



Community and Social Infrastructure Assessment

Proposed Strategic Housing Development at Lackenroe
& Johnstown (townlands), Glounthaune, Co. Cork.

Bluescape Limited

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01. Introduction

1.1 PURPOSE OF REPORT

HW Planning have been appointed by Bluescape Limited to prepare a Community and Social Infrastructure Assessment to accompany a Strategic Housing Development (SHD) at Lackenroe & Johnstown (townlands), Glounthaune, Co. Cork. This report has been prepared in response to the Pre-Consultation Opinion dated July 2019 (ABP Reference 304468-19) which requested that the following be included with the final SHD application to An Bord Pleanála.

“Information regarding the capacity of the social and physical services in Glounthaune to accommodate the demands that would arise from the proposed development.”

This report assesses the level of existing and proposed community and social infrastructure in the area that contributes to quality of life. It examines the availability of services to support the proposed development in relation to education, childcare, sports and amenity, community facilities, healthcare, retail and other facilities.

This report should also be read in conjunction with an accompanying Environmental Impact Assessment Report (EIAR) which accompanies the application. In particular, Chapter 13 of the EIAR, ‘Population and Human Health’ refers to existing Community and Social Infrastructure in the settlement and surrounding areas.

1.2 SCOPE OF REPORT

1.2.1 Overview

The availability of social and physical services in Glounthaune and environs has served as the primary focus of this report. Due to the settlements location on the Cork Metropolitan Rail Network and its proximity and relationship with the settlements of Carrigtwohill and Little Island, it is considered appropriate to include these settlements within the extended scope of this assessment. This approach corresponds with the settlement hierarchy of the Cork County Development Plan (CDP) where Little Island and Carrigtwohill are both categorised as Strategic Employment Locations with Carrigtwohill also designated as a ‘Metropolitan Town’.

Little Island is situated approximately 1 no. kilometre southwest and Carrigtwohill approximately 3 no. kilometres east of Glounthaune. Glounthaune is linked to Little Island by a regular rail service of every circa. 15 minutes and to Carrigtwohill by a rail service of every circa. 30 minutes at peak times. The Cork Metropolitan Transport Strategy (CMATS) confirms that Glounthaune is poised to benefit from further rail service improvements, providing future improved services to Carrigtwohill including.

- **Double Track to Midleton** - To accommodate the increase in rail services to/from Midleton, the existing single track between Glounthaune and Midleton will be required to be upgraded to a double track. There is currently a 2km long section of double track at Carrigtwohill that can be extended.

- **Signaling Improvements** - Signaling improvements will be required to facilitate the increased services and avoid delays and conflicts on the line interactions. In particular signal improvements will be required at Kent Station, Mallow Station, Glounthaune Junction, and proposed bypass loops.

Glounthaune and Carrigtwohill will also benefit from improved pedestrian and cycle links through the delivery of the Burys Bridge to Carrigtwohill (via Glounthaune) pedestrian and cycle route.

1.2.2 Study Area

The study area was initially defined based on an assessment of the location of the subject site in relation to Electoral Divisions (EDs), the smallest legally defined administrative areas in the State. The subject site falls along the eastern boundary of the Caherlag ED (ref 47064), which includes Little Island to the south and the eastern suburbs of Glanmire to the west. In view of the enhanced wider connectivity of the site due to its proximity to the commuter rail line and Burys Bridge to Carrigtwohill Greenway, it is considered appropriate to include the adjoining ED of Carrigtwohill (ref 47077), which lies immediately to the east of the site and includes the settlement of Carrigtwohill and its environs.

The delineation of the boundaries of these two Eds excluded Fota Island which falls within the larger Cobh Rural ED to the south. It is considered that while it would not be appropriate to include the entire ED within the study area, Fota Island and the small northern portion of Great Island which are both readily accessed via the Cobh branch of the suburban rail line should naturally be included within the study area to represent a more realistic catchment for the subject site. Therefore, two Census Small Areas (SA) which generally comprise either complete or part of townlands or neighbourhoods, were included to the south. These SAs were 047106013 comprising Fota Island and 047106014 representing the small northern portion of Great Island.

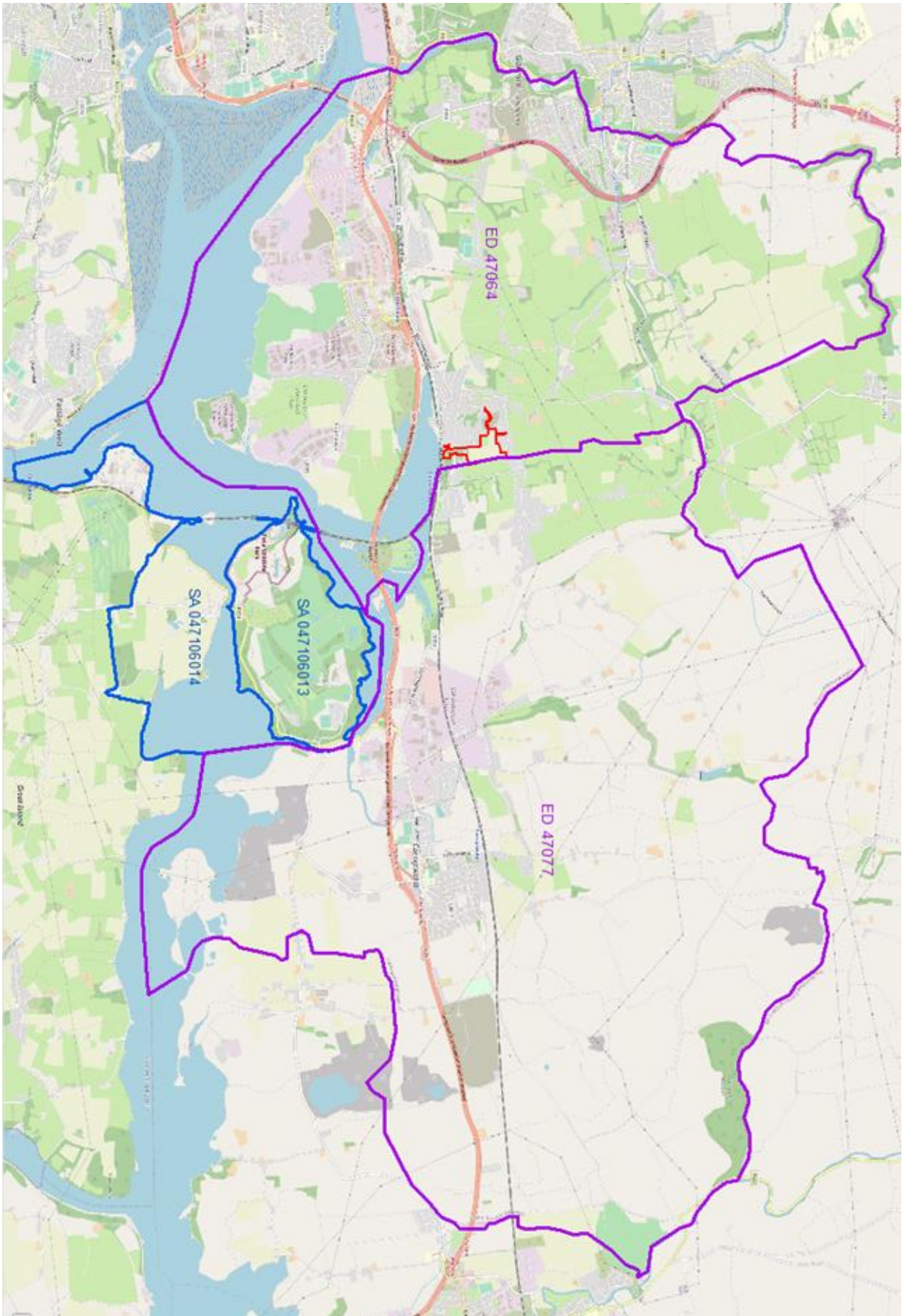


Figure 1.1 Study Area (Site outlined in Red)

1.3 PROPOSED DEVELOPMENT

The proposed development consists of the construction of a mixed-use residential development of 289 no. residential units consisting of 201 no. dwelling houses and 88 no. apartment/duplex units, a two storey creche, 4 no. ESB substations and all ancillary site development works. The proposed development will be constructed on lands to the north and south of the public road, L-2970, known locally as 'the Terrace'. A portion of the site to the south of 'the Terrace' was formerly within Ashbourne Garden and is considered to be within the curtilage and attendant grounds of Ashbourne House, which is a Protected Structure (Ref 00498).

The proposed development to the north of 'the Terrace' provides for 260 no. residential units comprising of 196 no. dwelling houses, 64 no. apartment/duplex units and a two storey creche. The 196 no. dwelling houses includes 5 no. 4 bedroom detached dwellings, 44 no. 4 bedroom semi-detached dwellings, 12 no. 4 bedroom townhouses, 2 no. 3 bedroom detached dwellings, 22 no. 3 bedroom semi-detached dwellings, 47 no. 3 bedroom townhouses and 64 no. 2 bedroom townhouses. The 64 no. apartment/duplex units contains 5 no. 3 bedroom units, 32 no. 2 bedroom units and 27 no. 1 bedroom units contained in 6 no. three storey apartment buildings, with ancillary bicycle parking and bins stores.

The proposed development to the south of 'the Terrace' provides for 29 no. residential units comprising of 5 no. dwelling houses and 24 no. apartments. The 5 no. dwellings include 1 no. 3 bedroom detached dwelling, 2 no. 3 bedroom townhouses and 2 no. 2 bedroom townhouses. The proposed apartments are provided in a four-storey mixed-use building containing a ground floor community unit and a commercial unit with apartments at ground and upper floor levels comprising 3 no. 3 bedroom units, 7 no. 2 bedroom units and 14 no. 1 bedroom units with ancillary rooftop terrace, car parking, bicycle parking and bin stores.

Vehicular access to 2 no. dwellings in the lands to the north of 'the Terrace' will be provided via an upgraded entrance from 'the Terrace' with vehicular access to the remainder of dwellings in the lands to the north of 'the Terrace' via the signalised junction from the L-2968 and internal road network permitted by Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17. A separate secondary emergency access is also proposed from the L-2969 to the north.

Vehicular access to the 5 no. dwellings to the south of the 'the Terrace' will be via a new entrance from 'the Terrace' and the proposed apartment building will be accessed from Johnstown Close. The proposed development also makes provision for a pedestrian link from the proposed development north of 'the Terrace' to Johnstown Close via 'the Terrace' which will include a signalised pedestrian crossing and associated traffic calming measures on 'the Terrace'.

Ancillary site works include the demolition of 1 no. existing derelict dwelling house and associated outbuildings, landscaping and servicing proposals including the realignment of the existing pedestrian/cycle route on Johnstown Close, the undergrounding of existing overhead lines, upgrade of the storm and foul sewer network to the south and east of the subject lands along 'the Terrace' and Johnstown Close (L-3004).

The proposed development represents the second and final phase of a wider Masterplan of development at the lands with Phase 1 of 38 no. dwellings, (comprising 25 no. 4 bed and 13 no. 3 bed units) permitted by 17/ 5699 (ABP Reference 300128-17) ¹ currently under construction.

¹ Amended by 18/6312 & 20/5864

02. Planning Policy Context

2.1 CORK COUNTY DEVELOPMENT PLAN 2014

The Cork County Development Plan 2014 (CDP) contains a number of policy objectives in relation to the provision of community infrastructure including the following.

SC 1-1: Social and Community Infrastructure Provision

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

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

SC 5-2: Quality Provision of Public Open Space

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

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

2.2 REGIONAL SPATIAL AND ECONOMIC STRATEGY FOR THE SOUTHERN REGION

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

03. Assessment of Existing Facilities

3.1 OVERVIEW

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

Table 01- Categories of Community and Social Infrastructure Assets

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

3.2 AMENITY, OPEN SPACE AND SPORTS

3.2.1 Existing Facilities

Glounthaune and its surrounding areas are well served by a variety of recreational, amenity and sporting facilities. Within the site's immediate local context of Glounthaune, Erins Own GAA club at Caherlag to the northwest of the settlement is the local GAA club with Glounthaune United AFC grounds approximately 2km north of the village. The Hyde Equine Centre which provides a variety of equine related activities including showjumping, dressage and horse training is situated to the west of Erins Own GAA grounds. Within the village itself, Glounthaune playground is situated to the west of the local Community Centre.

Glounthaune has benefited from significant recent investment in walking and cycle infrastructure in the area which will serve as a valuable recreational and amenity asset for the local population. Specifically, the settlement is situated along the pedestrian and cycle route from Burys Bridge to Carrigtwohill which received Part 8 planning approval by Cork County Council in March 2020 and is currently being constructed. In addition to providing an important amenity for residents, the permitted pedestrian/cycle route will also enhance sustainable connectivity between Glounthaune and Carrigtwohill.



Figure 3.1 Extract of Permitted Pedestrian and Cycle Route in Glounthaune

3.2.2 Proposed Development

The proposed development provides for several public open spaces, and green areas which will serve as important local interaction nodes and amenity spaces. The proposed 3 metre 'north-south' pedestrian and cycle link through the site will connect into the permitted cycle/pedestrian path on Johnstown Close.

3.2.3 Assessment

Glounthaune and its wider catchment is well served in terms of recreation and sporting facilities. The settlements highly accessible location via rail and walking/cycling links results that existing resident of Glounthaune benefit from a wide range of recreational and sporting amenities in its local and broader contexts.

3.3 CHILDCARE AND EDUCATION

The study area, which includes the settlements of Glounthaune, Little Island, areas of Glanmire and Carrigtwohill contains 12 no. existing creches/childcare facilities, 7 no. primary schools and 3 no. secondary schools. Chapter 4 of this report provides for 'Childcare Assessment' which specifically addresses childcare needs generated from the proposed development.

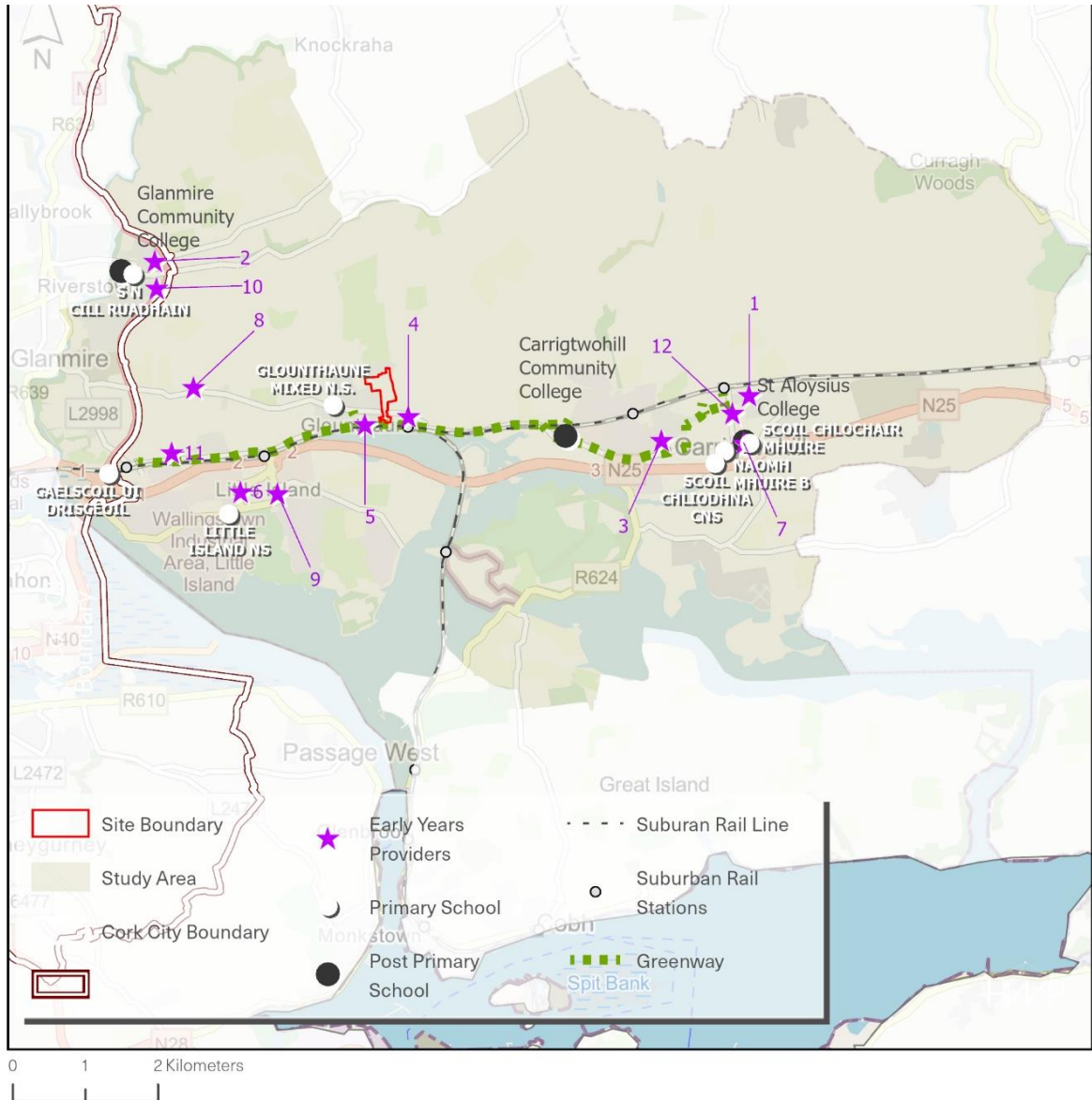


Figure 3.3 Details of Existing Childcare and education outlets in study area

3.3.2 Existing Primary Schools

The population of Glounthaune is served by 2 no. primary schools, namely Scoil Náisiúnta an Chroí Naofa (Glounthaune National School) to the northwest of the settlement and Gaelscoil Ui Drisceoil, Dunkettle to the west of Glounthaune. An overview of the primary schools within the study area is provided in table 02 as shown. The information in table 02 was obtained from a review of the 'Data on Individual Schools' 2020/2021 database of the Department of Education ².

Table 02 - Summary of Existing Primary Schools in Study Area

Settlement	Primary School	Type	Capacity
Glounthaune	Glounthaune National School, Ballynaron, T45 AX78	Mixed	436
Glounthaune	Gaelscoil Ui Drisceoil, Dunkettle, T45 YY19	Mixed	435
Little Island	Little Island National School, Castleview, T45 VA49	Mixed	170
Carrigtwohill	Scoil Mhuire Naofa, Tara Court, T45 AK65	Mixed	486
Carrigtwohill	Scoil Chlochair Mhuire National School, Main Street, T45 VX82	Mixed	442
Carrigtwohill	Scoil Chliodhna Community National School, Carrigtwohill GAA Grounds, T45 P282	Mixed	257
Glanmire	Scoil Chill Ruadháin Brooklodge NS, Hazelwood Rd, Brooklodge, Co. Cork. T45CA19	Mixed	354

We note development objective C-01 for Glounthaune in the current Cobh Municipal District Local Area Plan 2017 (LAP) which aims to provide:

“Provision for extension to school and recreational facilities.”

In total there are 871 no. primary school places in the 2 no. primary schools in Glounthaune and a further 1,709 no. spaces across the remainder of the study area.

3.3.3 Existing Post-Primary/Secondary Schools

Post-primary schools by their nature are generally of a larger scale in catchment area. Due to Glounthaunes location within Metropolitan Cork and regular public transport links to urban centres such as Cork City, Glanmire, Carrigtwohill, Cobh and Midleton, Glounthaune is served by a large 'post-primary school' catchment. This results that existing and future residents of Glounthaune have a greater selection of post-primary schools than other comparably sized settlements, particularly as students at this age are more capable of availing of public transport and sustainable modes of transport, without adult supervision. However, for consistency and the

² <https://www.education.ie/en/Publications/Statistics/Data-on-Individual-Schools/>

purposes of this assessment, only the post-primary schools within the defined study area have been assessed.

There are currently no post-primary schools in Glounthaune or Little Island. There are 3 no. post-primary schools in the study area with a combined capacity of 1,680 no. places. An overview of the post-primary schools within the study area is provided in table 03 as shown. The information in table 03 was obtained from a review of the 'Data on Individual Schools' 2020/2021 database of the Department of Education³.

Table 03 - Summary of Existing Secondary Schools in Study Area

Settlement	Primary School	Type	Capacity
Carrigtwohill	St Aloysius College, Main Street, T45 CF61	Female	792
Carrigtwohill	Carrigtwohill Community College, Fota Business Park, T45 XN23	Mixed	383
Glanmire	Glanmire Community College, Brooklodge, Glanmire, T45W965	Mixed	505

3.3.4 New Carrigtwohill Schools Campus

We note that construction works are due to commence on a new multi-school' campus at Station Road, Carrigtwohill. Permission was granted by Cork County Council (Planning Reference 19/5707 for the:

- Construction of three no. new school buildings and the construction of a main link road with a roundabout from Castlelake Housing estate to Station Road and additional link from the roundabout to Station Road, with cycle infrastructure.
- School A comprises 1 no. three-storey primary school building with 24 no. classrooms and 2 no. class SNU with physical education hall, support teaching spaces and ancillary accommodation.
- School B comprises 1 no. two-storey primary school building with 24 no. classrooms and 2 no. class SNU with physical education hall, support teaching spaces and ancillary accommodation.
- School C comprises 1 no. three-storey, 1,000 pupil, post primary school building with physical education hall, 2 no. classroom SNU support teaching spaces,
- Works to the remainder of the school grounds consist of the provision of car parking spaces, disabled access car parking spaces, drop-off and pick-up facilities.

Final permission for the development was received on 02/07/2020. The development will be the permanent location for three existing schools currently in temporary accommodation in Carrigtwohill, namely, Carrigtwohill Community College, Scoil Chliodhna Community National

³ <https://www.education.ie/en/Publications/Statistics/Data-on-Individual-Schools/>

School and Scoil Mhuire Naofa, significantly increasing primary and secondary school places for the surrounding areas.

The future school's campus will link to the aforementioned Burys Bridge to Carrigtwohill (via Glounthaune) pedestrian and cycle route resulting that the future residents of the proposed development will be served by a pedestrian and cycle links to the campus.

3.3.5 Third Level Institutions

There are no third level institutions such as colleges or universities with the study area. Glounthaunes location on the Cork Metropolitan Rail Network and regular bus routes from the settlement results that third level institutions in Cork City will be readily accessible via existing public transport opportunities.

3.3.6 Special Schools

According to the Data on Individual Schools' 2020/2021 database the closest special school to Glounthaune is Scoil Triest, Lota Glanmire approximately 4km west of Glounthaune. There are also a number of special schools in Cork City that are served by public transport links with Glounthaune.

3.3.7 Proposed Development

A 67-child place crèche has been provided centrally within the northern land parcel and will serve as a focal community node of the wider development. As demonstrated in section 4 of this report the proposed creche is sufficient to cater for childcare needs in the development.

3.3.8 Assessment

Of the permitted/proposed 327 no. units, 149 no. are 1- or 2-bedroom units (representing 45.5% of the total number of units on site) and are less likely to generate as much demand or school places as remaining 178 no. 3 and 4-bedroom dwellings within the development.

It should also be noted that it generally takes multiple years for residential developments to become established and that the development will likely initially be occupied by younger couples, young professionals and empty nesters. Due to this, it is envisaged that demand initially will be primarily for childcare services and as the development becomes more established demand for primary and secondary will increase.

However, for the purposes of this assessment, the 'worst case scenario' has been assessed. According to 2016 Census figures, approximately 16.7% of the resident population of the study area are of primary school age with 7.6% of the population of secondary school age.

Given the average household size in the study area is approximately 3.0 persons per household, the population uplift generated from the proposed development of 289 no. units in addition to the permitted phase 1 of 38 no. units permitted by Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17 will be circa 980 no. people. This reflects that the proposed development will result in an additional circa 160 -170 no. children (16.9%) of primary school age in the 'worst case' scenario. The 2016 census figures confirm that approximately 7.6% of the study areas resident population is of secondary school age (13-18 years). This reflects that the proposed development will result in an additional 70-80 no. children of secondary school age in future years in the 'worst-case scenario'.

Table 03 – Summary of ‘School Going’ Population of Study Area (Source: 2016 Census)

2016 Census Reference	No. of Persons in Private Households	No. of Households / Average Household Size	% of population of Primary School Age (4-12 years)	% of population of Post-Primary School Age (13-18 years)
Caherlag ED	7,462	2,423 no. households (3.0 no. persons per household)	1,209 no. children (16.2%)	647 no. children (8.6%)
Carrigtwohill ED	7,329	2,444 no. households (3.0 no. persons per household)	1,296 no. children (17.7%)	482 no. children (6.6%)
Small Area Ref: 047106013	108	41 no. households (2.6 persons per household)	31 no. children (28.7%)	8 no. children (7.4%)
Small Area Ref: 047106014	179	64 no. households (2.8 persons per household)	21 no. children (11.7%)	14 no. children (7.8%)
Total	15,078	4,972 no. households (3.0 no. persons per household)	2,557 no. children (16.9%)	1,151 no. children (7.6%)

Projections from the Department of Education and Skills estimate that enrolment levels in schools will decrease in the coming years, initially in primary schools and subsequently in post-primary schools. The Department of Education published the ‘*Projections of Full-Time Enrolment Primary and Second Level 2018-2036*’ (2018) which outlines various scenarios of future intake for both primary and post-primary schools. The report estimates that primary school enrolment peaked in 2018 and a continuous decline in new enrolments is expected until 2036.

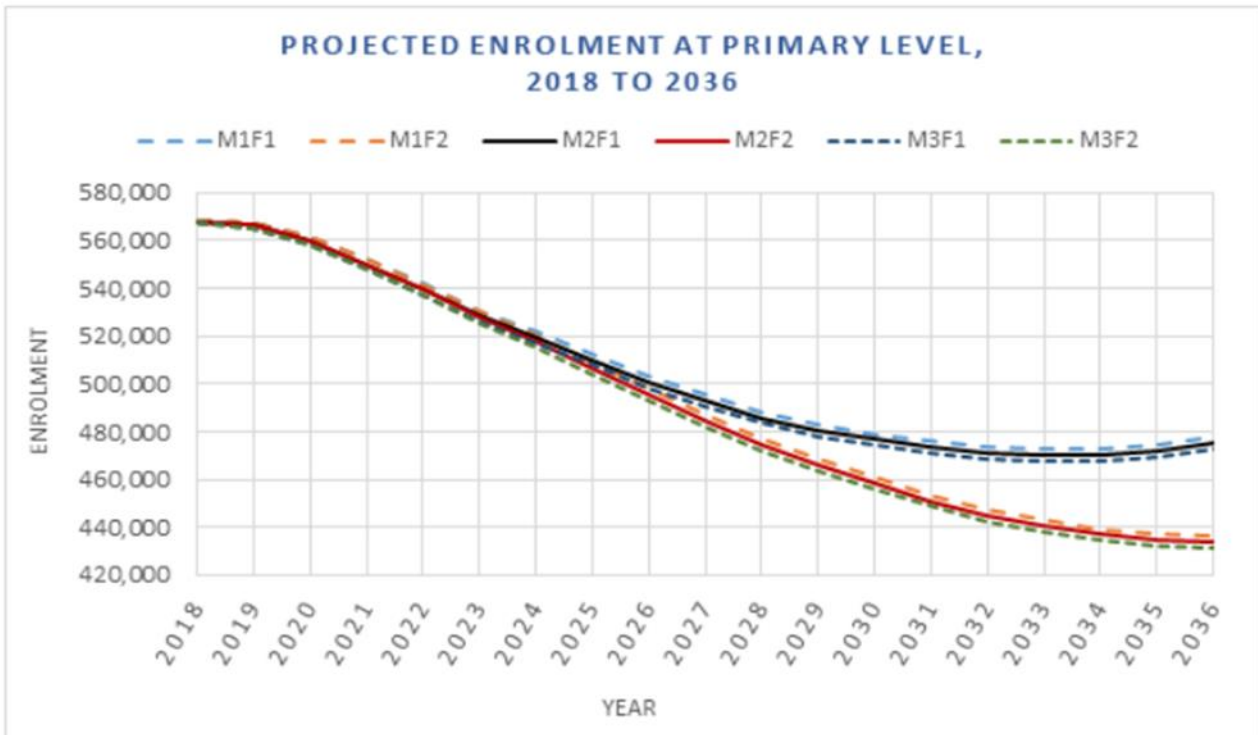


Figure 3.4 Projections of Enrolment at Primary Level, 2018–2036 (Source: Projections of Full-Time Enrolment Primary and Second Level 2018-2036 - Department of Education and Skills)

Post-primary school enrolment is not envisaged to peak until 2024/2025. Similar to trends for primary schools, a continuous decline in post=primary enrolment is then expected until 2036.

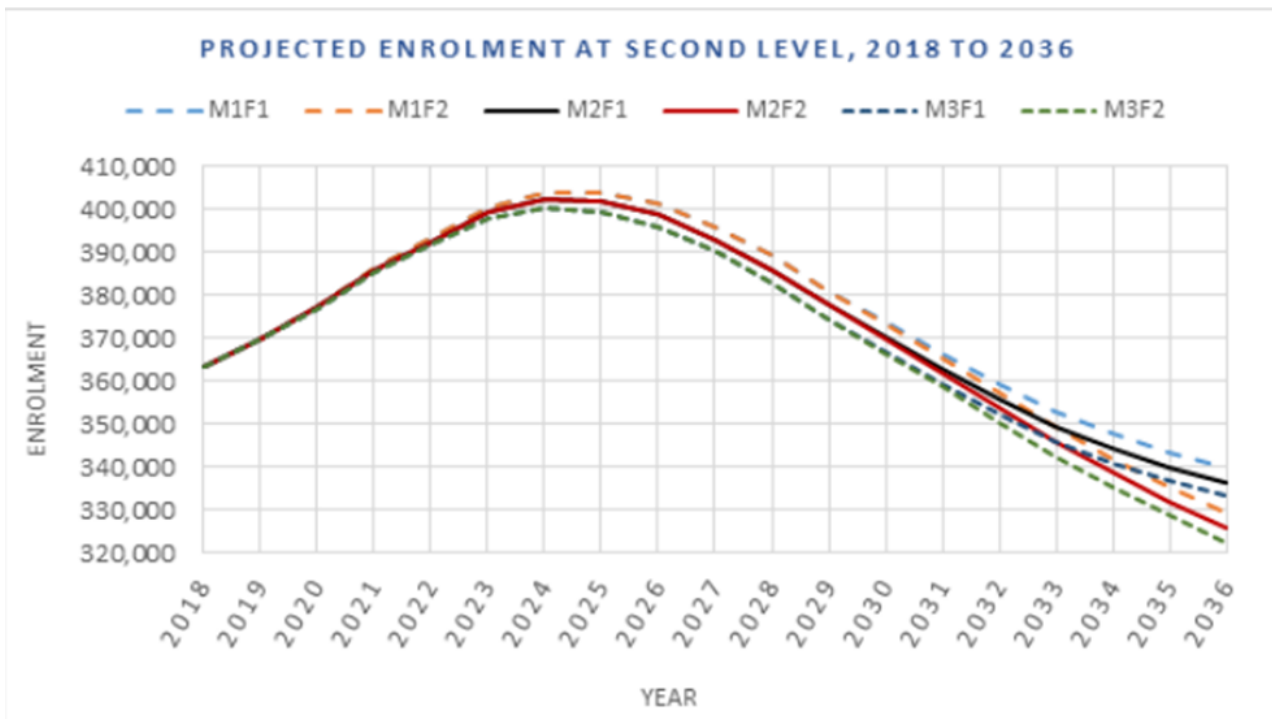


Figure 3.5 Projections of Enrolment at Second Level, 2018–2036 (Source: Projections of Full-Time Enrolment Primary and Second Level 2018-2036 - Department of Education and Skills)

Given the projected fall in both primary and secondary school enrolments in the coming years and the factors described relating to the proposed housing mix, it is considered likely, that the demand for school places will be significantly less than the 'worst-case' scenario outlined above.

As part of this assessment a request was made to the Department of Education and Skills, 'Forward Planning' section in respect of local school's spare capacity data⁴. At the time of preparation of this 'Community and Social Infrastructure Assessment' no information was provided by the Department regarding the current excess capacity of existing schools within the study area. A review of other recent planning applications in Glounthaune was also conducted to assess whether Glounthaune National School/Board of Management made any observations regarding capacity and whether the school has reservations with the principle of additional residential development in Glounthaune.

We note the previously proposed development of Ruden Homes Limited (Cork County Council planning reference 18/6310) of 70 no. dwelling houses (66 no. 3/4 bd units and 4 no. 2 bed units) at The Highlands, Ballynaroan, Glounthaune at lands immediately adjacent to the primary school. We note an observation from the Board of Management of the school dated 3rd October 2018, which referred to general traffic management/parking issues around the school and how the development might impact same. The observation does not refer to any concerns relating to the current capacity of the school and supported the principle of the development of new housing in Glounthaune

We also note that the construction of a new school's campus at Carrigtwohill, containing 2 no. 24 classroom primary schools and 1 no. 1000 no. student post primary school is due to commence in the near future with tenders approved by the Department of Education to construct the project. It is considered likely that the schools' campus will be constructed and operational by the time the majority of the proposed development will be constructed.

The new school's campus at Carrigtwohill will be strategically located approximately 100 metres south of Carrigtwohill train station which is situated 5 minutes train journey from Glounthaune (with a service every 30 minutes). The future school's campus will also be situated directly on the wider pedestrian/cyclist upgrades in the area. The greenway to the south of the subject site forms part of the overall '*Burys Bridge to Carrigtwohill (via Glounthaune) pedestrian and cycle route*' resulting that the subject site will have a direct pedestrian and cycle links to the new school campus.

Until the school's campus is realised, the delivery of the 'greenway/ Burys Bridge to Carrigtwohill pedestrian/cycle route' results that the subject site will be served by a pedestrian and cycle route to all existing schools in Carrigtwohill town centre and Gaelscoil Ui Drisceoil to the west of the settlement. Having regard to this, and the wider network of existing schools in the area, it is considered that there will be sufficient capacity locally to cater for future demand arising from the proposed development.

The proposed development will also contribute to a modal shift in Glounthaune relating to sustainable mobility for pedestrians and cyclists in accessing Glounthaune National School to the west of settlement from the existing scenario. The school is situated to the western periphery of the settlement and is not currently served by an adequate footpath or cycle infrastructure. The proposed development will provide a dedicated pedestrian/cycle route from the village core, through the site and tie in with the upgrades and signalised junction with the Cois Chuain residential development permitted in Phase 1, which is currently under construction. The proposed development will assist in contributing to enabling pedestrian and

⁴ Refer to Email Correspondence in Appendix A

cycle links to the school through Cois Chuain resulting in a safer environment for motorists/cyclists and pedestrians alike.



Figure 3.6 Pedestrian/Cyclist Connectivity to Glounthaune National School

3.4 COMMUNITY FACILITIES & EMERGENCY SERVICES

3.4.1 Existing Facilities

Due to its traditional village function, Glounthaune contains a number of community-oriented facilities. These include a cluster of community facilities near the junction of Johnstown Close and the L-2968 local road including Glounthaune post office, local Catholic Church and Glounthaune Community Centre.

Due to the settlement's relationship and proximity to the larger settlements of Little Island and Carrigtwohill, many local community services are contained in these settlements as illustrated in figure 3.6 as shown. These include a greater selection of community spaces and buildings (Carrigtwohill Community Centre, local churches) and public open spaces. The previously referenced local sports clubs and schools form focal points of the local community and serve as key community assets. Carrigtwohill Garda Station serves as the most local Garda station to Glounthaune while there are fire stations in both Midleton and Cobh.

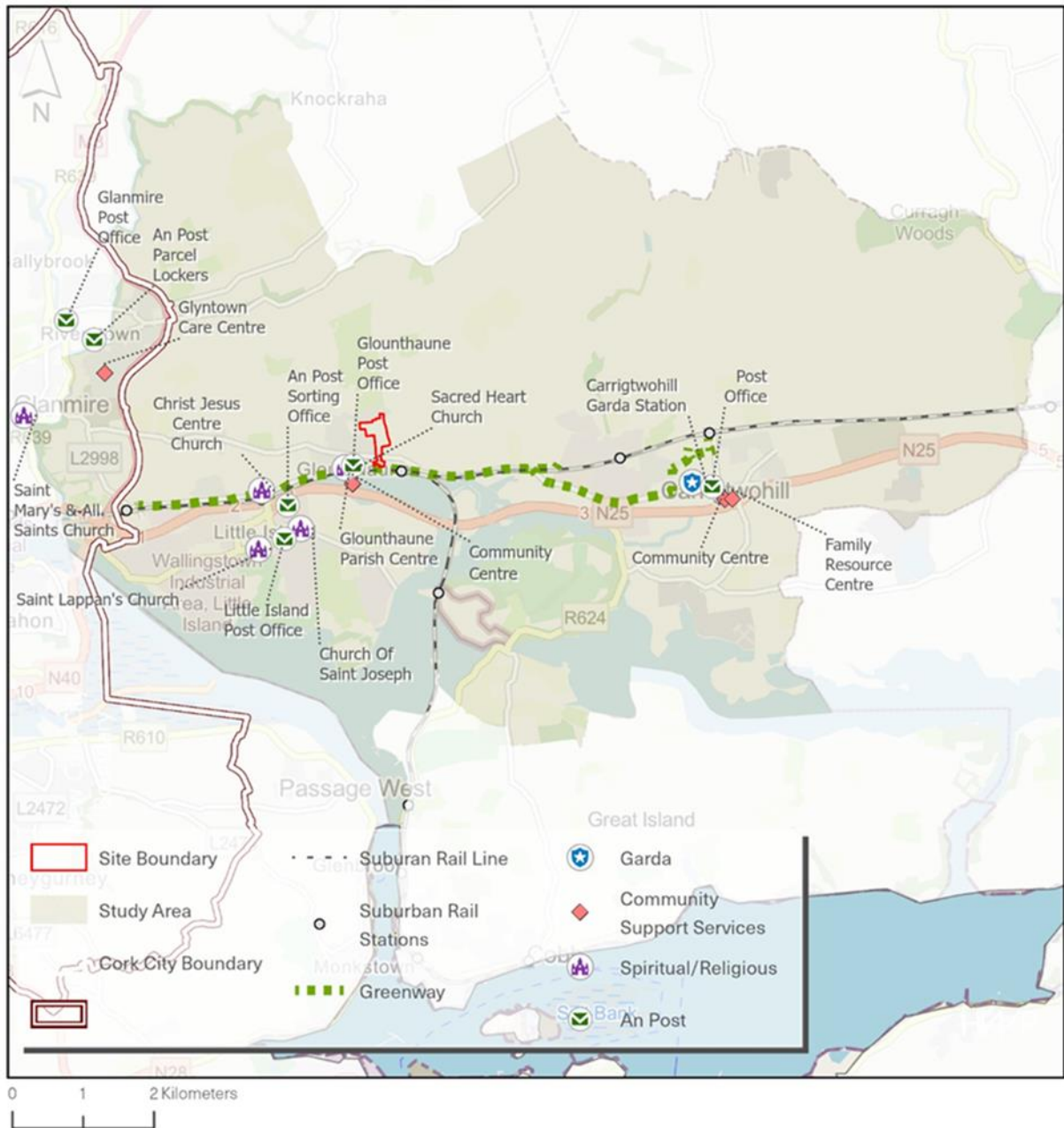


Figure 3.7 Details of Existing Community facilities in study area

3.4.2 Proposed Development

The proposed development provides for a several high quality public open spaces and which will serve as important community spaces in the local context of Glounthaune. The provision of a 67 child creche which is centrally located within the northern land parcel and community facility (113.6 sqm) at ground floor level of proposed apartment block will provide important community facilities and also enhance the social element within the development.

The provision of a crèche and community space will also provide valuable communal outlets to existing and future residents of the settlement. Due to the topography of Glounthaune many of the communal facilities in the settlement such as Glounthaune Community Centre and adjacent playground are difficult to access on foot. The proposed creche in the northern land parcel and various play areas scattered throughout the development will assist in providing such facilities while also more direct pedestrian and cycle routes enhancing permeability to the wider settlement.

3.4.3 Assessment

Due to the highly accessible nature of the settlement, Glounthaune is well served by community facilities in its wider context. The proposed development will positively contribute to local community facilities in the area by providing an a new 'community unit' fronting onto Johnstown Close for community orientated uses. The location of this community space has been purposefully located at ground floor fronting onto Johnstown Close, enhancing the existing neighbourhood centre in the area.

3.5 RETAIL SERVICES

3.5.1 Existing Facilities

Locally, Glounthaune is served by a number of smaller shops and commercial outlets. Adjacent to the previously mentioned post office is a local florist, hairdresser and beauty salon. Fitzpatrick's shop on Johnstown Close is a well-known local retail outlet and is undergoing redevelopment as permitted by Cork County Council planning reference 18/6250 (An Bord Pleanála reference 304427-19). Killahoura Service Station to the east of the settlement and an additional service station to the west of the settlement also serves the local population in terms of fuel supplies and convenience retail. There are also a number of pubs/restaurants in Glounthaune including the Island Gate Restaurant & Bar, Al's Restaurant, the Rising Tide Bar and Restaurant and the Elm Tree Bar and Restaurant.

Due to its position as a Strategic Employment Location in the settlement hierarchy of the CDP, Little Island is home to wide variety of retail services. Specifically, at the Eastgate Retail Park there exists a Harvey Norman Superstore, EZ Living Interiors, 'The Range' home goods store, Tubs & Tiles, and number of cafes and restaurants. Branches of AIB and Bank of Ireland banks are also present at Little Island in addition to pharmacies, dentist, convenience retail, and hair and beauty outlets.

Due to its function as service town for its hinterland, Carrigtwohill provides for a further diversification of the retail and commercial offering for Glounthaunes residents. The Fota Retail & Business Park, Carrigtwohill Shopping & Business Centre provide a variety of retail and commercial outlets in addition to the town centre which contains an Aldi, Centra supermarkets and various pharmacies, service stations, restaurants, takeaways, butchers and specialty services typical of a town centre.

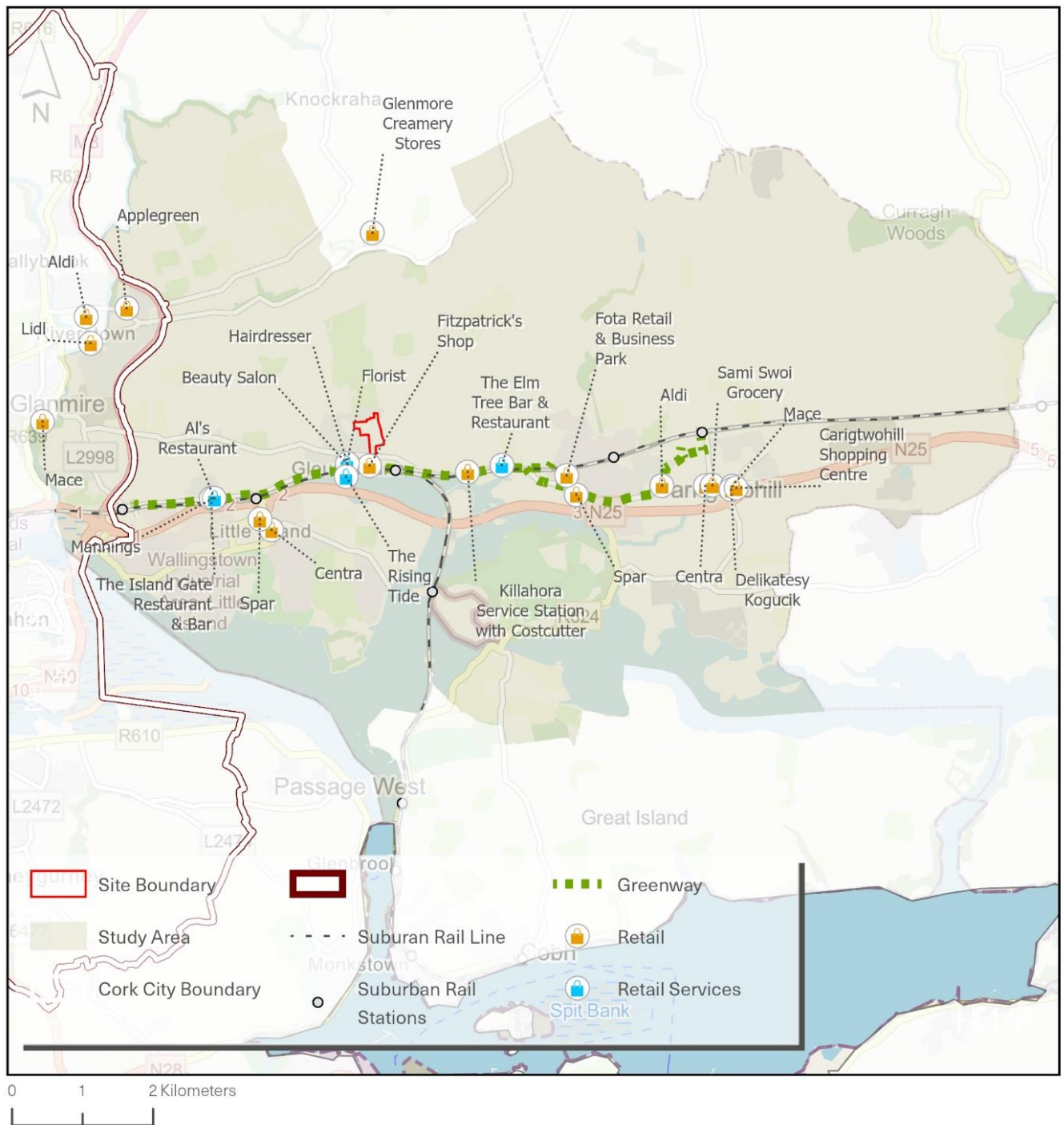


Figure 3.8 Details of Existing Retail/Service facilities in study area

3.5.2 Proposed Development

In addition to the provision of a community unit at ground floor of the proposed apartment building, the proposed development provides for a ground floor commercial unit 77.8 sqm fronting onto Johnstown Close. The provision of a mixed-use building at this location with ground floor commercial/community uses will enhance the village core and benefitting existing and future residents in the settlement. It will result in a cluster of mixed-uses in the area around the existing Fitzpatrick's shop and support the creation of a local neighbourhood centre in Glounthaune. The future use of the commercial unit is not yet determined and can respond to local demand.

3.5.3 Assessment

As demonstrated, Glounthaune is well catered for in terms of a wide variety of retail and commercial uses. The settlements proximity to Little Island and Carrigtwohill and its excellent public transport and walking/cycling links, results that there is a broad range of retail/commercial outlets and associated employment opportunities for existing residents in Glounthaune. In a local context, the proposed commercial unit at ground floor level of the proposed apartment building will provide additional opportunities for the growth of the local retail economy. The increase in population generated from the proposed development will assist in creating additional demand for local retail/commercial amenities in Glounthaune, creating new opportunities for 'start-up' businesses in the settlement.

3.6 HEALTHCARE

3.6.1 Existing Facilities

Although there are not currently any healthcare outlets in Glounthaune itself, there is a broad range of health and medical care facilities in Carrigtwohill and Little Island to serve the settlements existing and future population. The Carrigtwohill Primary Care Centre to the west of the town provides several healthcare outlets with dentists, pharmacies, dermatology clinic, Carrig Opticians & Hearing and Barryscourt Medical Centre all within the town centre. The Special Kids Medical Clinic at Castlake, Carrigtwohill also provides children with medical conditions with specialised treatments providing a valuable service for the Carrigtwohill's wider catchment. 2 no. additional pharmacies and 4 no. dentists also exist in Little Island. Glounthaunes location in the wider Metropolitan Cork area results that existing and future residents are conveniently located and accessible to larger urban settlements such as Cork City, Glanmire and Midleton for additional healthcare/medical services.

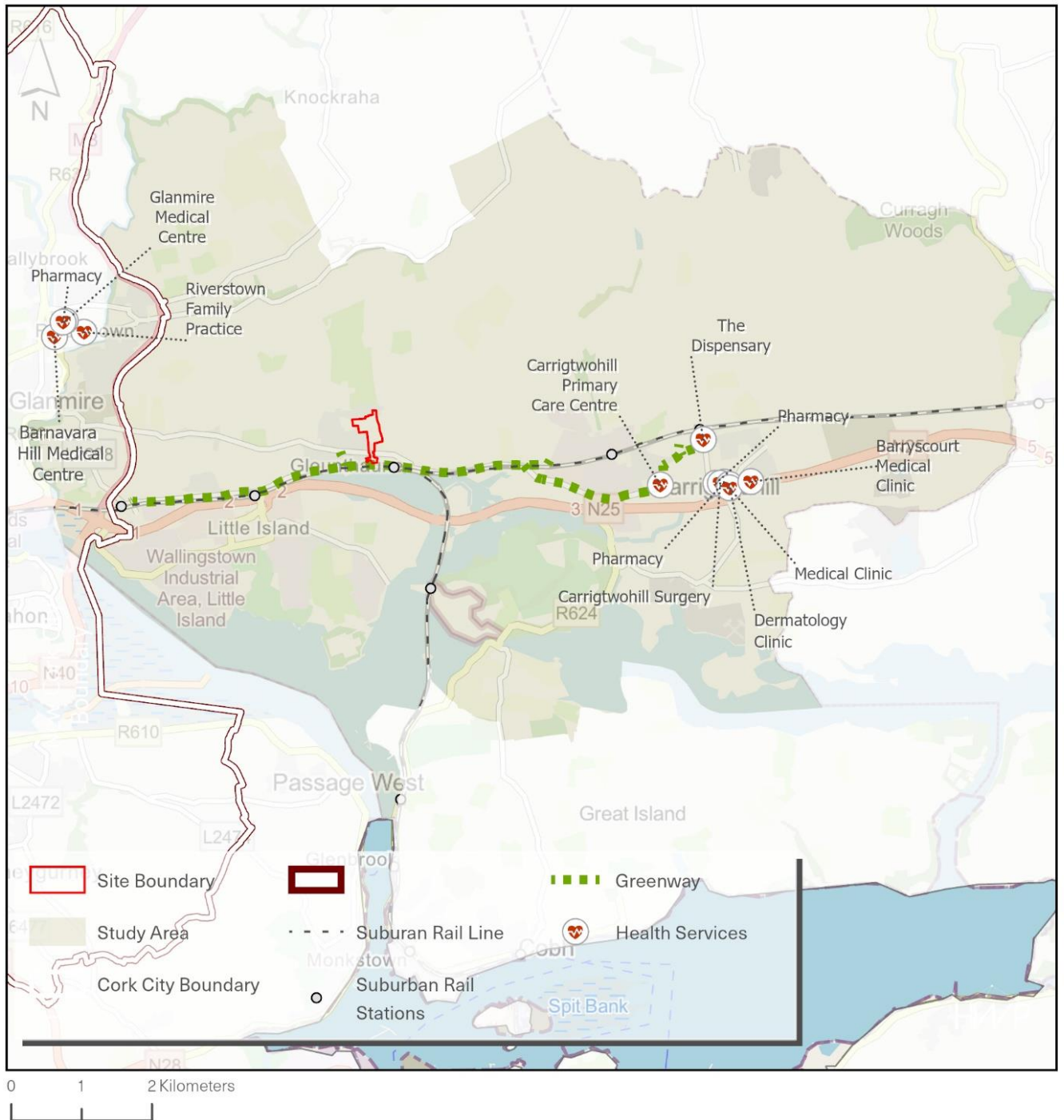


Figure 3.9 Details of Existing Health facilities in study area

3.6.2 Proposed Development

The future use of the proposed commercial unit fronting onto Johnstown Close is not yet established and offers the possibility for the provision of potential healthcare/medical outlet to serve Glounthaune.

3.6.3 Assessment

Glounthaunes population are adequately served by health and medical care facilities with a range of general and specific medical practices and outlets available in Little Island and Carrigtwohill. As referenced previously, the highly accessible nature of Glounthaune ensures

that existing and future residents of the settlement will have the benefit of access to all healthcare facilities in the Cork Metropolitan area including hospitals.

3.7 PUBLIC TRANSPORT

3.7.1 Existing Facilities

Due to its presence on the Suburban Rail Network and the presence of several existing bus routes, Glounthaune is one of the most sustainable settlements in Cork in terms of public transport provision. Glounthaune Station provides one of the most regular and high frequency rail services in the country, being situated on both the Cork – Midleton -and Cork – Cobh lines, resulting in rail services every 15 minutes at peak times to the city centre (Kent Station) and other urban centres including Little Island and Carrigtwohill. This results that Glounthaune benefits from high frequency rail services at both a local/regional level and is linked via rail travel to at an intercity level to Dublin and other larger urban centres.

For context, an overview of the rail services currently provided in Glounthaune is illustrated in table 04 as shown.

*Table 04 – –Glounthaune Train Station – In Context**

Service	Travel Time (Average)	Frequency (Peak Times)	First Time/ Last Time (Mon-Sat)	No. of Services Daily
Glounthaune – Cork (Kent Station)	12/13 minutes	Every 15 minutes.	<u>First:</u> 6.13am <u>Last:</u> 23.13pm	46 no. services per day
Glounthaune –Little Island	3 minutes	Every 15 minutes.	<u>First:</u> 6.13am <u>Last:</u> 23.13pm	46 no. services per day
Glounthaune – Carrigtwohill	5 minutes	Every 30 minutes	<u>First:</u> 5.56am <u>Last:</u> 10.26pm	22 no. services per day
Glounthaune – Midleton	13 minutes	Every 30 minutes	<u>First:</u> 5.56am <u>Last:</u> 10.26pm	22 no. services per day
Glounthaune - Fota	3/4 minutes	Every 30 minutes	<u>First:</u> 5.41am <u>Last:</u> 10.41pm	24 no. services per day
Glounthaune – Carrigloe (Passage West Ferry)	8 minutes	Every 30 minutes	<u>First:</u> 5.41am <u>Last:</u> 10.41pm	24 no. services per day
Glounthaune – Rushbooke	11 minutes	Every 30 minutes	<u>First:</u> 5.41am <u>Last:</u> 10.41pm	24 no. services per day
Glounthaune – Cobh	14/15 minutes	Every 30 minutes	<u>First:</u> 5.41am <u>Last:</u> 10.41pm	24 no. services per day

** This table only refers to outbound trains from Glounthaune Station and not arrivals.*

As referenced in Section 1.2 of this statement, CMATS confirms that Glounthaune will benefit from rail service improvements resulting in improved services on the Cork-Midleton line, with future works including a double track to Midleton and signaling improvements.

Glounthaune which are served by the following public bus routes with existing bus stops at Glounthaune station and Johnstown Close.

- No. 240 bus route; Cork – Ballycotton via Glanmire, Little Island, Carrigtwohill, Midleton and Cloyne. – c. 3 services daily
- No. 241 bus route; Cork – Trabolgan via, Midleton and Whitegate. – c. 3 services daily
- No. 260 bus route; Cork – Ardmore via Glanmire, Carrigtwohill, Midleton and Youghal – c. 5 services daily.
- No. 261 bus route – Cork – Ballinacurra via Midleton – c. 1 services daily.

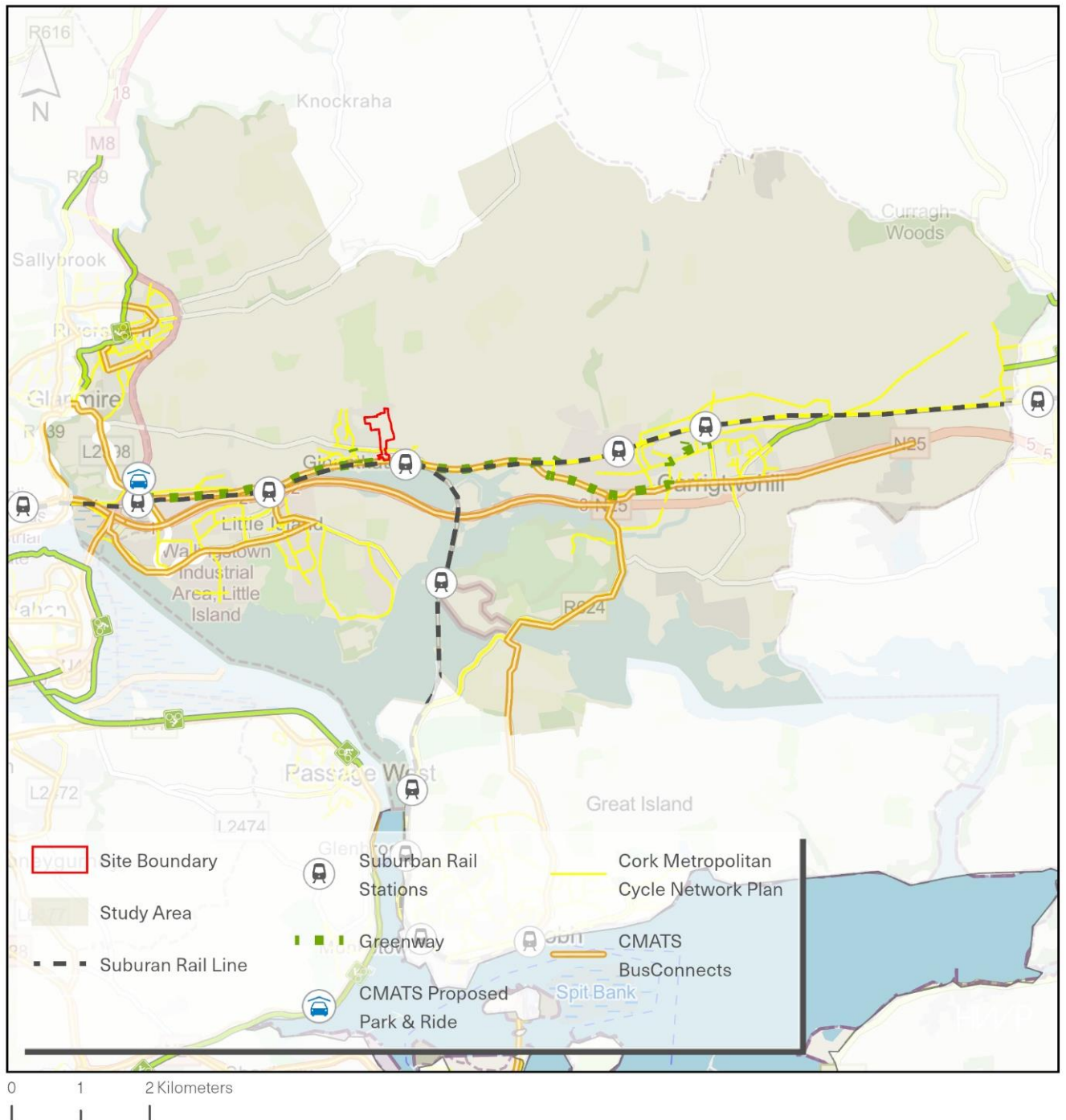


Figure 3.10 Public Transport provision in Glounthaune

The settlement may also potentially benefit from a future improvement in bus services with the Draft Cork BusConnects project, identifying a potential new bus route (Ref: 30 – Ballinacurra to Cork Bus Station’) via North Docks, Lower Glanmire Road, Little Island, Glounthaune, Carrigwohill and Midleton serving the settlement with a weekday midday frequency of a service every 30 minutes ⁵.

3.7.2 Proposed Development & Assessment

The proposed development will enhance permeability and connectivity in Glounthaune, enabling more convenient and direct pedestrian connectivity to the train station. The proposed ‘north-south’ pedestrian link through the subject lands, in addition to proposed public realm upgrades of ‘the Terrace’ will benefit existing residents in the northern areas of the settlement to access the station and support the investment in public transport and cycle/pedestrian infrastructure in the Glounthaune area in recent years.

⁵ <https://busconnects.ie/busconnects-cork/>

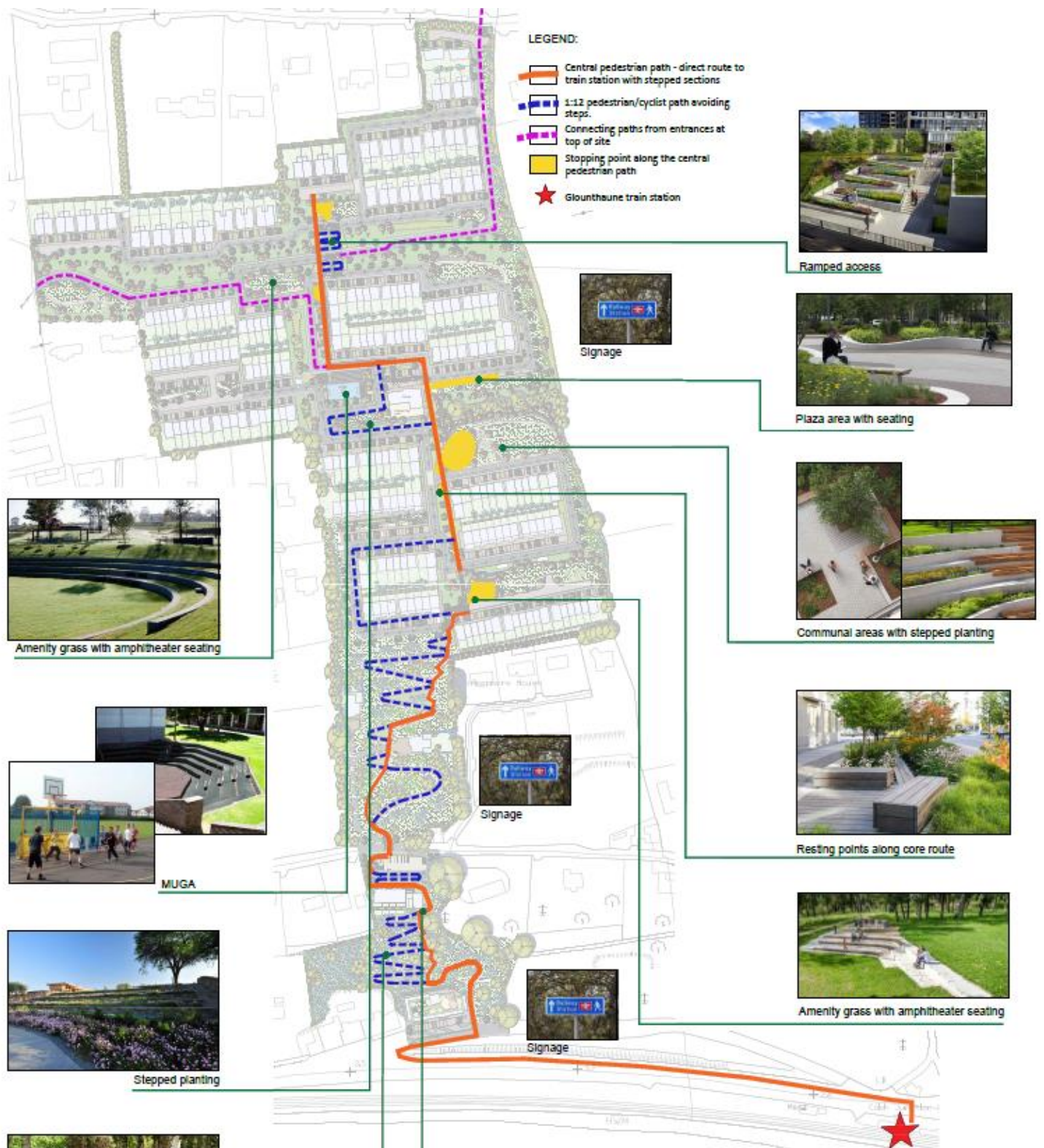


Figure 3.11 Extract of Wayfinding Plan from the subject lands to Glounthaune train station – Refer to 'Drawing No. 21543-2-102 prepared by Cunnane Stratton Reynolds for fully scaled version

04. Childcare Assessment

4.1 CHILDCARE POLICY CONTEXT

4.1.1 Childcare Guidelines for Planning Authorities 2001

The Childcare Guidelines for Planning Authorities provides a framework guiding Local Authorities in preparing Development Plans and assessing proposals for new childcare facilities.

Appendix 2 of the Guidelines establishes an indicative standard of one childcare facility per 75 dwellings in new housing developments. The guidance acknowledges that other case-specific assumptions may lead to an increase or decrease in this requirement. The guidelines emphasis that the results of any childcare needs analysis carried out as part of a county childcare strategy should also be considered. Appendix 2 also states that the threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas.

4.1.2 Circular PL 3/2016

In March 2016, the Government issued a circular in relation to childcare facilities under the early Childhood Care and Education (ECCE) Scheme. In accordance with the stated aspiration to increase access to childcare nationally, the circular requests that local planning authorities:

- 'Expedite all pre-planning application consultation requests from childcare facility providers in relation to proposals to extend opening hours, to increase capacity or to provide new facilities.
- Expedite, insofar as is possible, consideration of all planning applications or Section 5 declaration submissions in respect of childcare facilities in order to facilitate the expansion of required capacity as appropriate."

4.1.3 Universal Design Guidelines for Early Learning and Care Settings 2019

On 10th June 2019, the Minister for Children and Youth Affairs, launched the Universal Design Guidelines for Early Learning and Care Settings. These Guidelines are an important step in making all Early Learning and Care services accessible to all children. This publication offers guidance on the refurbishment, renovation and building of centres for Early Learning and Care in Ireland. The Guidelines apply to both new-build and retrofit projects and provide a flexible Universal Design framework to ensure that settings are accessible, understandable and easy to use for all children, staff, families and visitors.

4.1.4 Cork County Development Plan 2014

The local planning policy context is currently in a transitional stage following the boundary extension of May 2019. As a new City Development Plan has yet to be made, the zoning and policy objectives for the site continue to be governed by the Cork County Development Plan 2014. Objective SC3-1: Childcare Facilities of the Cork County Development Plan 2014 (CDP) relates to the provision of childcare facilities. It states that Cork County Council will:

“Support and facilitate the sustainable provision of childcare facilities in appropriate locations and seek their provision concurrent with development, having regard to population targets for the area and in accordance with the Guidelines on Childcare Facilities and the Childcare (Pre-School Services) Regulations 2006”.

Paragraph 5.3.2 addresses the issue of providing childcare facilities in tandem with new residential developments, stating:

“The Council will take account of existing childcare provision when considering new childcare/creche facilities provision as part of residential development in order to avoid overprovision of these facilities”.

4.1.5 Sustainable Urban Housing: Design Standards for New Apartments 2018

We note section 4.7 of the 2018 Apartment Guidelines which states that:

“One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms”

4.2 ASSESSMENT

In preparation of this application and scoping of the accompanying EIAR, Cork County Childcare Committee were contacted and invited to make any comments regarding the proposed childcare facility⁶. At the time of preparation of this assessment, no response was received from the Committee.

The proposed development consists of the construction of 289 no. residential units comprising 201 no. dwelling houses and 88 no. apartment/duplex units. This is in addition to 38 no. units permitted in Phase 1 to the west of the subject lands. Cumulatively the permitted and proposed development provides for the delivery of 327 no. residential units at the wider lands.

Of the permitted/proposed residential units, 149 are 1- or 2-bedroom units representing 45.5% of the total number of units on site. The proposed housing mix is consistent with all national and local planning policies relating to housing variety in residential developments (as outlined in the accompanying Statement of Consistency prepared by HW Planning). We envisage that the primary market for the proposed apartments will be younger professionals working in the many employment centres accessible via the existing public transport links from Glounthaune. It is anticipated the principal market for the proposed dwelling houses will be first time buyers and younger couples seeking to settle in the Metropolitan Cork Area.

4.2.1 Existing Childcare Facilities

Table 05 as shown provides an overview of the various creches/childcare facilities in the study area, obtained from a review of Tuslas ‘Early Years Services’ register, April 2021⁷. In total there is capacity for 809 no. children across the various childcare outlets in the study area. This includes 2 no. existing childcare facilities in Glounthaune with a combined capacity of 48 no. children.

⁶ Appendix B

⁷ https://www.tusla.ie/uploads/content/Cork_Apr21.pdf

Table 05 - Summary of Existing Childcare Facilities in Study Area

Settlement	Facility	Tusla Ref:	Capacity	Service Type	Ages Catered
Glounthaune	New Generation Preschool, Ashbourne Villa, T45V201	TU2018CC506	33	Full Day	2 - 6 Years
Glounthaune	Oasis Playroom, Ashbourne House Hotel, Accommodation Centre.	TU2015CC313	15	Sessional	2 - 6 Years
Little Island	Gate Childcare Ltd, Eastgate Hall, Little Island, T45XR67	TU2015CC162	105	Full Day / Part Time / Sessional	0 - 6 Years
Little Island	Time of Wonder Montessori School, 1 Castlewood, Little Island, T45RC60	TU2015CC426	22	Part Time / Sessional	2 - 6 Years
Carrigtwohill	All Aboard, Carrigtwohill Childcare, Station Road, T45NP82	TU2015CC014	76	Full Day / Part Time / Sessional	0 - 6 Years
Carrigtwohill	Carrigtwohill Pre-School, Main Street.	TU2015CC086	32	Full Day / Part Time / Sessional	2 years & 8 months - 6 Years
Carrigtwohill	Mary Geary's Childcare, IDA Business Park, T45XR40	TU2015CC260 & TU2016CC034	201+180 = 381	Full Day / Part Time / Sessional	0 - 6 Years
Carrigtwohill	The Wendy House Montessori School, Rospico, Ashdale Drive, Terrysland. T45HP40	TU2015CC422	16	Sessional	2 - 6 Years
Glanmire	Jellytots Playschool, Ashford, Kilcoolishal Glanmire T45T044	TU2015CC190	11	Sessional	2-5 Years
Glanmire	Brookelodge Community Playschool, Brooklodge Community Centre, T45TN88	TU2015CC074	22	Sessional	2 - 6 Years
Glanmire	Glanmire Childcare, Copper Valley Heights, T45Y921	TU2015CC165	96	Full Day/ Sessional	0 - 6 Years

Amongst the childcare facilities in the study area is the 'Mary Geary's Childcare' facility in Carrigtwohill, approximately 3.6 kilometres east of the proposed development site which is one of the largest childcare facilities in the country.

We note local planning policy in terms of childcare facilities and refer Section 5.3.2 of the County Development Plan which states:

".....the Council will take account of existing childcare provision when considering new childcare / crèche facilities provision as part of residential development in order to avoid over provision of these facilities."

4.2.2 Proposed Childcare Facility

Appendix 2 of the Childcare Guidelines for Planning Authorities establishes a standard that where 75 dwellings are constructed, one childcare facility providing a minimum of 20 childcare places is considered reasonable. On this basis, the need to provide for 40 childcare places would be triggered by reaching a threshold of 150 units, 60 places by a threshold of 225 units, 80 places by a threshold of 300 units etc.

In accordance with section 4.7 of the 2018 Apartment Guidelines childcare provision is being made in full for the 178 no. 3 and 4-bedroom units in the permitted first phase and proposed scheme. The minimum requirement for this number of dwellings would be a 40-no. child capacity creche. The proposal to provide for a 67-place childcare facility is therefore in excess of and fully compliant with this standard. The proposed creche of 551.4 sqm in area will be in a purpose-built structure with 230 sqm outdoor play area. Suitable provision is made for supporting drop-off facilities, staff, and visitor parking. The proposed development also provides for flexible commercial and community units at ground floor of the proposed apartment building.

The proposed creche will be centrally located within the northern land parcel and is readily accessible from all areas of the northern and parcel, in particular where the majority of 3- and 4-bedroom units are proposed. The proposed creche is also situated proximate to the proposed multi-use games area and central parkland resulting in a central communal area in the site and opportunities for the future creche operator to utilise.

05. Conclusion

5.1 SUMMARY

It is evident from this study that the subject site is well catered for in terms of the existing and proposed community and social infrastructure in the area. Following an assessment of the existing and future social and community facilities in the area, the main conclusions of this statement are.

- In all aspects of the study, from education, childcare, sports and amenity, community facilities, healthcare, retail and public transport the location performs well, and we consider that future residents will have access to a significant quantum of facilities and services within the catchment of their homes.
- In the context of the wider study area the site benefits from proximity to extensive educational facilities from childcare all the way up to third-level education. The adjacency of the established communities of Little Island, Carrigtwohill and Glanmire ensure facilities and emergency services such as libraries, post offices, bring banks, family resource centres and Garda stations are all accessible. In addition, there is a significant existing retail offer available in the area.
- Glounthaunes presence on a high frequency suburban rail line and recent investment in new interurban cycle path from the settlement to Carrigtwohill results that existing and future residents of the settlement have additional opportunities to avail of sustainable modes of transport.
- The future residents at this development will not only have access to the existing facilities and services, but they and the existing residents will also benefit from the additional commercial/community spaces and crèche facility proposed as part of this development. The additional critical mass of population that will arise from the proposal will underpin the viability of existing and future additional social and community facilities.

Appendix A

EMAIL CORRESPONDENCE WITH DEPARTMENT OF EDUCATION

From: [John O'Brien | HW Planning](#)
To: caroline_whelan@education.gov.ie; seamus_cassidy@education.gov.ie
Cc: [Harry Walsh | HW Planning](#)
Subject: Strategic Housing Development @ Lackenroe, Glounthaune, Co. Cork
Date: 30 August 2021 15:28:00
Attachments: [20151_P_001_site_location_map.pdf](#)
[20151_P_002_site_location_map.pdf](#)
[20151_P_003_site_plan_compressed.pdf](#)

Dear Ms Whelan/Mr Cassidy,

I was advised to contact the 'Forward Planning' section at the Department of Education regarding my query below.

We act on behalf of Bluescape Limited, who are currently preparing an Environmental Impact Assessment Report (EIAR) to accompany a Strategic Housing Development (SHD) at Lackenroe, Glounthaune, Co. Cork. In the interests of clarity I enclose a copy of the relevant site location mapping and a proposed site layout plan prepared by Deady Gahan Architects.

In preparation of the SHD application/EIAR we are querying if the Department of Education are in a position to share any information regarding the current available spare capacity of primary and secondary schools in the area, and specifically in the settlements of Glounthaune, Glanmire, Little Island and Carrigtwohill which we consider provides the majority of schooling needs for the settlement of Glounthaune. Below is a list of both primary and secondary schools in the vicinity which we consider will cater for the educational needs of the proposed development.

Settlement **Primary School**

Glounthaune	Glounthaune National School, Ballynaron, T45 AX78
Glounthaune	Gaelscoil Ui Drisceoil, Dunkettle, T45 YY19
Little Island	Little Island National School, Castleview, T45 VA49
Carrigtwohill	Scoil Mhuire Naofa, Tara Court, T45 AK65
Carrigtwohill	Scoil Chlochair Mhuire National School, Main Street, T45 VX82
Carrigtwohill	Scoil Chliodhna Community National School, Carrigtwohill GAA Grounds, T45 P282
Glanmire	Scoil Chill Ruadháin Brooklodge NS, Hazelwood Rd, Brooklodge, Co. Cork. T45CA19

Settlement **Post-Primary School**

Carrigtwohill	St Aloysius College, Main Street, T45 CF61
Carrigtwohill	Carrigtwohill Community College, Fota Business Park, T45 XN23
Glanmire	Glanmire Community College, Brooklodge, Glanmire, T45W965

We would be most grateful if you could provide any information regarding the current spare capacity of schools in the area and please do not hesitate to contact us if you have any queries.

Kind Regards

John O'Brien
Planning Consultant

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Appendix B

EMAIL CORRESPONDANCE WITH CORK COUNTY CHILDCARE COMMITTEE

From: John O'Brien | HW Planning
To: info@corkchildcare.ie
Cc: Harry Walsh | HW Planning
Subject: Strategic Housing Development @ Lackenroe, Glounthaune, Co. Cork
Date: 28 July 2021 17:22:00
Attachments: [20151_P_1100-1104_Creche.pdf](#)
[7_Site plan - Crèche Area.pdf](#)
[20151_P_001_site location map.pdf](#)
[20151_P_002_site location map.pdf](#)
[20151_P_003 site plan compressed.pdf](#)

Dear Sir/Madam

We act on behalf of Bluescape Limited, who are currently preparing an Environmental Impact Assessment Report (EIAR) to accompany a Strategic Housing Development (SHD) of 298 no. residential units and 67 no. child creche at Lackenroe, Glounthaune, Co. Cork. In the interests of clarity I enclose a copy of the relevant site location mapping and a proposed site layout plan in addition to a creche site plan/building plan and prepared by Deady Gahan Architects.

A full development description of the proposed development is as follows:

The proposed development comprises the construction of a mixed-use residential development of 298 no. residential units consisting of 218 no. dwelling houses and 80 no. apartment/duplex units, a two storey creche, 4 no. ESB substations and all ancillary site development works at Lackenroe, Glounthaune, Co. Cork. The proposed development will be constructed on lands to the north and south of the public road, L-2970, known locally as 'the Terrace'. The proposed development to the north of 'the Terrace' provides for 269 no residential units comprising of 213 no. dwelling houses, 56 no. apartment/duplex units and a two storey creche. The 213 no. dwelling houses includes 4 no. 4 bedroom detached dwellings, 44 no. 4 bedroom semi-detached dwellings, 12 no. 4 bedroom townhouses, 3 no. 3 bedroom detached dwellings, 14 no. 3 bedroom semi-detached dwellings, 65 no. 3 bedroom townhouses and 71 no. 2 bedroom townhouses. The 56 no. apartment/duplex units contains 2 no. 3 bedroom units, 28 no. 2 bedroom units and 26 no. 1 bedroom units contained in 9 no. 3 storey apartment buildings, with ancillary bicycle parking and bins stores.

The proposed development to the south of 'the Terrace' provides for 29 no. residential units comprising of 5 no. dwelling houses and 24 no. apartments. The 5 no. dwellings includes 1 no. 3 bedroom detached dwelling, 2 no. 3 bedroom townhouses and 2 no. 2 bedroom townhouses. The proposed apartments are provided in a 4 storey building containing a ground floor community unit and a commercial unit with apartments at upper floor levels comprising, 14 no. 2 bedroom apartments and 10 no. 1 bedroom apartments with ancillary bicycle parking and bin stores. Vehicular access to the lands to the north of 'the Terrace' will be via the signalised junction from the L-2968 and internal road network permitted by Cork County Council reference 17/5699 and An Bord Pleanála reference 300128-17 with a separate secondary emergency access proposed to the L-2969 to the north. Vehicular access to the 5 no. dwellings to the south of the 'the Terrace' will be via a new entrance from 'the Terrace' and the proposed apartment building will be accessed from Johnstown Close. The proposed development also makes provision for a pedestrian link from the proposed development north of 'the Terrace' to Johnstown Close via 'the Terrace' and which will include a pedestrian crossing and associated traffic calming measures on 'the Terrace'. Ancillary site works include the demolition of 2 no. existing derelict dwelling houses and associated outbuildings, landscaping and servicing proposals

The proposed creche is located centrally within the northern field parcel and has been purposefully situated near a 'Multi-use games area'. We consider the creche is located at the most appropriate area of the site and will form a communal focal point for the development.

We welcome any comments you may have regarding the proposed.

Kind Regards

John O'Brien
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