



Community and Social Infrastructure Audit

Proposed Residential Development at Ardarostig,
Bishopstown, Cork.

Ardstone Homes Limited

April 2021

Connecting people.
Connecting places.

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01. Introduction

1.1 Purpose of Report

HW Planning has been appointed by Ardstone Homes Limited to carry out a community and social infrastructure audit of the area around Ardarostig, Bishopstown, Cork. The Audit is intended to accompany an application for a Strategic Housing Development in the area.

The Pre-application Consultation Opinion requested that a 'Community and Social Infrastructure Audit' be submitted with the final application to An Bord Pleanála. This statement is prepared to satisfy this requirement. It assesses the level of existing and proposed community and social infrastructure in the area that contributes to quality of life. It examines the availability of services to support the proposed development in relation to education, childcare, sports and amenity, community facilities, healthcare, retail and other facilities. These services have been mapped within a buffer of approximately 3km around the site.



Figure 1.1 Indicative Site Location

1.2 Proposed Development

The proposed development consists of the construction of a mixed use residential development of 276 no. residential units with ancillary single storey crèche (271 sq. m), café (147 sq. m), landscaping, road improvements, pedestrian / cycleway and associated site development works. The proposed development makes provision for 137 houses comprising of 40 no. 2-storey 3-bedroom semi-detached, 12 no. 2-storey 3-bedroom detached, 56 no. 2-storey 3-bedroom terraced, 14 no. 2-storey 4-bedroom semi-detached and 15 no. 3-storey 4-bedroom terraced. The proposed development includes 139 no. apartments / duplexes to be provided as follows: Block1 (11 no. 1-bedroom & 7 no. 2-

bedroom over 4 storeys), Block 2(11 no. 1-bedroom & 7 no. 2-bedroom over 4-storeys), Block 3 (10 no. 1-bedroom & 8 no. 2-bedroom over 4-storeys), Block 4 (10 no. 1-bedroom & 8 no. 2-bedroom over 4-storeys), Block 5 (12 no. 1-bedroom & 15 no. 2-bedroom over 5 storeys), Block F (16 no. 2-bedroom duplex apartments & 16 no. 3-bedroom duplex apartments over a 4-storey split level building) Block G (4 no. 2-bedroom duplex apartments, 4 no. 3-bedroom duplex apartments over 3 storeys). Apartment Block No. 5 makes provision for a café fronting Waterfall Road at ground floor level. The proposed development will provide for a new vehicular access and pedestrian entrances onto Waterfall Road, a two-way cycle track and pedestrian footpath along the site frontage to Waterfall Road which will continue via the site, and to the rear of properties fronting onto Waterfall Road, to link to an existing shared surface pathway south of the N40, upgrades to this shared surface path to provide two-way cycle track and pedestrian footpath, upgrades to Waterfall Road to extend the existing pedestrian pathway to the subject lands, pelican crossing on Waterfall Road opposite The Rise/Halldene Villas junction (approximately 445 metres north east of the main development site), uncontrolled pedestrian crossing at the Audi Cork/Heiton Buckley entrance junction adjacent to N40 (approximately 370 metres north east of the main development site), infrastructure development works comprising the relocation/undergrounding of ESB powerlines, wastewater infrastructure upgrades, surface water attenuation, water utility services, public lighting, bin stores, bicycle stores, ESB substation, CCTV and all ancillary site development works.

The proposed development site is located in the south-western environs of Cork City, immediately to the south of the N40 South Ring Road and the residential areas of Curraheen and Bishopstown. The subject lands have been zoned for residential development since 2011. While the character of Waterfall Road is presently rural in nature, it represents an evolving urban area that has recently been included in the expanded Cork City boundary. This evolving context is reflected by both the development intentions on the subject site and adjoining lands, as well as strategic connectivity and transport policy objectives for the local area

The lands are within reach of an extensive range of services including the Munster Technological University, the region's largest hospital (CUH) as well as the Wilton District Centre. To the east of the site is the N71 Bandon Road where there is a convenience retail centre and a number of auto retailers and service stations. Further east are the residential estates of Garrane Darragh, Eagle Valley and the Doughcloyne industrial estate. The site is located within the Small Area (SA) designated as 047178019 in 2016, incorporating the townlands of Ardarostig and Rochfordstown. The population of the small area in 2016 was 350, a marginal decrease from 2011, of which males numbered 171 and females were 179.

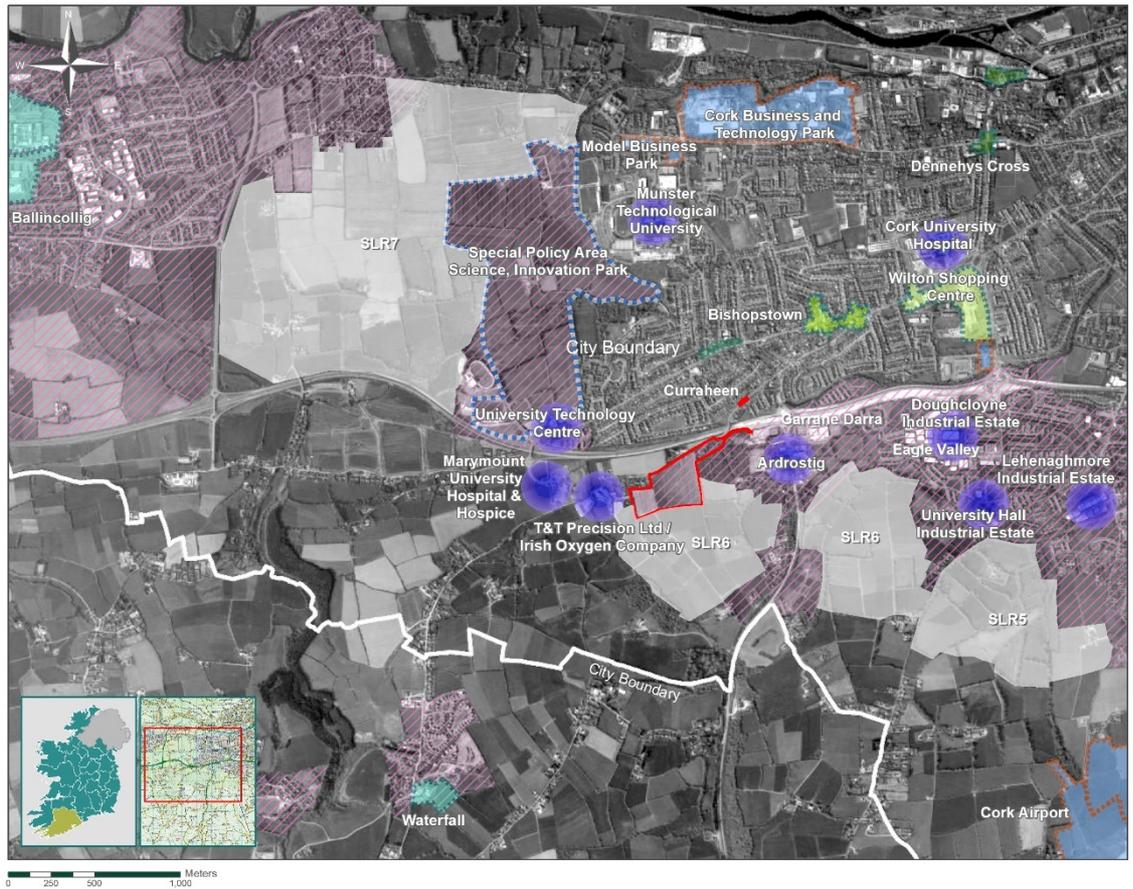
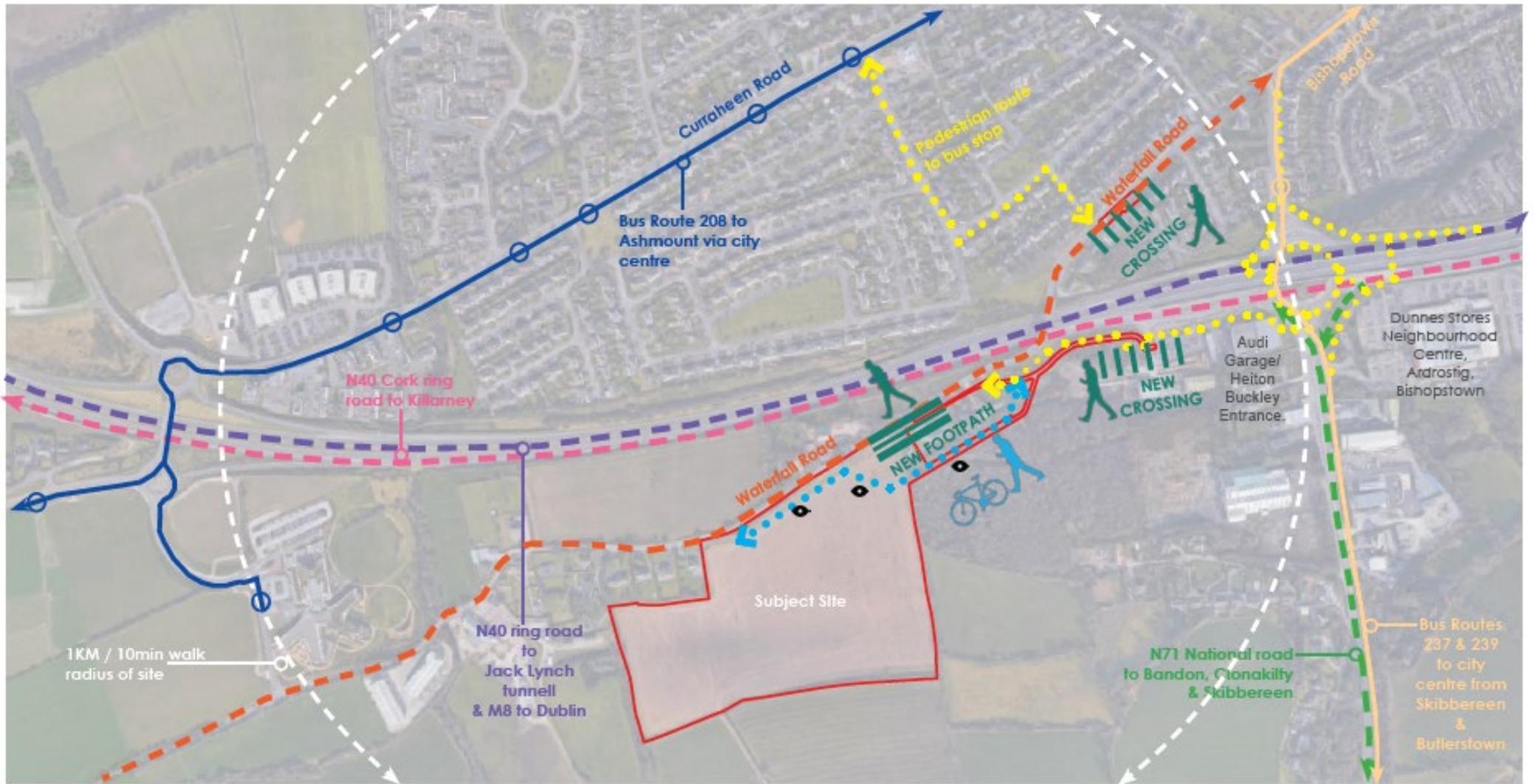


Figure 1.2 Area Context Map



Aerial photo of site and surrounding urban context



Figure 1.3 Site Connectivity

02. Policy Context

2.1 Cork County Development Plan 2014

The Local Planning Policy context is currently in a transitional stage following the Cork City boundary extension of May 2019 in accordance with section 30 (1) of the Local Government Act 2019 which gave effect to the boundary extension:

As a new Cork City Development Plan has yet to be made, the zoning and policy objectives for the site continue to be governed by the Cork County Development Plan 2014. Similarly, the lands are covered by the policies and objectives of the Ballincollig Carrigaline Municipal District Local Area Plan 2017.

The site is zoned for residential development the Ballincollig Carrigaline Municipal District Local Area Plan 2017 under objective SE-R-10. In the face of increased national population and economic growth projections, and to satisfy statutory zoning requirements, the Council also designated a significant amount of immediately adjacent lands to the south and east as 'Strategic Land Reserve' (SLR).

Cork County Development Plan contains a number of policy objectives in relation to the provision of community infrastructure including the following.

SC 1-1: Social and Community Infrastructure Provision

a) Support the provision of social and community facilities which meet the current and future needs of the entire population.

b) Secure lands for social and community facilities and encourage the provision of facilities suitable for intergenerational activities, which are accessible to all members of the community, through initiatives in partnership with community groups and sporting organisations.

SC 5-2: Quality Provision of Public Open Space

a) Public Open Space within Residential Development shall be provided in accordance with the standards contained in "Cork County Council Recreation & Amenity Policy", the "Guidelines on Sustainable Residential Development in Urban Areas" and "Making Places: a design guide for residential estate development. Cork County Council Planning Guidance and Standards Series Number 2".

b) Promote the provision of high quality, accessible and suitably proportioned areas of public open space and promote linking of new open spaces with existing spaces to form a green infrastructure network. See also Chapter 13 Green Infrastructure and Environment.

The Ballincollig Carrigaline Municipal District Local Area Plan contains a number of objectives for provision of open space, sports, recreation and amenity facilities in the area

including SE-O-01 (Open space, recreation and amenity including playing pitches) & SE-O-02 (Open space for public recreation including the provision of playing pitches).

2.2 Regional Spatial and Economic Strategy for the Southern Region

Ensuring quality of life is identified as a key component of the Regional Spatial Economic Strategy (RSES) for the Southern Region. The building and safeguarding of inclusive communities and place are recognised as a cross-cutting ambition. The RSES states that this requires both investment in buildings and facilities, as well as soft support mechanisms and institutions.



03. Assessment of Existing Facilities

3.1 Overview

The existing community and social infrastructure in the local area has been identified in accordance with the categories outlined in the table below.

CATEGORY	DESCRIPTION
Open space and sports	Parks, Playgrounds, Amenity Walks/Greenways, Pitches, Green Areas, Golf Courses, Sports Pitches, Sports Centres, Swimming Pools, Gyms
Childcare and Education	Childcare, Primary Schools, Post Primary Schools, Special Schools, Third Level Universities, Other Educational Institutions
Community facilities	Community Centres, Religious Facilities, Post Offices, Libraries.
Retail services	Supermarkets, Convenient Shops, Specialty Services, Restaurants/Take-aways, ATM, Petrol Station
Health	Hospitals, Health Centres, Clinics, Pharmacies, Addiction Services, GPs, Mental Health Services
Emergency	Fire Station, Garda Station
Public Transport	Bus Routes. Proposed Light Rail Transit Route

3.2 Open Space and Sports

The area is well served in terms of sport facilities, with the nearby Curraheen Sports grounds, the MTU sports facilities and Leisureplex pool and sports complex located a 20 minute walk to the north. There are also a number of sporting clubs in the area including Bishopstown GAA, Bishopstown Lawn Tennis Club and Highfield Rugby Club.

The nearby Curraheen public walk is a dedicated walking and cycling track that follows the course of the Curraheen River and connects the area to the Lee fields further north where additional walking and cycling infrastructure extends all the way to the City Centre. In addition, a number of greenways are proposed in the vicinity including objective SE-U-01 (Ballincollig Carrigaline MD LAP) which seeks to maintain pedestrian walk on route of the old Cork Bandon and South Coast railway line and BG-U-02 (Ballincollig Carrigaline MD LAP) which aims to provide a cycle way connecting to Ballincollig along the route of the former Cork Macroom Railway.

The area also has numerous children's play amenities such as Bishopstown Playground, located adjacent to St. Gabriel's Special School. Details of nearby Sports and recreation facilities are outlined on Figure 3.1.

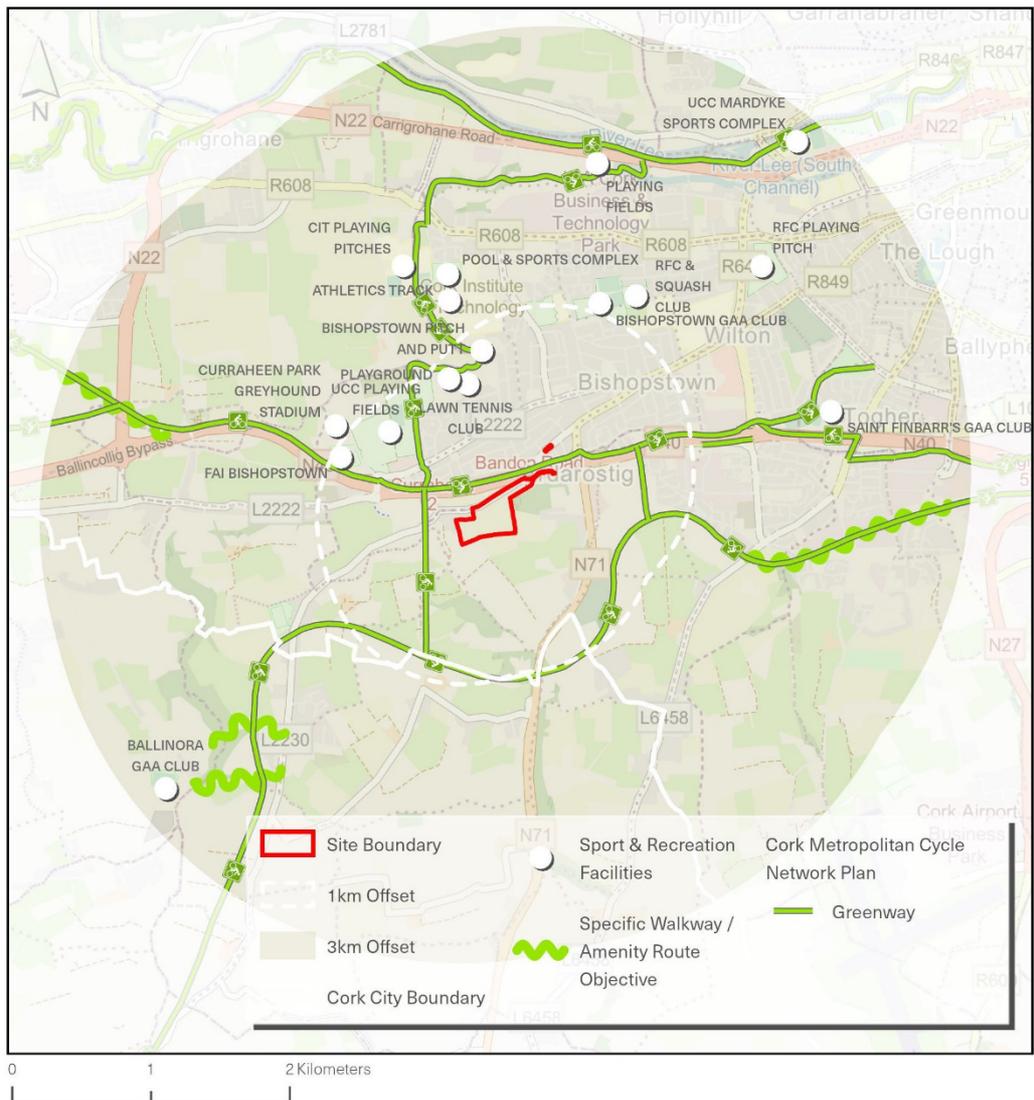


Figure 3.1 Details of nearby sports and recreation facilities

3.3 Childcare and Education

The area around the subject lands includes at least 7 existing childcare facilities in the general vicinity of the subject site. The proposed development includes a new 60-childcare creche facility to cater for projected demand. Please refer to the submitted separate Childcare Needs Assessment.

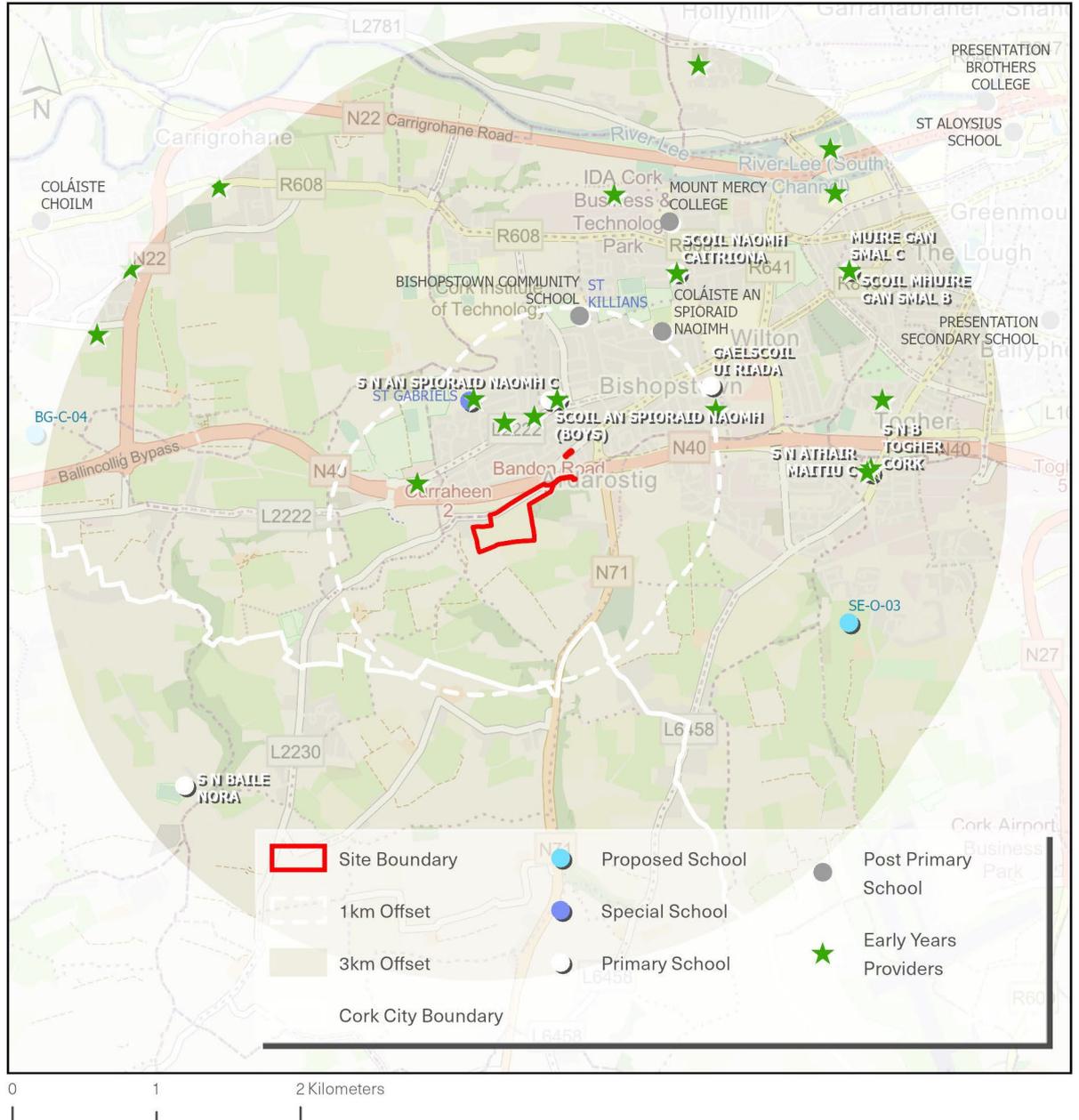


Figure 3.2 Details of nearby Schools & Childcare Providers

The area also provides for educational facilities ranging from primary up to third level, with the presence of the Munster Technological University to the north of the site.

Primary schools in the area include Scoil an Spioraid Naoimh boys NS, Bishopstown Girls NS, Gaelscoil Ui Riada, Togher Boys and Girls National Schools and St. Catherine's NS. Based on a review of published 'Data on Individual Schools', the existing primary schools within 3km cater for a school going population of 2,890 children.

Post primary schools are generally of a larger scale and catchment area. Among the secondary schools serving the area are Bishopstown Community School (Approximately 1.9 km to the north), Colaiste an Spioraid Naoimh (approximately 1.7 km to the north east) and Mount Mercy College on Model Farm Road (approximately 3.2 km to the north). Details of nearby schools are outlined on Figure 3.2. In total there are 21 post primary schools in the wider catchment of the site (Cork City South Environs) catering for 11,139 students.

As part of the preparation of this statement, a request was made to the Department of Education and Skills in respect of local school's capacity data. The Department replied to confirm that they could not make this information available:

"The Department carries out its own reviews of schools. Data from such reviews may indicate school capacity at various levels and can prove useful in the assessment of potential future school requirements. However, the use of any spare capacity within a school falls within the remit of the School Patron/Owner. In this regard, it is not possible for the Department to determine the future use of such capacity and by definition is not in a position to verify the existence of such capacity. Therefore, it is not possible to provide the information that you request".

Notwithstanding this, we note that the Department is advancing plans for a number of new schools in the general catchment which has included planning applications for new primary and post primary schools at Douglas¹ and announcements for a new 224 pupils primary at Pouladuff, as well as a 600 pupil post primary in Ballincollig. Having regard to this, and the wider network of existing schools in the area, it is considered that there will be sufficient capacity locally to cater for future demand arising from the proposed development.

¹ Planning references 18/6246 and 18/5369 refer.

3.4 Community Facilities & Emergency Services

The nearby suburbs of Bishopstown and Curraheen are long established communities with a range of community-based services that would be of benefit to the proposed development. The nearest post offices are at Bishopstown, Model Farm Road and Togher. Bishopstown and Togher Garda Station are within easy access from the subject site. Bishopstown Library is located only slightly further away in the Wilton District Centre. There are a number of faith centres in the locality, the closest being the Catholic Church of the Real Presence on Curraheen Road and the New Like Cristian Centre in Ardrostig. Community support services in the vicinity include Age Action Cork, L'Arche Community and Togher Family Centre. Furthermore, the area is well served by bring banks. Details of nearby community facilities are outlined on Figure 3.3.

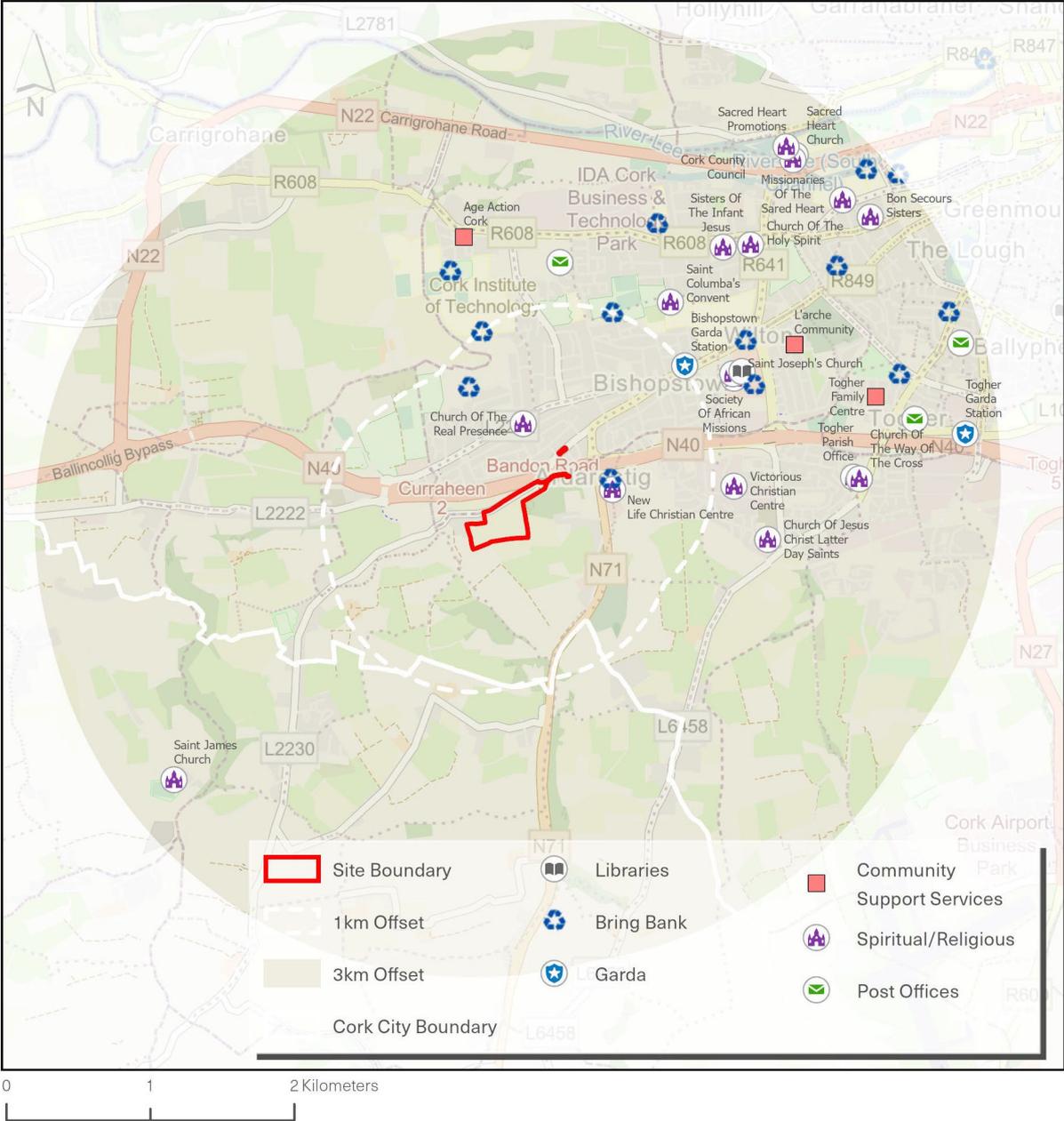


Figure 3.3 Local Community Facilities

3.5 Retail Services

The closest retail centre to the site is the Dunnes Stores Neighbourhood Centre, Ardrostig, Bishopstown at the intersection of the N40 and N71 Bandon Road. There are also smaller convenience retail stores along this section of Bandon Road including Costcutter at the Amber Garage and the Circle K service station. The largest retail centre in the 3 km vicinity of the site is the Wilton District Centre which includes several large convenience retailers, including Tesco. Aldi and Lidl are just over 1km from the subject site. The Wilton District Centre also includes multiple comparison retail stores and a number of bars and restaurants. Curraheen Road feature a number of Convenience retailers, and takeaways as well as the Bishopstown Local Centre.

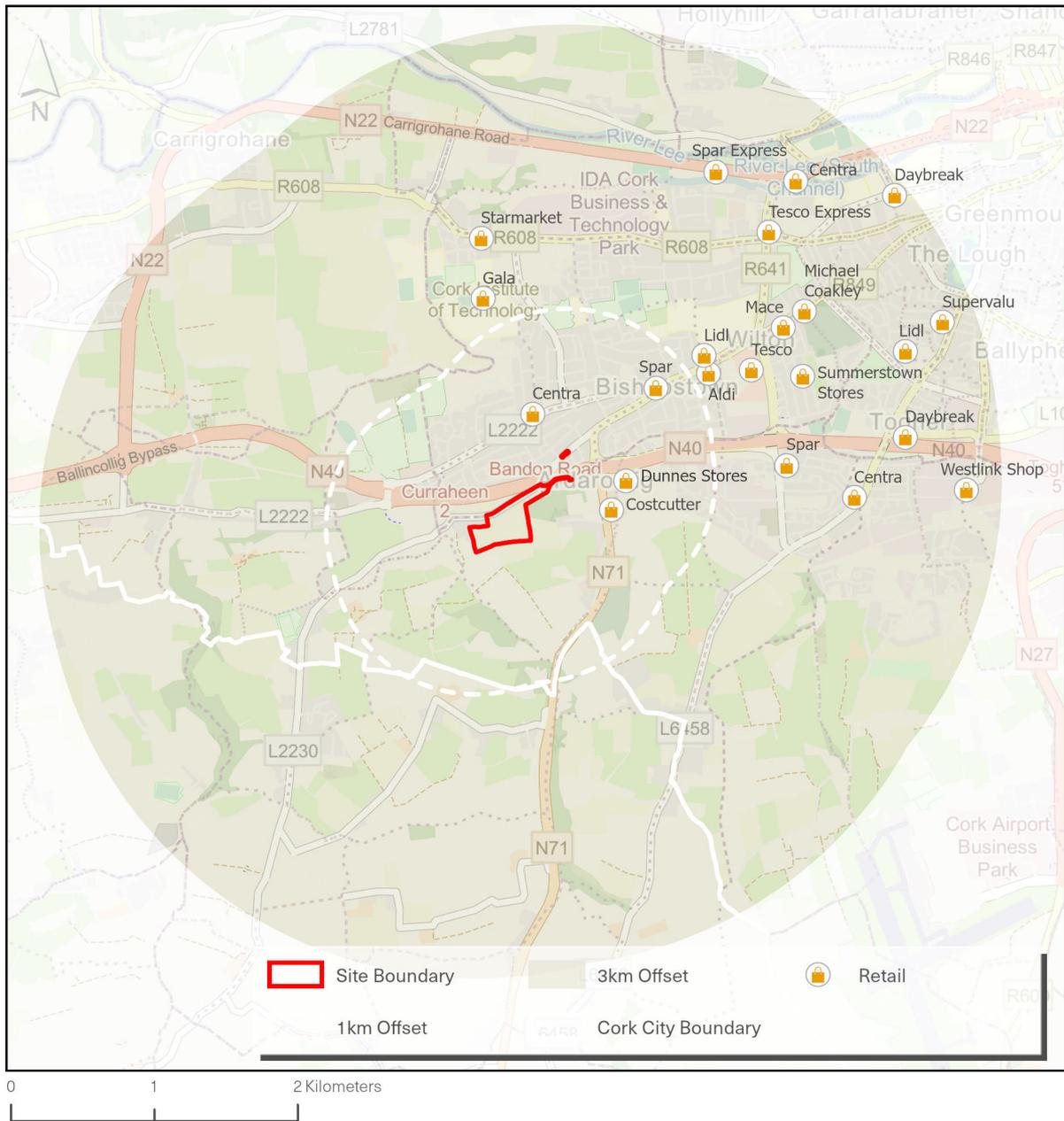


Figure 3.4 Local Retail Offer

3.6 Health

The principal health facility in the area is Cork University Hospital and Cork Maternity Hospital located near the Wilton District Centre. The Marymount Hospital and Hospice is located on lands just to the west of the subject site. In addition, there are several GP, dental practices and pharmacies in the area, as indicated in Figure 3.5.

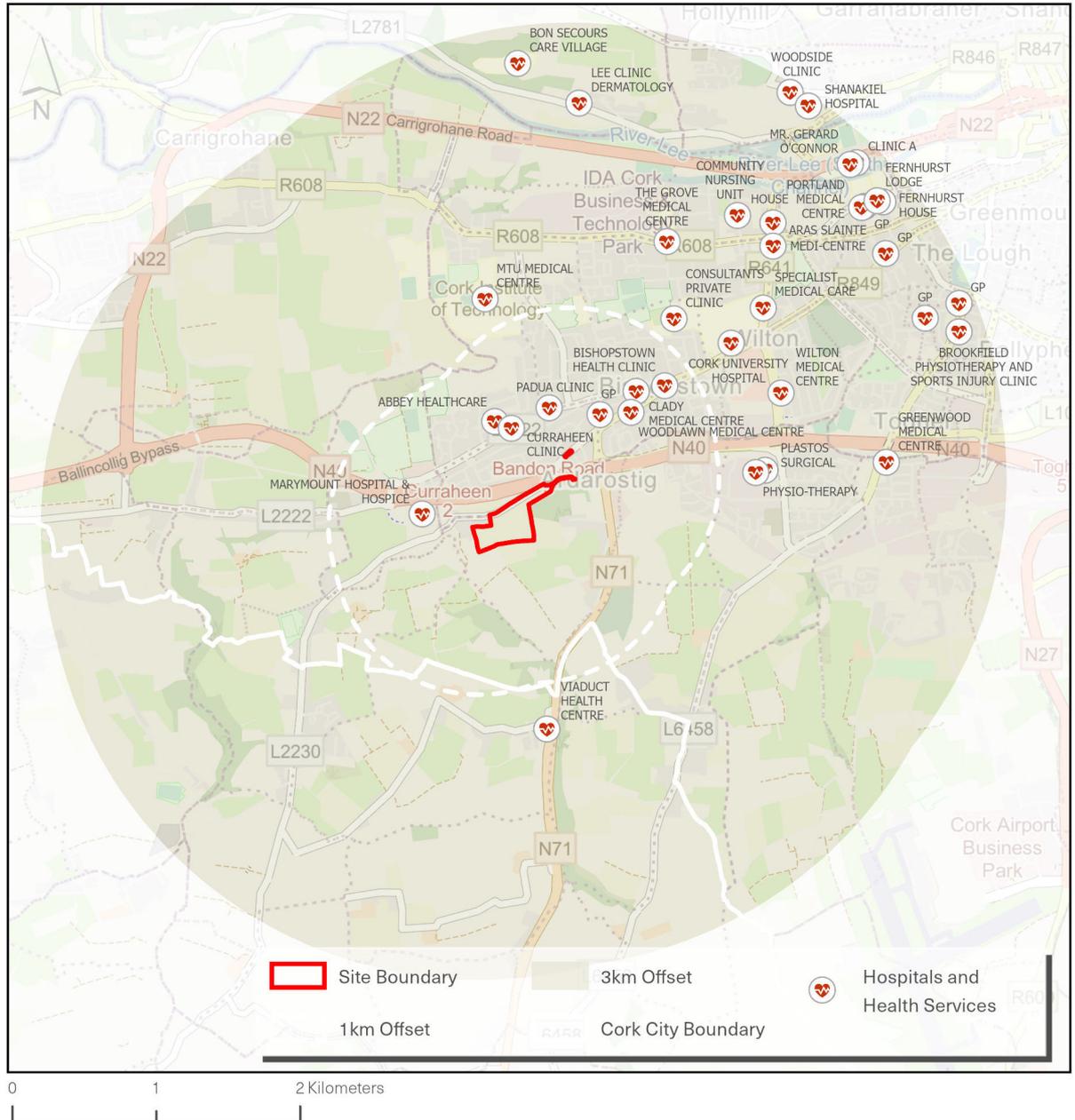


Figure 3.5 Local Health Services

3.7 Public Transport

The subject site currently has access to high frequency public transport in the form of the 208 bus route along the Curraheen Road which serves CIT. It is also served by the 236, 237 and 239 bus routes which traverse the Bandon Road Roundabout. The Cork Metropolitan Area Transportation Strategy (CMATS) proposes that the 208 route will be replaced by the Southern Orbital Inner Route with a 10 minute frequency and form part of the CMATS Bus Priority network. The routes along the Bandon Road are also earmarked as part of the Bus Priority network, served by a dedicated bus lane. Alongside this CMATS proposes that a Light Rail Transit (LRT) system should be developed for Cork Metropolitan Area. The subject site is c. 1km from identified LRT stations.

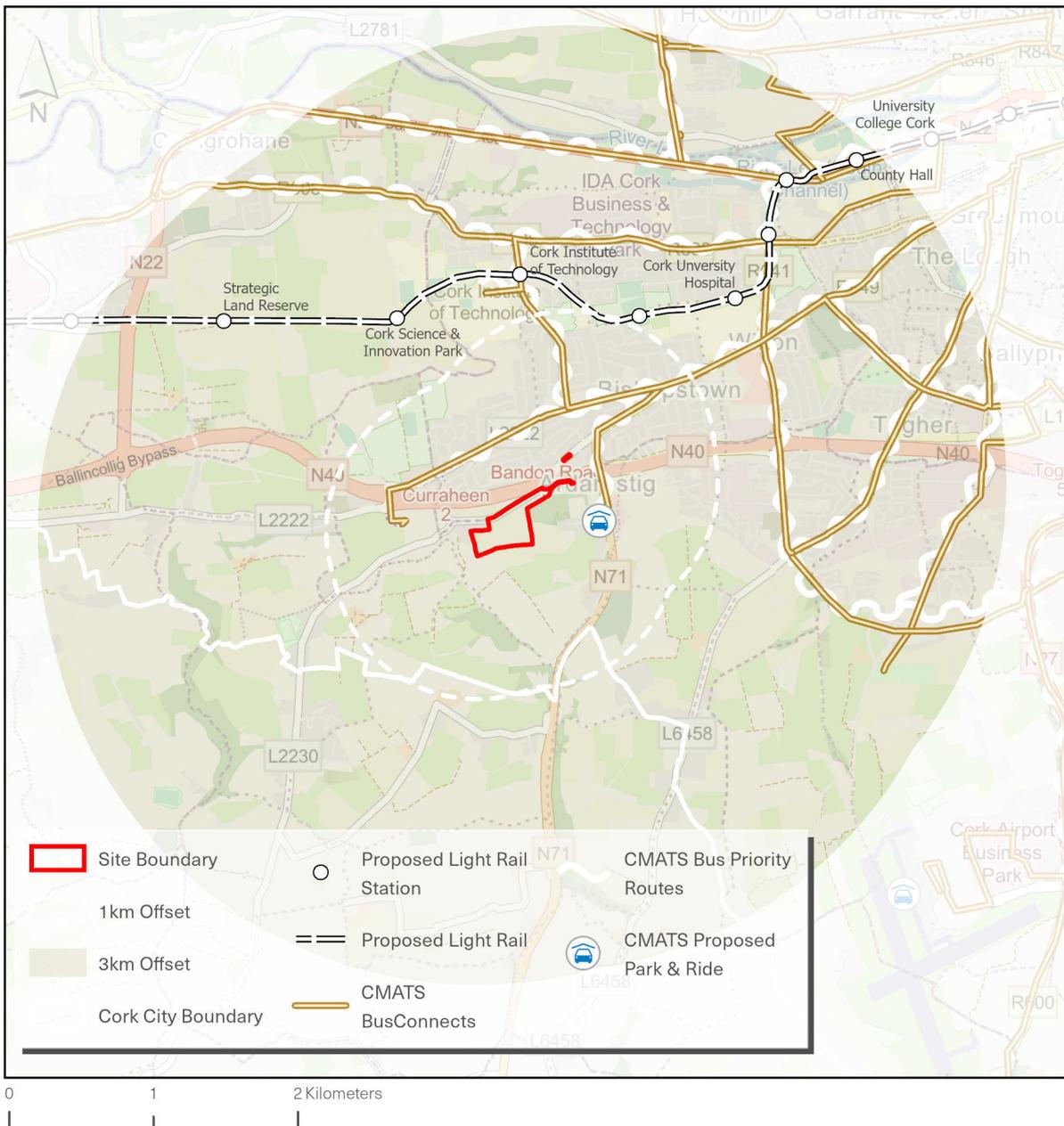


Figure 3.6 Local Public Transport

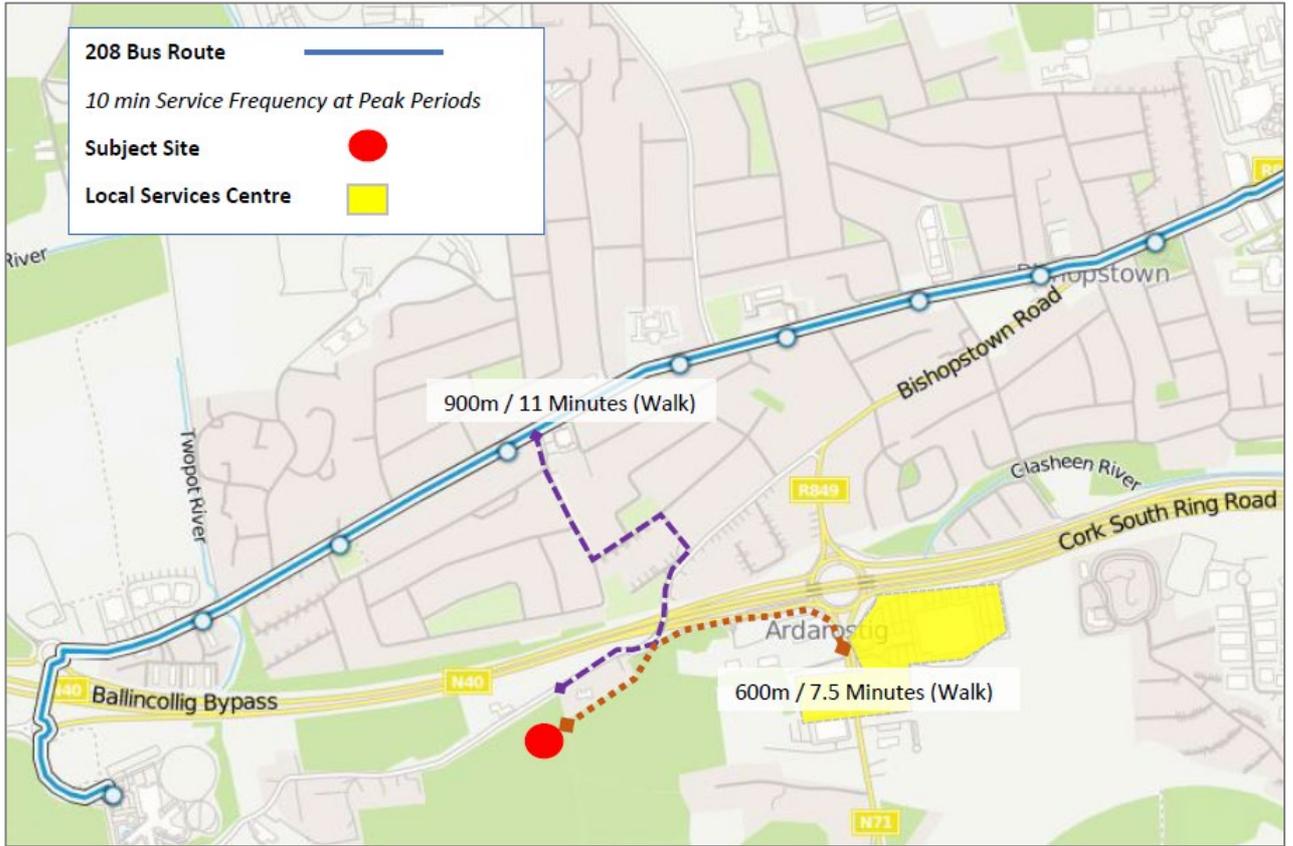


Figure 3.7 Access to Nearest Services / High Frequency Bus Stop

04. Conclusion

It is evident from this study that the subject site is well catered for in terms of the existing and proposed community and social infrastructure in the area. In all aspects of the study, from education, childcare, sports and amenity, community facilities, healthcare, retail and public transport the location performs well, and we consider that future residents will have access to a significant quantum of facilities and services within the catchment of their homes. In the context of the wider 3km study area the site benefits from proximity to extensive educational facilities from childcare all the way up to third-level education. The adjacency of the established communities of Curraheen, Bishopstown, Wilton and Togher ensure facilities and emergency services such as libraries, post offices, bring banks, family resource centres and Garda stations are all accessible. In addition, there is an extensive existing retail offer available in the area, with Dunnes Stores, Lidl, Aldi and Tesco all present within 1.5km of the subject site. In terms of public transport, the existing high frequency 208 bus service is due to be further enhanced in line with CMATS proposals. Furthermore, the site is c. 1km from a proposed station of the planned LRT.

The future residents at this development will not only have access to the existing facilities and services, but they and the existing residents will also benefit from the additional commercial space and crèche facility proposed as part of this development. It should be noted that the significant pedestrian and cycle facilities proposed as part of the project have been advanced in positive partnership with the Council with the aim of maximizing connectivity to/from local services for future occupants. The additional critical mass of population that will arise from the proposal will underpin the viability of existing and future additional social and community facilities.