

SOCIAL INFRASTRUCTURE AUDIT

PREPARED FOR THE ASSESSMENT OF PROPOSED STRATEGIC HOUSING DEVELOPMENT (SHD) ON THE SITE OF THE FORMER ST. KEVIN'S HOSPITAL AND GROUNDS, SHANAKIEL, CORK



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DECEMBER 2020



1.0 INTRODUCTION

The Land Development Agency is seeking permission for Strategic Housing Development (SHD) on a c. 5.7-hectare (14-acre) site located 2.5km west of Cork City centre on a prominent south facing hillside. The entire site extends to approximately 5.7 hectares (14 acres) and is laid out over three tiers/levels with a series of buildings including the former St Kevin's Hospital, St Dymphna's Hospital, St Kevin's Church and number of out buildings totalling approximately 8,300 sq. m. (89,340 sq. ft.).

Vehicular access to the site is provided from Shanakiel Road to the north, via the Sunday's Well Road, a major east west link road north of the River Lee. This link provides direct access to the city centre to east and to Wellington Bridge to the west, situated below the site, as well as University College Cork and its Mardyke Arena to the south (see Figure 1.1). There are also a number of internal roads on the site providing access to the various buildings, but the original secondary access to the complex from the south west of the site is no longer usable, as the adjoining Our Lady's Hospital complex is now in separate ownership.



Figure 1.1: Local context of relevance to proposed development. Indicative extent of proposed development site identified by red outline. Source: Lisney, 2018.

1.1 Proposed Development Scheme

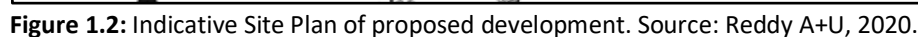
The Land Development Agency intend to apply to An Bord Pleanála (the Board) for permission for a Strategic Housing Development with a total application site area of c. 5.7 ha, on lands located at the Former St. Kevin's Hospital and Grounds, Shanakiel, Cork (A Protected Structure, 'Our Lady's Hospital' RPS Ref. PS620). The development, with a total gross floor area of c 24,344 sq m, will provide 266 no. residential units, a crèche and office enterprise centre.

The development will consist of 46 no. town houses (32 no. 3 bedroom units and 14 no. 4 bedroom units) arranged in 11 no. two storey blocks; 54 no. ground floor 2 bedroom duplex apartments and 36 no. 3 bedroom and 18 no. 4 bedroom duplex townhouses above arranged in 7 no. three storey blocks and 52 no. walk-up apartments (11 no. 1 bedroom apartments and 41 no. 2 bedroom apartments) arranged in 3 no. four storey blocks. The development will also include the stabilisation, conversion, renovation and internal reordering (including new structural frame and floors) of the former St. Kevin's Hospital building to provide 60 no. apartments (26 no. 1 bedroom and 34 no. 2 bedroom apartments) a 440 sq m crèche at ground floor level, with ancillary outdoor play area and the conversion of the 630 sq m former chapel building to provide a new Office Enterprise Centre. The proposed development will include 241 no. surface car parking spaces and 563 no. bicycle parking spaces.

The development will also consist of the demolition of 2,901 sq m of former hospital buildings and associated outbuildings (including the demolition of the 1,129 sq m former two storey St. Dymphna's Hospital block; 672 sqm of the rear toilet blocks and contemporary stair cores to the side and rear of the St. Kevin's Hospital building; the 220 sq m two storey former Doctors House; the 50 sq m one storey hospital mortuary building; 480 sq m of shed buildings to the rear of the Chapel; the 151 m retaining wall to the immediate south of the St. Kevin's Hospital building and the partial demolition of the existing 350 sq m link corridor structure, to be replaced with an integrated landscaped amenity area in the footprint of the original structure.) 2 no. new 228 sq m extensions with bridge access are to be provided to the rear of the St. Kevin's Hospital Building and 2 no. 31 sq m new glazed porch extensions to the south.

The development will also include the provision of a play area to the immediate east of St. Kevin's Hospital; private, communal and public open space (including all balconies and terraces at all levels); internal roads and pathways; pedestrian access points; hard and soft landscaping; boundary treatments including the repair of some existing boundary walls; the provision of new surface water and foul drainage pipes and any associated pipe diversion works; new retaining walls; a new internal access road; changes in level; services provision and related pipework; electric vehicle charging points; attenuation tanks; SUDS; signage; the upgrading of the existing access from Beechtree Avenue; public lighting and all site development and excavation works above and below ground.

We note that the scheme includes a range of residential support amenities such as the proposed crèche and play facilities, along with woodland walks, open meadowed spaces, landscaped pedestrian zones, terraces and vantage points, which will positively contribute to the amenity of the development.



1.2 Social Infrastructure Audit Methodology

With respect to this development, the Land Development Agency has requested that a Social Infrastructure Audit be undertaken by Tom Phillips + Associates (TPA) for the site, using geospatial survey methods. This survey was conducted in March 2020 and identified more than 350 No. relevant social infrastructure facilities in the vicinity of the subject proposal for further assessment.

A large number of public and private geospatial datasets were used in the course of the survey, including but not limited to:

- 2016 and 2011 Census Boundaries and Statistics
- 2020 Eircode Address Database (ECAD)
- 2020 OSM Ireland POI Datasets
- 2020 OSi and ESRI Ireland Basemaps
- 2019-2020 Department of Education and Skills - Irish Schools
- 2020 Department of Education and Skills - Providers of Higher Education
- 2020 QQI Register of Private Higher Education Institutions in Ireland
- 2020 Tusla Early Years Inspectorate Reports – Registered Childcare Facilities
- 2020 HSE Records – ‘Find Your Local Health Service’

2.0 RELEVANT PLANNING GUIDANCE

2.1 *National Planning Guidance for Sustainable Residential Development*

This audit has regard to the *Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (DoEHLG, 2009)*, which states:

“Sustainable neighbourhoods require a range of community facilities, and each district/neighbourhood will need to be considered within its own wider locality, as some facilities may be available in the wider area while others will need to be provided locally. In this context, planning authorities should seek to ensure that facilities for social and cultural use, such as community centres, and personal and community development, such as resource centres, are available within the wider community.”
(*Residential Guidelines*, p. 25)

This document also sets out the following categories of community infrastructure as being most relevant in the development of new residential areas:

Table 2.1: Community Infrastructure Categories as per DoEHLG Guidelines	
Infrastructure Types	Sample Facilities
Schools	Primary, Post-Primary, Special Education, Third-Level Institutions
Childcare	Registered Facilities (Full Time, Part Time, Sessional)
Community Centres	Community Centres, Resource Centres, Sports Centres, Youth Centres, Training Centres. etc
Healthcare Facilities	General Practitioners, Healthcare Centres, Hospitals, Nursing Homes
District, Neighbourhood and Local Centres	Supermarkets, Shops, Convenience Shops

2.2 *Regional Spatial and Economic Strategy 2020-2032 (Southern Regional Assembly)*

We note that the *Regional Spatial and Economic Strategy 2020-2032 (RSES)* prepared by the Southern Regional Assembly (SRA) was adopted on 31 January 2020 and supersedes the *Regional Planning Guidelines for the South West Regional Authority 2010-2022*.

This document includes a *Metropolitan Area Strategic Plan* (MASP) for the Cork environs, which provides a roadmap for urban growth within the area. The MASP also supports ongoing collaboration with regional stakeholders in order to:

“...ensure the provision of social infrastructure such as education, and health and community facilities, and in particular, to ensure that opportunities for social as well as physical regeneration are realised.” (RSES, p. 269)

Specific policies for social inclusion and infrastructure within the Cork MASP are provided in Chapter 10 of the RSES, as follows:

Table 2.2: Select Objectives for New Residential Development	
Objective	Description
Obj. 20 Lifelong Learning and Skills	<ul style="list-style-type: none"> a) Support Cork as a Learning City and seek investment in initiatives which supports the Cork Learning City initiative, support Cork’s role in the UNESCO Global Network of Learning Cities and support the spread of such initiatives throughout the metropolitan area and wider region. b) Support initiatives under the Learning City Key Strategic Actions 2017-2021.
Obj. 21 Healthy Cities, Healthy Environment and Health Infrastructure	<ul style="list-style-type: none"> a) Seek investment in smart technologies which have an increasing role to play to improve air quality, water quality, flood management, noise and light pollution to promote a clean and healthy environment.... b) Support the role of Cork as a WHO Healthy City and seek investment in the delivery of recreation, environmental improvements, active travel and health services infrastructure that retains and improves on this status, in support of a “healthy heart” to the Cork Metropolitan Area. c) Seek investment in health service infrastructure within the Cork MASP to meet existing and future regional population growth including facilities for d) Cork University Hospital, the Southern Region’s tertiary referral centre and other existing hospitals, the sustainable development of a new acute hospital and new elective hospital to service the increasing population of the metropolitan area and wider Region e) Seek delivery and supports to achieve Healthy Ireland objectives.
Obj. 22 Social Inclusion	<ul style="list-style-type: none"> a) Seek investment in delivering actions and stakeholder initiatives of the Local Economic Community Plans (LECPs) of Cork City Council and Cork County Council to strengthen community infrastructure and promote social inclusion for all citizens across all our communities b) Seek continued investment in initiatives that achieve the physical, economic, social and environmental regeneration of disadvantaged areas in the City and Metropolitan Area... c) Support the development of an Inter-agency Social Enterprise Strategy to support the retention and expansion of existing social enterprises and the development of new social enterprises. d) Recognise, support and value diversity, especially within the city population and workforce and the implementation of Government policy “The Migrant Integration Strategy”.
Our emphasis.	

2.3 Cork City Development Plan 2015-2021 (CCDP)

The proposed development area is located within the administrative area of Cork City and therefore this audit also has regard to the policies and objectives contained within the *Cork City Development Plan 2015-2021 (CCDP)*. The CCDP states:

“The quality of life in a community depends not only on the provision of housing, employment and infrastructure support but also on access to social, community and cultural facilities which are fundamental to social cohesion and personal enhancement... To ensure there is a proper network of community facilities, services should be provided with other facilities such as shops, crèches, schools, medical centres etc. and these should be accessible to all.” (CCDP, p. 81-82)

Objectives for the provision of community infrastructure are also included in Chapter 7 of the *CCDP* with respect to new residential developments, which have been reproduced in Table 2.3 below for reference:

Table 2.3: Select Objectives for New Residential Development	
Objective	Description
Objective 7.1 Inclusive Neighbourhoods Strategic Objectives	<ul style="list-style-type: none"> a) To support provision of appropriate community facilities and services for all, young, the ageing population, able-bodied, disabled etc. b) To support the provision by voluntary and state agencies of a wide range of community facilities. c) To facilitate and support existing and proposed educational facilities. d) To support dual use of community facilities. e) To encourage the provision of suitably sized health care facilities located close to communities serving a sufficient catchment and accessible by public transport. f) To ensure that social inclusion objectives are fully integrated into planning policy. g) To support the particular needs of an area in terms of provision of childcare whether it is to be a crèche facility/pre-school/after-school etc. h) To consider the child as a citizen of Cork City. i) To work to ensure Cork City is a family friendly city. j) To consider cultural diversity and ethnic minorities in planning for the needs of communities. k) Continue to encourage active public participation in the Planning process. l) To encourage socially inclusive and safe communities. m) To consider the needs of groups with specific design/planning needs in the formation of policy documents. n) To make Cork a sustained healthy city in which to live, work and visit.
Objective 7.2 Sustainable Neighbourhoods	To support the creation of sustainable neighbourhoods which allow access to services and facilities for all users and to foster a sense of community and a sense of place.
Objective 7.5 Community Facilities	To support the development and provision of a range of community facilities throughout the City. Facilities should be designed to be flexible in terms of their usage and adaptable over time. Adequate community facilities should be provided so that they are accessible to everyone and where possible provided close to existing centres so that a range of services are provided. Community facilities will be required to be provided in tandem with the development of large new residential areas , such as Docklands.

Objective 7.7 Childcare Facilities	Cork City Council will support the provision of high-quality childcare facilities throughout the city suited to the needs of the given area and will: a) Require purpose built childcare facilities as part of proposals for new residential developments of more than 75 dwelling units. However, where it can be clearly established that existing facilities are sufficient, alternative arrangements will be considered; b) Consult with the Cork City Childcare Company and the HSE on planning applications where childcare facilities are proposed; c) Require employers with more than 500 members of staff to provide childcare facilities as part of planning applications for significant new and extended development.
Objective 7.8 Educational Facilities	a) To ensure that school and college sites are made available in accordance with the requirements of the relevant education authorities; b) To support the ongoing development and provision of second and third level education and lifelong learning in the city.
Objective 7.9 Shared Comm. Facilities	To consider the provision of shared community and childcare facilities on sites made available to the Department of Education and Skills for schools.
Objective 7.10 Healthcare Facilities	To support the sustainable provision of hospitals and other healthcare facilities within the city including appropriate community-based care facilities at suitable locations, subject to the proper planning considerations.
Objective 7.14 Library Services	To support the continued development, improvement and upgrading of library facilities and services .
Objective 7.15 Neighbourhood Recreation & Amenity	a) To support and facilitate the development of outdoor and indoor recreational facilities to cater for all age-groups on suitable sites; b) To encourage development of food-growing spaces such as allotments and community gardens .
Objective 7.16 Cultural Diversity	To recognise the community and cultural needs of communities in the city and facilitate the development of diverse cultural, religious and social facilities at suitable locations subject to proper planning considerations.
Our emphasis.	

Chapter 7 of the *CCDP* also sets out specific community facility types which are required to support new residential development within Cork City, which have been summarised in Table 2.4 for reference. These categories are further assessed with respect to the proposed development in Section 5.0 to follow.

Table 2.4: Facilities Required by CCDP in Support New Residential Developments	
Facility Type	Sample Facilities
Community	Community halls and centres, resource centres, meeting rooms
Childcare	Full day care and sessional facilities, pre-school and afterschool services, drop-in services
Educational	Primary, secondary and third level education as well as lifelong learning and other related training facilities
Healthcare and Elderly Services	Hospitals and other healthcare facilities, incl. primary care centres, respite care, day care and nursing care
Recreation and Amenity	Outdoor and indoor recreational facilities incl. multi-functional open spaces, playgrounds and play areas, allotments, community gardens, Men's sheds
Cultural (incl. Libraries)	Cultural (incl. museums, theatres, etc), religious (such as churches, synagogues and mosques) and social facilities, as well as library facilities

3.0 DEMOGRAPHIC ANALYSIS

For the purposes of the demographic analysis, the study area comprises 3 No. distinct enumeration areas identified by the Central Statistics Office (CSO) of relevance to the subject development, as follows:

- 1) The local Shanakiel Electoral Division (ED) to which the site belongs;
- 2) The Cork City administrative boundary; and
- 3) The larger Cork City and Suburbs settlement boundary.

These enumeration areas (identified in Figure 3.1) provide demographic information for the local, city and wider settlement populations which are likely to be impacted by the subject development and demonstrate historical trends in the various statistical themes explored in the course of this assessment (Sections 3.1 to 3.4 to follow).

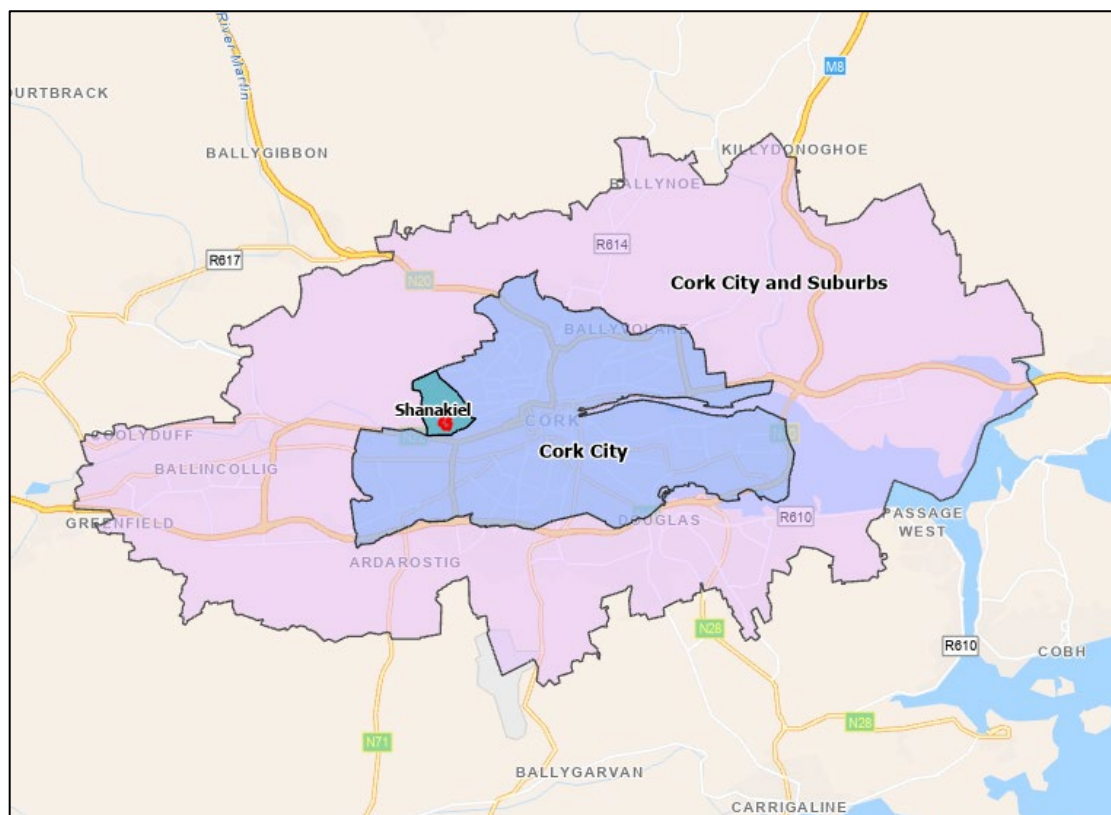


Figure 3.1: Extent of CSO enumeration areas utilised in demographic analysis. Location of subject site within Shanakiel ED indicated by red polygon. Source: CSO boundaries annotated by TPA, 2020.

3.1 Population Trends

The proposed development site is located within the Electoral Division of ‘Shanakiel’ on the western edge of Cork City, which had a population of 3,638 No. persons at the time of the 2016 Census. This area appears to be growing at a faster rate than the rest of the city, with a c. 20% population increase identified from 2006 to 2016 (compared to c. 5% increase recorded for Cork City and c. 13% for the larger metropolitan area - see Table 3.1a overleaf).

Table 3.1a: Recent Population Trends 2006-2016 (CSO)						
Level	Name	2006	2011	2016	5-yr	10-yr
Electoral Division	Shanakiel	3,031	3,423	3,638	+6%	+20%
County	Cork City	119,418	119,930	125,657	+5%	+5%
Settlement	Cork City and Suburbs	185,059	198,582	208,669	+5%	+13%

More recent population projections for Cork City were included in the *Regional Spatial and Economic Strategy* (RSES) for the Southern Region, which highlights the settlement as a key driver of economic and population growth within the region. Cork City is projected to be amongst the fastest growing locations in the State over the next 20 years (alongside Limerick and Waterford), and the Cork Metropolitan Area is currently home to almost a fifth of the national population. It is estimated that an additional 125,000 people will need to be accommodated within Cork City and Suburbs by 2031 (see Table 3.1b).

Table 3.1b: Population Projections 2016 – 2031 (RSES)				
Location	2016 Base Year	Growth to 2026	Growth to 2031	Population Target 2031
Cork City and Suburbs	208,669	+50,000	+75,000	283,669
Rest of Cork Metro Area	95,500	+20,281	+29,657	125,157
Total Metro Area	304,169	+70,281	+104,657	408,826
Balance of Cork County	238,699	+25,739	+36,695	275,394

3.2 Age Profile

The majority of the Shankiel population (57%) falls within the Adult (25-64 years) age cohort, which is slightly higher than the rest of the settlement (54%) for this group. This area has a lower percentage of 'Older Adults' (7%) and 'Young Adults' (8%) when compared to the larger city (13% and 10% respectively), but is also home to a higher percentage of 'Primary School' children (11%). See Table 3.2 for detailed comparison.

Table 3.2: Population by Age Cohort (CSO 2016)				
Age Cohort	Shanakiel	% of Total	Cork City/ Suburbs	% of Total
Preschool (0-4 yrs)	257	7%	12,652	6%
Primary (5-12 yrs)	402	11%	19,541	9%
Post-Primary (13-18 yrs)	251	7%	14,406	7%
Young Adults (19-24 yrs)	292	8%	21,067	10%
Adults (25-64 yrs)	2,088	57%	113,128	54%
Older Adults (65+ yrs)	248	7%	27,875	13%
Total	3,638	-	208,669	-

3.3 Educational Attainment

With respect to the levels of educational attainment within Shanakiel, the largest proportion of resident had completed 'Secondary' education (37%)¹ in 2016, followed by 'Third Level' courses (33%). Only 11% of the population had completed 'Post-graduate Education or higher'² at the time of the Census. These figures are largely in line with the educational profile recorded for the rest of the city environs in 2016; however, a slightly lower proportion of the population appear to have completed third level education (33%) in Shanakiel than the average for the settlement (38%).

Table 3.3: Population aged 15+ years by highest level of education completed (CSO 2016)				
Education Level	Shanakiel	% of Total	Cork City/ Suburbs	% of Total
No Formal Education	25	1%	1,912	1%
Primary Education	255	11%	12,712	9%
Secondary Education	885	37%	44,291	33%
Third Level Education	795	33%	51,331	38%
Postgraduate or higher	252	11%	17,053	13%
Not stated	178	7%	8,759	6%
Total	2,390	-	136,058	-

3.4 Economic Status

The economic profile of the Shanakiel Electoral Division is similar to the larger settlement, with 53% of the population over the age of 15 being categorized as 'At work' in 2016. However, the 'Student' (11%) and 'Retired' (10%) segments of the population are slight lower in this area than elsewhere in the Cork environs (14%). The remaining economic cohorts (i.e. unemployed, homemakers, jobseekers, etc.) each form less than 10% of the population overall.

Table 3.4: Population aged 15+ years by principal economic status (CSO 2016)				
Principal Economic Status	Shanakiel	% of Total	Cork City/ Suburbs	% of Total
At work	1,555	53%	88,484	51%
Looking for first regular job	26	<1%	1,281	<1%
Unemployed	263	9%	10,854	6%
Student	328	11%	24,439	14%
Looking after home/family	228	8%	12,480	7%
Retired	286	10%	24,397	14%
Unable to work	214	7%	9,144	5%
Other	7	<1%	809	<1%
Total	2,907	-	171,888	-

¹ Comprised of the following CSO sub-categories: Technical or Vocational qualification, Advanced Certificate/Completed Apprenticeship, Higher Certificate, Ordinary Bachelor Degree or National Diploma, Honours Bachelor Degree/Professional qualification or both.

² Comprised of the following CSO sub-categories: Postgraduate Diploma or Degree, Doctorate (Ph.D) or higher

3.4.1 Social Class and Employment

The majority of workers within Cork City/Suburbs were categorized as 'Managerial and technical' workers (26%), followed by 'All other gainfully occupied' at 20%. Within Shanakiel, a larger proportion of the population was uncategorized (24%), followed by 'Managerial and technical workers' (18%) and 'Non-manual' workers (16%). This area appears to have a lower proportion of 'Professional' (8%) workers than the rest of the city, but a slightly higher proportion of 'Skilled manual' laborers (15%) compared to 12% elsewhere.

Table 3.5 Population by social class (CSO 2016)				
Social Class	Shanakiel	% of Total	Cork City/ Suburbs	% of Total
Professional workers	286	8%	20,558	10%
Managerial and technical	667	18%	54,122	26%
Non-manual	586	16%	36,291	17%
Skilled manual	528	15%	25,857	12%
Semi-skilled	480	13%	22,139	11%
Unskilled	217	6%	7,418	4%
All others occupied/unknown	874	24%	42,284	20%
Total	3,638	-	208,669	-

3.5 Households

The majority of private households within Shanakiel (45%) and the larger settlement (41%) are comprised of 'Families with children', including single and dual parent households. The proportion of 'One person' households in the local area is slightly lower at 21% than elsewhere in the city (25%), while 'Married/cohabiting couples' comprise c. 20% of the population in both areas. All other cohorts (i.e. non-family and mixed households) form less than 10% of the total population.

Table 3.6: Private households by type (CSO 2016)				
Type of Households	Shanakiel	% of Total	Cork City/ Suburbs	% of Total
One person	289	21%	19,233	25%
Married/cohabiting couple ³	278	20%	14,392	19%
Couple with others	18	1%	939	1%
Families with children ⁴	625	45%	31,509	41%
Families with children and others ⁵	31	2%	2,127	3%
Two or more family units	33	2%	1,063	1%
Non-family households	30	2%	1,894	2%
Two or more non-related persons	89	6%	6,236	8%
Total	1,393	-	77,393	-

³ Comprised of the following CSO sub-categories: Married couple, Cohabiting couple

⁴ Comprised of the following CSO sub-categories: Married couple, Cohabiting couple, Father or Mother and children.

⁵ Comprised of the following CSO sub-categories: Couple, Father, or Mother with children and others.

3.5.1 Housing Type and Occupancy

We note that the housing profile of the Shanakiel ED generally aligns with that of the greater city, with more than 80% of the housing stock comprised of houses and bungalows and 17% of flats and apartments. The occupancy rate for these units is much higher than the national average (84%) with more than 90% of all units occupied within Shanakiel and the greater Cork environs at the time of the 2016 Census (see Table 3.8).

Table 3.7: Private households by type of accommodation (CSO 2016)				
Type of Accommodation	Shanakiel	% of Total	Cork City/ Suburbs	% of Total
House/Bungalow	1,134	81%	64,414	83%
Flat/Apartment	238	17%	11,729	15%
Bed-sit	0	-	184	<1%
Caravan/Mobile Home	1	<1%	76	<1%
Not stated	20	1%	990	1%
Total	1,393	-	77,393	-

Table 3.8: Occupancy status of permanent dwellings on Census night (CSO 2016)				
Occupancy Status	Shanakiel	% of Total	Cork City/ Suburbs	% of Total
Occupied	1,396	92%	77,880	90%
Temporarily absent	49	3%	2,399	3%
Unoccupied holiday homes	0	-	103	<1%
Other vacant dwellings	65	4%	5,831	7%
Total	1,510	-	86,213	-

3.6 Demographic Summary

The demographic profile of the Shanakiel ED (i.e. age, economic/social status and education) was largely consistent with the rest of the settlement of Cork City and Suburbs in 2016, however this area appears to have grown at a much higher pace (c. 20% increase from 2006-2016). The majority of residents within Shanakiel are Adults between the ages of 25-64 (57%), however, a much lower percentage of 'Older Adults' were identified within the ED (7%) than the rest of the city (13%).

We note that the population of Shanakiel aged 15 years or older is largely at work (53%) or in school (11%) and for those at work, the largest percentage of the population was unclassified (24%) or employed as 'Managerial and technical' workers (18%) at the time of the Census. A lower proportion of the population (aged 15+) had completed 'Third Level' education courses in Shanakiel (33%) than the rest of the settlement (38%), with the highest proportion of residents having only completed 'Secondary' level education (37%) in 2016.

With respect to household composition, the majority of private households within Shanakiel and the larger settlement are 'Families with children', including single and dual parent households (c. 40% or more), followed by 'One person' and 'Married/cohabiting couples' households (each comprising c. 20% or more). More than 80% of the total housing stock in Shanakiel was comprised of houses and bungalows (followed by 17% flats and apartments) and more than 90% of all permanent dwellings were occupied at the time of the Census.

These statistics indicate that a higher proportion of community facilities may be required for working adults and families in the Shanakiel area than other demographic groups and that additional third level education and training facilities may also be needed to support the working population. As the majority of the children residing in the local area belong to the 'Primary School' cohort (aged 5-12), playground facilities and other recreational amenities for young children are also likely to be desired.

4.0 SOCIAL INFRASTRUCTURE AUDIT

As previously noted, the proposed development site comprises approximately 5.7 hectares (14 acres) of land located within the Shanakiel Electoral Division of Cork City, on the western edge of the city centre. For the purposes of the existing facilities audit, a localised study area was applied which comprises a c. 2KM radius from the development site, extending from the Lower Killeens in the north to the Ballincollig Bypass in the south and from Bon Secours Care Village in the east to St. Francis Church and Cork Courthouse in the west (see Figure 4.1 overleaf).

A total of 6 no. categories of social infrastructure were utilised for the assessment which take into account the guidance provided in this respect in the *CCDP*, as well as the national guidance, which summarise the range of existing facilities and services available to support the proposed development:

Table 4.1: Social Infrastructure Categories Utilised in Audit	
Infrastructure Types	Description
Community and Childcare	Community halls and centres, resource centres, meeting rooms, as well as full day care and sessional childcare facilities, pre-school and afterschool services, drop-in services
Education and Training	Including primary, secondary and third level schools and colleges, vocational or training centres which facilitate lifelong learning
Healthcare and Elderly Services	Including hospitals and other healthcare facilities, such as primary care centres as well as respite care, day care and nursing care for the elderly
Recreation and Amenity	Including outdoor and indoor recreational facilities such as playing pitches, parks, multi-functional open spaces, playgrounds and play areas as well as food growing facilities (i.e. allotments, community gardens) and speciality amenities such as "Men's Sheds"
Cultural (incl. Libraries)	Including cultural (i.e. museums, theatres, etc), religious (such as churches, synagogues and mosques) and social facilities, as well as library facilities and related services
Retail	Including district, neighbourhood and local centres (i.e. supermarkets, shops, convenience shops)

4.1 Summary of Facilities Identified during Audit

There were more than 350 No. social infrastructure facilities and services identified within the study area to the west of Cork City Centre, as summarised in Figure 4.1. In our opinion, there is sufficient existing provision of social infrastructure in the vicinity of the subject site to support the proposed development (i.e. within c. 2km radius of the development area) as demonstrated by the audit summary to follow.

We note that the proposed scheme includes a range of residential support amenities such as the proposed crèche, outdoor play spaces, along with woodland walks, open meadowed spaces, landscaped pedestrian zones, terraces and vantage points which will positively contribute to the amenity of the development once completed.

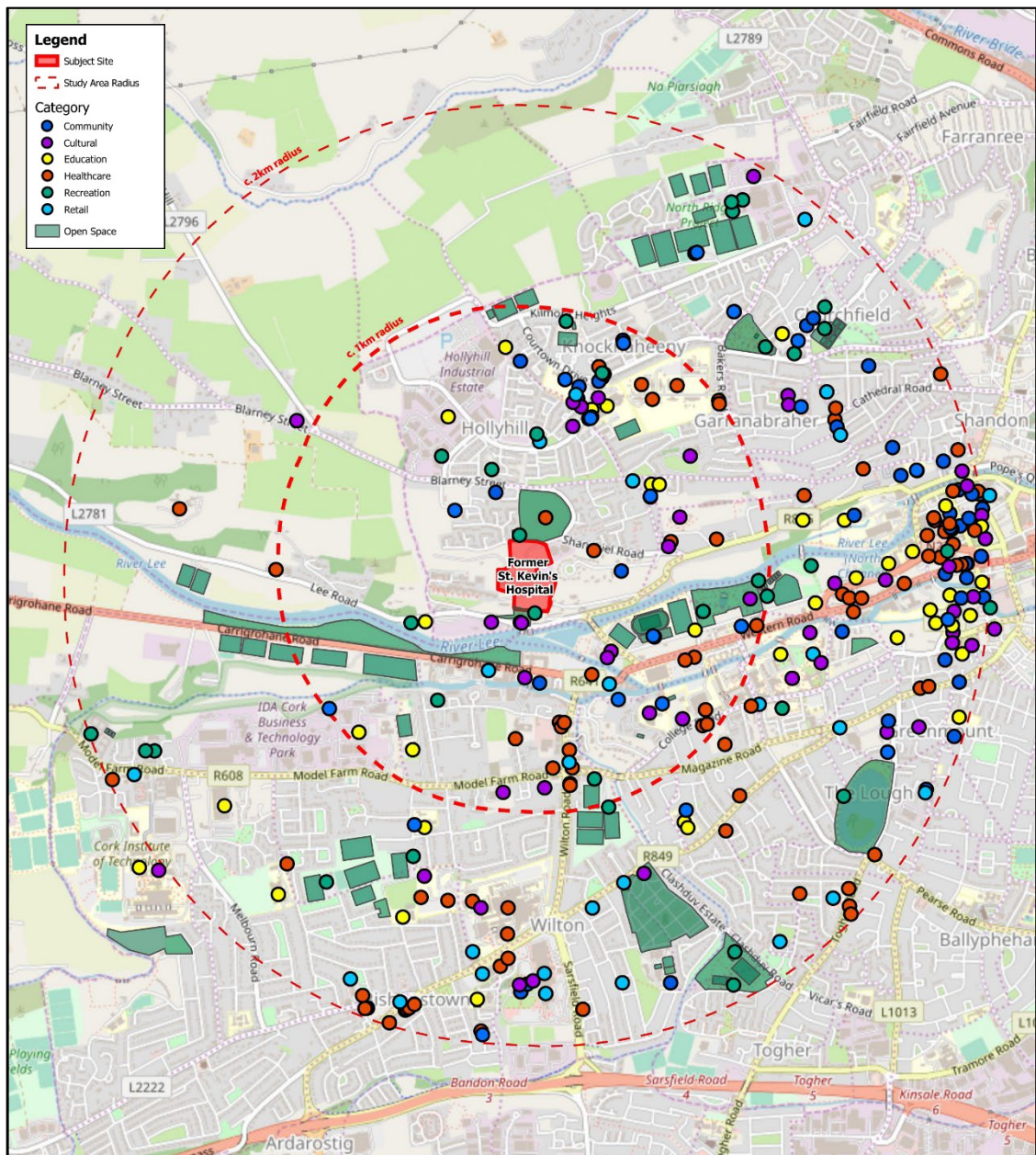


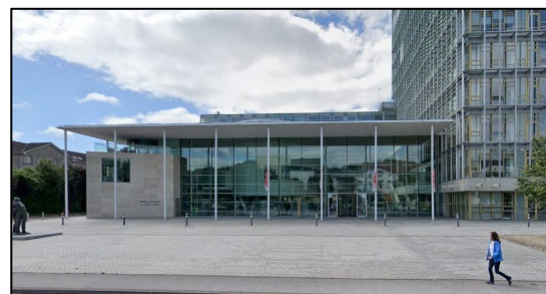
Figure 4.1: Location of existing social infrastructure facilities and services identified within study area (c. 2km radius from subject site) in course of audit. Source: TPA, 2020.

4.2 Community and Childcare Services

The Shanakiel study area is home to a wide range of community and social services, including childcare, with more than 60 No. community centres, resource centres and other social services identified within a c. 10-15 minute driving distance (c. 2km radius). We note that the Strawberry Hill Community Centre, Holyhill & Knocknaheeny Family Centre, Linkpoint (Blarney Street Youth Project) and Knocknaheeny Hollyhill Youth Project are located within c. 5-minutes' drive and provide gathering space and amenities for both children and adults. Other social resources such as Pieta House and Renewal are also locally accessible, with larger facilities such as Cork County Hall located c. 5-minutes' drive to the south and the Cork City Partnership c. 10-minutes' drive to the north.



Holyhill & Knocknaheeny Family Centre



Cork County Hall

Table 4.2: Community and Childcare Infrastructure within Study Area	
Type	Selected Facilities
Community Halls and Centres (20+)	Strawberry Hill Community Centre, Holyhill & Knocknaheeny Family Centre, Linkpoint - Blarney Street Youth Project, Knocknaheeny Hollyhill Youth Project, Churchfield Community Trust, Gurranebraher Community Association, Gurranebraher Churchfield Youth & Community Resource Centre, Cork Life Centre, The Rock Community Centre, Middle Parish Community Centre, St. Finbarr's Cathedral Hall, Lough Community Centre, SMA Community Centre
Resource Centres and Social Services (20+)	Cork County Hall, Citizen's Advice Bureau, Cork City Partnership, UCC Cork Enterprise Centre, Education & Rights Resource Centre, National Advocacy Service, Cope Foundation, Jigsaw Cork, Brookfield Counselling Centre, Cork Arc Cancer Support House, Pieta House, Renewal, Vincent's, Cluas, Scouting Ireland, Barnardos Brighter Futures Centre
Childcare (20)	Shanakiel Childcare, The Farmyard Kindergarten, Hollyhill Knocknaheeny Family Centre, Playland Crèche (SMOTH), Mardyke Arena UCC Childcare, Nurture Childcare Fairylawn, Brookfield Crèche, Crèche Cois Laoi, Model Farm Road Childcare, Barnardos Brighter Futures, Before 5 Family Centre, Glasheen Playschool, Mount Eden Montessori, Naoindra Thigh Wilton, Paisti @ No. 3, St. Anne's Day Nursery, Step on the Ladder, Sunday's Well Montessori Preschool (St. Vincent's), Sunday's Well Montessori Preschool (CBS), The Chalet Montessori School

Childcare facilities are also easily accessible within Shanakiel, with 9 No. existing pre-schools identified within c. 1km of the subject development site and one additional facility proposed to be provided within the scheme (see Table 4.3 overleaf). These facilities are currently providing more than 500 No. childcare places to local residents, which will be supplemented by an additional places on site once the scheme is developed.

The proposed 440 sq m crèche is to be provided at ground floor level in the Former St. Kevin's Hospital building.

Table 4.3: Indicative Capacity of Local Childcare Facilities – Within c. 1km of Subject Site		
Ref.	Facility Name	Indicative Capacity⁶
1	Shanakiel Childcare	70
2	The Farmyard Kindergarten	22
3	Hollyhill Knocknaheeny Family Centre	60
4	Playland Crèche (SMOTH)	12
5	Mardyke Arena UCC Childcare (Drop-In Only)	8
6	Nurture Childcare Fairylawn	90
7	Brookfield Crèche (Drop-In Only)	5
8	Crèche Cois Laoi	82
9	Model Farm Road Childcare	180
		529 places

4.3 Education and Training Facilities

The study area is served by 14 No. existing primary schools (including Sunday's Well BNS, Sunday's Well GNS and St. Mary's on the Hill within c. 1km of the St. Kevin's Hospital development site) and 6 No. post-primary schools (including the Terrance Mac Swiney Community College and Mount Mercy College within c. 1km). We note that 2 No. specialty education schools were also identified within the study area, including the Cope Foundation, which caters to children and adults with intellectual disabilities and/or autism, and the Cork University Hospital School, which supports students undergoing long- or short-term medical treatment.



Sunday's Well BNS and GNS



Mount Mercy College

A large number of third level institutions and training facilities are also located within c. 2km of the subject site, including the University College of Cork (UCC) campus and Cork Institute of Technology (CIT) campus, as well smaller facilities such as City North College and Youthreach which support students of all levels residing in the area.

⁶ Maximum number of childcare places offered, as per most recent Tusla Early Years Inspectorate inspection report available for each facility. Accessed via the TULSA website by TPA, March 2020: <https://www.tusla.ie/services/preschool-services/creche-inspection-reports/>

The Cork Training Centre to the south of the site in Bishopstown also provides a wide range of programs including information technology courses, commercial and industrial training courses, business training and beauty and health-care courses to local residents through day, evening and online courses under the remit of the Cork Education and Training Board (CETB).



University College Cork



Cork Training Centre

Table 4.4: Education Infrastructure within Study Area	
Type	Facilities
Primary (14)	Sunday's Well BNS (Strawberry Hill), Sunday's Well GNS, Mhuire Ar Chnoc Haoine (St. Mary's on the Hill), Greenmount Monastery NS, Scoil Naomh Mhuire, SN Iosef Naofa, Scoil Colmcille, Muire Gan Smal C, Scoil Mhuire Gan Smal B, Scoil Padre Pio NS, Scoil Naomh Caitriona, S N Barra Naofa, Gaelscoil Ui Riada, Cork Educate Together National School
Post-Primary (6)	Terence Mac Swiney Community College, Bishopstown Community School, St Aloysius School, Coláiste An Spioraid Naomh, Presentation Brothers College, Mount Mercy College
Special Education (2)	Cork University Hospital School, Cope Foundation
Third Level Institutions and Training Facilities (10+)	University College of Cork, Cork Institute of Technology, Cork Training Centre, English Language Centre, Cork English Academy, Lifetime Lab, National Learning Network, Youthreach, City North College, Environmental Research Institute, Centre of Nurse Education

4.4 Healthcare and Other Facilities for the Elderly

Numerous hospitals and primary care centres were also identified within a c. 10-15 minutes' driving time from the proposed development site, including Mercy University Hospital and St. Mary's Primary Care Centre to the north and Bon Secours Hospital and Cork University Hospital to the south. We note that The Carrig Mor Centre, a mental health hospital, is also located immediately north of the subject development, within c. 5-minutes' drive. Other related healthcare facilities in the area include the NICHE Community Health Project, Rehabcare and The Cork Clinic, as well as a range of independent dental, dermatology, physiotherapy and mental health clinics.



Mercy Hospital

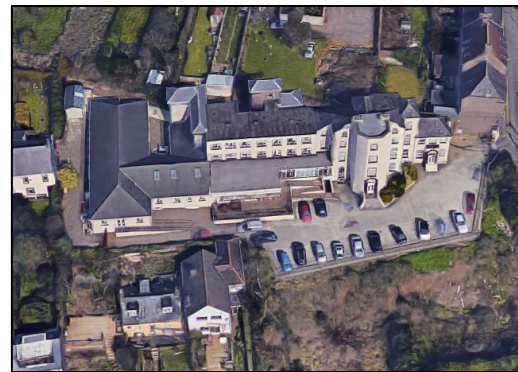


Bon Secours Hospital

Other facilities such as Home Instead Senior Care – Cork North, St. Mary’s Senior Citizen’s Centre and Blair’s Hill Nursing Home provide dedicated specialty care for the elderly within the Shanakiel area and are supported by a small range of ancillary organizations like EPIC (Empowering People in Care) and SHARE (Students Harness Aid for the Relief of the Elderly).



Heather House CNU



Blair’s Hill Nursing Home

Table 4.5: Healthcare Infrastructure within Study Area	
Type	Selected Facilities
Hospitals and Primary Care incl. GP Clinics (10+)	The Carrig Mor Centre, Mercy University Hospital, St. Mary’s Primary Care Centre (Health Campus), Holyhill Medical Centre, Gurranebraher Medical Centre, Churchfield Health Centre, Bon Secours Hospital, Bon Secours Care Village, Wilton Medicentre, Cork University Hospital, University Dental Hospital, Washington Street Medical Centre, Clady Medical Centre, Glasheen Medical Centre, Eden Medical Clinic
Other related healthcare facilities (10+)	NICHE Community Health Project, The Cork Clinic, Rehabcare, Munster Physical Therapy, KARE Healing Clinic, Blarney Street Dental Surgery, Lee Clinic Dermatology, Acute Mental Health, Brookfield Physiotherapy, The Lough Dental Practice, HSE Speech and Language Therapy, Performance Physiotherapy, The Children’s Clinic
Elderly Care (7)	Heather’s House Community Nursing Unit (St. Mary’s Health Campus), St. Mary’s Senior Citizen’s Centre, Home Instead Senior Care – Cork North, Blair’s Hill Nursing Home, EPIC (Empowering People in Care), Brother Jerome Kelly Day Care Centre, SHARE (Students Harness Aid for the Relief of the Elderly), Bishopstown Senior Social Centre, Farranlea House, St. Joseph’s Hospital

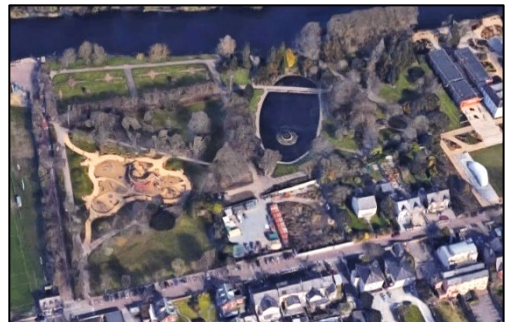
4.5 Recreation and Amenity Facilities

The study area is well served by existing recreation and amenity infrastructure, with more than 50 No. sports clubs and facilities, fitness centres, parks and playgrounds identified within a c. 10-15 minutes' driving time of the proposed development. The site is immediately adjoined to the north by St. Anne's Pitch and Putt Club to the north and playground facilities associated with the Old Cork Waterworks to the south.

Other significant recreation facilities include Mardyke Arena, Fitzgerald Park and Playground and Lee Fields/Casement Park (located within c. 5-minutes' drive) and the Sam Allen Sports Complex, Gerry O'Sullivan Park and The Lough Nature Reserve and Playground (within c. 10 minutes' drive).



Mardyke Arena & Sport Complex



Fitzgerald Park & Playground



Gerry O'Sullivan Park & Playground

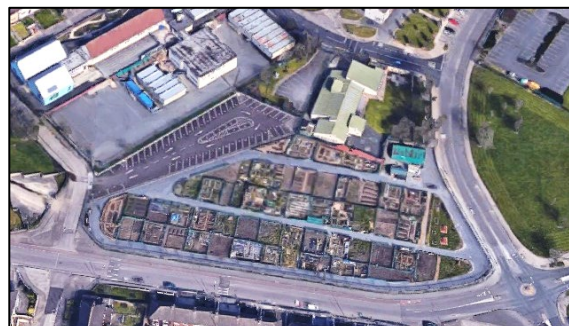


St. Anne's Pitch and Putt

We note that 3 No. community gardens and allotments were also identified within the area, including Knocknaheeny/Holyhill Community Garden, Churchfield Allotments to the north of the subject site and the UCC Community Garden to the south, as well as 2 No. Men's Sheds, which provide activities, resources and support for men residing in the area.



Knocknaheeny Community Garden



Churchfield Allotments

Table 4.6: Recreation Infrastructure within Study Area	
Type	Selected Facilities
Sports Grounds, Clubs and Complexes (20+)	Sam Allen Sports Complex, Vincent's Hurling & Football Social Club, Holyhill Ladies Football Club, Bishopstown GAA Club, Wilton United Soccer Field, Cork County Cricket Club, Leeville Athletic Club, Presentation Brother's College Sports Grounds, Bishopstown Hurling & Football Club, Saint Anne's Pitch and Putt, Bishopstown Pitch and Putt, Mardyke Arena and Swimming Pool, Phoenix Kayak Club, Saint Sunday's Well Boating & Tennis Club, Cork Parks Tennis, Golden Gloves Boxing Club, Highfield Rugby Club, JKA Ireland Hombu Dojo, Cork Boxing Centre, Farranree Taekwondo Club, Mardyke Bowl
Gyms and Fitness Centres (10+)	Ultimate Fitness, Urban Fitness, CSS Fitness, Churchfield Leisureworld, Awesome Walls, The Sports Village, EM Fitness and Nutrition, Anam Solas Yoga
Parks, Playgrounds and Open Space (20+)	Fitzgerald's Park, Gerry O'Sullivan Park, Lee Fields, Casement Park, Cork Lough, St. Peter's Park, Connaught Park, St. Finbarr's Cemetery, Clashduv Park, Waterworks Playground, Kilmore Park Playground, Fitzgerald Park Playground, Fitzgerald Skate Park, Gerry O'Sullivan Park Playground, The Lough Playground, Clashduv Park Playground
Food Growing (3)	Churchfield Allotments, Knocknaheeny/Holyhill Community Garden, UCC Community Garden
Men's Sheds (2)	Knocknaheeny/Holyhill Men's Shed, Meitheal Mara Men's Shed

4.6 Cultural Institutions and Library Services

Cultural facilities within the area are also easily accessible from the site, including the Old Cork Waterworks and Lifetime Lab located immediately adjoining the site to the south as well as Cork City Gaol Museum and the Cork Public Museum located within c. 5-minutes' drive. Other arts and media facilities such as Granary Theatre, The Kino Theatre, and Sample Studios and Artists Collective can be reached within 10-minutes' drive. A range of religious institutions and social outreach organizations are also available to support local residents, such as Our Lady of the Rosary Church (Shanakiel) and St. Mary's on the Hill Church (Knocknaheeny).



Old Cork Waterworks & Lifetime Lab



Cork Public Museum



Our Lady of the Rosary



St. Mary's on the Hill

We note that the Cork County Library and Holyhill Library are located within c. 5-minutes' drive of the subject site and provide significant programming for children and adults within the community. Other public and private libraries within the study area include Bishopstown Library, ABC Edulibrary and the university libraries associated with UCC, CIT and Cork University (Medical).



Cork County Library



Holyhill Library

Table 4.7: Cultural Infrastructure within Study Area	
Type	Selected Facilities
Cultural Facilities (10+)	Cork Waterworks, Cork City Gaol, Cork Public Museum, Elizabeth Fort, Gate Multiplex, The Kino Theatre, Granary Theatre, Sample Studios Artists Collective, Twenty Twenty Art Gallery, Glucksmann Gallery, The Backwater Artists Group, Cork Arts Society, Cork Artists Collective, Lavit Gallery
Religious Institutions (10+)	St. Mary's on the Hill, Abundance of Blessing Parish, Our Lady of the Rosary, Gurranebraher Parochial Centre, Church of the Ascension, Sacred Heart Church, Presentation Brothers, Church of the Most Precious Blood, St. Finbarr's Cathedral, Church of the Descent of the Holy Spirit, St. Joseph's, Honan Chapel, Sisters of Mercy, St. Francis Church, St. Peter's Cork
Libraries (8)	Cork County Library & Arts Service, Holyhill Library, UCC Boole Library Building, Bishopstown Library, CIT Library, ABC Edulibrary, UCC Brookfield Library, Cork University Medical Library

4.7 Retail Services

With respect to local retail services, the Holyhill Shopping Centre (incl. Supervalu) is the nearest to the proposed development, followed by Wilton Shopping Centre (incl. Tesco Superstore) and Bishopstown Shopping Centre (incl. Dunnes Stores) within c. 10-minutes' drive to the south. Cork City Centre (incl. The English Market) is also accessible from the site within c. 10-minutes' drive to the east.

Other local supermarkets identified in the area include Tesco Express (Victoria Cross), Lidl and Aldi (Wilton) and Lidl and Supervalu (Togher), as well as a range of convenience stores including Applegreen (Habour View Road) and Gala (Strawberry Hill) within c. 5-minutes' drive of the subject site.



Holyhill Shopping Centre



Wilton Shopping Centre

Table 4.8: Retail Infrastructure within Study Area	
Type	Selected Facilities
Shopping Centres (5)	Holyhill Shopping Centre (c. 5min drive), Wilton Shopping Centre (incl. Farmer's Market) and Bishopstown Shopping Centre (c. 10min to south), North Main Street Shopping Centre and Cork City Centre incl. The English Market (c. 10min drive to east)
Supermarkets (10+)	Supervalu (Holyhill), Tesco Express (Victoria Cross), Lidl, Aldi and Tesco (Wilton), Dunnes Stores (Bishopstown), Lidl and Supervalu (Togher), Lidl, Tesco and Dunnes Stores (City Centre)
Convenience (10+)	Applegreen (Habour View Road), Gala (Strawberry Hill), Spar Express (Carrigrohane Road), Centra (Victoria Cross) within c. 1km, along with a range of other convenience stores within c. 2km

5.0 CONCLUSION

The demographic assessment of Shanakiel (to which the proposed development site belongs) indicates that this area appears to have grown at a much higher pace (c. 20% increase from 2006-2016) than the rest of Cork City for the same period. The socio-economic profile of the area is comprised predominately of 'Adults aged 24-64' (57%) and 'Families with children' including single and dual parent households (45%), which were primarily living in 'Houses/Bungalows' (81%) at the time of the 2016 Census.

However, a much lower percentage of 'Older Adults' were identified within Shanakiel (7%) than the rest of the settlement (13%), and a lower proportion of the population (aged 15+) had completed 'Third Level' education courses in Shanakiel (33% compared to 38% in settlement) in 2016.

These statistics indicate that a higher proportion of community facilities may be required for working adults and families in the Shanakiel area than other demographic groups. In our opinion, there is sufficient existing provision of social infrastructure in the vicinity of the subject site (i.e. within c. 2km equivalent to c. 10-15 minutes' drive time) to support the proposed development, as summarised below:

- **Community, incl. Childcare:** The Shanakiel study area is home to a wide range of community and social services, including childcare, with more than 60 No. community centres and related resources identified within the study area including Holyhill & Knocknaheeny Family Centre and Linkpoint (Blarney Street Youth Project) as well as larger facilities such as Cork County Hall and the Cork City Partnership. We note that 9 No. existing childcare facilities were also identified which currently provide more than 500 No. childcare spaces to local residents. The proposed crèche (440 sq m) will provide for additional capacity in the area.
- **Education and Training:** The study area is well served at all levels of education and training and has access to 14 No. primary schools, 6 No. secondary schools and a variety of third level institutions (incl. UCC and CIT) within c. 10-minutes' drive, including a small range of specialty education facilities.
- **Healthcare incl. Elderly Service:** With respect to healthcare services, the study area is located within c. 10minutes' drive of Mercy University Hospital and St. Mary's Primary Care Centre to the north and Bon Secours Hospital and Cork University Hospital to the south. Other related healthcare facilities in the area include the NICHE Community Health Project, Rehabcare and The Cork Clinic, as well as 7 No. dedicated nursing facilities and other support centres for the elderly.
- **Recreation and Amenity:** More than 50 No. sports clubs and facilities, fitness centres, parks and playgrounds were identified within a c. 10- minutes' driving time of the proposed development, including the significant recreation facilities associated with UCC Mardyke Arena & Sports Complex and Fitzgerald Park and Playground within walking distance of the site. We note that 3 No. Community gardens/allotments and 2 No. Men's Sheds were also identified which provide opportunities for food growing and social support within the area.



- **Cultural incl. Libraries:** The subject site is located within walking distance of the Old Cork Waterworks & Lifetime Lab, Cork City Gaol Museum and Cork Public Museum (within c. 15-minutes' walk), along with a number of other religious, arts and media facilities within the study area. Cork County Library & Arts Service and Holyhill Library are also accessible within c. 5-minutes' drive and provide significant programming for children and adults within the community.
- **Retail:** A broad range of retail centres and stand-alone supermarkets were identified within the study area to facilitate the proposed development within a reasonable distance (c. 5-10 minutes' drive), however, including Holyhill Shopping Centre (c. 5-min) and Wilton Shopping Centre (c. 10-min). We note that Cork City Centre (incl. The English Market) is also accessible from the site within c. 10-minutes' drive.

On the basis of this infrastructure audit, potential gaps in the existing service provision of the area are limited to higher order retail centres in the immediate vicinity of the subject site (i.e. larger supermarkets within walking distance), along with more dedicated public recreation space for families with young children, particularly primary school children (aged 5-12 years).

We note that the proposed scheme includes a range of residential support amenities such as the proposed crèche and outdoor play spaces, along with woodland walks, open meadowed spaces, landscaped pedestrian zones, terraces and vantage points which will positively contribute to the amenity of the area and support local residents once the development is fully occupied.