

Community Infrastructure Assessment incl. Childcare Assessment

Longview Large-Scale Residential
Development, Neighbourhood 7

Prepared for:

Longview Estates Limited

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1.0 INTRODUCTION

Longview Estates Limited¹ have appointed Tom Phillips and Associates (TPA) to prepare a Community Infrastructure Assessment in relation to a proposed Large-Scale Residential (LRD) development at on a site of c.7.62 ha located in the townlands of Lahardane and Ballincolly, Ballyvolane, Cork City. This assessment has been prepared to provide an overview of the overall provision of social infrastructure facilities within the study area. This is inclusive of educational facilities, healthcare facilities, parks, sports and community facilities that are accessible within 2 km from the subject site. Furthermore, a preliminary childcare assessment has been provided in Section 5.3 of this Report, in the context of the proposed facility that is to be included in the scheme.

The Assessment provides a high-level demographic analysis of the existing and projected population profile within the area and provides an outline assessment of the capacity of existing social and community facilities to meet the needs resulting from the proposed development

1.1 Proposed Development

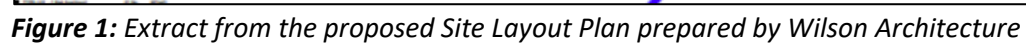
“Longview Estates Ltd. intend to apply for planning permission for a Large Scale Residential Development (LRD) at a site of c. 7.62ha located at Lahardane and Ballincolly, Ballyhooley Road, Cork City.

The development will provide for the construction of 262 no residential units (total GFA c. 25,427.7 sqm), comprising:

- i. 2 no. 4 storey apartment buildings (Blocks A & B) comprising 54 no. apartments (33 no. 1 bedroom & 21 no. 2 bedroom);*
- ii. 3 no. 2-storey apartment buildings (Blocks C, D & E) comprising 14 no. 2-bedroom duplex apartments;*
- iii. 194 no. houses in a mixture of 2-storey terraced, semi detached and mews end of terrace units (34 no. 4-bedroom, 136 no. 3-bedroom, 24 no. 2-bedroom); and*
- iv. A proposed creche (c. 452.7m²)*

The development will also include: vehicular access points to the east and north of the proposed site connecting to the constructed distributor road to the adjoining Longview Estates (permitted under ABP-306325-20 as amended by CCC Reg Ref 23/42409 / ABP-318904-24 and CCC Reg Ref 25/43863); a pedestrian link to the west; all associated car parking, cycle parking and bin storage facilities; associated internal roads, pedestrian and cycle paths; public lighting; public open space (c. 14,362 sqm); communal amenity space; landscaping and boundary treatments; connection to public utilities; drainage and surface water management works including attenuation and swales; all ancillary site infrastructure; ESB sub stations and site development and excavation works above and below ground. The proposed development will be constructed in a series of phases, or one continuous phase in accordance with the phasing plans and construction management plans.”

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2.0 COMMUNITY INFRASTRUCTURE ASSESSMENT METHODOLOGY

Through desktop study, the survey was conducted in June 2026 and identified several relevant social infrastructure facilities in the vicinity of the subject proposal for further assessment. For this analysis, a 2 km study area has been applied, which equates to approximately a 30-minute walk (or less).

The survey demonstrated that the study area likely has sufficient community, healthcare, and religious facilities. This is due to its close proximity to Cork City Centre and the continuous growth of the City since the extension of the city boundary. Potential gaps in community service provision can relate to outdoor recreational spaces for children and adults, childcare facilities, facilities for the aging population, retail and commercial facilities within the immediate local area, as well as any additional schools that are inclusive of post-primary schools.

The proposed development is designed to improve access to community infrastructure through the delivery of a variety of facilities such as a neighbourhood creche.

The following methodology approach was adopted for the research, as set out in this report:

- Analysis of the site context;
- Defining the study area;
- Assessment of Census data; and
- Analysis of the existing childcare provision.

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

- Census Statistics and SAPMAP;
- 2025 Eircode Address Database (ECAD)
- 2025 OSM Ireland POI Datasets
- 2025 – 2026 Department of Education and Skills – Irish Schools
- 2026 Tusla Register of Early Years Services
- www.corkcity.ie;
- www.myplan.ie;
- Google Earth;
- Google Maps;
- Pobal Maps; and
- Tusla Reports.

2.1 Site Context

The subject site inclusive of the Masterplan, measures at c. 7.62 ha, is located approximately 3.5 km north of Cork City Centre in the townlands of Lahardane and Ballycoolin, Ballyvolane. The lands are principally bound by agricultural land to the south, and the adjacent permitted SHD scheme (ABP-306325-20 as amended by CCC Reg. Ref. 23/42409/ABP-313904-24 and CCC Reg. Ref. 25/43863) to the north, east, and west which is itself bounded by the R614 Ballyhooly Road to the west, and Lahardane Lane to the north. Access to the site is provided via the recently constructed distributor road from the Ballyhooly Road permitted under the SHD scheme, as can be seen in the aerial imagery below.

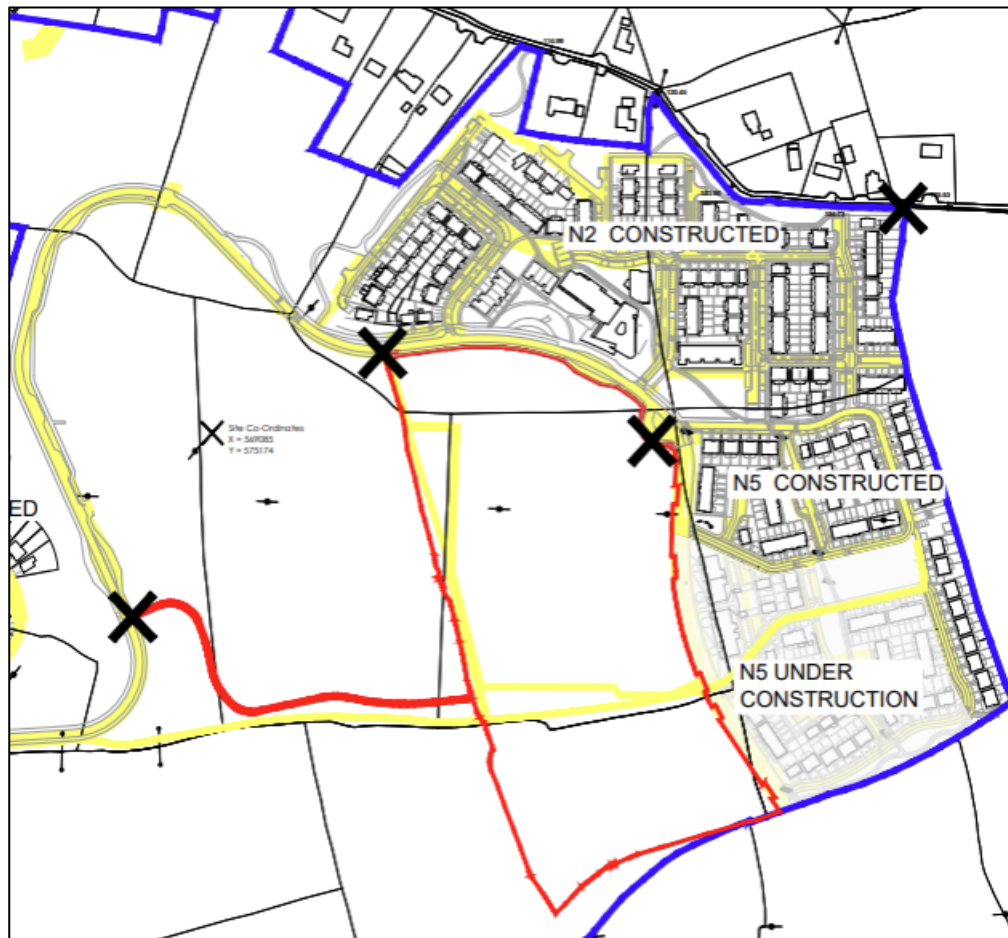


Figure 2: Location of the subject site shown in red, Site Location Map Wilson Architecture

2.1.1 Transportation Access

The proposed site is located approximately c. 1.5 km from Ballyvolane district centre, which is served by the 207 Bus route providing access to the city centre and onward to Donnybrook to the south of the city.

The proposed Cork Northern Distributor Multi-Modal Road (CNDMR), to be delivered to the south of the site, will provide greater access to both Mayfield and Blackpool district centres and provide further access to the higher frequency public transport network proposed under the Cork Metropolitan Area Transport Strategy.

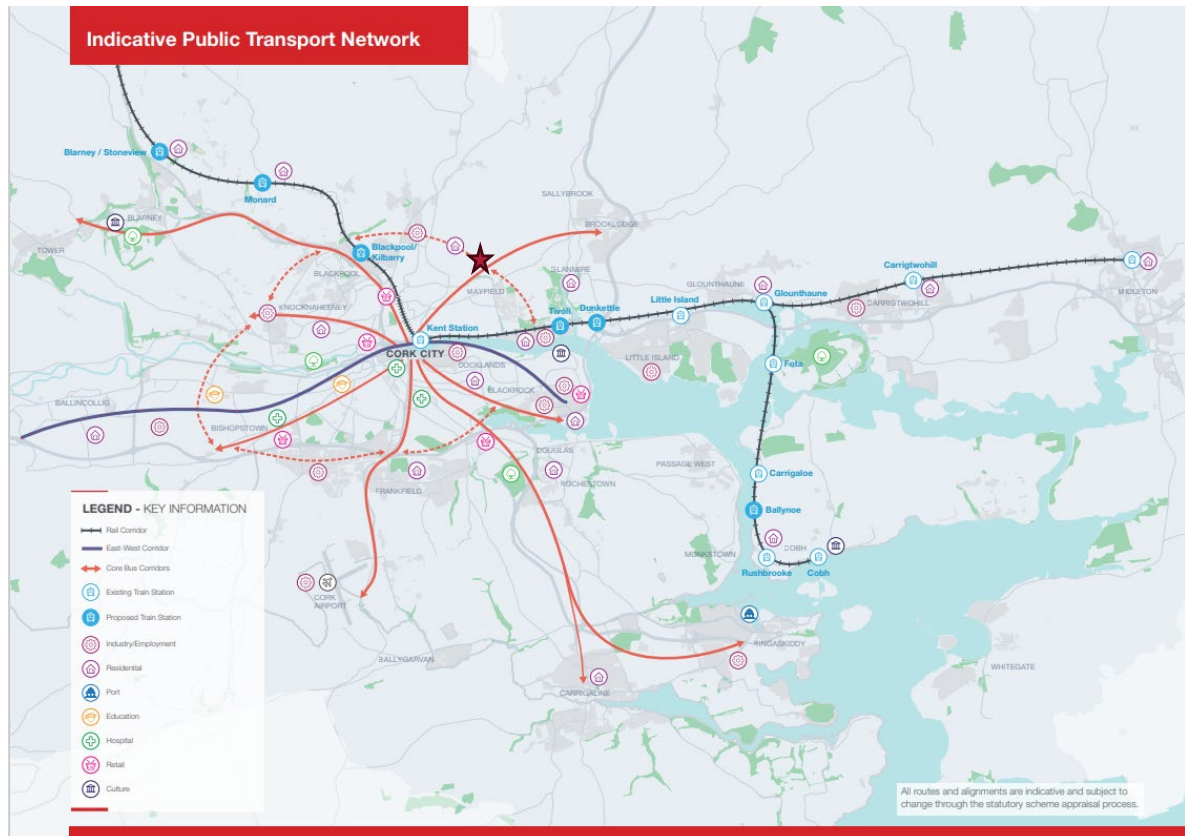


Figure 3: Indicative Public Transport Network. Subject site is indicated by red star. (Source: Cork Metropolitan Area Transport Strategy CMATS 2040).

The Cork BusConnects project will enhance connectivity in the outer areas of Cork City, and will be of benefit to the subject site.

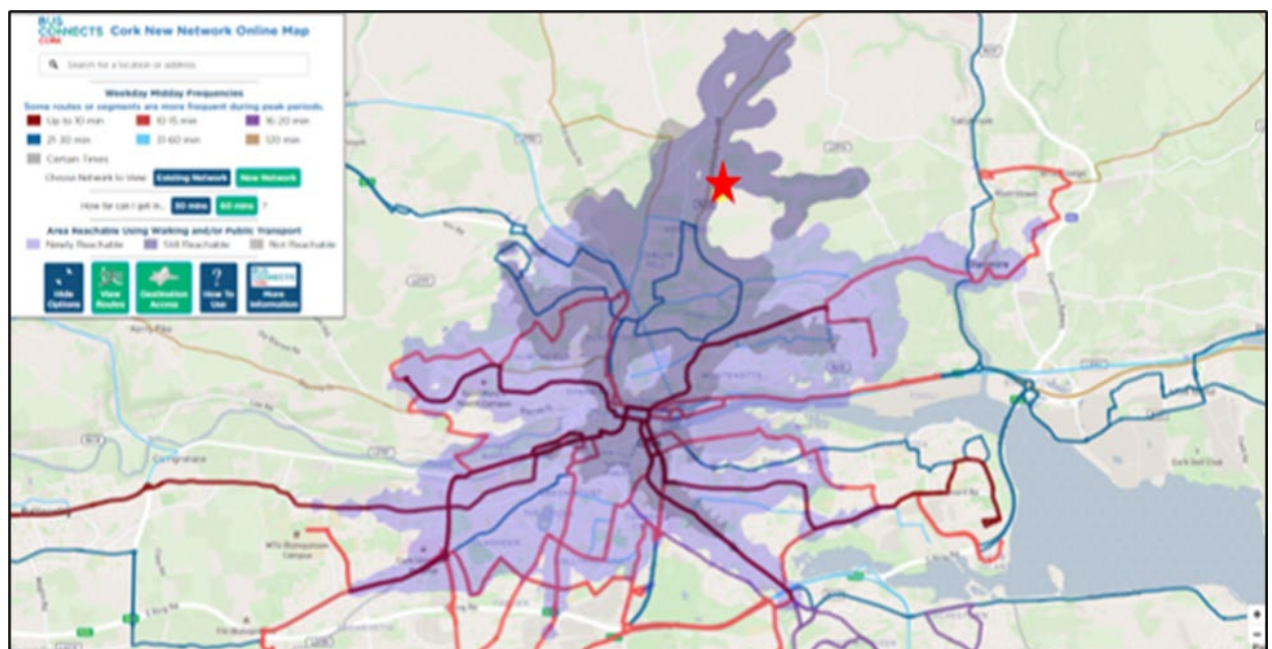


Figure 4: Areas proposed to be accessible within 60 minutes from the subject site identified at red star, with already accessible areas in dark purple and newly accessible areas in light purple. (Source: Busconnects).

In tandem with BusConnects, the construction of the CNDMR will benefit the subject site, providing additional and immediate access to public transportation and cycle infrastructure from the proposed scheme.

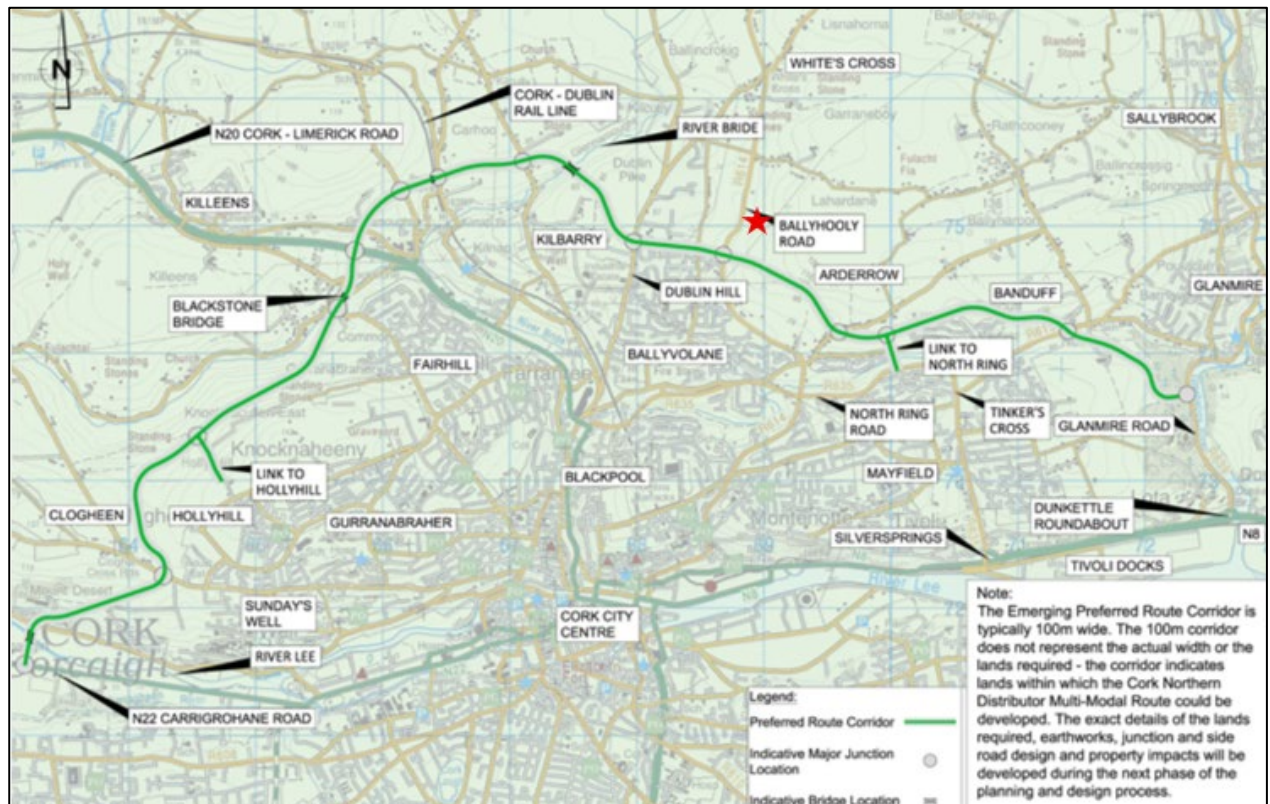


Figure 6: Indicative route of CNDMR, with site identified with red star (Source: Cork City Council).

Cork City Council refer to the CNDMR as a safe, dedicated infrastructure for active travel (walking and cycling), public transport and general traffic. It is envisaged to improve journey times for all road users and improve access to areas of employment. It will also unlock zoned land on the north side of Cork City for future residential and commercial development, enhancing the attractiveness of the area for investment.

3.0 RELEVANT PLANNING GUIDANCE

3.1 Regional Spatial and Economic Strategy 2020 (RSES)

In relation to the provision of social infrastructure within the Southern Region, the RSES outline specific policies in terms of social infrastructure as part of Cork Metropolitan Area Strategic Plan. Specific policy objectives for the development of social infrastructure throughout the region are also included in the RSES, as follows:

Table 1: Selected Regional Policy Objectives for Social Infrastructure (RSES)	
Cork MASP Policy Objectives	
Objective 10: Enterprise, Support, Education and Access to Talent	- To seek investment into infrastructure and facilities that sustainably drive the role of Higher Education Institutes (such as UCC, CIT transitioning to the Munster Technological University with IT Tralee), other institutions, research and incubator facilities as catalysts for economic growth in the Cork Metropolitan Area and wider region. - To seek investment to support the sustainable delivery of strategic plans and initiatives of IDA Ireland, Enterprise Ireland, and Local Enterprise Office, Southwest Regional Skills Forums and the South West Regional Enterprise Plan in strengthening enterprise assets fostering competitive locations and conditions for enterprise growth in the Cork Metropolitan Area.
Objective 20: Lifelong Learning and Skills	- 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. - Support initiatives under the Learning City Key Strategic Actions 2017 – 2021.
Retail	
Objective 16	- Support the role of Metropolitan Cork as a Level 1 location for retail provision and the retail hierarchy as identified in the Metropolitan Cork Joint Retail Strategy 2013 which identifies: - Level 1: Metropolitan Cork: Cork City Centre - Level 2: Large Metropolitan Towns: Ballincollig, Carrigaline, Cobh and Midleton. - Level 2: District Centres: Blackpool, Douglas, Wilton, Mahon Point, Ballyvolane, Cork Docklands, Hollyhill - Level 3: Smaller Metropolitan Towns: Carrigtwohill, Glanmire, Passage West, Blarney, Monard. - Level 4: Neighbourhood Centres and Large Village Centres. - Level 5: Local centres, corner shops and smaller villages.
Metropolitan Open Space, Recreation and Greenbelt Strategy	
Objective 17	An enhanced network of regional scaled parks in Metropolitan Cork and invest in upgraded facilities including Tramore Valley Park, Marina Park, Bishop Lucey Park Redevelopment, Northwest Regional Park, Riverside Public Walk (Lee Field to the Marina), Lee Fields Walk/Cycle extension to

	Ballincollig, Lough Redevelopment, Tivoli Docks Park, neighbourhood park and public parks in Metropolitan Towns. b. The sustainable development of green infrastructure as an interconnected series of green spaces including parks, natural green spaces and ecosystems, greenways and blueways. c. The implementation of Greenway initiatives that provide important economic, leisure and tourism, health, active and sustainable travel and environmental benefits to the metropolitan area including the Lee to Sea Greenway initiative subject to the outcome of environmental assessments and the planning process. d. In order to support decision-making in increasing recreation and tourism opportunities along the coastline, which is in close proximity to European Sites, the carrying capacity of SACs/SPAs will need to be established to understand what limits should be set for the extent of development. e. Protect and proactively manage and integrate natural spaces. f. The sustainable development of key recreation, sports and community facilities across Metropolitan Cork. g. The development of a Metropolitan Greenbelt Strategy in co-ordination between Cork City council and Cork County Council.
Health	
Objective 21	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. Additional support is required to ensure a wide penetration of relevant sensors and data collection and analysis support to provide accurate information and people using and managing the city. 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 Cork University Hospital, the Southern Region’s tertiary referral centre and other existing hospitals, the sustainable development of a new acute hospital new elective hospital to service the increasing population of the metropolitan area and wider Region. d. Seek delivery and supports to achieve Healthy Ireland objectives.
Social Inclusion	
Objective 22	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 Metropolitan Area, in particular supporting ongoing regeneration of the Cork City RAPID areas of Fairhill/Gurranabraher/

	Farranree, Knocknaheeny/Churchfield, Mayfield/Blackpool/ The Glen and Togher/Mahon. 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”.
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3.2 Cork City Development Plan 2022 – 2028 (CCDP)

The proposed development area is located within the Cork City Council administrative area and is subject to the policies and objectives of the current *Cork City Development Plan 2022 – 2028*. Specific policies in terms of the provision of community services and facilities are listed in the table below.

Table 3: Cork City Development Plan 2022 – 2028 Specific Policies in Relation to the Provision of Various Community Services and Facilities	
Childcare Facilities	
Objective 3.21	To support the provision and expansion of high-quality childcare facilities throughout the city. The Council will: - 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 arrangement will be considered; - Consult with the Cork City Childcare Company and the HSE on planning applications where childcare facilities are proposed; - Require employers with more than 500 members of staff to provide childcare facilities as part of planning applications for significant new and extended development.
School Facilities	
Objective 3.24	- To work closely with the Department of Education in planning for the delivery of new schools in-step with new housing development within the city; - To ensure that new school sites are made available in accordance with the requirements of the Department of Education; - To encourage the co-location of schools as part of education campuses and with other community uses to create community hubs. This could facilitate the sharing of halls, playing fields and courts where feasible; - Work closely with the Department of Education and Skills and landowners to ensure that new schools are provided to meet the needs of new residential neighbourhoods at: City Docks; Tivoli Docks; Ballincollig Maglin; Ballyvolane; South Glanmire; Blarney (Stoneview); Kilbarry/Blackpool Neighbourhood; and Douglas (Castletreasure)
Third Level and Further Education	
Objective 3.25	To support the ongoing development and provision of third level education, further education and lifelong learning in the City;

	b. To support University College Cork in delivers in the University College Cork Masterplan Review 2021 and the Munster Technological University in delivering the MTU Masterplan Review 2021; c. To support investment in strategic national innovation enabling assets within the city, specifically the expansion of Tyndall National Institute to the North Mall and the development of UCC's new Cork University Business School in the City Centre; d. To work with the education providers and the Department of Further and Higher Education, Research, Innovation and Science to ensure that facilities can be upgraded and expanded to meet their requirements
Healthcare Infrastructure	
Objective 3.27	To support the sustainable provisions and expansion of hospitals and other healthcare facilities within the city including the provision of primary care centres and other specialist facilities at suitable locations, subject to proper planning and sustainable development considerations.
Neighbourhood Recreation and Amenity	
Objective 3.29	a. To finalise the Cork City Active Recreation Infrastructure Study to guide the implementation of this policy objective and other related objectives in the wider Plan; b. To support and facilitate the development of outdoor and indoor recreational facilities, play facilities and services to cater for all-age groups and people of all abilities on suitable sites; c. To support the clustering of recreational facilities, particularly in locations that are well served by walking, cycling and public transport; d. To promote more multi-functional facilities such as Multiple Games Areas (MUGAs) and multi-use internal courts/halls where there is a deficit in existing facilities across a range of sports/active recreation uses. This does not imply a relaxation of the open space standards for new development proposals; e. To support the provision of formal and informal play areas with appropriate equipment and where possible, incorporating nature-based play equipment and layouts. These, where practical, should seek to appeal to a range of age cohorts through their layout and equipment; f. To discourage the redevelopment of recreational facilities to alternative, non-community uses unless it can be demonstrated there is suitable and accessible (by walking, cycling and public transport) alternative provision elsewhere with sufficient capacity to compensate for the loss of the facility.
Libraries	
Objective 3.30	To support the implementation of the Cork City Council Libraries 202 -2024 Strategic Plan that includes proposals to deliver a new library facility in Blackrock -Mahon and the City Centre and upgraded/replacement facilities in Mayfield, Douglas, Ballincollig, Glanmire, Blarney and Blackpool.
Cultural Diversity	
Objective 3.34	To recognise the wealth that diversity adds to the city and plan for 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.
Development Proposals	
Section 3.59	Development proposals have an important role to play in supporting communities through the provision, expansion or protection of necessary neighbourhood-level facilities. Development itself can place a burden on existing community services and facilities and create additional need for new or expanded infrastructure provision. Development proposals for 100 or more homes should be accompanied by a Community Infrastructure Assessment (CIA) which should identify any under-provision through on-site delivery of facilities. Consideration may be given to the use of Section 47 Agreements in respect of community infrastructure delivery needed to support new development proposals.
Childcare	
Section 3.62	“A key consideration in planning for sustainable, diverse and inclusive neighbourhoods is the need to provide for the needs of children at all stages of their development. The successful delivery of compact growth and creating a more liveable city will necessitate provision of more childcare, education, passive and active recreation and community infrastructure in-step with growth. Cork City Council is committed to working with stakeholders to provide for the needs of children.”
Section 3.66	“The term ‘childcare’ extends beyond creches and also include full day-care, part-time care, and sessional facilities, pre-school and school-age (after-school) services. Childcare benefits children’s education and social development whilst allowing parents and carers flexibility to pursue other activity including participation in the workforce. The provision of childcare facilities forms an integral consideration as part of all new development proposals.” “The provision of childcare should be addressed where, or within walking distance to where the need arises. In accordance with the Childcare Facilities Guidelines for Planning Authorities (2001), new residential developments of more than 75 homes will be expected to provide new purpose-built as part of the development unless it can be demonstrated there is sufficient capacity in existing facilities.”
Section 11.162	“Childcare is an essential part of sustainable communities. Cork City Council will seek to facilitate the provision of childcare facilities in appropriate locations and may require their provision in large residential, office, retail or community developments. The provision of childcare facilities is subject to the DEHLG ‘Childcare Facilities Guidelines for Planning Authorities’ (2001) and the Child Care (Pre-School Services) (No.2) Regulations (2006) and Child Care (Pre-School Services) (No.2) (Amendment) Regulations (2006) (Department of Health and Children).”
Section 11.163	“Purpose-built childcare facilities will generally be required 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.”
Section 11.165	“In assessing individual planning applications for childcare facilities, the Planning Authority will have regard to the following (not an exhaustive list):

	1. Contribution to placemaking and the 15-minute city and walkable neighbourhood concepts; 2. Suitability of the site, location and type of facility; 3. Proximity to public transport; 4. An audit by the applicant of existing facilities in the vicinity; 5. Adequate traffic management, safe access and parking and drop-off; 6. Impact on neighbouring amenity in terms of noise generation; storage of waste, etc.; 7. Adequate facilities and indoor and outdoor play space; 8. Hours of operation; 9. Proposed signage."
Section 11.166	"Childcare facilities in new residential developments or as part of new or extended employment facilities should be provided at ground floor level in purpose built, preferably standalone buildings."
Section 11.168	"The most suitable location for childcare facilities are: 1. Major new residential developments; 2. Places where there are significant numbers of workers; 3. In the vicinity of schools; 4. Neighbourhood and Districts Centres; 5. Adjacent to Public Transport Corridors
Sections 3.64 as well as Objective 3.19 of the Development Plan set out the intention of Cork City Council to create a tool to estimate the demand for childcare, education, and open space which would be generated by a residential development:	
Objective 3.19: Planning for Children-Orientated Facilities	"To progress preparation of a tool to provide greater clarity on likely childcare, education and open space needs arising from new development proposals in Cork City."
Section 3.64	"To enable Cork City Council, developers, infrastructure providers and communities to better anticipate the children-oriented infrastructure needed to support individual development schemes or multiple schemes in an area, Cork City Council will prepare an appraisal tool to indicate the likely number of children that will arise from a development across different age cohorts and translate this data into indicative childcare, education and open space needs. It will represent an enabling tool informed by international best practice that will help stakeholders anticipate and provide for new and expanded facilities."
Public Open Space, Parks and Active Recreational Infrastructure	
Objective 6.18: Public Open Space	a. To protect, retain, improve and provide for areas of public open space for recreation and amenity purposes. There will be a presumption against development of land zoned Public Open Space for alternative purposes; b. There will be presumption against development on all open space in residential estates in the city, including any green area/public amenity area that formed part of an executed planning permission for development and was identified for the purposes of recreation/amenity open space, and also including land which has been habitually used as

	public open space. Such lands shall be protected for recreation, open space and amenity purposes; c. The development of open spaces should “aim to enhance and protect natural features and views and be set in safe and secure environments with the emphasis on active open spaces accessible to and enjoyed by all sectors of the community; d. To follow an approach of qualitative as well as quantitative standards for open spaces providing high quality open spaces with high levels of access to recreation for local communities, including good practices of inclusive design; e. Specific design outcomes should be framed in relation to the nature of spaces being created or enhanced (e.g. in relation to maintenance, nature exposure and connectivity, strategic landscape and social role). f. Support measures to green the city, including re-grassing of appropriate hard-surfaced areas in locations throughout the City.
Objective 6.19: City Parks and Open Space Provision	Cork City will seek to: a. Ensure that all residents have access to a hierarchy of parks and open spaces close to their home to provide recreational need and access to nature; b. Provide for recreational amenity needs by protecting, retaining, and improving parks and open spaces within Cork City. There will be a presumption against development of land zoned for public open space for alternative purposes; c. Ensure that developments of all land use types provide appropriate open space to meet the needs of residents, workers and visitors; d. Deliver projects to provide and improve the network of City Parks.
Objective 6.20	a. To ensure that all residents have access to neighbourhood scale outdoor and indoor active sports recreational and play infrastructure within their neighbourhood or in accessible locations; b. To protect and retain the range and quality of existing active recreation infrastructure within the City by applying a presumption against the loss of land zoned for Sports Grounds and active recreation purposes to other forms of development; c. To support the development of active recreation infrastructure (including outdoor and indoor facilities) in Cork’s City Parks while also ensuring the continued improvement of their passive recreational offer, natural setting and biodiversity credentials; d. Active recreation and play infrastructure should meet current and future growth needs of the City and shall incorporate universal design principles to ensure accessibility for all ages and abilities and which is designed in a manner to reduce anti-social behaviour and shall be accessible by sustainable means of transport such as walking, cycling, greenways and public transport; e. To develop a robust feasibility study to examine the provision of sports facilities including multi-use community activity hubs, indoor and outdoor swimming pools, indoor sports facilities and artificial grass pitches; f. To require new residential developments over 10 units and other major developments to meet those active recreation needs generated by the development with the provision of appropriate active recreation infrastructure.

Community Infrastructure to Support New Development	
Section 11.160	Development proposals for 100 or more homes will be required to prepare and submit a Community Infrastructure Assessment (CIA) in support of the planning application. It should assess the impacts of the development proposals on community infrastructure and where there is a deficit in community infrastructure having regard to existing or committed capacity improvements within the City Neighbourhood or larger catchment as the case may be depending on the type of infrastructure, the development proposals will be encouraged to address the deficiency through on-site provision. Community facilities will be required to be provided in tandem with the development of large new residential areas.

3.3 Childcare Facilities: Guidelines for Planning Authorities (2001)

The Childcare Facilities: Guidelines for Planning Authorities (2001) produced by the Department of Housing Planning and Local Government (DoEHLG) state the following with respect to the provision of new communities/larger new housing developments:

Section 2.4

“Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary for example, development consisting of single bed apartments or where there are adequate childcare facilities in adjoining developments.

For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate... The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.”

3.4 Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities (2025)

The Sustainable Urban Housing: Design Standards for New Apartments (2025) also includes specific guidance in respect to childcare provision in the design and development of apartment schemes as noted below:

“Notwithstanding the Planning Guidelines for Childcare Facilities (2001), which are subject to review, and which recommend the provision of one childcare facility (equivalent to a minimum of 20 places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development, existing geographical distribution of childcare facilities and the emerging demographic profile of the area. One-bedroom or studio type units should not generally be considered to contribute to a requirement for any on-site childcare provision and subject to the factors above, this may also apply in art or whole, to units with two or more bedrooms.”

4.0 DEMOGRAPHICAL ANALYSIS

For the purposes of the demographic analysis of Ballyvolane, the study area comprises of 2 No. distinct enumeration areas identified by the Central Statistics Office (CSO) of relevance to the proposed development, as follows:

- 1) The local 'Rathcooney' Electoral Division (ED) study area in which the subject site is located (See Figure 7).
- 2) The Cork City and Suburbs area as defined by the CSO and considered between the Census of 2016 and 2022.

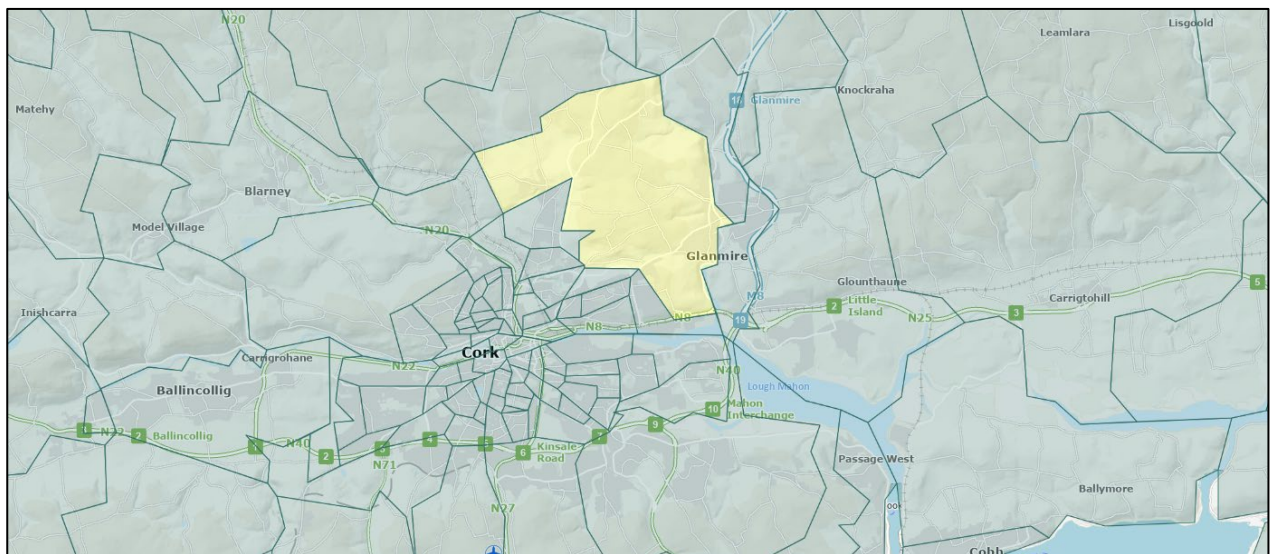


Figure 7: Extent of the Rathcooney ED Study Area used for demographic assessment (CSO 2022).

4.1 Population Trends

As noted above, the site is located within the 'Rathcooney' ED which comprises of approximately 8,707 no. persons at the time in which the 2022 Census was conducted. Due to the expansion of the Cork City administrative boundary in 2019, this analysis will consider the population growth within the Cork City and Suburbs settlement, as defined by the CSO. The Rathcooney ED has grown at a much slower rate compared to Cork City and its Suburbs as a whole, due to the fact that it comprises a lot of agricultural land on the outskirts of the City.

Table 2: Population Trends in Contrast to the Rathcooney Electoral Division						
Area	Name	2011	2016	2022	6-Year Change	11-Year Change
Site	Rathcooney	8,181	8,574	8,707	1.6%	6.4%
County	Cork City ²	119,230	125,657	224,004	78.3%	87.9%
	Cork City & Suburbs	198,582	208,669	222,526	6.6%	12.1%
State	Ireland	4,588,252	4,761,865	5,149,139	8.1%	12.2%

² The Cork City LA are was expanded in the 2022 census due to the 2019 Cork City boundary expansion.

Population projections for Cork City were included in the Regional Spatial and Economic Strategy (RSES) for the Southern Regional Assembly. It is estimated that an additional 75,000 no. people will need to be accommodated within the City and Suburbs and an additional 104, 657 no. people overall within the wider Metropolitan Area.

Table 3: Population Projections for Cork City and Suburbs				
Location	2016 Base Year	Growth to 2026	Growth 2031	Population Target 2031
Cork City & Suburbs	208,669	50,000	75,000	283,669
Rest of Cork Metropolitan Area	95,500	20,281	29,657	125,157
Total Metropolitan Area	238,699	70,281	104,657	408,826

The Core Strategy of the *Cork City Development Plan 2022 – 2028* targets a population growth of 50,948 no. persons by 2028 including 9,197 no. people in the North-East Suburbs.

Table 4: Population Projections for Cork City and Suburbs – NPF First Revision (Apr 2025)			
Location	2022 Base Year	Growth to 2040	Target Population 2040
Cork City & Suburbs	223,000	96,000	320,000

4.2 Age Profile

Table 5: Population by Age Cohort				
Age Cohorts	ED – Rathcooney		LA – Cork City	
Population	Population	% Total	Population	% Total
0 – 6 Years	760	8.7%	16,268	7.2%
7 – 12 Years	803	9.2%	15,662	6.9%
13 – 18 Years	803	9.2%	15,202	6.8%
19 – 29 Years	1070	12.2%	38,349	17.1%
30 – 64 Years	4,126	47.3%	105,251	46.9%
65+ Years	1,145	13.1%	33,272	14.8%
Total	8,707	100%	224, 004	100%

In relation to the population breakdown of the study area, the age profile of the local ED area is largely consistent with the wider LA area, as shown in Table 5. However, there are higher rates of children (18 years and younger) and lower rates of adults (19 years and older) when compared to the city as a whole.

The age profile for City and Suburbs have been assessed based on the overall change from the 2016 and 2022 CSO Census Results. For the analysis, Cork City and Suburbs will be considered rather than the LA due to the 2019 boundary expansion. It is important to note that the ‘pre-school’ cohort (0-6years) decreased by approximately -9.2% from 2016 to 2022 (Table 6), with ‘young adults’ (19-29 years) increasing by just 0.9% over the same period. All other cohorts saw their population increase, with a significant increase in ‘older people’ (65 years and older) of 18.7%. Overall, the population increased by 6.6% over the course of 6 years.

Table 6: Changing Age Profile – Cork City and Suburbs			
Age Group	2016 Population	2022 Population	% Change
Pre-School (0-6 years)	17,874	16,215	-9.2%
Primary School (7-12 years)	14,319	15,548	8.5%
Secondary School (13 – 18 years)	14,406	15,122	4.9%
Young Adults (19 – 29 years)	37,737	38,080	0.9%
Adults (30 – 64 years)	96,458	104,472	8.3%
Older People (65+ years)	27,875	33,089	18.7%
Total	208,669	222,526	6.6%

At the local level, there have been significant changes in comparison to the city as a whole. While there was also a decrease in the population of the ‘pre-school’ cohort (0-6 years), the rate in the ED was down 24.6 % (Table 6). There was also a small increase in the ‘primary school’ cohort (7-12 years), and marginal decrease of ‘adults’ (30-64 years) of less than 1%. Other cohorts saw their population increase significantly, with ‘young adults’ (19-29 years) increasing by nearly 24% and ‘older people’ (65 years and older) by 19.1%.

Table 6: Changing Age Profile – Rathcooney ED			
Age Group	2016 Population	2022 Population	% Change
Pre-School (0-6 years)	1009	760	-24.6%
Primary School (7-12 years)	792	803	1.3%
Secondary School (13 – 18 years)	726	803	10.6%
Young Adults (19 - 29 years)	526	650	23.6%
Adults (30 – 64 years)	4,560	4,546	-0.3%
Older People (65+ years)	961	1,145	19.1%
Total	8,574	8,707	1.6%

4.3 Educational Attainment

In relation to the levels of educational attainment within the study area, the largest proportion of residents (41%) had completed some kind of tertiary education (including technical or vocational qualifications, certificate, diploma, or bachelor) which is slightly more than the city as a whole at 38.9% (Table 7). A slightly lower rate of residents (11%) had completed a postgraduate or higher than compared to the city (15%) but both areas have a similarly high educational attainment rate (52% vs. 54%).

Table 7: Population Aged 15+ Years by Highest Level of Education Completed				
Education Level	ED-Rathcooney	% Total	LA – Cork City	% Total
No Formal Education	111	2.0%	2,736	1.8%
Primary Education	280	4.9%	9,571	6.4%
Secondary Education	2,054	36.3%	45,233	30.2%
Tertiary Education	2,340	41.3%	58,260	38.9%
Postgraduate or Higher	648	11.4%	22,646	15.1%
Not Stated	233	4.1%	11,339	7.6%
Total	5,666	100%	149,785	100%

4.4 Economic Status & Employment Rates

The economic profile of the study area was similar to the city as a whole in 2022 (Table 8); however, a larger proportion of the population over the age of 15 was categorised as being 'at work' (58%) within the ED area compared to the city as a whole (55%). The next largest cohort of residents were 'Retired' (14%) and 'Student' (11%), but these were proportionally lower when compared to the city's percentages.

Table 8: Population Aged 15+ Years by Highest Level of Education Completed				
Principal Economic Status	Rathcooney ED	% Total	LA – Cork City	% Total
At work	4,021	58.4%	103,249	55.2%
Looking for first job	48	0.7%	1,556	0.8%
Unemployed	227	3.3%	7,435	4.0%
Student	786	11.4%	23,339	12.5%
Looking after home/family	490	7.1%	11,542	6.2%
Retired	940	13.7%	28,327	15.2%
Unable to work	317	4.6%	10,312	5.5%
Other	32	0.5%	1,179	0.6%
Total	6,881	100%	186,939	100%

4.5 Housing Stock

At a local level, we note that the permanent private housing stock³ recorded for the Rathcooney ED was 2,992 no. units in 2016. The vacancy rate for the study area is 3.1% in 2022, which has decreased since 2016 and is significantly lower than the national average of 7.85% in 2022. This suggests a high demand for housing in the area.

Table 10: Change in Total Permanent Private Housing Stock (CSO 2016 and 2022)				
Year	2016		2022	
Study Area	Total Stock	Vacancy Rate	Total Stock	Vacancy Rate
Rathcooney ED	2,992	3.8%	3,057	3.1%
Cork City	55,760	7.80%	91,396	5.46%
Ireland	2,022,895	12.80%	2,124,590	7.85%

4.6 Means of Travel

Within the ED study area, the majority of people travel to work by private car (42.5%) as a driver or passenger (29.3%), with a lesser proportion, 7.3%, travelling by public transportation (i.e. bus, minibus, or coach).

³ The housing stock is defined as the total number of permanent residential dwellings that were available for occupancy at the time of the Census enumeration. In this report, the housing stock consists of permanent households (inhabited by both usual residents and visitors), holiday homes, vacant houses or apartments along with dwellings where all the occupants were temporarily absent on Census Night. However, communal establishments, temporary private households (e.g., caravans and mobile homes), along with dwellings categorised by the enumerators as being derelict, commercial only, or under construction are excluded from this definition.

Table 13: Means of Travel for Population Aged 5+ Years (Source: CSO 2022)

Mode of Transportation	Rathcooney ED		Cork City	
	No. Persons	% Mode Share	No. Persons	% Mode Share
On foot	662	5.1%	52,908	16.9%
Bicycle	60	0.4%	6,972	2.2%
Bus, minibus, or coach	946	7.3%	25,924	8.3%
Train	18	0.1%	926	0.2%
Motorcycle or scooter	26	0.2%	862	0.2%
Car driver	5,436	42.5%	105,704	33.9%
Car passenger	3,758	29.3%	58,906	18.8%
Van	486	3.7%	7,812	2.5%
Other (incl. lorry)	36	0.2%	610	0.1%
Work mainly at or from home	826	6.4%	25,336	8.1%
Not stated	536	4.1%	25,786	8.2%
Total	12,790	100%	311, 746	100%

4.7 Demographic Summary

The subject site is located within the 'Rathcooney' Electoral Division which comprised some 8,707 no. persons at the time of the 2022 Census. The demographic profile of the ED study area (i.e., age, education and economic status) was largely consistent with Cork city as a whole; however, population changes between 2016 and 2022 were considerably lower in comparison to the city and suburbs area and the state average.

The 2022 Census recorded approximately 8,707 no. people living within the Rathcooney ED where the subject site is located. Population projections for Cork City and suburbs provided by the RSES estimate that an additional 50,000 no. people will need to be accommodated by 2026, which is transposed into the City Development Plan with a targeted population growth of 50,948 no. people by 2028.

The majority of the local population comprised of 'Adults' (30 – 64 years) with 47.3% of the population, compared to 46.9% overall within Cork City. The proportion of the population who are 18 and younger is higher in the ED than in Cork City, but the number of pre-school aged children fell over the 6-year period of the 2016 and 2022 Censuses in both areas. The number of people aged 65 and over increased by 19% in the same period.

The majority of the population had completed tertiary or postgraduate education (approximately 52%) which points to a high educational attainment rate and compares with the city overall (approximately 54%). A majority of people (58%) were classed as 'At Work' which exceeded the rate in the city (55%), with the next largest group being those who are 'Retired' on 14%.

There has been significant development in the vicinity of the subject site, including the commencement of the 753-no. unit SHD on the adjacent lands containing a neighbourhood centre and creche. Further, there is an additional residential development that has commenced along both the Ballyhooly Road towards Ballyvolane and towards White's Cross (Cork CC Planning Ref: 24/42789, ABP Ref: 320996 - 24).

5.0 COMMUNITY INFRASTRUCTURE ASSESSMENT

For the purposes of the audit, 7 No. categories of social infrastructure were utilised for assessment which take into account the guidance provided in this respect in the national and regional planning guidance (incl. the *Cork City Development Plan 2022-2028*) and summarise the range of existing facilities and services available to residents of the local study area.

Table 14: Community Infrastructure Categories Applied During Audit	
Category	Sample Facilities
Childcare Facilities	Registered childcare facilities (i.e. full time, part time, sessional)
Education al Facilities	Primary, post-primary, special education, third level and training
Healthcare Services	General Practitioners, healthcare centres, hospitals, nursing homes
Community and Cultural Facilities	Community centres, civic and social services, libraries, etc.
Open Space and Recreation	Playgrounds, parks, sports centres, clubs, pitches, etc.
Retail Centres	Shopping centres and supermarkets etc.
Religious	Religious institutions and other facilities

With respect to these infrastructural categories, a survey was undertaken which identified variety of relevant social infrastructure facilities in the vicinity of the subject proposal for further assessment. The facilities identified in each category are described in more detail in Section 5 to follow.

The study area used in the assessment comprised a 2km radius surrounding the subject site, approximately equivalent to a 30-minute walking radius which takes in areas such as Dillon's Cross, Mayfield, Ballyvolane, The Glen, Dublin Hill, Kilcully, White's Cross and Rathcooney. The Cork City Development Plan does not indicate a minimum or maximum radius for Community Infrastructure Assessment, and thus the 2km radius was chosen taking into consideration the subject site's peri-urban location and an approximate walking radius of 30 minutes.

There is extensive provision of existing social infrastructure in the vicinity of the subject site to support the proposed development. The site is served by an existing schools' network of 5 no. primary schools, 2 no. post-primary schools, and 1 no. special education facility, as well as 9 no. existing childcare facilities within 2km of the proposed development. It is also noted that the adjacent SHD/LRD scheme proposes a childcare facility with 103 no. places and this SHD scheme is currently under construction.

Notwithstanding the above there is a significant supply of community and cultural facilities, religious institutions and health care services within a reasonable distance of the subject site, as well as a range of sports and recreational facilities to serve the growing population. The site's proximity to Cork City Centre to the south, Blackpool to the west and the Ballyvolane District Centre just to the south ensures an appropriate quantum of retail services for future residents.

No significant gaps in the existing network of services were identified. It is noted that the adjacent SHD/LRD scheme will provide a neighbourhood centre with childcare facility, health centre/GP office, and retail/café unit which will positively contribute to the amenity of the area once complete.

5.1 Childcare Facilities – Childcare Assessment

In relation to Section 11.165 of the Development Plan, the proposed childcare facility will form part of the proposed Large-Scale Residential Development. As it is envisaged that the proposed facility will primarily cater for residents of the new development, it is envisaged that most people will walk to the facility.

However, existing and future transportation connections have been considered to ensure ease of access from various modes of transportation.

5.2 Assessment of Childcare in the Vicinity of the Subject Site

In order to determine the current levels of childcare provision in the Longview study area, a childcare capacity analysis of existing facilities was conducted by TPA in June 2026. The study area consists of a 2km radius of the subject site.

A total of 9 no. operational facilities were identified within the 2 km radius where no. of spaces and capacities were obtained through phone calls to each of the facilities. They are mapped out in Figure 8 below:

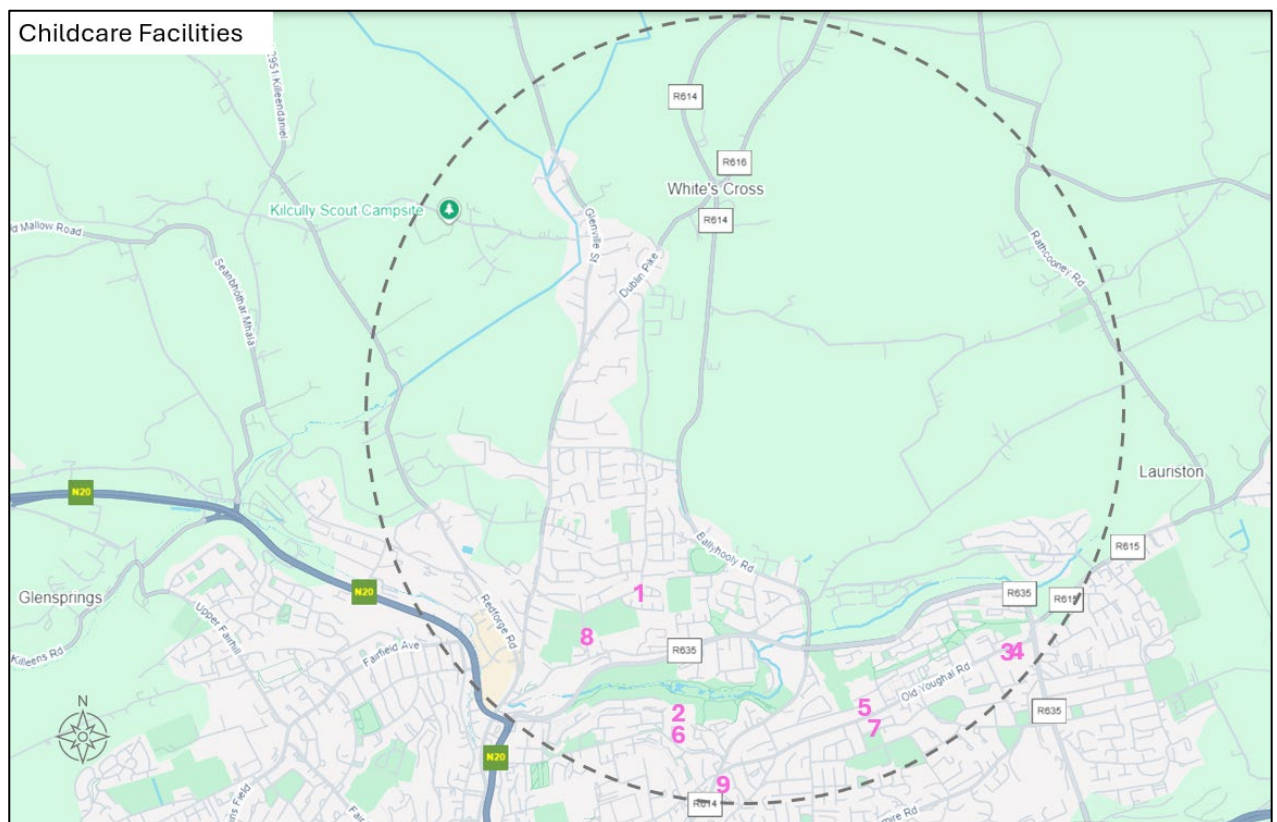


Figure 8: Childcare facilities located within 2km of the subject site with the indicative site boundary shown.

Where the information was not available through this method, the latest Tusla Early Years Inspectorate data as well as the Pobal Childcare Facility Mapping database were consulted. These facilities and their capacities are listed below:

Table 15: Indicative Capacity of Childcare Facilities within a 2 km radius of the subject site

No.	Name	Distance to Subject Site	Age Group	Type	Max Enrolment	TUSLA Enrolment		Date of Inspection	TPA Survey	
						AM	PM		Current Spaces	Capacity
1	Glenfields Community Childcare Ltd.	1.2 km	1 – 6 years	Full Day, Part Time, & Sessional	38	4	5	24/07/2025	AM: 38 PM: 38	Full
2	Tír na Nóg Glen Community Creche	1.6 km	1 – 6 years	Full Day, Part Time	25	16	11	19/08/2024	AM: 25 PM: 25 Some children are full day	Full
3	Baile Beag Community Childcare	1.8 km	1 – 6 years	Part Time, Sessional	15	11	10	26.02.25	AM: 15 PM: 15	Full
4	Newbury House Early Years Childcare	1.9 km	2 – 6 years	Full Day, Part Time, & Sessional	22	17	12	25.06.24	AM: 22 PM: 22 Some children are full day	Full
5	Mayfield Community Preschool	1.8 km	2 – 6 years	Sessional	22	16	n/a	29.11.23	16	6 spaces
6	Na Paisti Mor/ Magnet Community Group	1.8 km	2 – 6 years	Sessional	20	10	n/a	09/02/2026	12	8 spaces
7	Naíonra Naomh Sheosamh	1.8 km	2 – 6 years	Sessional	12	12	8	09/10/2025	AM: 12 PM: 10	2 spaces
8	Tír na Nóg Montessori	1.5 km	2 – 6 years	Sessional	44	31	8	19/09/2025	AM: 44	Full
9	St. Patrick's Preschool and After School	2.0 km	2 – 6 years	Sessional	22	12	n/a	11/11/2025	N/A	No answer
Total Spaces:										16 spaces

It should be noted that the permitted adjacent SHD development includes provision for a childcare facility. The permitted SHD is currently in the construction phase and the childcare facility has not yet been built. The proposed childcare facility under the adjacent permitted scheme is 692.88 sq.m and will have the capacity to accommodate 103 no. children.

In addition to the permitted SHD, there are 2 no. residential developments that have been granted by Cork City Council and/or An Coimisiún Pleanála and are currently under construction. Each of these developments have proposed a creche. This further increases the potential access to childcare facilities in the immediate vicinity of the subject site. The details of the proposed childcare facilities within the permitted applications are detailed below:

Table 16: Permitted Developments that Include a Childcare Facility close to the subject site			
Application Reg. Ref.	Applicant	Development Proposal Summary	Proposed Creche Capacity
CCC Ref - 2543863 ABP- 306325 (as amended by CCC Reg Ref 23/42409 / ABP-318904-24 and CCC Reg Ref 25/43863)	Longview Estates Ltd	753 no. residential units (531 no. houses, 222 no apartments), creche and associated site works.	103 No. spaces
An Bord Pleanála Reg. Ref. 312076	O'Flynn Construction Co. Unlimited Company	SHD - 275 no. residential units (205 no. houses, 70 no. apartments), creche and associated site works.	85 no. spaces
Cork City Council Reg. Ref. 24/42789, ABP Ref: 320996 - 24	O'Leary and O'Sullivan Developments Ltd.	Large scale residential development: Construction of 166 dwellings, extension to previously permitted creche (ref. TP21/40038 (PL.28.311730), new vehicular access and all associated site works. The application may be inspected online at the following website: www.coppengerwoodslrd.ie	76 no. spaces

The proposed childcare facility included in this scheme will consist of a ground floor and first floor and has a total internal floor area of 452.7 sqm. The creche is designed to accommodate for 76 no. children ages 0-6 years and 15 no. staff members.

The proposed development consists of a total of 263 no. units. A total of 229 no. of these units comprise of 2, 3, and 4 bed units and are capable of accommodating families residing in a 2-bedroom and over unit for the proposed development. Based on the national average household size of 2.74, the proposed development is likely to generate a population of approximately 627 no. people. The average percentage of those of childcare-going age (ages 0-6) within the ED is 8.7%. Based on this figure, the development would be expected to generate approximately 54 no. creche/pre-school age children. At present, the proposal for a creche with a capacity for 76 no. children has fully provided for any future demand arising from the development. It can therefore be concluded that there will not be any additional pressure on existing childcare services as a result of the proposal.

The latest 2022 Census figures state that the percentage of pre-school children minded by their parents is 167,833, meaning that 46% of children attend some sort of childcare facility⁴ when contrasted with the total no. of children in the 0-6 age group in the state. The most common non-parental childcare type

⁴ CSO Census Database, accessed by TPA in July 2025 at <https://data.cso.ie/>

identified in the survey is Montessori, Creche, playgroups, or an after-school facility. This is expected to reduce the non-parental childcare demand of the facility further. Details on the facility will be provided in full in a Childcare Demand Assessment at application stage.

5.3 Educational Facilities

The subject site is served by a range of existing education services, including Scoil Oilibhéar (primary) and Saint Aidan's Community College (post-primary) in close proximity to the site.



Scoil Oilibhéar National School



St Anthony's Community College

In addition to the below referenced education infrastructure within 2km, there are many more schools (both primary and post-primary) just outside the study area but still within the catchment of the site.

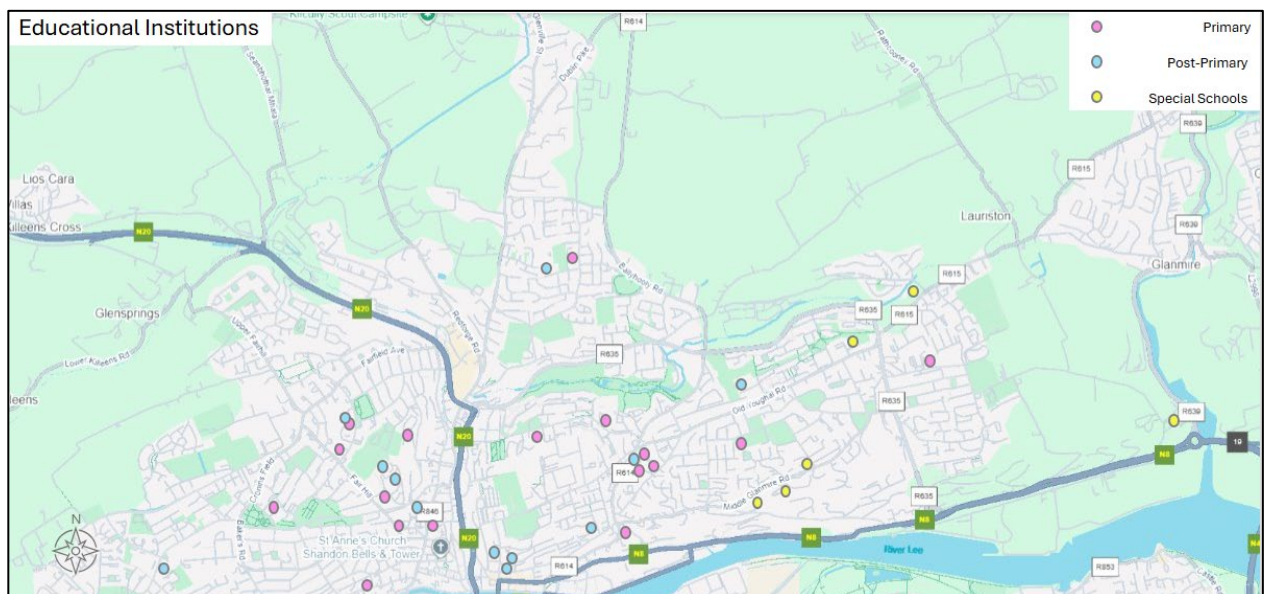


Figure 9: Primary, Post-Primary, and Special Education Schools located in proximity of the subject site and with the indicative site boundary shown.

Listed below are Third Level Institutions and Training Facilities within the 2km study area but also colleges and universities with a city-wide catchment. The Cork College of Further Education and Training has four campuses within Cork City: Tramore Road (formerly Coláiste Stiofán Naofa) Morrison's Island (formerly Cork College of Commerce), Douglas Street (formerly St John's Central College) and Bishopstown (formerly Fás Training Centre).

The Department of Education enrolment figures⁵ were examined across 3 no. School Planning Areas (SPAs) in the vicinity of the subject site. There are 26 no. primary schools within Gurrabraher-Cork City, Montenotte-Cork City and Riverstown-Glanmire. The entire cohort of existing primary schools within the three SPAs held a combined enrolment of 6,480 no. students in the 2025/2026 academic year⁶. This was a decline of 2.4% in the last five years (less 166 no. enrolments) and 7.06% in the last ten years (less 492 no. enrolments). Several of the schools have seen a significant decline in enrolment figures, with the school closest the subject site, Scoil Oilibhéar, down by nearly a fifth within a ten-year period.

Table 17: Historic 5 & 10-year Enrolment Trends (Primary)						
Roll No.	School Name	Historic Enrolment			5-yr	10-yr
		2015/16	2020/21	2025/26		
13648D	ST LUKES MXD N S	88	85	96	-3.41%	9.09%
13663W	LOWER GLANMIRE N S	147	136	151	-7.48%	2.72%
13696O	ST VINCENTS CONVENT N S	288	247	208	-14.24%	-27.78%
13747F	RIVERSTOWN N S	724	695	666	-4.01%	-8.01%
15484J	GLOUNTHAUNE MIXED N.S.	428	436	422	1.87%	-1.40%
15792U	UPPER GLANMIRE N S	282	324	284	14.89%	0.71%
16680O	SCOIL COLMCILLE	213	223	264	4.69%	23.94%
17045Q	ST PATRICKS B N S	209	194	152	-7.18%	-27.27%
17505B	S N CILL RUADHAIN	411	354	359	-13.87%	-12.65%
18153B	S N PADRAIG NAOFA C	199	168	128	-15.58%	-35.68%
18154D	S N PADRAIG NAOFA	138	98	86	-28.99%	-37.68%
18217B	SCOIL PADRE PIO N S	252	286	264	13.49%	4.76%
18422C	Scoil na nOg	72	58	32	-19.44%	-55.56%
18497K	LITTLE ISLAND NS	196	170	141	-13.27%	-28.06%
18786R	SCOIL IOSAGAIN	369	305	222	-17.34%	-39.84%
19426P	S N MHARCUIS B	112	100	99	-10.71%	-11.61%
19427R	S N BHREANNDAIN C	97	103	115	6.19%	18.56%
19714U	Scoil Mhuire ar Chnoc hAoine	279	244	195	-12.54%	-30.11%
19730S	SCOIL OILIBHEIR	626	542	511	-13.42%	-18.37%
19909M	GAELSCOIL PEIG SAYERS	172	305	280	77.33%	62.79%
19993E	GAELSCOIL AN GHOIRT ALAINN	333	377	393	13.21%	18.02%

⁵ <https://www.gov.ie/en/department-of-education/collections/primary-schools-enrolment-figures/#20252026>

⁶ The figures for 2025/26 were taken from the 2025/2026 Preliminary Enrolments datasets, as the finalised figures were not available at the time of writing. Updated figures will be available in June 2026.

(https://assets.gov.ie/static/documents/d85298b3/Data_on_Individual_Schools_Mainstream_preliminary_2025-2026...xlsx)

20036J	NORTH PRESENTATION PRIMARY SCHOOL	227	233	288	2.64%	26.87%
20038N	SCOIL AISEIRI CHRIOST	357	292	232	-18.21%	-35.01%
20140E	SCOIL MHUIRE FATIMA BOYS SENIOR	160	126	207	-21.25%	29.38%
20239A	GAELSCOIL UI DRISCEOIL	431	435	381	0.93%	-11.60%
20497W	Scoil Mhuire agus Eoin	162	270	304	66.67%	87.65%
Total		6972	6806	6480	-2.38%	-7.06%

At the post-primary level, the 12 no. existing schools held a combined enrolment of 4,956 no. students in 2025/26 and saw an increase in the previous five years of 4.8% (increase of 216 no. enrolments) and in the previous ten years of nearly 9% (increase of 485 no. enrolments). The school nearest to the subject site, St Aidan's Community College has also experienced a significant decline in enrolment figures in contrast to the trends across the area, declining by over a quarter in the previous 5 years and the previous ten years have seen a decline of nearly 40%.

Table 18: Historic 5 & 10-year Enrolment Trends (Post-Primary)						
Roll No.	School Name	Historic Enrolment			Historic Trends	
		2015/16	2020/21	2025/26	5-yr	10-yr
62520C	Christian Brothers College	881	907	919	2.95%	4.31%
62530F	North Monastery Secondary School	414	304	271	-26.57%	-34.54%
62531H	Gaelcholáiste Mhuire	474	631	690	33.12%	45.57%
62590A	St. Vincent's Secondary School	226	216	283	-4.42%	25.22%
62621I	Nano Nagle College	176	194	161	10.23%	-8.52%
62640M	St. Angela's College	558	589	606	5.56%	8.60%
62690E	Scoil Mhuire	367	443	432	20.71%	17.71%
62730N	St. Patricks College	259	241	218	-6.95%	-15.83%
68263P	Cork Educate Together Secondary School	n/a	300	403	n/a	n/a
71101G	St. Aidan's Community College	503	374	309	-25.65%	-38.57%
71123Q	Terence Mac Swiney Community College	295	195	302	-33.90%	2.37%
91400F	Mayfield Community College	318	293	362	-7.86%	13.84%
Total		4,471	4,687	4,956	4.83%	8.96%

There are no special schools in the Gurransbraher-Cork City SPA. Two schools in the Riverstown-Glanmire SPA within the Cork City Council Local Authority administrative boundary are included. There are a total of 6 no. special schools within this study area. Enrolment in special schools in the study area has increased significantly in the last ten years.

Table 19: Historic 5 & 10-year Enrolment Trends (Special Education)						
Roll No.	School Name	Historic Enrolment			Historic Trends	
		2015/16	2020/21	2025/2026	5-yr	10-yr
18458A	St. Bernadette's Special School	122	124	132	1.64%	8.20%
18586J	Scoil Éanna	67	78	66	16.42%	-1.49%
19203S	St. Paul's School	95	96	92	1.05%	-3.16%
19410A	St. Killian's Special School ⁷	69	72	106	4.35%	53.62%
19760E	Scoil Triest	71	72	72	1.41%	1.41%
20354A	Cara Junior School	60	71	72	18.33%	20.00%
Total		435	508	540	5.99%	11.57%

5.3.1 Planned Schools Facilities

In relation to additional primary and post-primary school requirements within the administrative area, the *Cork City Development Plan 2022 – 2028* (the Plan) states:

Section 3.70

"The provision of suitable and adequate schools (primary and post-primary) is an essential element of any community and this will become more important as Cork City accommodates unprecedented population and economic growth between now and 2040."

Educational facilities are essential pieces of social and community infrastructure and play a significant role in the creation of the 15-minute city, which is a key component of the Development Plan.

Section 3.8

"A key premise of the 15-Minute City is that people should be able to walk and cycle to access the resources and facilities within their neighbourhood. Not only will this reduce car travel and improve health but most of all it will result in on equity in the quality of life of Cork's citizens. Within 15 Minutes of people's home they should have access to: local commercial services (e.g. shops), a creche, a primary school and other community services, a high-quality bus network, open space, a playground and wildspace (nature). The City Council is also locating new employment opportunities in multiple locations around the city to ensure that more people will have the change of working close to home."

Section 3.77 of the Development Plan outlines that Cork City will continue to work with the Department of Education to plan for the provision of educational facilities.

Section 3.77

"In accordance with the 'The Provision of Schools & the Planning System a Code of Practice for Planning Authorities' (2008), Cork City Council will continue to work closely with the Department of Education for new schools or the expansion of existing school within the catchments of proposed growth."

Sections 3.71 and 3.72 of the Development Plan set out projections for new educational facilities required in Cork City to the year 2031.

⁷ School moved location from Bishopstown to current campus in 2018.

Section 3.71

“The Department of Education has prepared preliminary projections of requirements for school places in different sub-areas in Cork City over the period to 2031. The projections suggest a potential need of up to 27 new or expanded primary schools and up to 9 new or expanded post-primary schools as per the summary set out in Table 3.8: Preliminary Assessment of Additional Education Capacity.”

Section 3.71

“Projections represent a starting point as demographic changes within the existing population cohort may reduce the requirement. Nevertheless, the level of potential need must be planned for in order to meet the future educational needs of the City. A full appraisal by the Department of Education of the expansion capacity of existing schools or the potential to co-locate schools as part of a campus remains ongoing.”

DoE Preliminary Assessment of Additional Education Capacity			
School Planning Area	Growth Areas Included	Number of new or expanded Primary Schools (baseline figure)	Number of new or expanded Secondary Schools (baseline figure)
Ballintemple	General	1	0
	Mahon	1	0
	City Docks	4-6	1-2
Montenotte	Tivoli Docks	2-3	1
Glasheen	General	1-2	0
	Pouladuff / Lehenagmore	1	0
Gurranabraher	Ballyvolane	1-2	1
	Old Whitechurch Road	1	0
	Kilbarry	1	0
	Farranferris	1	0
Ballincollig	Maglin	2	1
Blarney	Stoneview	1-2	1
Glanmire	General	0	1
	South Glanmire	1	0
South Suburbs	Douglas	1	1
	Castletreasure	1	0
TOTAL		20-26	7-8

Figure 10: Extract from Table 3.8 of the Cork City Development Plan 2022 – 2028 showing the Department of Education’s preliminary assessment of additional education capacity in Cork City (annotated by TPA, 2024)

An as-yet undeveloped site to the south of the subject site is zoned for education uses, Z012, in the Plan. It is anticipated that this will be an educational campus providing the identified primary and secondary school need in line with the co-location objectives of the Local Authority as set out in Objective 3.24.

Objective 3.24 School Facilities

- To work closely with the Department of Education in planning for the delivery of new schools in-step with new housing development within the city;
- To ensure that new school sites are made available in accordance with the requirements of the Department of Education;

- c. *To encourage the co-location of schools as part of education campuses and with other community uses to create community hubs. This could facilitate the sharing of halls, playing fields and courts where feasible;*
- d. *Work closely with the Department of Education and Skills and landowners to ensure that new schools are provided to meet the needs of new residential neighbourhoods at: City Docks; Tivoli Docks; Ballincollig Maglin; Ballyvolane; South Glanmire; Blarney (Stoneview); Kilbarry/Blackpool Neighbourhood; and Douglas (Castletreasure)."*

5.3.2 Department of Education Schools Building Programme

Below is the status of large-scale projects being delivered in the subject site's three SPAs under the School Building Programme as of May 2026.

Table 21: Status of Large-Scale Projects in Vicinity of Proposed Development		
Roll No.	School Name & Address	Status
62531H	Gaelcholaiste Mhuire, Cathedral Road	On Site
62730N	St Patrick's College, Gardiner's Hill	Project Brief
62690E	Scoil Mhuire, Wellington Road	Stage 2b (Detailed Design)
19909M	Gael Scoil Peig Sayers, Redemption Road	Stage 2a (Developed Sketch Scheme)
62301N	Coláiste an Phiarsaigh, Glanmire	Stage 2b (Detailed Design)
19410A	St Killian's Special School, Old Youghal Road	Stage 2a (Developed Sketch Scheme)

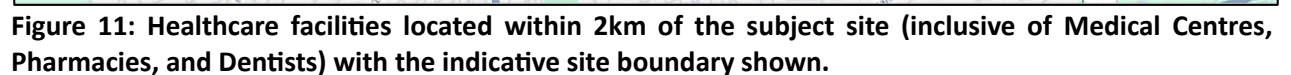
5.3.3 School Demand Generated by the Proposed Development

The proposed development comprises of a total of 262 no. units. In total, 229 no. units comprise of 2, 3 and 4 bed units that are able to accommodate families. Based on the national average household size of 2.74, approximately 627 no. people will be generated by the proposed development. The approximate age range of persons that would likely be attending school would be from ages of 7 – 18 years of age. In the ED, 9.2% of the population was of the ages 7 – 12 years, and also 9.2% of the population was of the ages 13 – 18 years. When this is applied to the proposed scheme, it is to be expected that 57 no. children between the ages of 7 -12 years, and 57 no. children between the ages of 13 – 18 years will be generated from the LRD. Therefore, a total of approximately 114 no. children of school-going age will be generated overall from the proposed development.

When contrasting these figures with the historic trends of primary (slightly decreasing), post-primary (slightly increasing), and special education (increase), it can be determined that the proposed development does not increase additional pressure on existing services. This is further emphasised when highlighting the abundance of educational facilities in close proximity to the proposed scheme in addition to new facilities that will be constructed under the School Building Programme.

5.4 Healthcare Services

There is a significant number of medical and dentistry providers within the study area and are also accessible from the proposed LRD. The closest medical centre to the subject site is Carrig Mervue Family Practice that is c. 752 m from the proposed site, providing immediate accessibility to medical care for residents.



No.	Name	Distance from Site
1	Carrig Mervue Family Practice	752m
2	Meadow Park Surgery	1.1km
3	Global Bodywork & Injury Clinic	1.6 km
4	Mayfield Health Centre	1.7 km
5	Mayfield Family Practice	2 km
6	Knights Hill Medical Centre	1.8 km
7	Dillon's Cross Health Centre	1.9 km
8	SouthDoc Blackpool	2 km
9	Stepping Ahead Clinic	2 km
10	Blackpool Bridge Surgery	2 km
11	Harrington Square Healthcare Centre	2 km

There is a total of 7 no. pharmacies within 2 km of the subject site. Glenheight's Pharmacy Ballyvolane is the closest to the scheme, being located only 1.7km (20 minute-walk, 5-minute cycle) from the subject site.

No.	Name	Distance from Site
1	Glenheight's Pharmacy Ballyvolane	1.7 km
2	Ballyhooly Road Pharmacy	1.9
3	Irwin's Pharmacy	2 km
4	Boots Pharmacy	1.8 km

5	McCauley Pharmacy Blackpool	1.9 km
6	Wallace's Pharmacy	1.1 km
7	Dillons Cross Pharmacy	1.9 km

The subject site is in close proximity to 2 no. dental practices. The closest is 785m (16-minute walk) from the proposed development.

Table 24: Dental Practices in the Study Area

No.	Name	Distance from Site
1	The Atrium Clinic	1.9 km
2	Dental Care Ireland Mayfield	1.8 km

It is also important to consider a recent application approved by Cork City Council in December 2025 for the provision of a four-storey primary care centre located directly west from the subject site (CCC Reg. Ref. 24/43477). The permitted development also includes 1 no. retail unit and 2 no. GP practices at the ground floor level. This LRD would benefit from the permitted scheme as it would provide additional and immediate access to multi-level health care to residents. CCC issued the Final Grant on 16th February 2026.

Overall, it is evident that the proposed development has access to an abundance of healthcare facilities, inclusive of medical centres and General Practitioner Practices, Pharmacies, and Dental Practices. Therefore, new residents generated from the proposed development is well served in this regard.

5.5 Community and Cultural Facilities

There are 7 no. of community facilities located within 2 km of the subject site. These include resource centres, arts and sports centres, and libraries.

The closest to the site is The Glen Resource & Sport Centre that is a multi-use facility as a Resource Centre, Sports Centre, and Adventure Centre. Further, the Centre provides a Pre-School (Na Paisti Mor), Holiday Camps, Community Garden, and a range of outdoor activities (i.e. Archery, Zip Wire, Splatball). The Centre provides many opportunities for the residents in the area to get involved through volunteering and includes groups such as the Glen Health Action Zone and Healthy Food Made Easy (HFME).

Table 25: Community Centres and Cultural Facilities in the Study Area

No.	Name	Distance from Site
1	The Glen Resource & Sport Centre	1.7 km
2	St. Joseph's Community Association	1.8 km
3	Mayfield Integrated Community Development Project	1.9 km
4	Blackpool Glen Farranree Community Youth Training Centre	2 km
5	Mayfield Branch Library	1.8 km
6	Blackpool Library	1.8 km
7	Mayfield Arts Centre	1.9 km



Figure 12: Community and Cultural facilities located within 2km of the subject site with the indicative site boundary shown.

The subject site is considered to be extremely well served by both community and cultural facilities for existing and future residents to enjoy.

5.6 Sports, Recreation and Amenity

There are 6 no. noted parks located within 2 km of the subject site. The closest is Kempton Park and Playground which is only c. 881m from the proposed scheme. Each park includes their own unique feature to offer the surrounding area, ranging from nature walks in Glen River Park, hiking trails within the Murphy's Rock Glen, camping grounds in Kilcully, as well as general children's playgrounds and small greenspaces.

Table 26: Parks & Greenspaces in the Study Area		
No.	Name	Distance from Site
1	Kempton Park & Playground	881 m
2	Murphy's Rock Glen	1.4 km
3	Kilcully Scout Campsite	1.9 km
4	Glen River Park	1.6 km
5	Glenamoy Park & Playground	1.7 km
6	Colmicille Park	1.9 km

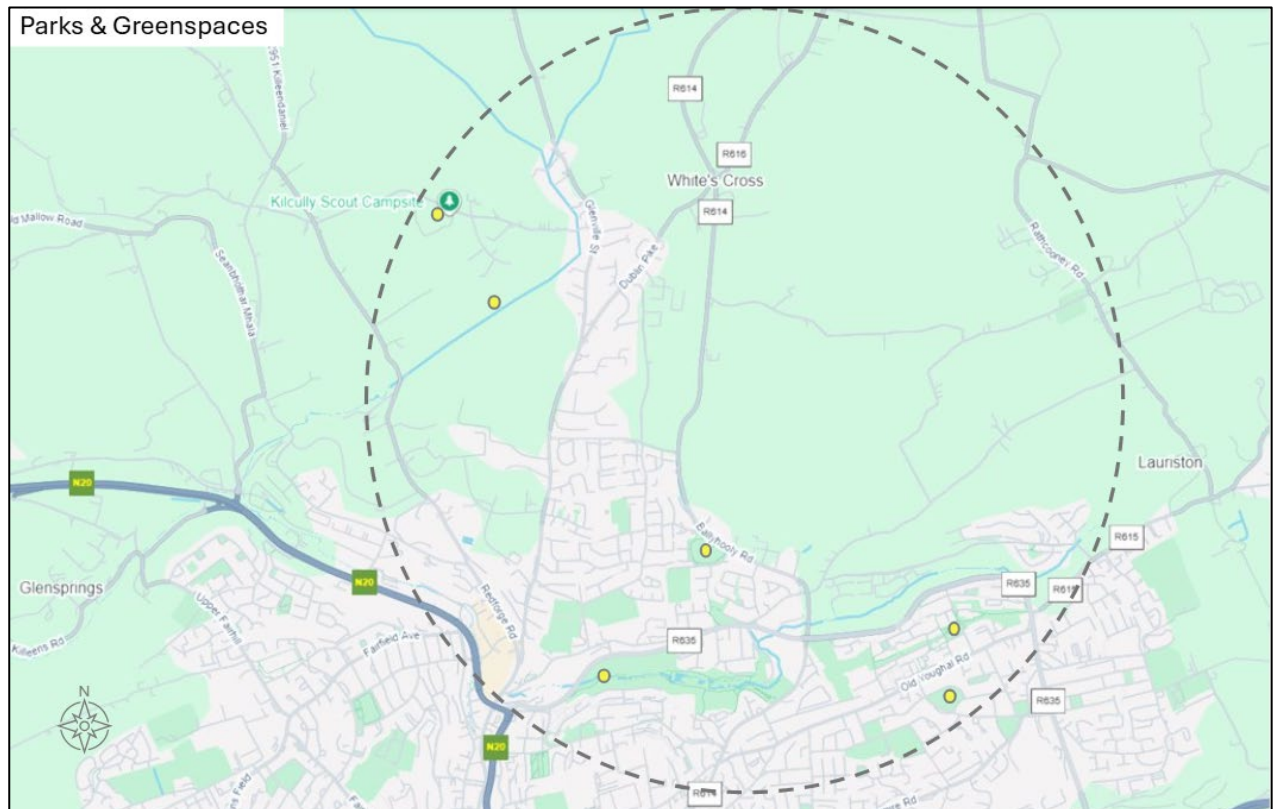


Figure 13: Parks & Greenspaces located within 2km of the subject site with the indicative site boundary shown.

There are 5 no. sports facilities located in the study area, most of which are local GAA Clubs that provide a sports pitch(s). The closest is the Glen Rovers GAA Club and Delany Rovers GAA Club. The site is only 1.7km to Mayfield's Sports Complex, proving an astro turf sports pitch, a gym, and swimming pool for the public to utilise.

Table 27: Sports Facilities in the Study Area

No.	Name	Distance from Site
1	Glen Rovers GAA Club	1.5 km
2	Delany Rovers GAA Club	1.5 km
3	Brian Dillons Hurling & Football Club	1.7 km
4	Mayfield Sports Complex	1.7 km

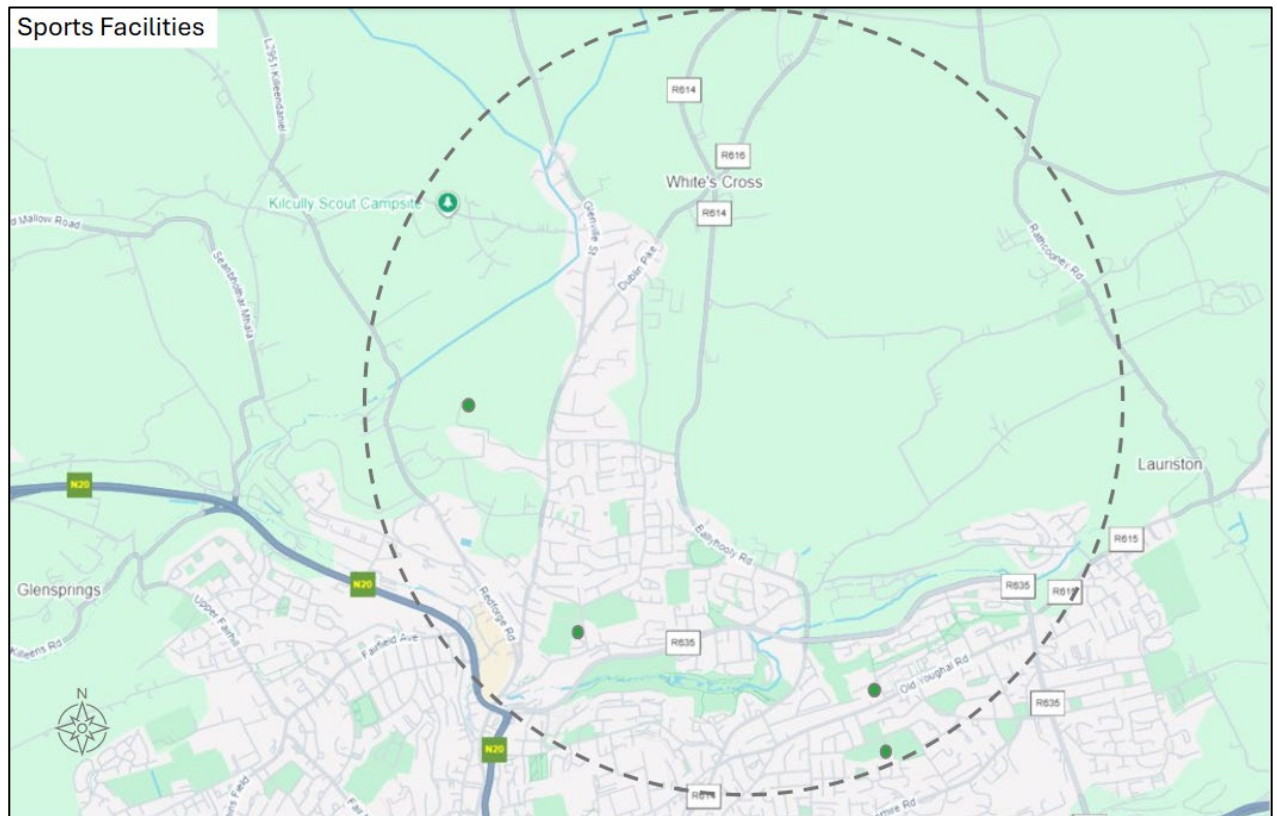


Figure 14: Sports facilities located within 2km of the subject site with the indicative site boundary shown.

Through this assessment of facilities within the 2 km radius, it is clear that there are a variety of sport facilities and parks that residents generated by the proposed development can enjoy. We also highlight the provision of open space throughout the proposed development that further expands access to greenspace and further adds to the accessibility of parks and greenspace in the area of the subject site.

5.7 Retail Centres

There is a significant variety of convenience retail that is accessible to the subject site, ranging from small corner-stores to large cash-and-carry stores. An important feature of the location of the proposed scheme is that it is within close proximity to 3 no. shopping centres; inclusive of the Mayfield Shopping Centre, Ballyvolane Shopping Centre, and the Blackpool Shopping Centre. Some larger stores in these shopping centres include Aldi, Jysk, JD Sports, Dunnes Stores, Lidl, and Mace, which further broadens the range of convenience retail that is highly accessible to the subject site. The subject site is considered to be extremely well served by convenience retail.

Table 28: Retail Services in the Study Area

No.	Name	Distance from Site
1	Mayfield Shopping Centre	2 km
2	Ballyvolane Shopping Centre	1.2 km
3	Blackpool Shopping Centre	1.8 km

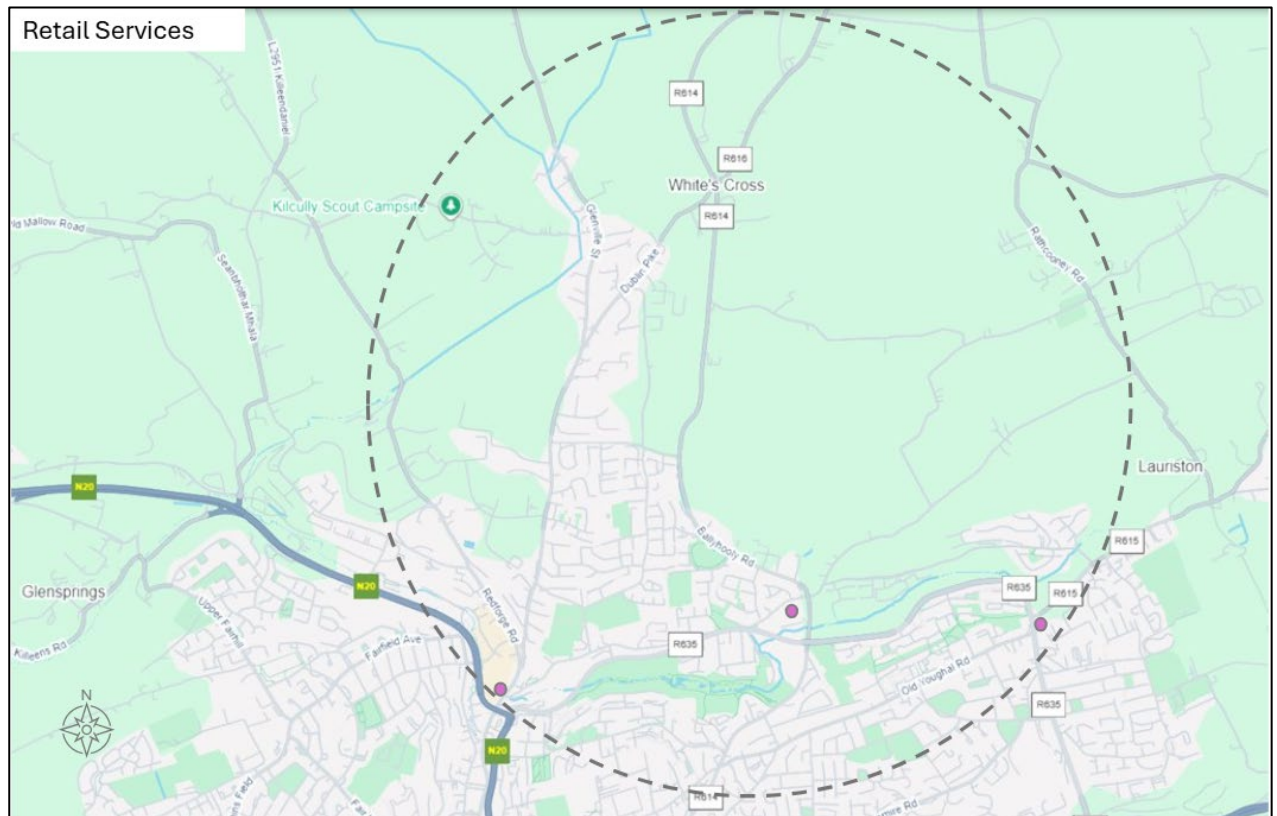


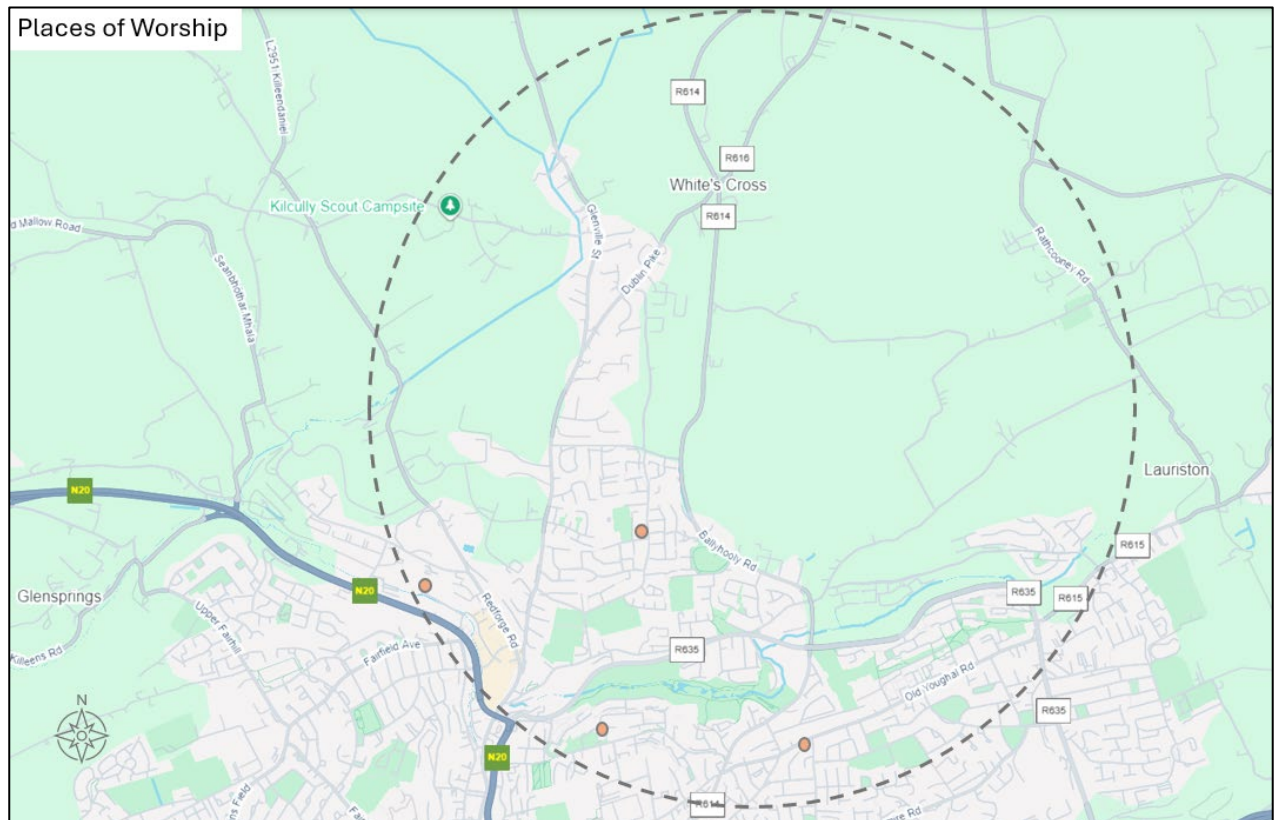
Figure 15: Retail Services located within 2km of the subject site with the indicative site boundary shown.

5.8 Religious

There is a total of 3 no. places of worship within the study area, each providing a range of different religious entities. The closest is St. Oliver's Catholic Church that is located just c. 946 m from the subject site and offers an 18 min walk to the Church from the proposed scheme.

Table 29: Places of Worship in the Study Area

No.	Name	Distance from Site
1	St. Oliver's Catholic Church, Ballyvolane	946 m
2	St. Brendan's Roman Catholic Church, The Glen	1.9 km
3	St Joseph's Church	1.8 km
4	RCCG Faith Arena	2.0 km



6.0 CONCLUSION

The proposed scheme will transform a 7.62 hectare (gross) greenfield site within the townlands of Lahardane and Ballincolly, Ballyvolane, Co. Cork. The proposed development consists of a Large-Scale Residential Development comprising of 262 residential units, a neighbourhood creche, landscaping, and all ancillary development works.

The demographic profile of the local ED Study Area was largely consistent with the rest of Cork City and the State, as identified in the 2022 Census Results.

However, we highlight that the % of 0 – 6 years old, i.e. those who may require childcare, had reduced by - 9.2% over the course of the 2016 and 2022 Censuses, indicating a lack of family accommodation in the area.

Similarly, the quantum of primary age children has grown at a slower rate than that of the City.

In terms of adults between the ages of 30 – 64 years of age, the age group most likely to be purchasing homes, the Rathcooney ED had a slight decrease in persons of this cohort where Cork City had an increase of 8.3%.

The subject site is ideally located with regard to the provision of community and social infrastructure, as set out in this assessment.

We note the aim to expand the range of public transport accessible in the area, which will further increase access to a range of additional varied social and community infrastructure located elsewhere within Cork, particularly in Cork City Centre.



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