

COMMUNITY INFRASTRUCTURE ASSESSMENT

Large Scale Residential Development
(LRD) at the site of the former DELL
EMC Premises, Innishmore, Ballincollig,
Cork

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1.0 INTRODUCTION

This 'Community Infrastructure Assessment' has been prepared by Tom Phillips + Associates¹, on behalf of Castle Peak Properties Ltd², to inform a Planning Application for a proposed Large Scale Residential Development (LRD) at the former DELL EMC Premises, Innishmore, Ballincollig, Cork.

The purpose of this report is to assess the proposed development in the context of the existing social and community infrastructure in the surrounding area, under the following headings:

- Public Transport;
- Childcare;
- Education;
- Sports and Recreation;
- Healthcare;
- Community and Youth Facilities; and
- Convenience Retail.

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

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2.0 PROPOSED DEVELOPMENT

Castle Peak Properties Ltd intend to apply for planning permission for a Large-Scale Residential Development (LRD) at the site of the former DELL EMC premises, Innishmore, Ballincollig, Cork.

The proposed development is for the demolition of the existing DELL EMC building, site clearance, and the construction of 130 no. residential units in a development ranging in height from 3 to 6 storeys.

The development will comprise a mix of 108 no. apartments and 22 no. duplex units as follows:

- 56 no. 1 bedroom units.
- 65 no. 2 bedroom units.
- 9 no. 3 bedroom units.

Vehicular, cyclist and pedestrian access to the proposed development will be via 2 no. entrances from Innishmore Lawn (to the north east) and Mechterstadt Road (to the south west) and the development will include for pedestrian and cyclist permeability. Additionally, pedestrian access points are provided to the west of the subject site and to the south, off Mechterstadt Road.

The development will also include the provision of private, communal and public open space (including all balconies); car parking at ground floor level and undercroft; bicycle parking; internal roads and pathways; bin stores; hard and soft landscaping; boundary treatments; the provision of new surface water and foul drainage pipes and any associated pipe diversion works; retaining walls; changes in level; services provision and related ducting, piping and cabling; electric vehicle charging points; attenuation tanks; SUDS; signage; 1 no. ESB substation; wayfinding structures; public realm works including public lighting; and all site development and excavation works above and below ground.

3.0 SUBJECTE SITE

The subject site c. 1ha is located in Innishmore, Ballincollig, c. 1km west of the Ballincollig town centre, and comprises the former DELL EMC premises, vacant since 2021. The Site is bounded by Innishmore Lawn to the east, a permitted residential development to the north, and West City Retail Park to the west, within a mixed-use context of established residential estates, retail, recreational, and educational uses.

The subject site benefits from excellent pedestrian and vehicular access, is within walking distance of local centres, Ballincollig playground, and the 55ha Ballincollig Regional Park, and is well served by existing and planned public transport, including in the forthcoming BusConnects network, and a proposed Light Rail link to Mahon via the City Centre and Kent Station.



Figure 3.1: Satellite image with the location of the Subject Site indicated by the red line boundary. (Source: Mapped by Tom Phillips + Associates, February 2026.)

4.0 METHODOLOGY

For the purposes of this assessment, we will utilise a both a 1km and 2km radius from the subject site to define the Study Area, which equate to approximately a 15-minute or 30-minute walk (or less) respectively.

To analyse the demographic profile of the area, we will utilise the CSO data for the Ballincollig Electoral Division (ED ID.4701619)³, which is the relevant ED for the subject site.

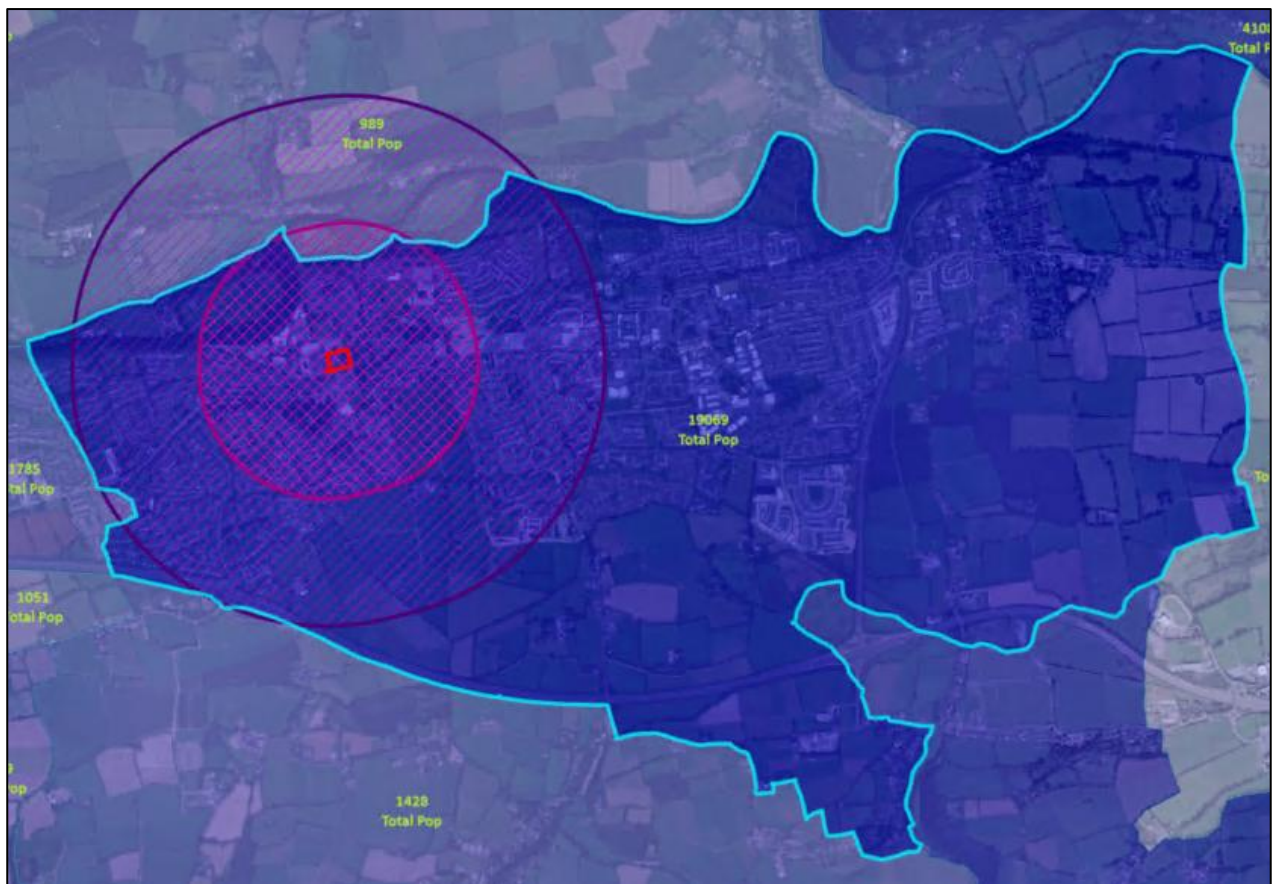


Figure 4.1: Location of the 'Ballincollig' Electoral Division (ED ID. [470619]), as indicated by light blue boundary, in the context of the 1km and 2km buffer circles of the subject site (shown by indicative red outline). (Source: Tom Phillips + Associates, February 2026.)

Within the context of this urban location and the surrounding established residential area, it was deemed appropriate to audit the existing social infrastructure provision within a 2km radius of the subject site, an approximate 30-minute walk (or less).

Given the site's location and access to public transport, this distance is considered a reasonable catchment for the existing population and future occupants of the proposed development to access social infrastructure.

³ Please note that since the expansion of the Cork City Council administrative boundary – some Electoral Divisions (EDs) have been re-drawn. As such, there is now 2 No. EDs titled 'Ballincollig': 1 No. in Cork City Council's administrative area (ED ID No. 4701619); and 1 No. in Cork County Council's administrative area (ED ID No. 47016). For the avoidance of doubt, this *Audit* is focussed on the 'Ballincollig' ED (ID No. 4701619) within Cork City Council's administrative area.

Additionally, we submit that an even wider range of social infrastructure is available in some parts of the town of Ballincollig that are outside of the 2km Study Area and given the public transport options available, many of those social infrastructure elements outside of the Study Area are also likely to be accessible by future residents of the subject development with relative ease of access.

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 social and community infrastructure provision.

Sources used to inform this *Audit* include the following:

- Census Statistics and SAPMAP;
- www.corkcity.ie;
- www.myplan.ie;
- Google Earth;
- Google Maps;
- National Transport Authority Public Transport data;
- Department of Education Schools data;
- Department of Health and the Health Service Executive (HSE) Health Services data;
- Pobal Maps; and
- Tusla Reports.

5.0 POLICY CONTEXT

The *Cork City Development Plan 2022-2028* (the *Development Plan*) took effect on 8th August 2022 and is the relevant Planning Policy document for the proposed development.

Community Infrastructure Objectives

The *Development Plan* requires planning applications for residential developments with more than 100 No. units provide a 'Community Infrastructure Audit' as part of the planning application.

Section 3.59 of the *Development Plan* states the following:

"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 of community facilities in the area. Development proposals will be encouraged to address identified 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."

Section 11.160 of the *Development Plan* states the following:

"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."

This report seeks to set out the existing social and community infrastructure within proximity of the subject site.

Section 3.8 of the *Development Plan* states the following:

"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 an 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 play ground 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 chance 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 to plan 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.

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 26 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 3.72

“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
	Kilbarr	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 5.1: 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.

Section 3.64 and 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-orientated 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 or expanded facilities.”

6.0 DEMOGRAPHICS

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

- 1) The local Electoral Division (ED) / Electoral Divisions (EDs);
- 2) The larger Cork City Local Authority (LA) administrative boundary / boundaries; and
- 3) The 2016 Census Settlement boundaries and 2022 Census Built-up Urban Area boundaries.

These enumeration areas (identified in Figures below) provide demographic information for the local and regional populations which are likely to be impacted by the subject development. Due to the boundary change between Cork City Council and Cork County Council in 2019, a direct comparator between the 2016 Census and 2022 Census is not a straightforward like-for-like comparison in terms of the Electoral Division boundary and the administrative County boundaries. As such, the Subject Site lands were located in the Cork County Council administrative area during the 2016 Census and were located in the Cork City Council administrative area during the 2022 Census.

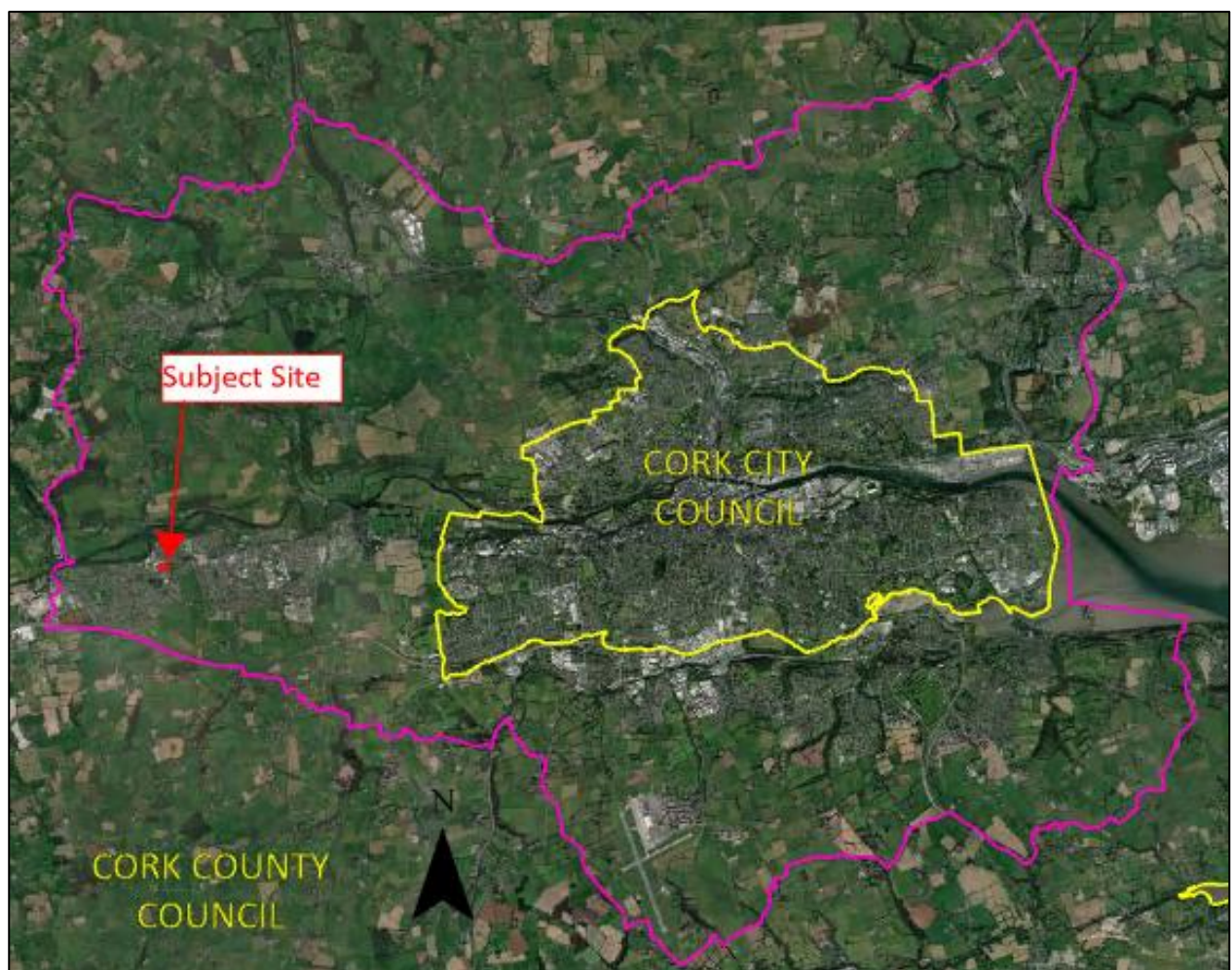


Figure 6.1: Overview of the Subject Site, indicated approx. by the red line boundary and in the context of the Administrative Boundary change between Cork City and County Councils in 2019. The pre-2019 Administrative County boundaries are denoted in yellow and the post-2019 expanded Cork City Council area is denoted in pink. Note that the Subject Site is now within the administrative area of Cork City Council. (Source: Tom Phillips + Associates, February 2026).

In an attempt to prevent a skewing of the data due to the administrative boundary changes, we include a comparator between the 2016 Census Settlement boundaries and the 2022 Census Built-up Urban Areas.⁴ While the CSO Settlement and CSO Built-up Urban Area boundaries are not perfect like-for-like comparators, they offer a more balanced view of Cork City during the intercensal period.

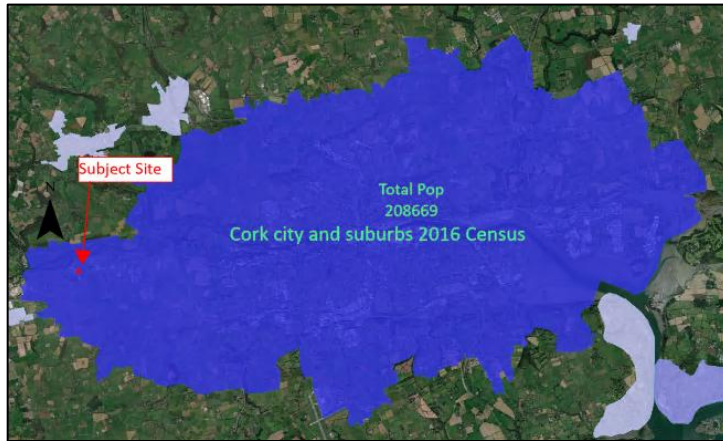


Figure 6.2: Overview of the Subject Site, indicated approx. by the red line boundary in the context of the 2016 Census Settlement boundary for Cork city and suburbs. (Source: Tom Phillips + Associates, February 2026.)



Figure 6.3: Overview of the Subject Site, indicated approx. by the red line boundary in the context of the 2022 Census Built-up Urban Areas boundary for Cork city and suburbs. (Source: Tom Phillips + Associates, February 2026.)

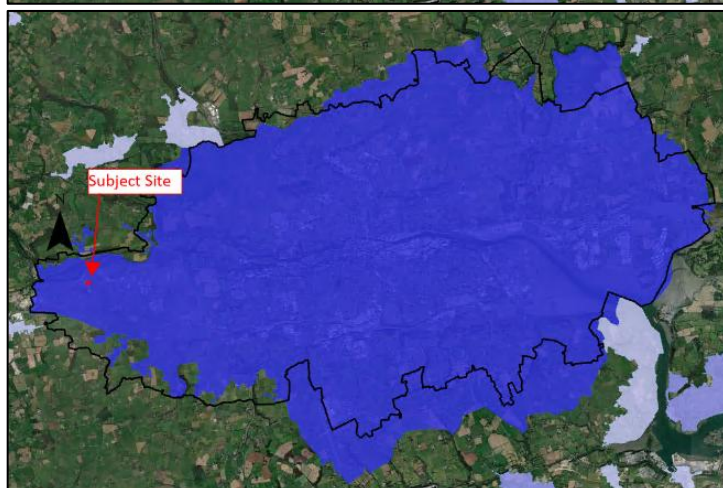


Figure 6.4: Overview of the Subject Site, indicated approx. by the red line boundary in the context of the changes between the 2016 Census Settlement boundaries (indicated by the black line boundary) and the 2022 Census Built-up Urban Areas boundary (indicated by the blue shape). It is noted that the 2 No. different boundary types are not perfect like-for-like comparators, however, they provide a much data on the greater Cork City area not reflected in the Administrative County boundaries. (Source: Tom Phillips + Associates, February 2026.)

⁴ The 2022 Census included the introduction of new 'Built-up Urban Area' boundaries – replacing the previous 'Settlement' boundaries utilised in the 2016 Census and earlier. As noted by the Central Statistics Office (CSO) on their website (at the following address: [Census 2022 Urban Boundaries and Built Up Areas - CSO - Central Statistics Office](#)), the Built-up Urban Area boundaries and Settlement boundaries cannot be directly compared to each other as they have been defined differently. The older Settlement boundaries were defined around population concentrations, while the Built-up Urban Area boundaries were defined around land-use definitions.

In particular the Subject Site lands were inside the Ballincollig Electoral Division (ED) (ID 47016) in 2016 - however, that ED was split into 2 No. separate Electoral Divisions⁵ following the Administrative County boundary change in 2019.



Figure 6.5: Overview of the Subject Site, indicated approx. by the red line boundary and the context of the 'Ballincollig' Electoral Division (ED ID 47016) at the time of the 2016 Census. (Source: Tom Philips + Associates, February 2026.)

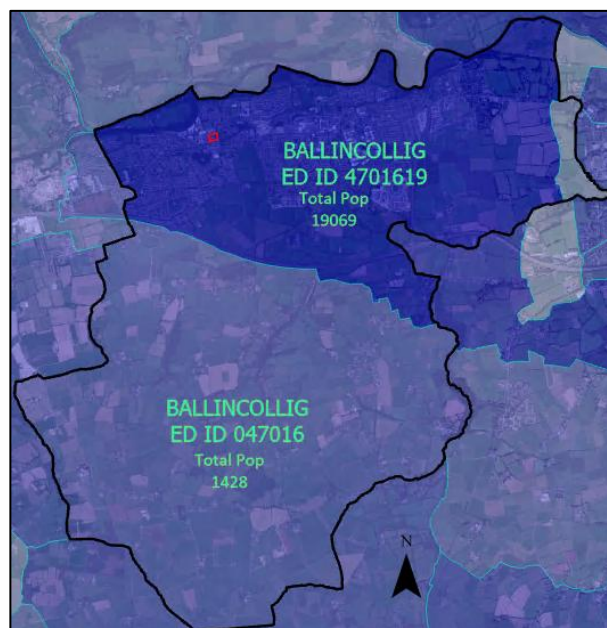


Figure 6.6: Overview of the Subject Site, indicated approx. by the red line boundary and the context of the new 'Ballincollig' Electoral Divisions (ED ID 47016 and ED ID 4701619) at the time of the 2022 Census. The previous 'Ballincollig' ED ID No. 47016 from the 2016 Census is denoted by the black outline boundary. (Source: Tom Philips + Associates, February 2026.)

As a control, we include the changes in population between the 2016 Census and 2022 Census Electoral Divisions with a focus on the specific Electoral Division the Subject Site lands are located within for that Census and we also set out the comparator between the 2016 Census Ballincollig ED (ID 47016) and the combination of the 2022 Census Ballincollig ED (ID 40716) and Ballincollig ED (ID 4701619) in Cork County and Cork City Council administrative areas respectively.

Therefore, accounting for the discrepancies in official boundaries in the local Ballincollig and wider Cork City areas between the 2016 Census and 2022 Census, we assess population changes pertaining to the Subject Site across the above listed enumeration areas.

6.1 Population

Table 6.1 below sets out a comparison of the intercensal population change (2016-2022) for the Ballincollig Electoral Division, Cork City, and the State.

The subject ED ('Ballincollig'), as noted above, has been changed during the intercensal period. As a result, the data has the potential to be skewed incoherently if a balance is not provided for.

⁵ Following the 2019 administrative County boundary change – the former Ballincollig Electoral Division (ID 47016) was split into 2 No. separate Electoral Divisions with one in Cork County Council's administrative area maintaining the same ED ID 47016; and one in City Council's administrative area (with a new ED ID 4701619).

To illustrate this point, we set out both a 'direct' comparator of the Subject ED ('Ballincollig') between the 2016 Census and 2022 Census; and a 'composite' comparator where we attempt to create a like-for-like comparator between the 2016 and 2022 Census scenarios.

In the 'direct' Subject ED comparator, where the 2016 Census 'Ballincollig' ED (ID 47016) is larger in area than the 2022 Census 'Ballincollig' ED (ID 4701619) and the intercensal population change is 2.4% - however, we note the smaller population (18,621 persons) in 2016 occurs on a larger area than the 2022 Census 'Ballincollig' ED (ID 4701619).

To provide a balanced overview of the intercensal population change, we create a 'composite' comparator by adding together the 2 No. 2022 Census Electoral Divisions titled 'Ballincollig' (ID 47016 and ID 4701619) and comparing it to the 2016 Census 'Ballincollig' ED (ID 47016). This 'composite' comparator illustrates an increase in population, from 18,621 to 20,497 persons, an increase of 10% in approximately the same area between 2016 and 2022.⁶

This 'composite' comparator 10% rate of population change at Electoral Division level is much closer to the population rate of the State (8.1%) than the 'direct' comparator 2.4% rate of population change.

During this same period, Cork City saw a large increase in population, from 125,657 to 224,004 persons, a 78.3% increase, which in part can be explained by the administrative boundary change.

In order to control for the large area increase in the Cork City Council administrative area between 2016 and 2022, we examine the population change between the 2016 Settlement and 2022 Built-up Urban Area boundaries for Cork City and suburbs. From this, we see an increase in population, from 208,669 to 222,526 persons, an increase of 6.65% which much more closely reflects the % intercensal change at the State-wide level seen between 2016 and 2022 than compared to the skewed Cork City Council administrative area.

Area	Total Population 2016	Total Population 2022	% Intercensal Change
'Ballincollig' (2016 ED ID. 47016; and 2022 ED ID.4701619)	18,621	19,069	2.4%
'Ballincollig' (2016 ED ID 47016; and 2022 ED ID 47016 and ED ID 4701619)	18,621	20,497	10%
Cork City Council Administrative Area	125,657	224,004	78.3%
Cork City (Settlement / Built-up Urban Area)	208,669	222,526	6.65%
Ireland	4,761,865	5,149,139	8.1%

Table 6.1: Population change for the subject Electoral Division, Cork City, and the state between the period of 2016 and 2022. (Source: www.data.cso.ie.)

6.2 Age Profile

Table 6.2a and b below sets out the general age profile for the subject ED, Cork City, and the State. The six age cohorts studied are 0-5, 6-12, 13-18, 19-24, 25-64, and 65+ years of age. These age groupings have been identified, as they generally represent the pre-school, primary school, secondary school, young adult, working adult, and retired age groups. Table 6.3a and b below represents this same data in percentage format.

⁶ Please note that there is an area of land formerly part of the 2016 Census 'Ballincollig' ED (ID 47016) that is part of the 2022 Census 'Bishopstown' ED (ID 047052).

Census 2016							
Area	Age 0-5	Age 6-12	Age 13-18	Age 19-24	Age 25-64	Age 65+	Total
'Ballincollig' (2016 ED ID.47016)	1,766	1,914	1,438	1,272	10,224	2,007	18,621
Cork City Council Administrative Area	7,575	8,122	7,539	15,347	67,347	19,727	125,657
Cork City (Settlement Area)	15,297	16,896	14,406	21,067	113,128	27,875	208,669
Ireland	403,919	476,289	371,588	331,208	2,541,294	637,567	4,761,865

Table 6.2a: Age Profiles of the 'Ballincollig' ED (2016), Cork City and the State from Census 2016. (Source: www.data.cso.ie.)

Census 2022							
Area	Age 0-5	Age 6-12	Age 13-18	Age 19-24	Age 25-64	Age 65+	Total
'Ballincollig' (2022 ED ID 4701619)	1,494	1,980	1,476	1,210	10,287	2,622	19,069
'Ballincollig' (2022 ED ID. 47016 and ED ID 4701619)	1,617	2,126	1,615	1,310	10,959	2,861	20,497
Cork City Council Administrative Area	13,772	18,158	15,202	21,058	122,542	33,272	224,004
Cork City (Built-up Urban Area)	13,758	18,005	15,122	20,856	121,696	33,089	222,526
Ireland	359,441	504,158	421,720	371,739	2,715,766	776,315	5,149,139

Table 6.2b: Age Profiles of the subject ED, 'Ballincollig' EDs (2022), Cork City and the State - Census 2022. (Source: www.data.cso.ie.)

Census 2016							
Area	Age 0-5	Age 6-12	Age 13-18	Age 19-24	Age 25-64	Age 65+	Total
'Ballincollig' (2016 ED ID.47016)	9.48%	10.27%	7.72%	6.83%	54.9%	10.77%	100%
Cork City Council Administrative Area	6.02%	6.46%	5.99%	12.21%	53.59%	15.69%	100%
Cork City (Settlement Area)	7.33%	8.09%	6.9%	10.09%	54.21%	13.35%	100%
Ireland	8.48%	10%	7.8%	6.95%	53.36%	13.38%	100%

Table 6.3a: Age Profiles as % of the total populations of the Ballincollig ED (2016), Cork City and the State -Census 2016. (Source: www.data.cso.ie.)

Census 2022							
Area	Age 0-5	Age 6-12	Age 13-18	Age 19-24	Age 25-64	Age 65+	Total
'Ballincollig' (2022 ED ID.4701619)	7.83%	10.38%	7.74%	6.34%	53.94%	13.75%	100%
'Ballincollig' (2022 ED ID 47016 and ED ID 4701619)	7.88%	10.37%	7.87%	6.39%	53.46%	13.95%	100%
Cork City Council Administrative Area	6.14%	8.1%	6.78%	9.4%	54.7%	14.85%	100%
Cork City (Built-up Urban Area)	6.18%	8.09%	6.79%	9.37%	54.68%	14.86%	100%
Ireland	7.0%	9.8%	8.2%	7.2%	52.7%	15.1%	100%

Table 6.3b: Age Profiles as % of the total populations of the subject ED, 'Ballincollig' EDs (2022), Cork City and the State - Census 2022. (Source: www.data.cso.ie.)

The age cohort profiles above indicate that the Subject ED has an age profile which is generally consistent with that of Cork City and the State.

As of Census 2022, only 7.83% / 7.88% of the Ballincollig ED(s) were aged between 0-5 years, which is classified as pre-school age.

In Census 2022, for the same age cohort, it was c. 6.14% / 6.18% for wider Cork City and 7.0% for the State.

10.38% / 10.37% of the Ballincollig ED(s) were aged 6-12 years which is classified as primary school age. This corresponds with figures of 8.1% / 8.09% for Cork City and 9.8% for the State.

Regarding the population classified as being of secondary school age, Census 2022 indicates that there were 7.74% / 7.87% of the population aged 13-18 years in the Ballincollig ED(s). This figure was 6.78% / 6.79% in the wider Cork City area, and 8.2% in the State.

7.0 PUBLIC TRANSPORT

The subject site is well served by existing bus services.

The subject site is approximately a 3-minute walk from the following bus stops that are situated to the south of the site on the R608:

- **Bus Stop No. 244281;** and
- **Bus Stop No. 244221.**

Those 2 No. Bus Stops in the immediate vicinity of the Subject Site are serviced by the following 3 No. Bus Éireann Services⁷;

- **220X:** Ovens – Ballincollig – Cork City – Carrigaline – Crosshaven (24 hr service), runs every hour;
- **Route No. 220:** Ovens (EMC) to Fort Camden (24 hr service), runs every 15-30 minutes;
- **Intercity Route No. 233:** Cork to Macroom, daily service.



Figure 7.1: Overview of the Subject Site, indicated by the red line boundary and the 2 No. above mentioned bus stops in the immediate vicinity of the Site labelled accordingly. (Source: NTA, mapped by Tom Phillips + Associates, February 2026.)

⁷ The Route Nos. 220 and 220X are the first 24hr bus routes available in Ireland.



Figure 7.2: Location of bus stops within 2km of the subject site, the 3 No. Bus Routes servicing those Stops and the indicative site boundary shown. (Source: National Transport Authority, as mapped by Tom Phillips + Associates, February 2026.)

In addition, the National Transport Authority (NTA) has recently published the final new bus networks for Cork, the identified routes include the Ballincollig area.

BusConnects Cork proposes a number of new bus routes in proximity to the proposed development as follows:

- **Proposed Route No. 1:** Model Farm Road (MTU) - College Road (UCC) - St. Patrick's Street - City Hall - Boreenmanna Road - Skehard Road, every 10 minutes;
- **Proposed Route No. 16:** Tower - Blarney - Blackpool Shopping Centre - MacCurtain Street, every 30 minutes;
- **Proposed Route No. 2B:** Curraheen Road - Bishopstown Road - CUH - Western Road - St. Patrick's Street - MacCurtain Street - Old Youghal Road - Boherboy Road, every 15 minutes.



Figure 7.3: Overview of the proposed BusConnects Routes in the vicinity of the Subject Site, indicated approx. by the red 'X'. (Source: NTA, *Cork New Network Outer West*, annotated by Tom Phillips + Associates, February 2026.)

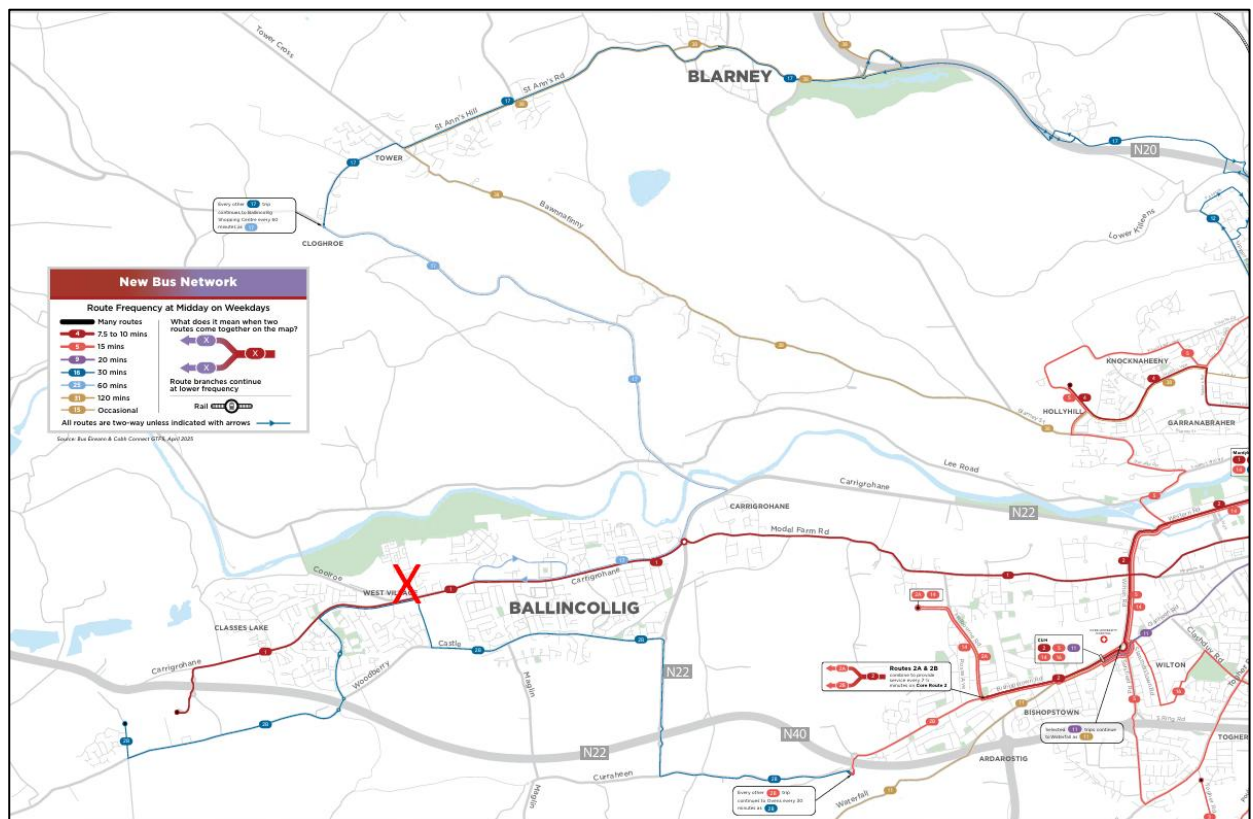


Figure 7.4: Overview of the proposed BusConnects Routes in the context of the wider West of Cork City, Subject site indicated approx. by the red 'X'. (Source: NTA, *New Network Outer West*, annotated by Tom Phillips + Associates, February 2026.)

Additionally, as part of the National Transport Authority's BusConnects scheme, Ballincollig is identified within the South West Sustainable Transport Corridor (STC). Route E – Ballincollig to Cork City services the subject site directly, with a stop located on the R608.

The construction of the STC will allow bus routes to function more efficiently and will improve cyclist facilities, thereby encouraging active modes of transport. The STC is expected to be completed and operational by 2030.

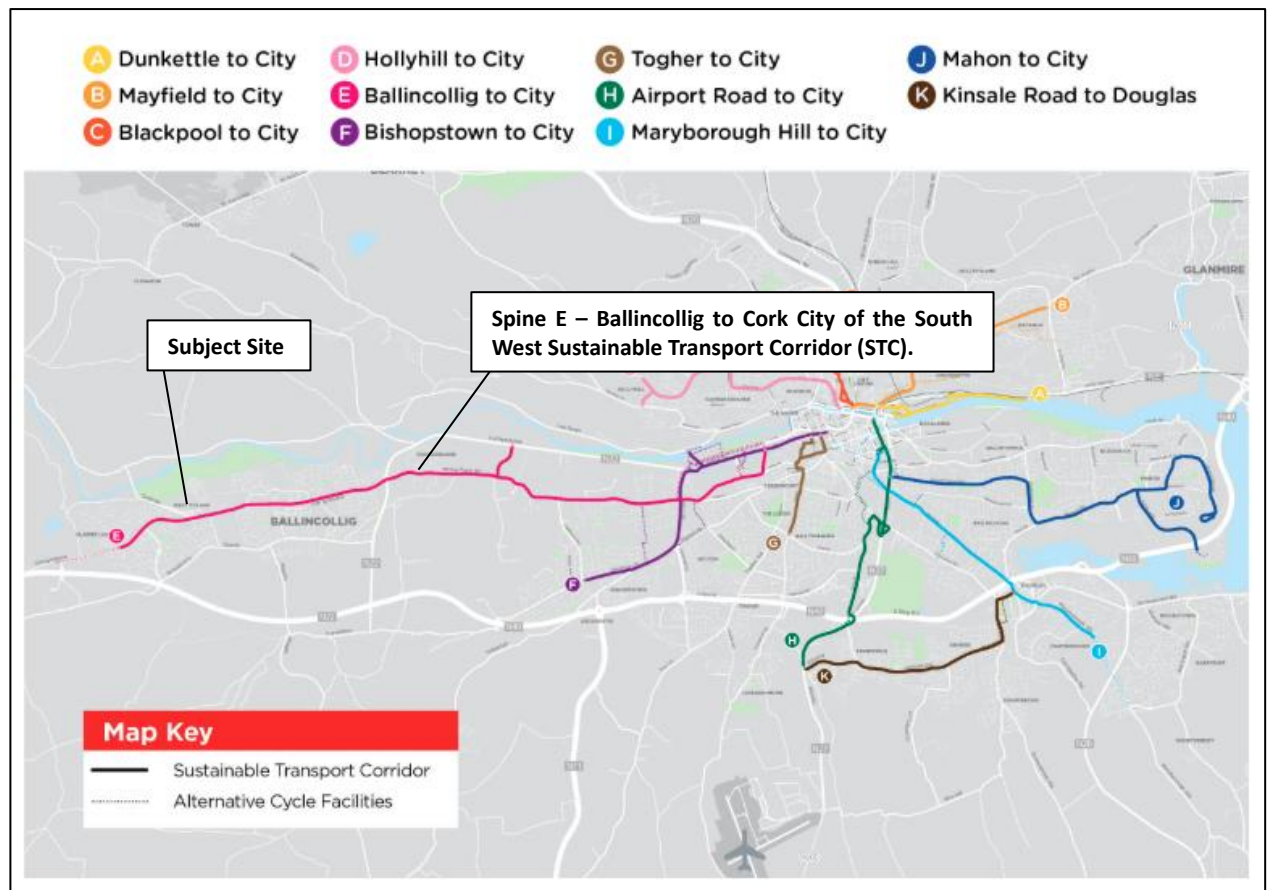


Figure 7.5: Extract of BusConnect Spines across the wider Cork City area. The Subject site is shown indicatively. (Source: National Transport Authority BusConnects Cork Sustainable Transport Corridors, annotated by Tom Phillips + Associates, February 2026.)

The Luas Cork is a proposed light rail running from Ballincollig to Mahon Point connecting key locations such as MTU, CUH, UCC, Cork City Centre, Kent Station, Cork Docklands, Blackrock and Mahon. The proposed route starts in Ballincollig with a single-track loop beginning on Station Road.

The proposed development is approximately 1km west of the start of the Cork Luas line, 15-20min walk or 5min cycle. Upon completion, the Cork Luas will provide a reliable and sustainable means of travel into Cork City and on to Mahon from Ballincollig.

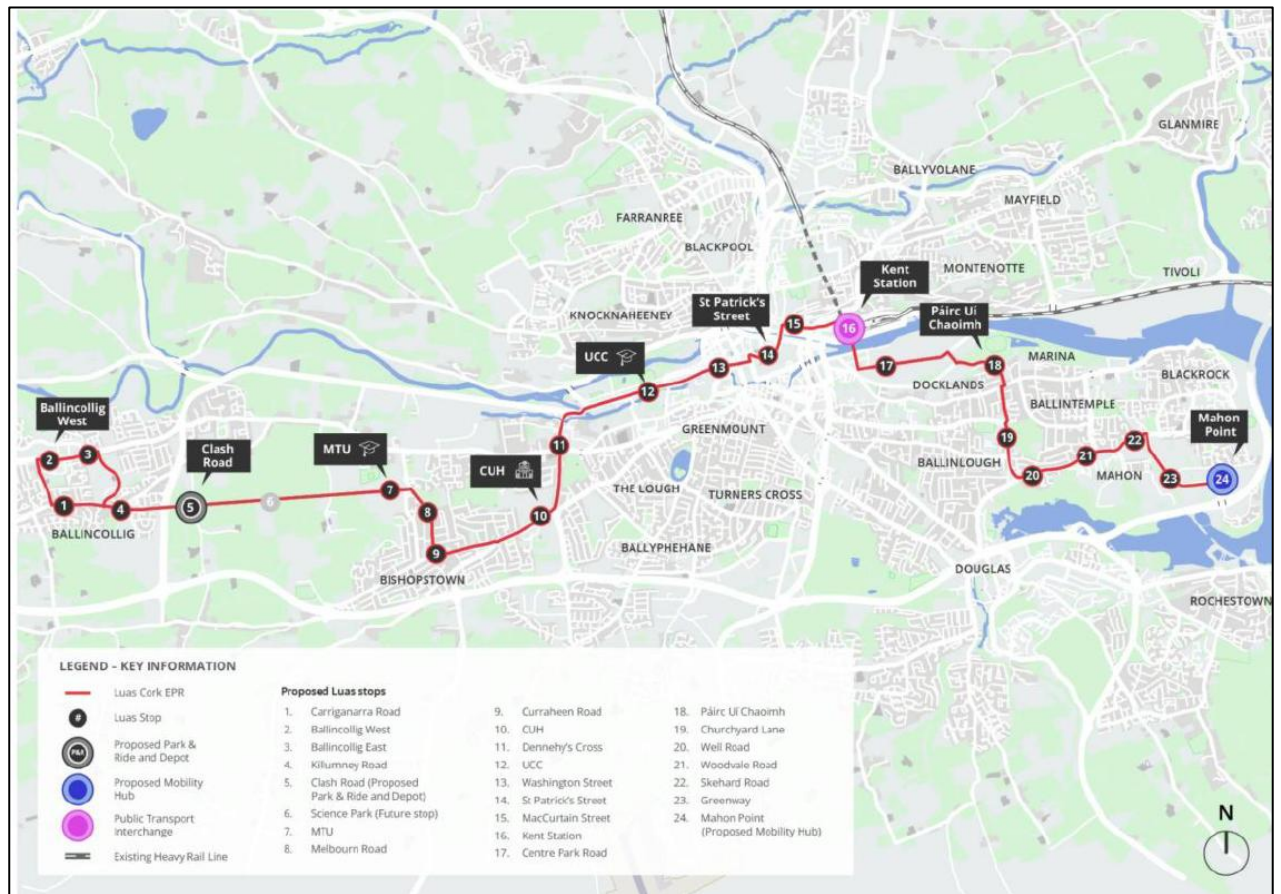


Figure 7.6: Extract of the Emerging Preferred Cork Luas Route. The Subject site is shown indicatively. (Source: MHL & Associates Ltd Mobility Management Plan that accompanies this Planning Application.)

In summary, the proposed development site is well served by existing and future planned public transport infrastructure in Ballincollig.

8.0 SOCIAL AND COMMUNITY INFRASTRUCTURE

This Section will analyse the social and community infrastructure which is available within the Study Area under the following categories: childcare, education, sports and recreation, healthcare, community and youth, and convenience retail. This Section will analyse the social and community infrastructure which is available within the Study Area under the following categories: childcare, education, sports and recreation, healthcare, community and youth, and convenience retail.

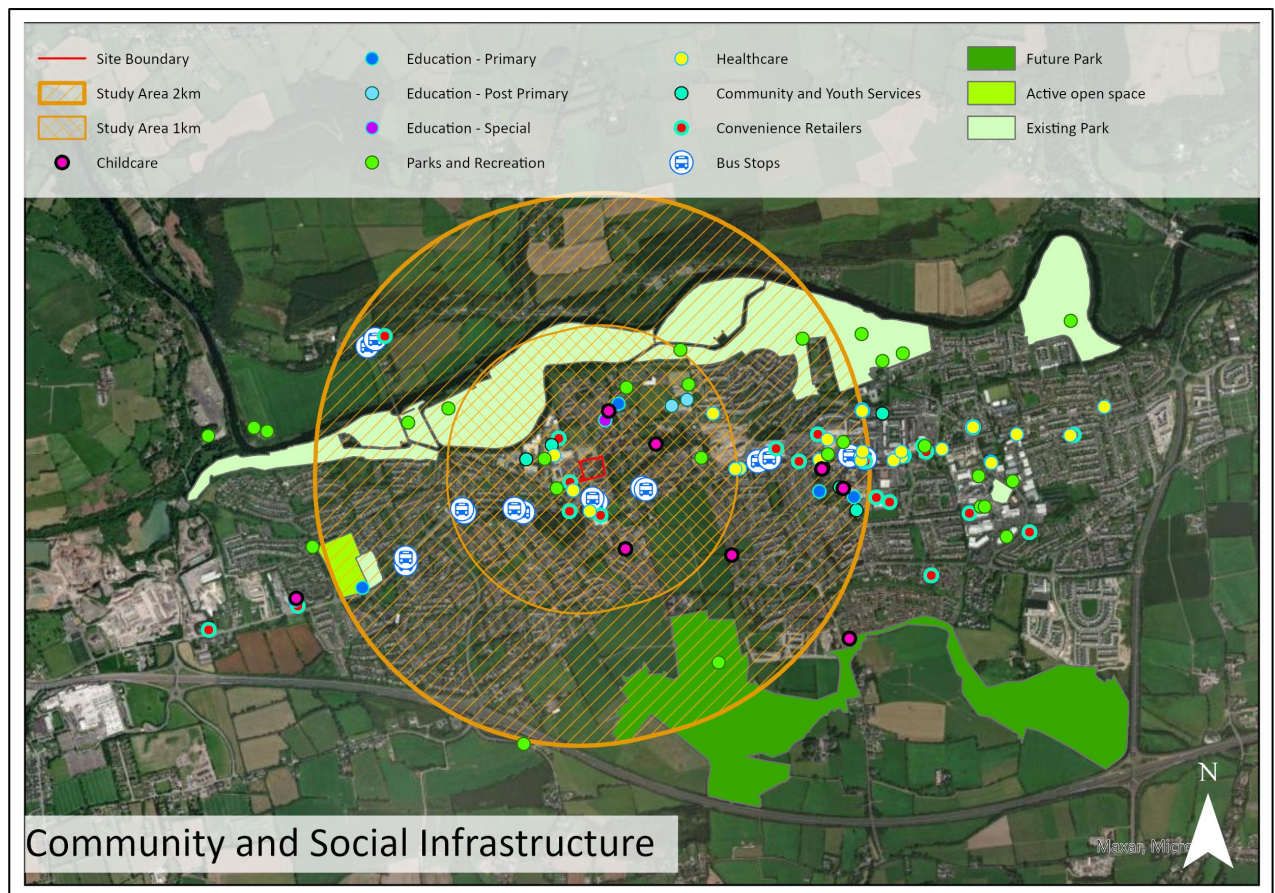


Figure 8.1: Location of all social and community infrastructure within 2km of the subject site, with the indicative site boundary shown. (Source: Mapped by Tom Phillips + Associates, February 2026.)

8.1 Childcare

A standalone revised 'Childcare Demand Assessment' has been prepared by Tom Phillips + Associates, to accompany this Planning Application.

For the purposes of the *Childcare Demand Assessment*, TPA has adopted 15 minute walking and 15 minute cycling ranges from the subject site to define the Study Area. Existing childcare facilities within this Study Area were reviewed and a survey carried out. Our assessment shows that there are c. 124 no. existing childcare spaces within 15 no. existing facilities within the Study Area and a further c. 198 No. to 271 No. permitted but not yet developed childcare spaces within the Study Area. The location of these facilities relative to the subject site are shown in Figure 8.2.

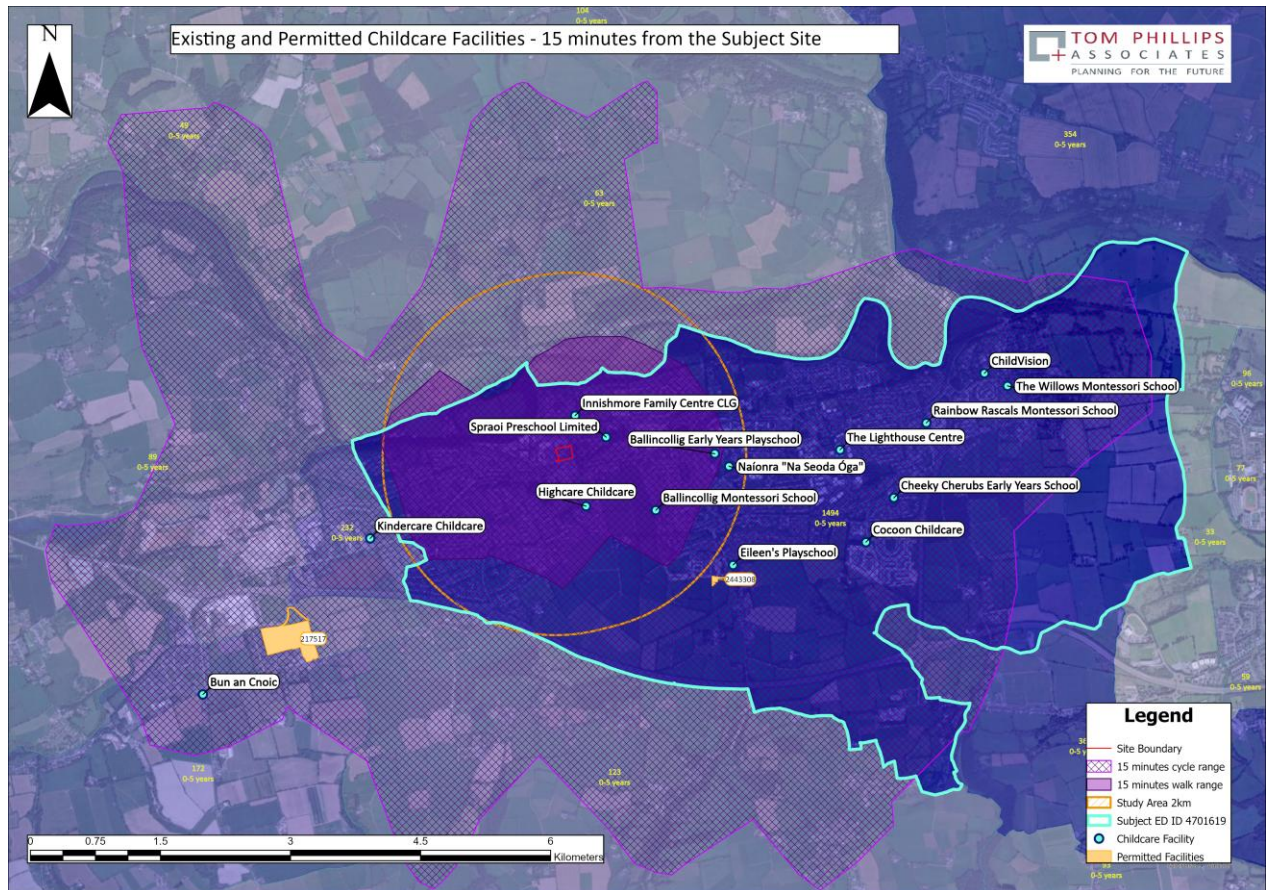


Figure 8.2: Location of the existing childcare facilities within 15 minutes of the subject site, with the site boundary shown. (Source: Cork City Council; Cork County Council; Pobal; and Tusla, as mapped by Tom Phillips + Associates, February 2026.)

In order to assess a more complete picture of the childcare provision in the local area of the Subject Site, we have examined the Planning Applications submitted to Cork City Council and Cork County Council in the last five years to understand what childcare facilities are currently proposed or permitted.

In the event that all of the crèches that are proposed for development are completed, an additional 198 No. to 271 No. childcare spaces will become available in the Ballincollig area.

There is no requirement to provide a creche as part of the proposed development having regard to the relevant Guidance on the provision of childcare facilities. It is submitted that the limited childcare requirements that the development is likely to generate can be catered for by existing and proposed childcare facilities and other childcare options in Ballincollig.

8.2 Education

Primary and Secondary Schools

There are 4 No. primary schools, 2 No. secondary schools, and 1 No. special schools within the 2km Study Area. While, when using the 15-minute walking and cycle ranges, there are 5 No. primary schools; 1 No. special school and 3 No. secondary schools within close proximity to the Subject Site. (See the *Planning Report* for more information.)



Figure 8.3: Location of the existing Primary Schools within 2km of the subject site, with the indicative site boundary shown. (Source: Department of Education, mapped by Tom Phillips + Associates, February 2026.)



Figure 8.4: Location of the existing Post-primary Schools within 2km of the subject site, with the indicative site boundary shown.
(Source: Department of Education, mapped by Tom Phillips + Associates, February 2026.)



Figure 8.5: Location of the existing Special Schools within 2km of the subject site, with the indicative site boundary shown. (Source: Department of Education, mapped by Tom Phillips + Associates, February 2026.)

It is noted that there is an additional primary school – Gael Scoil Ui Riordáin and an additional secondary school – Coláiste Choilm within Ballincollig that are outside the 2km site area.

Lands have been acquired at Lisheens, Ovens at a site just outside the 2km buffer area to build an educational campus accommodating permanent school buildings for Gaelscoil an Chaisleáin and Le Chéile Secondary School. It is understood that a Design Team have been appointed for this project.

In relation to future provision of schools in Ballincollig, The Cork City Development Plan 2022-2028 contains a preliminary Department of Education assessment of additional education capacity for the town. It is indicated that 2 no. new/ expanded primary schools are required, and 1 no. new/ expanded secondary school for the Maglin growth area. The Maglin Urban Expansion Area in the south of the town is considered the optimum location for these schools.

Further Education

In terms of further education, the following institutes / bodies are within the 2km study area:

- Cork College of Further Education and Training, under the management of the Cork Education and Training Board located at the Village Shopping Centre, Station Road, Ballincollig;
- A Youthreach Centre located at Great Island Enterprise Park, Ballincollig; and
- Ballincollig Community School Adult Education Programme, located at Innishmore, Ballincollig.

Thereafter, in terms of institutes offering Third-level degrees, there is no such institute within the 2km study area – with Munster Technological University (MTU) being some c. 5km to the east in the City Centre and UCC being some c. 8km to the east of the Subject Site. These are easily accessible from the subject site by public transport.

8.3 Parks and Recreation

In terms of existing provision of parks and recreational facilities, the subject site is well served as shown below. The Ballincollig Regional Park offers a significant provision of open space and space for amenities within short walking distance of the subject site. It includes several playing pitches, a skate park, playground and basketball court, river walks and forest trails, a dog park, and allotments.

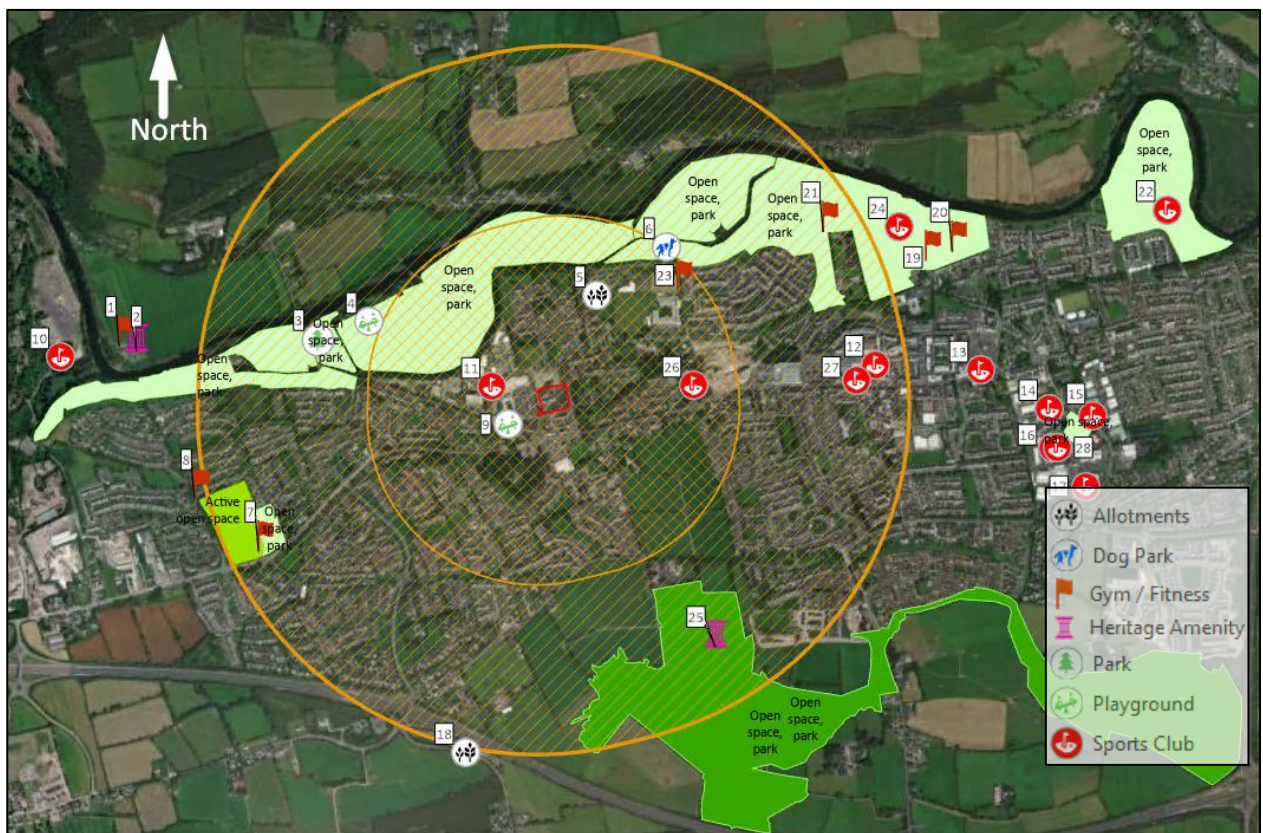


Figure 8.6: Gyms, sports clubs, and parks located within 1km and 2km of the subject site, with the indicative site boundary shown. The dark green 'Open Space, Park' land-use zoning to the south of the map represents lands to be developed for the delivery of a public park in the future while the lighter green 'Open Space, Park' lands to the north are existing parklands. (Source: Google Maps, February 2026.)

The facilities assessed within the study area and surrounding area for the following amenity and recreation activities are set out in Table 8.1 below.

X.	Facility Name	Category	In / Outside Study Area
1	Dripsey GAA	Sports Club	Outside
2	Inniscarra Graveyard / Relig Inis Cata	Heritage Amenity	Outside
3	Regional Park Ballincollig	Park	Inside
4	Regional Park Playground	Playground	Inside
5	Ballincollig Community Allotments	Allotments	Inside
6	Regional Park Dog Park	Dog Park	Inside
7	Ballincollig F.R.C	Sports Club	Inside
8	Ballincollig Crusaders Cycling Club	Sports Club	Outside
9	Ballincollig Playground	Playground	Inside
10	RB Fitness Adventure Centre	Gym / Fitness	Outside
11	Fitz Fitness	Gym / Fitness	Inside
12	Énergie fitness Ballincollig	Gym / Fitness	Inside
13	Anytime Fitness Ballincollig	Gym / Fitness	Outside
14	Jerry Lynch Personal Training Centre	Gym / Fitness	Outside
15	ATP Fitness Ballincollig	Gym / Fitness	Outside
16	One Arena Ballincollig	Gym / Fitness	Outside
17	Dennehy's Health & Fitness Ballincollig	Gym / Fitness	Outside
18	Greenfield's Allotments	Allotments	Inside
19	Ballincollig GAA Club	Sports Club	Inside
20	Ranges Pitch & Putt Ballincollig	Sports Club	Outside
21	Ballincollig AFC	Sports Club	Inside
22	Outdoor Calisthenics Gym	Gym / Fitness	Outside
23	Belvedere Hockey Club	Sports Club	Inside
24	The Sauna Snugg Ballincollig, Cork City	Gym / Fitness	Outside
25	Ballincollig Castle (No public access currently)	Heritage Amenity	Inside
26	The Yoga Tree	Gym / Fitness	Inside
27	Cork Yoga with Claire	Gym / Fitness	Inside
28	Himalaya Yoga Valley Ballincollig	Gym / Fitness	Outside

Table 8.1: List of Parks and Recreation facilities assessed as part of this *Community Infrastructure Audit*. Items within the 2km study area are marked in green, and those items outside the 2km study area but in close proximity to it are marked in blue. (Source: Mapped by Tom Phillips + Associates, February 2026.)

8.4 Healthcare

In terms of healthcare, the Subject Site, the surrounding 2km Study Area and wider town of Ballincollig is well serviced in terms of pharmacies, GP Doctors and Health Centre (see Figure 8.7).

Within 2km of the Subject Site, there is 7 No. pharmacies; 2 No. GP Doctors; 5 No. Dentists and 1 No. Health Centre.

The nearest hospital is the Cork University Hospital some 6km to the east at Wilton. Cork University Hospital offers a significant number of healthcare services for the wider region and as such, future residents of the subject proposal would be incredibly well serviced in terms of local healthcare / health service options.



Figure 8.7: Overview of the healthcare services within the 2km study area and immediate surrounding area in Ballincollig. There is a strong provision of 7 No. pharmacies, 2 No. GP Doctors, 5 No. Dentists and 1 No. Health Centre within the 1km and 2km Study Areas. The wider town of Ballincollig is also well serviced in this regard. (Source: Health Service Executive, mapped here by Tom Phillips + Associates, February 2026.)



Figure 8.8: Overview of the GP Doctor Practices within 1km and 2km of the Subject Site as well as wider Ballincollig.

(Source: Health Service Executive, mapped here by Tom Phillips + Associates, February 2026.)



Figure 8.9: Overview of the Medical Center(s) within the 2km Study Area of the Subject Site.

(Source: Health Service Executive, mapped here by Tom Phillips + Associates, February 2026.)

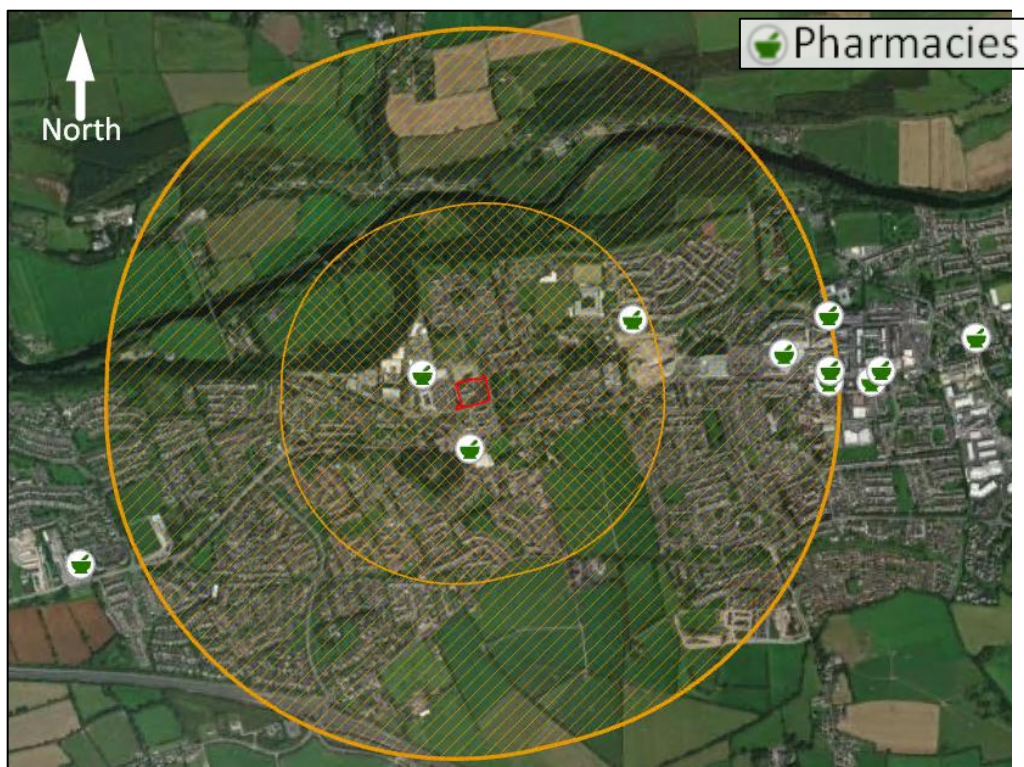


Figure 8.10: Overview of the pharmacies within 1km and 2km of the Subject Site as well as wider Ballincollig.

(Source: Health Service Executive and Google Maps, mapped here by Tom Phillips + Associates, February 2026.)

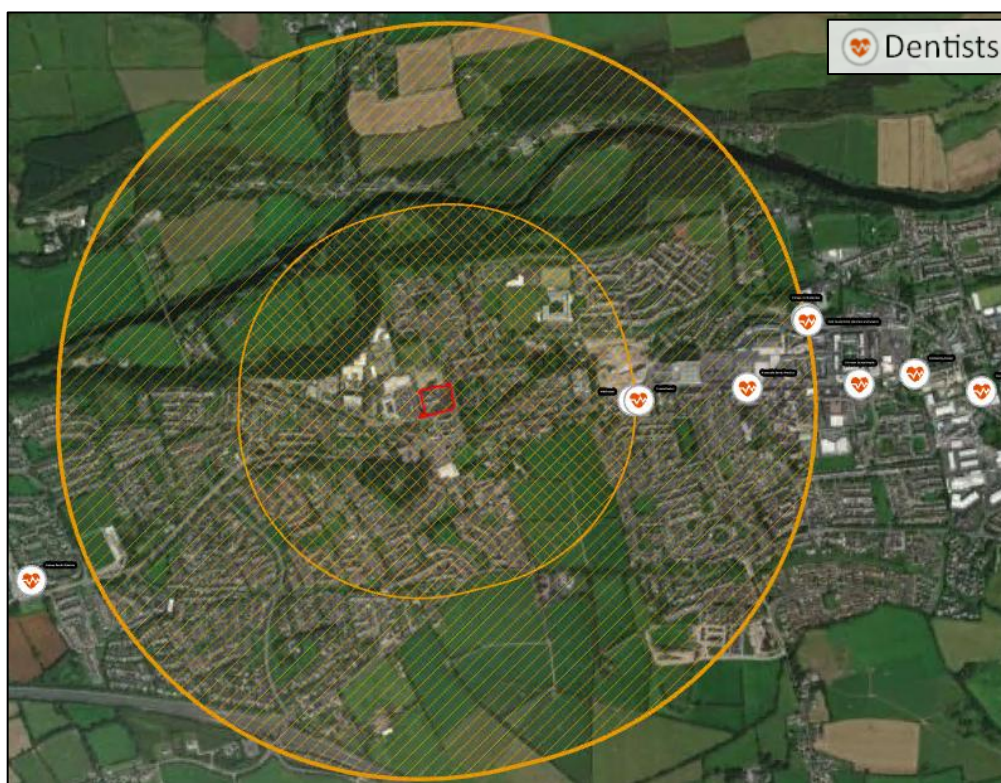


Figure 8.11: Overview of the dentists within 1km and 2km of the Subject Site as well as wider Ballincollig.

(Source: Health Service Executive and Google Maps, mapped here by Tom Phillips + Associates, February 2026.)

8.5 Community and Youth Facilities

There are 6 No. Community and Youth Facilities within the 2km Study Area surrounding the Subject Site.

The Ballincollig Community Centre is located c. 1.3km from the Subject Site. The Ballincollig Community Centre provides spaces for use by the local community for a range of activities including social gatherings, classes / workshops, theatre etc.

Thereafter, the Carraig Centre is run by the Carrigrohane Union of Parishes as a community and parish resource and facility. It has rooms and spaces available for use by members of the community and parish with listed activities for toddlers, children and youth activities and adults.



Figure 8.12: Overview of the Community and Youth Facilities within the 2km Study Area surrounding the Subject Site. (Source: Mapped by Tom Phillips + Associates, February 2026.)

X.	Community / Youth Facility Name
1	Ballincollig Community Centre
2	The Carraig Centre
3	Youthreach
4	YMCA Ireland
5	Ballincollig Scout Hall
6	Ballincollig Library
7	Tesco Ballincollig Community Space (Available for bookings)

Table 8.2: List of the Community and Youth Facilities showing in the Map portrayed in Figure 8.12 above. (Source: Compiled by Tom Phillips + Associates, February 2026.)

Tesco Ballincollig provides a Community Space that is available for bookings. The space is utilised by a number of local community groups, for example, the space is being booked out for Cork Create & Connect on Sunday, 15 February 2026 for a free adults-only gathering to help people unwind, make art and connect in a genuinely welcoming way.

8.6 Convenience Retail

There is a large number of convenience retailers in the local area surrounding the Subject Site ranging from small convenience stores to large-scale supermarkets.

There is a Lidl directly adjacent to the west of the site and a Supervalu within 5 minutes walking distance to the south of the site. There are a number of other supermarkets and shops within the 2km Study Area as shown and listed below.

The Subject Site is considered to be extremely well serviced in terms of convenience retailers.



Figure 8.13: Overview of the Subject Site, 2km Study Area and the Convenience Retail provision in the surrounding area. For reference to the numbers for each data point, please reference Table 8.3 below as a key to this Map. (Source: Mapped by Tom Phillips + Associates, February 2026.)

X.	Name of Convenience Retail Resource
1	Tesco Superstore
2	Lidl
3	Aldi
4	Aldi
5	Quish's Supervalu
6	Applegreen
7	Daybreak
8	Costcutter Rosewood
9	Mr Price Ballincollig
10	EuroGiant
11	O'Donovan Vegetable Producers
12	Maxol Service Station Ballincollig
13	Dunnes Stores
14	Spicetown Asian Supermarket
15	Circle K
16	Ali's Bakery
17	Gala Ovens
18	Inniscarra Barrys Petrol Station
19	Quish's Centra Ballincollig
20	Mercury Polish Shop
21	Circle K Ballincollig

Table 8.3: List of the Convenience Retail data points presented in the map in Figure 8.13 above. (Source: Compiled by Tom Phillips + Associates, February 2026.)

9.0 CONCLUSION

The proposed development is for the demolition of the existing DELL EMC building on a site of c. 1.0ha, site clearance, and the construction of 130 no. residential units in a development ranging in height from 3 to 6 storeys.

The development will comprise a mix of 108 no. apartments and 22 no. duplex units as follows:

- 56 no. 1 bedroom units.
- 65 no. 2 bedroom units.
- 9 no. 3 bedroom units.

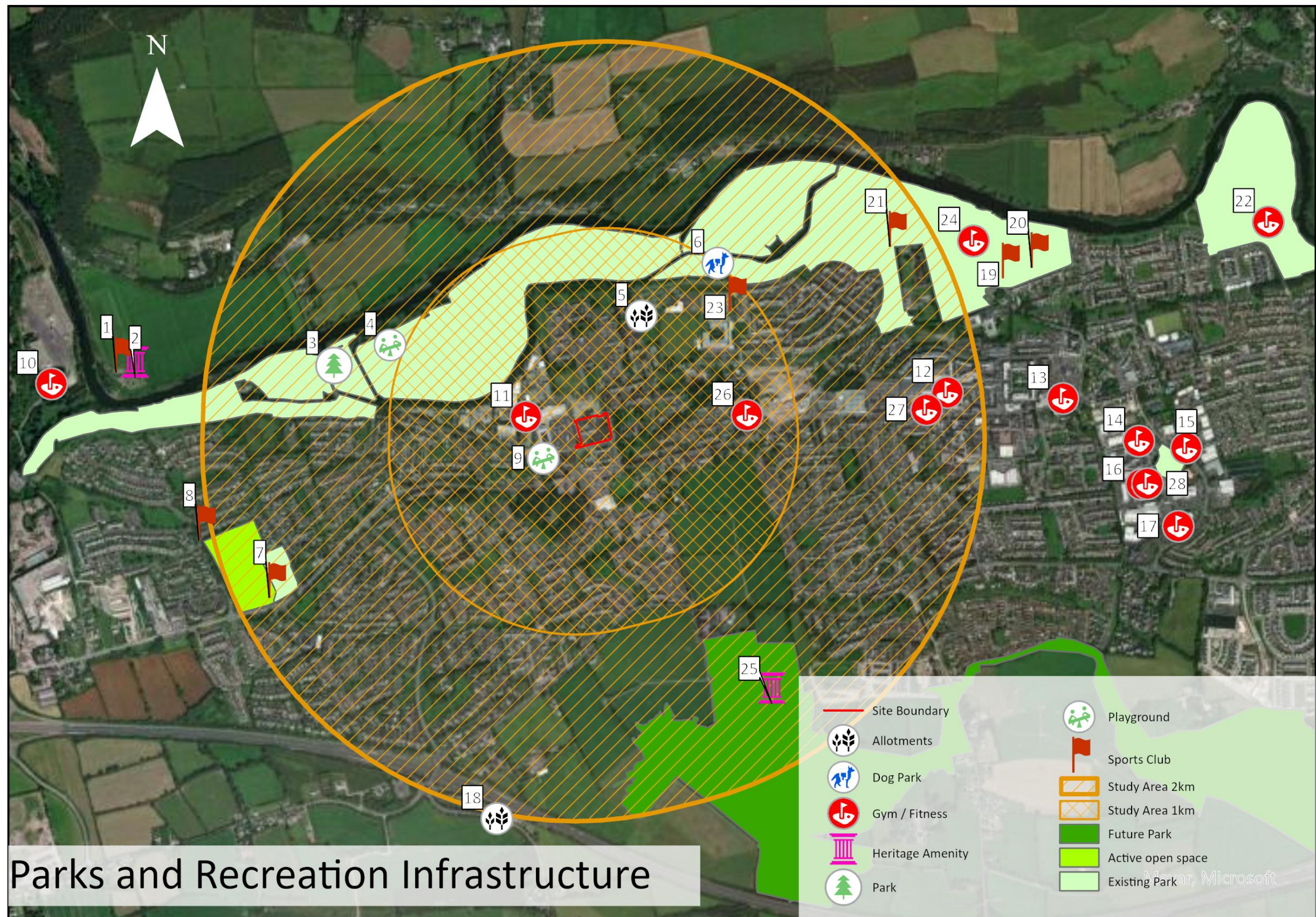
The subject site is ideally located with regard to the provision of community and social infrastructure, as set out in this *Audit*. The site is also very well served by existing public transport with future planned infrastructure upgrades that will further improve the sites accessibility. This provides easy access to a range of additional varied social and community infrastructure located elsewhere around Cork City, particularly in the city centre.

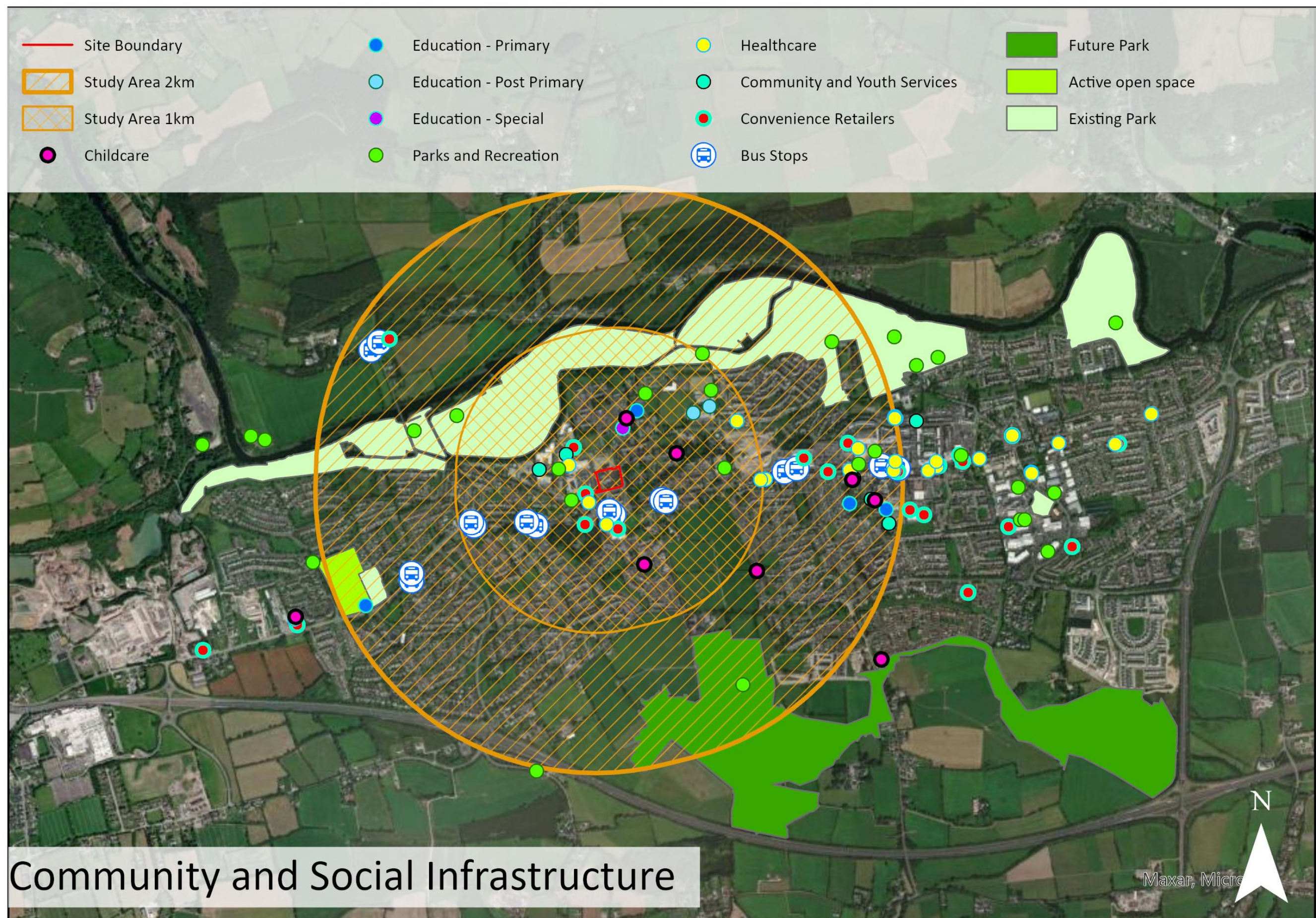
Appendix A

Maps of Social and Community Infrastructure within the Study Area

X.	Facility Name	Category	In / Outside Study Area
1	Dripsey GAA	Sports Club	Outside
2	Inniscarra Graveyard / Relig Inis Cata	Heritage Amenity	Outside
3	Regional Park Ballincollig	Park	Inside
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13	Anytime Fitness Ballincollig	Gym / Fitness	Outside
14	Jerry Lynch Personal Training Centre	Gym / Fitness	Outside
15	ATP Fitness Ballincollig	Gym / Fitness	Outside
16	One Arena Ballincollig	Gym / Fitness	Outside
17	Dennehy's Health & Fitness Ballincollig	Gym / Fitness	Outside
18	Greenfield's Allotments	Allotments	Inside
19	Ballincollig GAA Club	Sports Club	Inside
20	Ranges Pitch & Putt Ballincollig	Sports Club	Outside
21	Ballincollig AFC	Sports Club	Inside
22	Outdoor Calisthenics Gym	Gym / Fitness	Outside
23	Belvedere Hockey Club	Sports Club	Inside
24	The Sauna Snugg Ballincollig, Cork City	Gym / Fitness	Outside
25	Ballincollig Castle (No public access currently)	Heritage Amenity	Inside
26	The Yoga Tree	Gym / Fitness	Inside
27	Cork Yoga with Claire	Gym / Fitness	Inside
28	Himalaya Yoga Valley Ballincollig	Gym / Fitness	Outside

Table A.1: Reference List to Map of Gyms, sports clubs, and parks set out above. (Source: Tom Phillips + Associates, February 2026.)







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