Mary's Church of Ireland, The Kingdom Hall of Jehovah's Witnesses and Church of Our Lady and Saint John that are within 1.9 km from the subject site. The Church of Our Land and Saint John is the closest at 700m from the site.

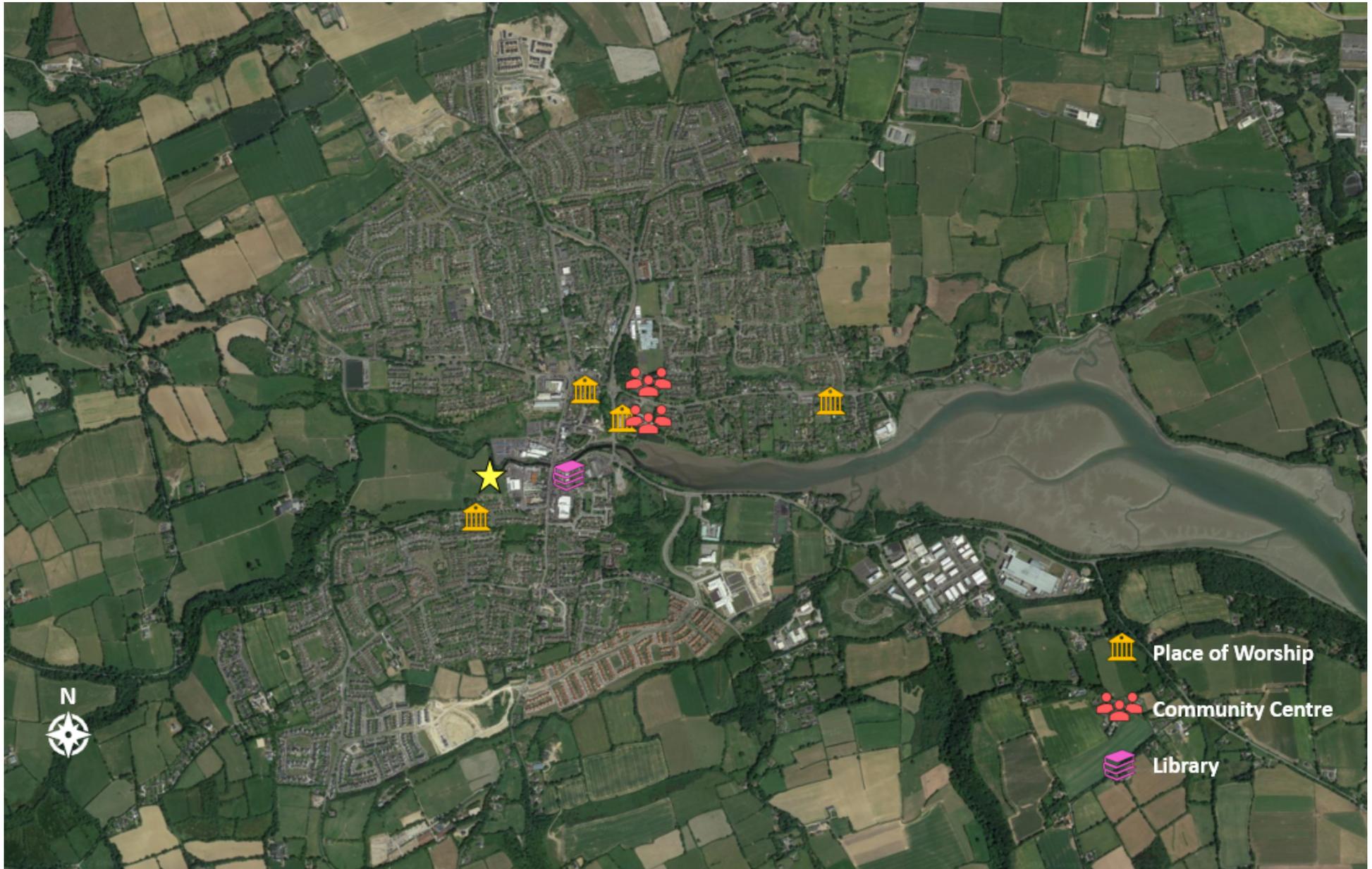
There are 2 no. primary community centres that have clubs and organisations for residents to join. The Carrigaline Community/Complex has a strong network of community groups and clubs hosted at the centre of the town centre and is run by local volunteers. There are a total of 55 clubs within the centre; some clubs include Tiny Towns Committee, Carrigaline Folk Choir, Carrigaline Arts Network, Carrigaline Active Retired association, as well as Carrigaline Parents & Toddlers Group. The second community facility is the Carrigaline Lions Youth Centre/Club that is made up of 52 members. The Carrigaline Lions Club focuses on projects and events to bring the community together and provide assistance to issues related to the elderly, housing, as well as various large-scale foundations and charities.

The town has 1 no. library, the Carrigaline Library, that is located right in the town centre. It is approximately a 2 min walk (500 m) from the subject site.





Map: Social and Community Centres/Libraries/Faith Groups in Carrigaline





8.6 Arts and Culture



Carrigaline provides access to various arts and culture events and facilities on a localised level. The two centres that lead many art events within the town is the Rainbow Performing Arts Academy and the Owenabue Arts Collective. Some events include Carrigaline's Culture Night, the Carrigaline Arts Festival, as well as performances by the Circus Factory. Most events are hosted at Carrigaline Community Complex as well as the Carrigaline Court Hotel. More recently, the Owenabue Arts Collective organised a pop-up arts gallery called 'The Gallery' which provided a showcase space for local artists.

Carrigaline also hosts a monthly farmers market on the 1st Friday of the month afternoon at the Carrigaline GAA Club. The market provides foods and goods from local businesses while encouraging community-oriented participation and gathering. The market also has local musicians and artists that perform during the daytime.



Larger events such as concerts, festivals, and gatherings are typically hosted in Cork City Centre. These events are accessible from Carrigaline as the city Centre is approximately 16.2 km from the subject site. The primary sports and events centre in Cork City, known as Páirc Uí Chaoimh, is approximately 14 km from the study area.



Map: Arts and Culture Places in Carrigaline





8.7 Convenience Retail



The town centre of Carrigaline is the core convenience retail area, particularly along the Main Street. There is an abundance of local and chain shops that provide access to diverse goods for the residents. This area is directly within the study area, as the subject site is located within the retail core. The closest shop to the site is the Dairy Gold Co-Op Superstore, located directly beside the proposed scheme.



Collin's SuperValue and Lidl are the primary shops in the study area that is strictly associated with food and grocery and is 550 m and 900m from the subject site. The SuperValue is located within the Carrigaline Shopping Centre that has more shops such as Hallmark Card Shop, Euro City, Batemans Footwear, Homefront, and Global Kitchen. There is further local retail options along Main Street. Such shops include the Quay Co-Op, Nourishing Times, Auntie Nellie's Sweet Shop, Brontë Shoes, The Carrigaline Bookshop and Vincent's Charity Shop.

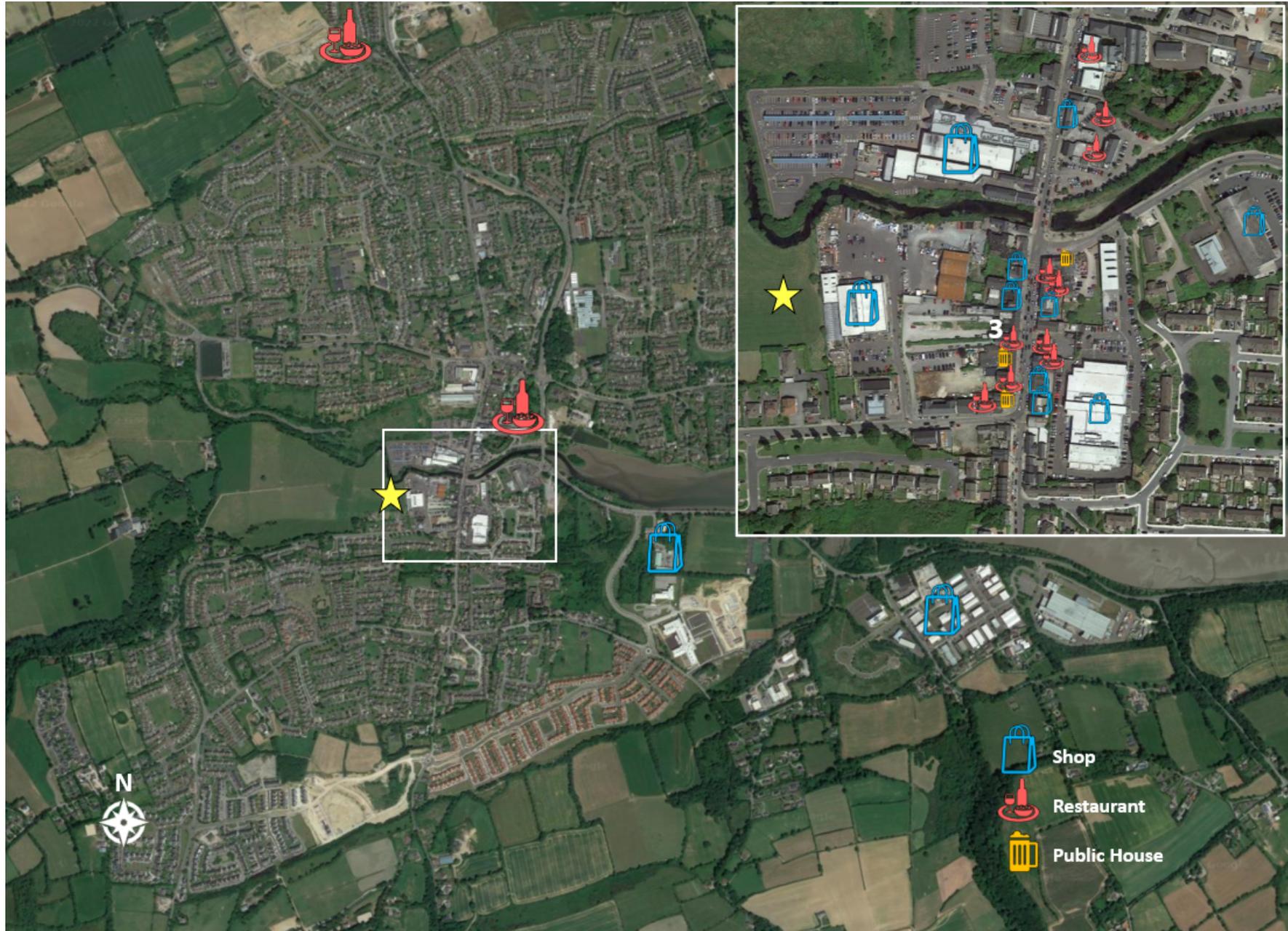


Dunnes Stores is also located within the town centre and provides both goods and food retail shopping. Dunne's is accessible from the subject site, as it is located just 600m from the proposed scheme.

There are many restaurants, public houses, and coffee shops within the town centre that provides a diverse selection of places for residents to eat and drink. Some include the Corner House Pub, Pizza 'N' Sizzle, The Stable Bar, Carpe Diem Café, Wok Inn, Ramen, and O'Cogain Sports Bar.



Map: Convenience Retail in Carrigaline



8.8 Other Services/Facilities

Post Offices, Credit Unions, and Banks are all vital aspects of social infrastructure in a community. There is one Post Office in the study area, An Post Carrigaline, and is located 500m from the subject site. There is one Credit Union in the area, located 800m from the site.

There are 4 no. Banks in the study area. These include the Bank of Ireland, Permanent TSB, AIB Bank, and Ulster Bank ATM. The closest bank to the subject site is the Bank of Ireland located just along Main Street just 350 m from the subject site.

There are many beauty salons within close proximity to the subject site. They include Retro Hair, Celine's Beauty Rooms, Chocolate Hair & Beauty, Good Looking Barber Shop, as well as O'Flynn's House Nails and Beauty.



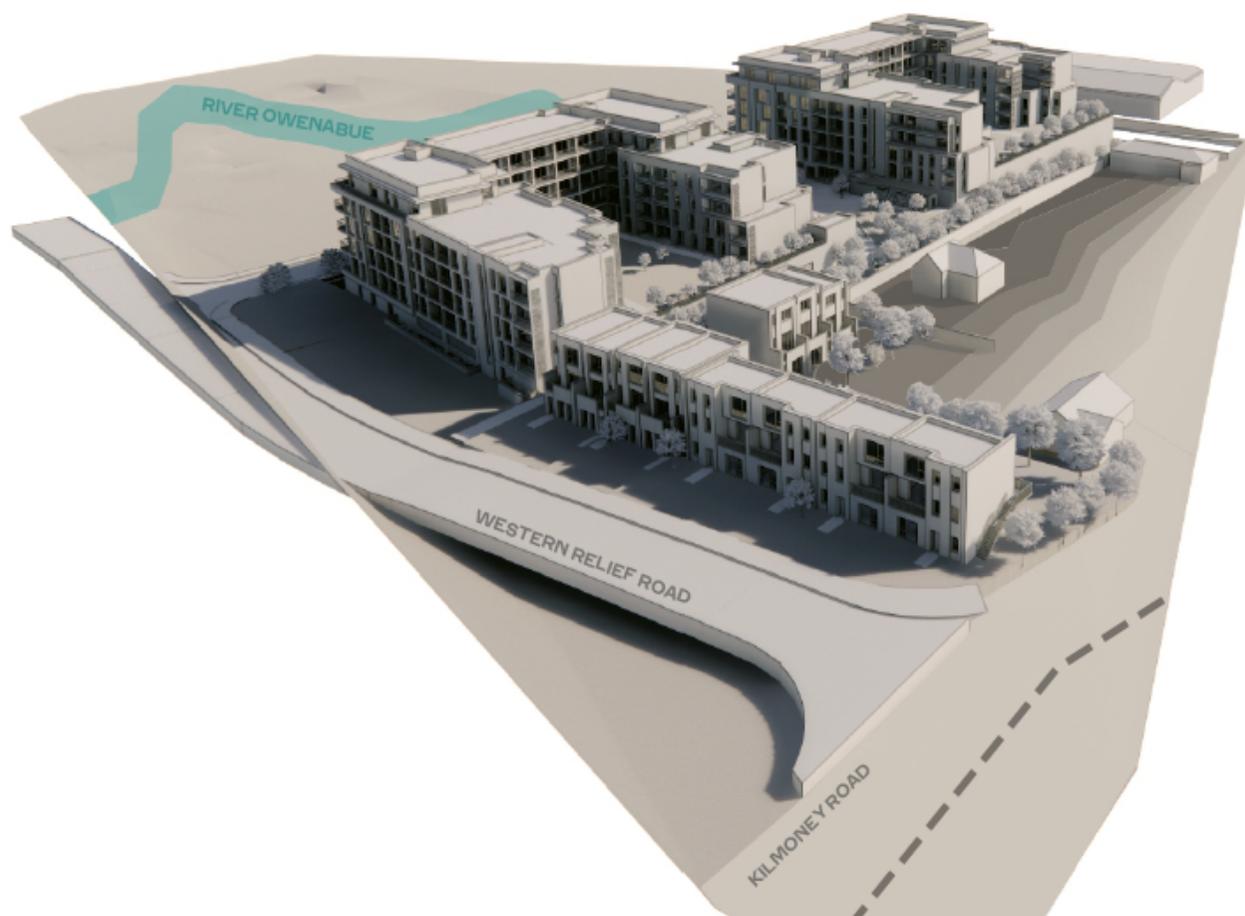
Map: Other Services in Carrigaline

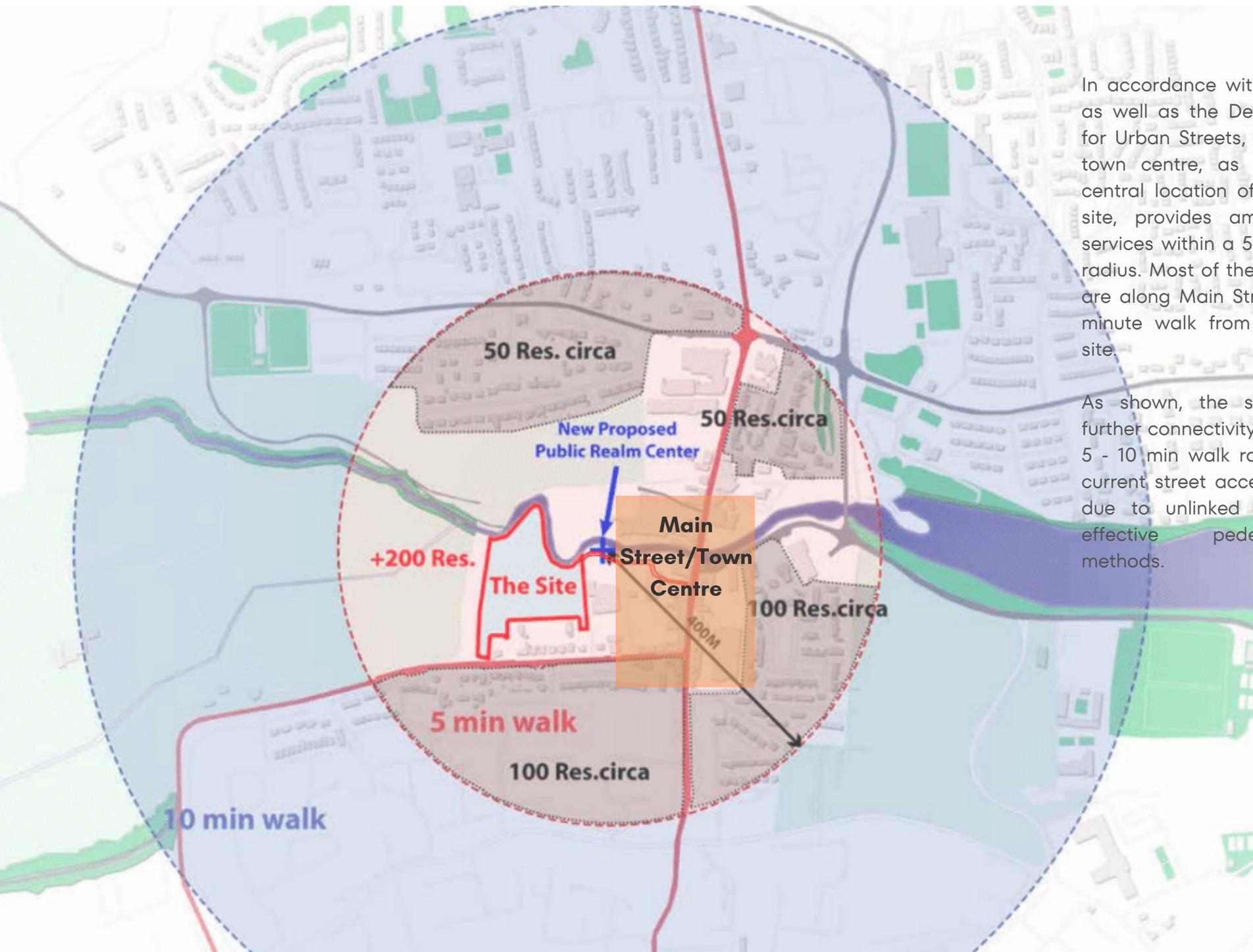


Conclusion

The proposed scheme will transform a 3.07 hectare (gross) greenfield site within the town centre of Carrigaline into a mix-used extension of retail amenity and amenity trail within the town. The scheme consists of 224 residential units in total, with 202 across two apartment blocks with a further 22 no. units located in townhouse style apartments. The proposed buildings will comprise of 94. No 1 bed apartments, 18 no. 2 bed (3 person) apartments, 78 no. 2 bed (4 person) apartments, 12 no. 3 bed apartments.

The proposed will consist of resident amenities including a resident lounge, workspace, gym, communal courtyards, as well as a number of retail units that will serve the wider town and bring active connections to the scheme. There will be an additional parkland to the North of the scheme that will provide a town centre park for all residents and visitors in Carrigaline.





In accordance with this report as well as the Design Manual for Urban Streets, Carrigaline's town centre, as well as the central location of the subject site, provides amenities and services within a 5 min walking radius. Most of these amenities are along Main Street, just a 2 minute walk from the subject site.

As shown, the site provides further connectivity through the 5 - 10 min walk radius, as the current street access is limited due to unlinked streets and effective pedestrianisation methods.

The proposed 224 residential units included in the development create a vibrancy and demand to populate non-residential units on ground floor and podium level. The proposed functions support modern, convenient accessible living, but they do also have the potential to anchor the scheme in its setting. A retail unit, gym, and neighbourhood creche will cater for adjacent developments and visitors of the amenity facilities in the area.

The proposed amenity space can play a special role to create a unique distinctives of the place and engage with existing cultural, recreational, and leisure facilities such as the Carrigaline/Crosshaven amenity walk. In summary, the proposed residential units will provide residents and visitors with access to the following:



**Amenity
Walk/Communal Open
Space**



**Neighbourhood Creche
20 no. childcare spaces**



Neighbourhood Gym



2 Retail Units at Ground Floor

Implementation

The development of the proposed scheme requires collaboration from both the private and public sector. The scope to influence the overall development is mainly limited to their own lands, therefore continuous coordination of public and private commitments to the delivery of roads, such as the Western Relief Road and other associated infrastructure.

The construction of the proposed scheme is expected to begin in Q1 2023 and will be completed in Q3 2024. The expected hours of construction works will commence from 7:00am to 18:00 from Monday to Friday (excluding bank holidays), and from 8:00 to 13:00 on Saturdays. In total, there is expected to be 150 construction workers employed on the site. For more information, please refer to the Construction Environmental Management Plan and the Phasing Approach outlined by ARUP.

In accordance with the Cork County Development Plan and the associated zoning map, the development provides parts of the town/neighbourhood centre for Carrigaline, which includes retail and amenity areas.



