

# Social Infrastructure Audit

For Development at Castlepark, Castlelands  
(townland), Mallow, Co. Cork

on behalf of Reside (Castlepark) Ltd.

October 2024



McCutcheon Halley  
CHARTERED PLANNING CONSULTANTS

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# 1. Introduction

This Social Infrastructure Audit (SIA) has been prepared by McCutcheon Halley Planning Consultants on behalf of the applicant, Reside (Castlepark) Ltd. in relation to the proposed housing development at Castlepark, Castlelands (townland), Mallow, Co. Cork.

The proposed large-scale residential development at Castlepark, Castlelands (townland), Mallow, Co. Cork comprises of the construction of a total of 469 no. dwelling units, and all associated site development works at Castlepark, Castlelands (townland), Mallow, Co. Cork. A masterplan has been prepared for the overall landholding comprising c. 469 dwellings.

The purpose of this SIA report is to evaluate the existing social and community infrastructure facilities in the surrounding area of the subject site to identify any potential shortages and opportunities to inform the concept of uses for the proposed development by Reside (Castlepark) Ltd.

The SIA report will identify the existing provision of social and community infrastructure facilities within the following categories:

- Educational Facilities;
- Childcare Facilities;
- Healthcare Facilities;
- Sports and Recreational Facilities;
- Community, Cultural, and Faith-Based
- Convenience Retail and;
- Public Transport

This report is based on a site visit and desktop study using online resources including Central Statistics Office (CSO) Small Area Population Statistics 2016/2022, Google Maps, the Health Service Executive, myplan.ie, Open Street Map, The Department of Education, The Pharmaceutical Society of Ireland, TUSLA, and other relevant websites. This report has further been informed by utilising planning policy materials and the Cork City Development Plan 2022-2028.

## 2. Methodology

The purpose of a SIA is to assess the available social and community infrastructure/facilities within a defined area of interest around a specified location, hereafter referred to as the catchment area. The catchment area is used to compile a demographic profile of the subject site and to count the number of social and community infrastructure facilities/services available to the subject site.

The data utilised within the SIA are categorised into geographically referenced demographic data and spatial data. The demographic data are sourced from the CSO and are based on the latest Census 2022 small area population statistics. Whilst the spatial data are representations of the social and community infrastructure as sourced from authoritative and open-source data providers.

The catchment area for this SIA is set as the area covered within a 15 min cycle from the site access point (Figure 1). A 15 min cycle area was chosen as it aligns to the national and local authority policy objectives of creating urban environments that provide ample services within a 15 min of a dwelling. This catchment used a cycle area instead of a walk area as the subject site is located on a greenfield site which is earmarked as a new extension to the settlement of Mallow. Therefore, a 15 min walk area would not reflect the access that the subject site has to various social infrastructure and services. To adjust for this, a 15 min cycle area was chosen as a bicycle was deemed as the next most sustainable form of non-motorised transport.



Figure 1: Catchment Area for the SIA



### 3. Site Context and Proposed development

#### 3.1 Site Context

The proposed development site of 12.7 ha is located within the townland of Castlelands and is located to the east of Mallow town centre (Figure 1). The site is located within the defined settlement boundary of the town, as designated by the Cork County Development Plan 2022. The site consists of undeveloped lands which were stripped as part of construction works associated with previously permitted schemes on site. These previously permitted schemes were not fully developed before the expiry of the permissions. The current application will therefore allow the development of this area as intended by the development plan and the planning history on site.

The subject site is immediately east of the existing Castlepark Estate, to the east of Mallow Town Centre. The recently constructed Scoil Aonghusa Community National School is located to the immediate north of the site. The lands to the east and south consist of greenfield lands.

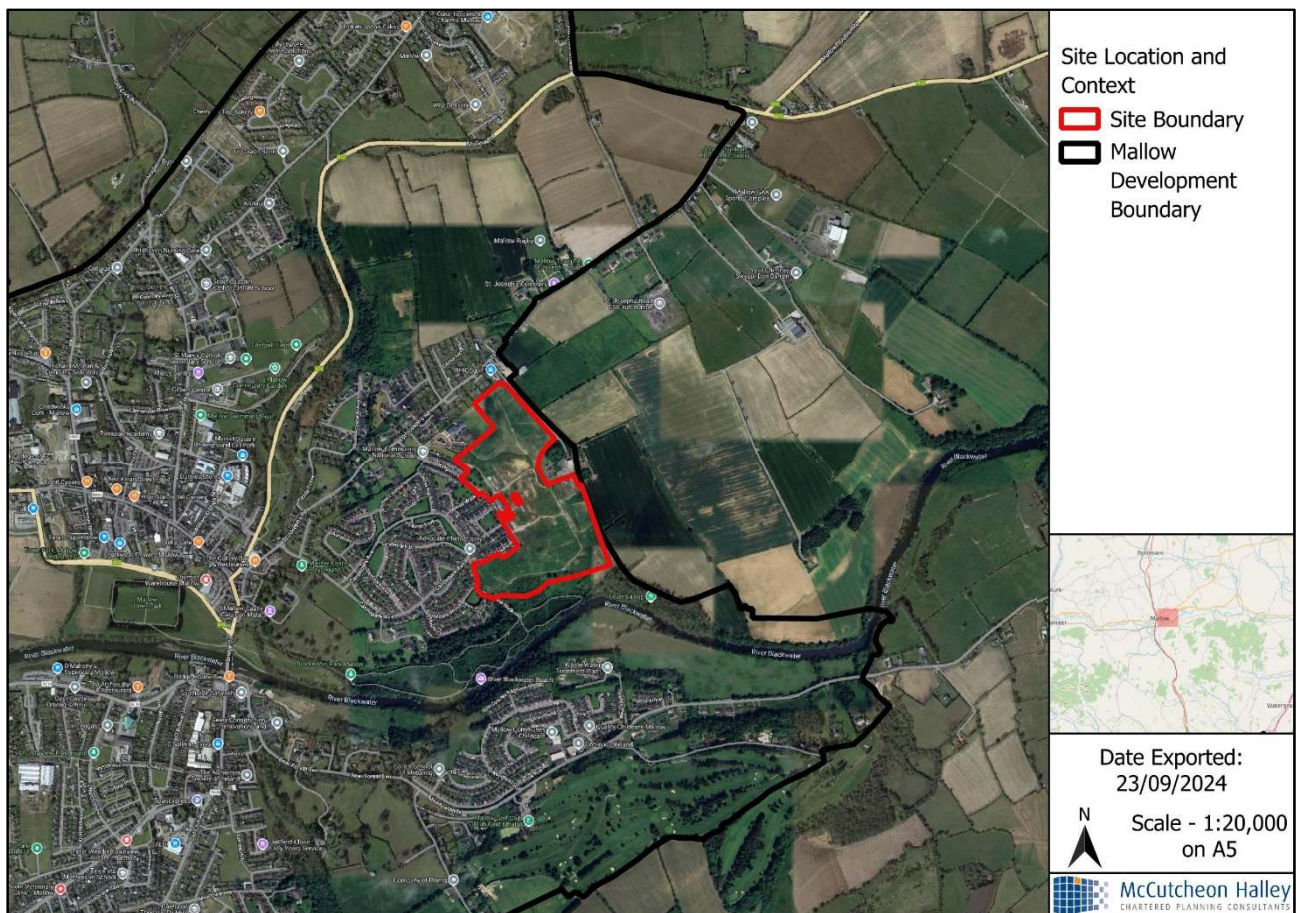


Figure 2: Location of site relative to the existing urban footprint (Sources: CSO, 2023; Cork City Council, 2024; Tailte Eireann, 2024)

### 3.2 The Proposed Development

The proposed development will function as a natural extension to the Mallow area by consolidating development in the area and ensuring the retention of a compact settlement.

Permission is sought for the following development:

- The construction of 469 no. residential units comprising a mixture of 305 houses and 164 no. apartments;
- 1 no. childcare facility;
- The provision of landscaping and amenity areas and all associated infrastructure and services including a vehicular and pedestrian/cycle access point, roads, parking, lighting and drainage.

The proposed development will see the extension of the Mallow residential area and will promote compact growth in a location contiguous to the existing urban footprint where it can be served by public transport, walking and cycling.

## 4. Planning Context

The following outlines the relevant planning policy context for the proposed development. For a comprehensive analysis of the development please refer to the submitted Statement of Consistency prepared by McCutcheon Halley Planning to accompany this application.

### 4.1 Project Ireland 2040 – The National Planning Framework

The Department of Housing Planning and Local Government, on behalf of the Government has prepared and published the National Planning Framework (NPF) under Project Ireland 2040, the overarching policy and planning framework for the social, economic and cultural development of our country.

National Policy Objective 33 states that:

*‘The NPF Priorities the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location’*

National Policy Objective 35 seeks to increase densities in settlements, through a range of measures including reduction in vacancy, reuse of existing buildings and infill development sites.

As part of the overall target population growth between now and 2040, the NPF indicates a projected increase in population of 340,000 to 380,000 in the Southern Region.

According to the National Development Plan, Cork is expected to increase its population by 125,000 by 2040, which will require the provision of additional housing to accommodate approximately 6,000 people every year up to 2040. However, considering the impact that the COVID-19 pandemic had on the construction and building industry for a period from March 2020, slowing the delivery of housing across the country including Cork, the provision of housing required on an annual basis to meet the 2040 demands has increased further.

The NPF highlights the urgent requirement for a major uplift of the delivery of housing units within the existing built-up areas of cities and other urban areas.

It is expected that a revision to the NPF will be completed by September 2024 with updated population and housing projections following recent demographic trends and Government policy in relation to immigration.

### 4.2 Cork County Development Plan 2022-2028

Chapter 6 of the CDP 2022-2028 focuses on the provision and enhancement of social and community facilities, recognizing their pivotal role in fostering vibrant, sustainable communities. These facilities are essential for improving quality of life, promoting social inclusion, and addressing the needs of a



diverse population, including different age groups, abilities, and cultural backgrounds.

Chapter 6 emphasizes that high-quality social and community infrastructure must be developed alongside housing and other developments. This includes amenities like schools, healthcare, childcare, recreational, and cultural facilities. The plan stresses the need to phase such developments with population growth to ensure that these essential services are accessible to all residents.

The CDP 2022-2028 highlights the importance of securing appropriate buildings and spaces for community use, including facilities for education, healthcare, social services, and recreation. It recognizes the role of local services, such as shops and post offices, in maintaining a sense of community. The plan encourages a partnership approach between public bodies and community organizations to achieve this vision.

One of the key initiatives in Chapter 6 is the promotion of multi-use community facilities. These facilities are designed to accommodate a range of activities and serve various community groups. The goal is to maximize the use of space and resources by encouraging different organizations to share facilities. This approach ensures efficiency and adaptability to meet the changing needs of communities over time. Cork County Council will actively support the clustering of these services, such as co-locating childcare facilities with schools, to create synergies and provide convenience for residents.

Schools and childcare facilities are considered fundamental components of community development. The Plan calls for the timely provision of these services, especially in areas experiencing population growth. There is a focus on providing universally designed facilities that can cater to all, including those with special needs. The Cork County Council is committed to securing sites for educational development, especially in large residential areas, and working closely with educational authorities to ensure adequate capacity.

The CDP 2022-2028 also prioritizes healthcare infrastructure, recognizing the need for both primary care and specialized services. As the population ages, there is an increased demand for healthcare facilities that cater to older residents. Cork County Council is designated as an “age-friendly county,” and this chapter details Cork County Council’s commitment to providing age-friendly services and infrastructure. The CDP 2022-2028 promotes the integration of services that support older residents, including housing options designed for older people, healthcare services, and recreational opportunities.

Chapter 6 of the CDP 2022-2028 emphasizes the importance of a coordinated, inclusive approach to social and community infrastructure. It highlights how facilities for education, healthcare, childcare, and recreation must be designed to meet the needs of Cork’s growing and diverse population. Through careful planning and partnership with local communities, the CDP 2022-2028 aims to create an environment that enhances the quality of life for all residents.

## 5. Demographic Analysis

The demographic analysis uses data from the Census 2022 results. The area of analysis was compiled using a spatial query which returned the small area boundaries from 2022 and 2016 which fell within the catchment area (Figure 1). The demographic analysis provides details to the key population, family and household characteristics for the 52 small area boundaries selected.

### 5.1 Key Population Characteristics

In 2022 the population for the catchment area stood at 13,456 which represented 3.7% of the total population of Cork County Council. Between 2016 and 2022 there was a 10.6% increase on the 2016 population of 12,169 (Table 1). The 10.6% population increase of the catchment area was higher than the growth rates recorded for Cork County Council (8%) and Ireland (8.1%) (Table 1).

Figure 3 represents the population composition for the catchment area population. Figure 3 shows that most of the population is aged under 49 years of age. The largest age cohort in the catchment area being the 40-44-year-olds, which account for 8.9% of the population (Table 1). The smallest age cohort was the population aged 80-84 which constituted 1.9% for the population (Table 1). The age profile of the catchment area population shows that the area has a healthy demographic outlook with an age dependency rate of 4 dependents for every 7 independents. However, the large proportion of 0-9- and 10-19-year-olds suggest that services for young people and families with children could be strained in the long term (Figure 3).

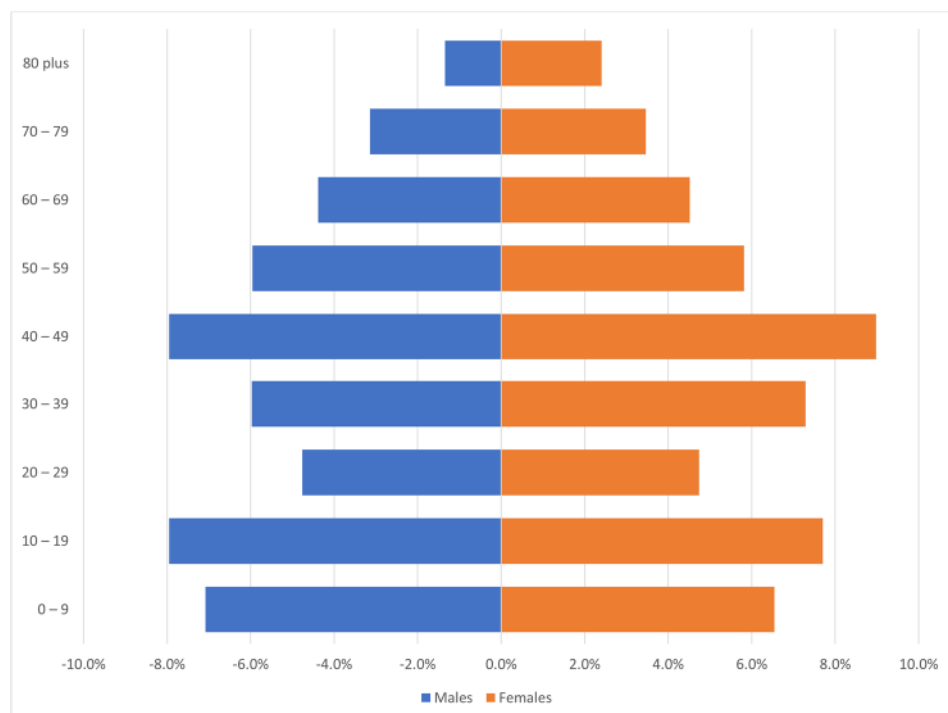


Figure 3: 2022 Population by Age and Sex: Catchment Area (Source: CSO, 2023)

The population change figures per cohort indicate an aging population with 2 of the 5 the age cohorts that experienced a decrease in population aged 9-years-old-and-under (Table 1). Then, the two largest increases recorded by age cohorts were for the 50-54-year-olds (39.2%) and the 45-49-year-olds (38.5%). In contrast, the two smallest change figures were recorded were for the 0-4-year-olds (-22.3%) and the 35-39-year-olds (-19.1%) (Table 1). These decreases are more significant than the increases noted earlier, as the 2016 base figures are larger for the younger populations than the older populations.

Table 1: Population aged 0 – 85 plus by 5-year age cohorts (Source: CSO, 2023)

	Catchment				Cork County	Ireland
Persons	2016	2022	Change	2022	2022	2022
Age 0 - 4	1,062	825	-22.3%	6.1%	6.0%	5.7%
Age 5 - 9	1,100	1,008	-8.4%	7.5%	7.2%	6.7%
Age 10 - 14	853	1,152	35.1%	8.6%	8.0%	7.3%
Age 15 - 19	701	954	36.1%	7.1%	6.9%	6.6%
Age 20 - 24	566	678	19.8%	5.0%	4.9%	6.0%
Age 25 - 29	693	601	-13.3%	4.5%	4.3%	5.7%
Age 30 - 34	948	819	-13.6%	6.1%	5.3%	6.5%
Age 35 - 39	1,194	966	-19.1%	7.2%	7.0%	7.4%
Age 40 - 44	1,027	1,203	17.1%	8.9%	8.2%	8.0%
Age 45 - 49	776	1,075	38.5%	8.0%	7.8%	7.3%
Age 50 - 54	618	860	39.2%	6.4%	7.0%	6.6%
Age 55 - 59	593	723	21.9%	5.4%	6.3%	6.0%
Age 60 - 64	519	625	20.4%	4.6%	5.5%	5.3%
Age 65 - 69	477	573	20.1%	4.3%	4.8%	4.6%
Age 70 - 74	367	497	35.4%	3.7%	4.1%	3.9%
Age 75 - 79	284	392	38.0%	2.9%	3.1%	3.0%
Age 80 - 84	204	252	23.5%	1.9%	1.9%	1.9%
Age 85 and over	187	253	35.3%	1.9%	1.7%	1.6%
Total	12,169	13,456	10.6%	100%	100%	100%

## 5.2 Key Family Characteristics

The family life cycle stages for the catchment area aligns with the observations made from the age profile. In 2022 almost a quarter (24.7%) of family units were in the 'Adult' life cycle stage, (Table 2). Families in the 'Younger Couple' life cycle stage were the smallest group at only 7.7% (Table 2). The two largest increases between 2016 and 2022 were recorded for family units within the 'Retired' (35.5%) and 'Adolescent' (32.1%) life cycle stages (Table 2). The largest decreases between 2016 and 2022 were recorded for family units in the 'Pre-school' (-31%) and 'Early School' (-22.9%) life cycle stages (Table 2). The profile of family units in the catchment area indicates that young families with young children are on the decrease whilst families without children or older children are on the increase. This would decrease the demand for services aimed at children and inversely increase the demand for services frequented by young adults.

Table 2: Families by family cycle (Source: CSO, 2023)

Life Cycle Stage	Study Area				Cork City	Ireland
Families	2016	2022	Change	2022	2022	2022
Younger couple	298	266	-10.7%	7.7%	7.2%	9.3%
Pre-school	406	280	-31.0%	8.1%	8.2%	8.1%
Early school	467	360	-22.9%	10.4%	10.2%	9.9%
Pre-adolescent	430	481	11.9%	13.9%	12.7%	11.9%
Adolescent	393	519	32.1%	15.0%	13.0%	12.3%
Adult	690	853	23.6%	24.7%	26.6%	27.0%
Older couple	276	313	13.4%	9.1%	9.7%	9.4%
Retired	279	378	35.5%	11.0%	12.4%	12.0%
All family units	3,239	3,450	0.0%	100%	100%	100%

### 5.3 Key Household Characteristics

The household profile for the catchment area tends to be households with a size of 2-persons (28.3%) to 1-person (23.6%) households (Table 3). However, the average household size in 2022 for the catchment area was 2.738 persons, which is higher than the average household size of 2.692 recorded in 2016. The two largest increases for a household by size were for 7 person households (61.5%) and 8 person or more households (50%) (Table 3). Whilst 1-person households (1.7%) and 4 person households (5.4%) recorded the smallest growth between 2016 and 2022 (Table 3). The household profile of the catchment area is representative of an area where households tend to consist of 2-persons, which would lessen the demand for services aimed at addressing loneliness and social isolation.

Table 3: Private households by size (Source: CSO, 2023)

Household Size	Study Area				Cork City	Ireland
Households	2016	2022	Change	2022	2022	2022
1 person households	1,128	1,147	1.7%	23.6%	22.9%	1,128
2 person households	1,232	1,377	11.8%	28.3%	27.6%	1,232
3 person households	836	889	6.3%	18.3%	17.2%	836
4 person households	774	816	5.4%	16.8%	18.0%	774
5 person households	384	443	15.4%	9.1%	10.1%	384
6 person households	116	125	7.8%	2.6%	3.1%	116
7 person households	26	42	61.5%	0.9%	0.7%	26
8 or more persons households	18	27	50.0%	0.6%	0.3%	18



Household Size	Study Area				Cork City	Ireland
Total households	4,514	4,866		100%	100%	4,514

## 5.4 Demographic Trends

There is a consistent theme within the age profile, family profile, and household profile, which is that the catchment area is aging. Therefore, facilities catering to the needs of older people will be placed under increasing pressure moving into the future. However, older and younger populations sometimes frequent the same type of services (e.g. primary healthcare, retail, community). Therefore, there are instances where an increase in the demand from young people will be counter-balanced by an increase in the demand from older populations. The following section presents the results of the SIA for the catchment area.

## 6. Social Infrastructure Facilities

This SIA found a total of 224 facilities located within the catchment area of the proposed development (Figure 4). More than a third (86) of the SIA facilities identified were retail facilities, which was the highest count of any SIA category. The category with the lowest count was Public Transport with only 4 facilities. This large number of facilities across 7 categories indicates that this area abounds with social infrastructure facilities and services.

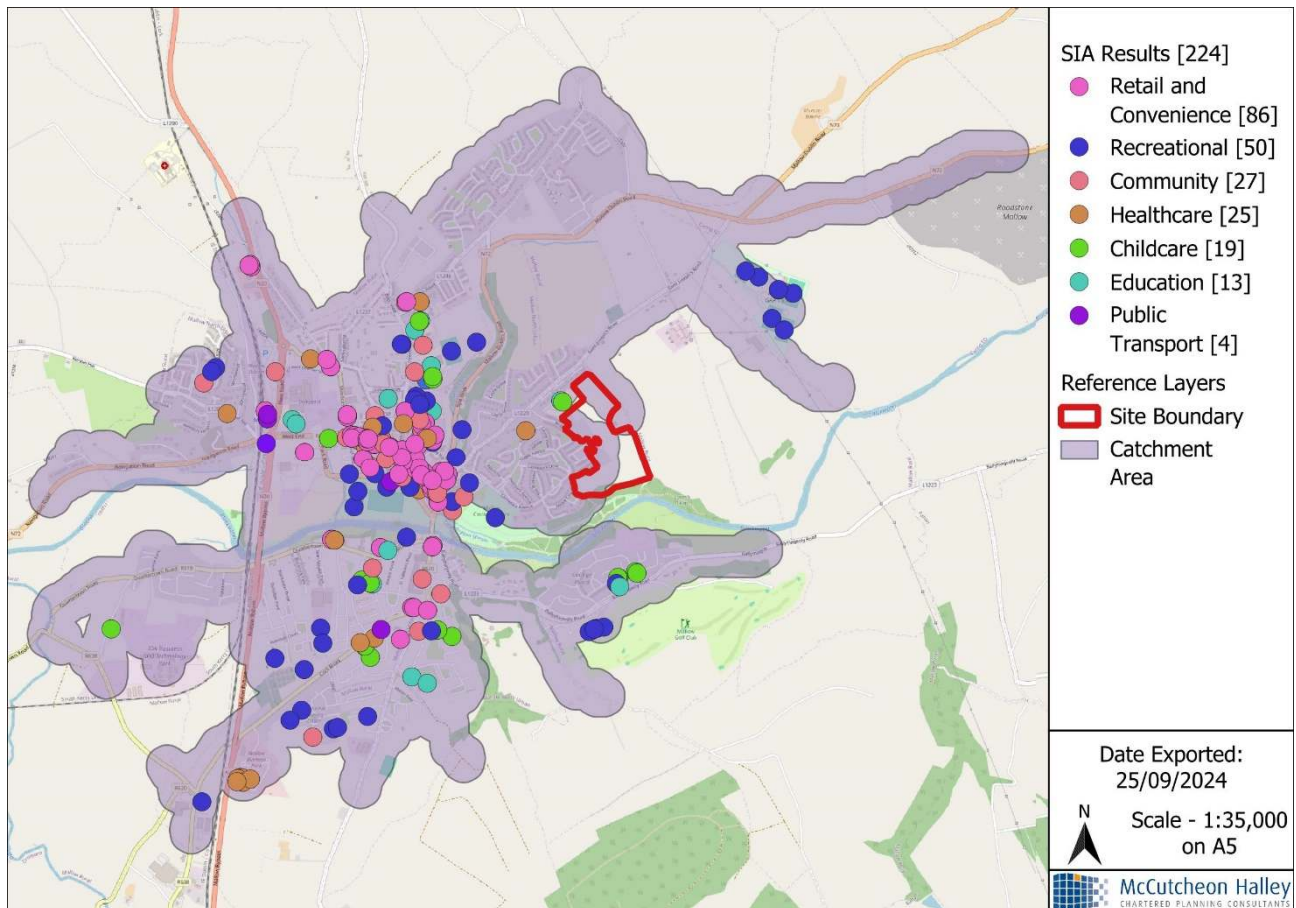


Figure 4: Social Infrastructure Facilities (Sources: Department of Education, 2023; Health Service Executive, 2023; Google Maps, 2023; Cork County Council, 2023; Nursing Homes Ireland, 2023; Open Street Map, 2023; Sport Ireland, 2023; Transport for Ireland, 2023; TUSLA, 2023)

The average distance between a social infrastructure facility and the site boundary is 1,376m, with closest facility 314m and the furthest facility located 3,114m. Based on this distance analysis it can be stated that 109 social infrastructure facilities fall within a 15 minutes' walk from the site boundary (i.e. walk speed of 4.5km/h). The following sub-sections will outline the number and composition of sub-categories of SIA facilities per category. There are seven sub-sections in total listing educational; childcare; healthcare; recreational; and community; retail; and public transport.

## 6.1 Education Facilities

Educational facilities ranked 6<sup>th</sup> out of the 7 categories of SIA facilities with 13 facilities in total. Therefore, education facilities only account for 5.8% of the SIA facilities within the catchment area (Figure 5). The education facilities are composed of 6 primary schools, 3 post-primary schools, 3 College Facilities, and 3 other education facilities.

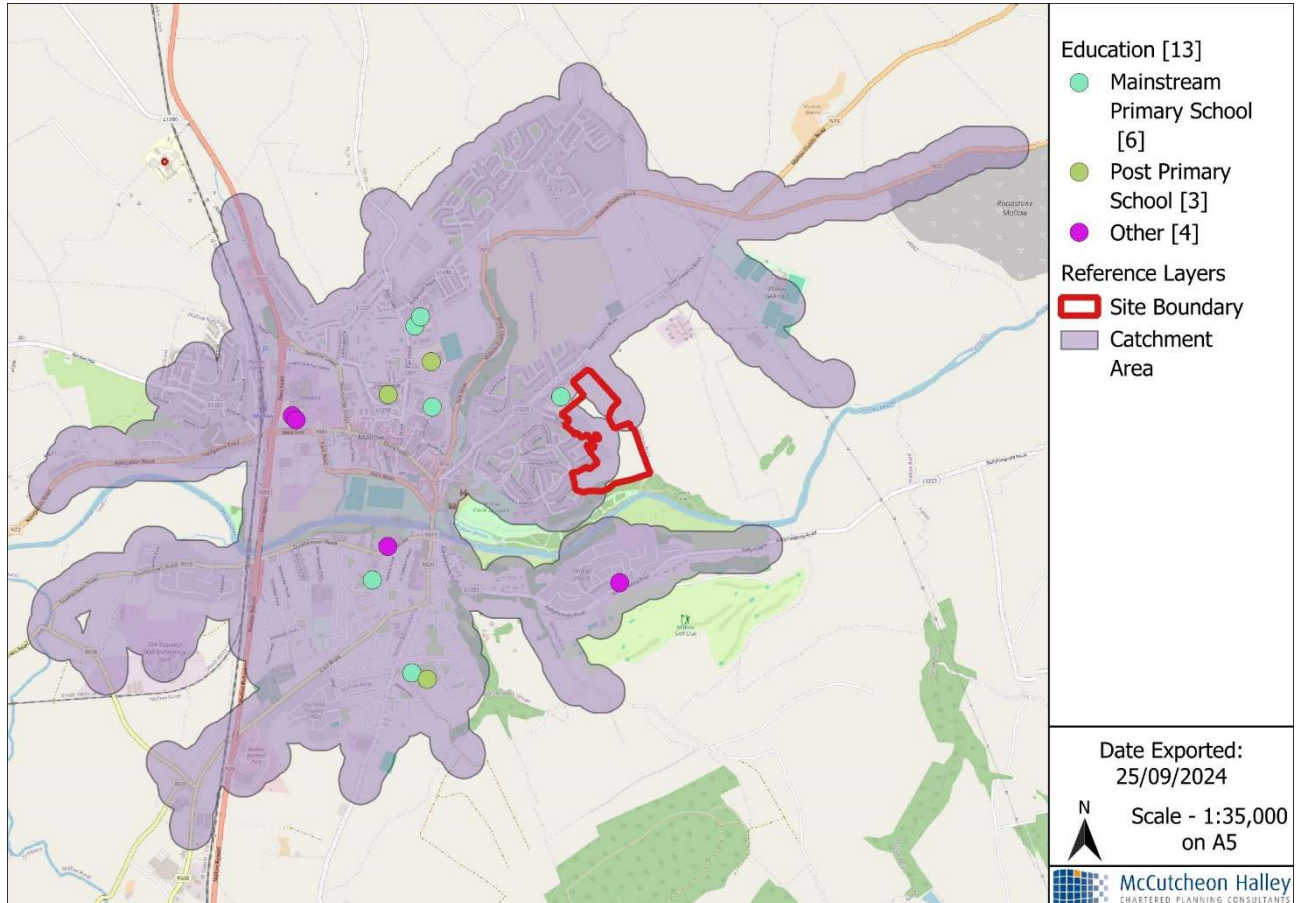


Figure 5: Education Facilities (Source: Dep. of Education, 2023; Google Maps, 2023; Open Street Maps, 2023)

The average straight-line distance to an education facility from the site boundary is 1,315m with closest facility being Mallow Community National School located 326m from the site boundary. Based on Figure 5, it can be deduced that the spatial distribution of educational services is concentrated to the north of the catchment area. With the education facilities located toward the centre of Mallow. The school need and demand report accompanying this application provides a detailed account of capacity figures of the schools within the catchment area. The broad finding of the school need and demand report is that there is sufficient existing capacity within primary and post-primary school facilities in the catchment. Within the catchment area, the 6 primary schools have an estimates 83 spaces available and the 3 post-primary schools have 206 available spaces Table 4 below provides a list of all the education facilities included in this SIA.

Table 4: List of Education Facilities in the Catchment Area

Name	Category	Sub-Category	Distance to Site (m)
16159D - Convent Girls Senior National School	Education	Mainstream Primary School	1,248
17887S - S N NAOMH PADRAIG BOYS SENIOR SCHOOL	Education	Mainstream Primary School	1,002
18883P - S N IOSAGAIN	Education	Mainstream Primary School	1,246
19256Q - SCOIL GHOBNATAN	Education	Mainstream Primary School	1,581
19886D - GAEL SCOIL THOMAS DAIBHIS	Education	Mainstream Primary School	1,769
20440Q - Mallow Community National School	Education	Mainstream Primary School	326
62330U - Patrician Academy	Education	Post Primary School	1,261
62350D - St Mary's Secondary School	Education	Post Primary School	1,075
71020G - Davis College	Education	Post Primary School	1,745
Cork College of FET Mallow Youthreach Centre	Education	College	869
Cork College of FET - Mallow Campus	Education	College	1,793
Cork College of FET - Mallow Night School	Education	College	1,771
Centre Stage School Mallow	Education	Drama School	1,408



## 6.2 Childcare Facilities

Childcare facilities ranked 5<sup>th</sup> out of the 7 categories of SIA facilities with 19 facilities in total. Therefore, childcare facilities account for almost 8.5% of the SIA facilities within the catchment area (Figure 6). The childcare facilities are composed of 10 TUSLA registered early years' service providers and 9 TUSLA registered school-aged service providers.

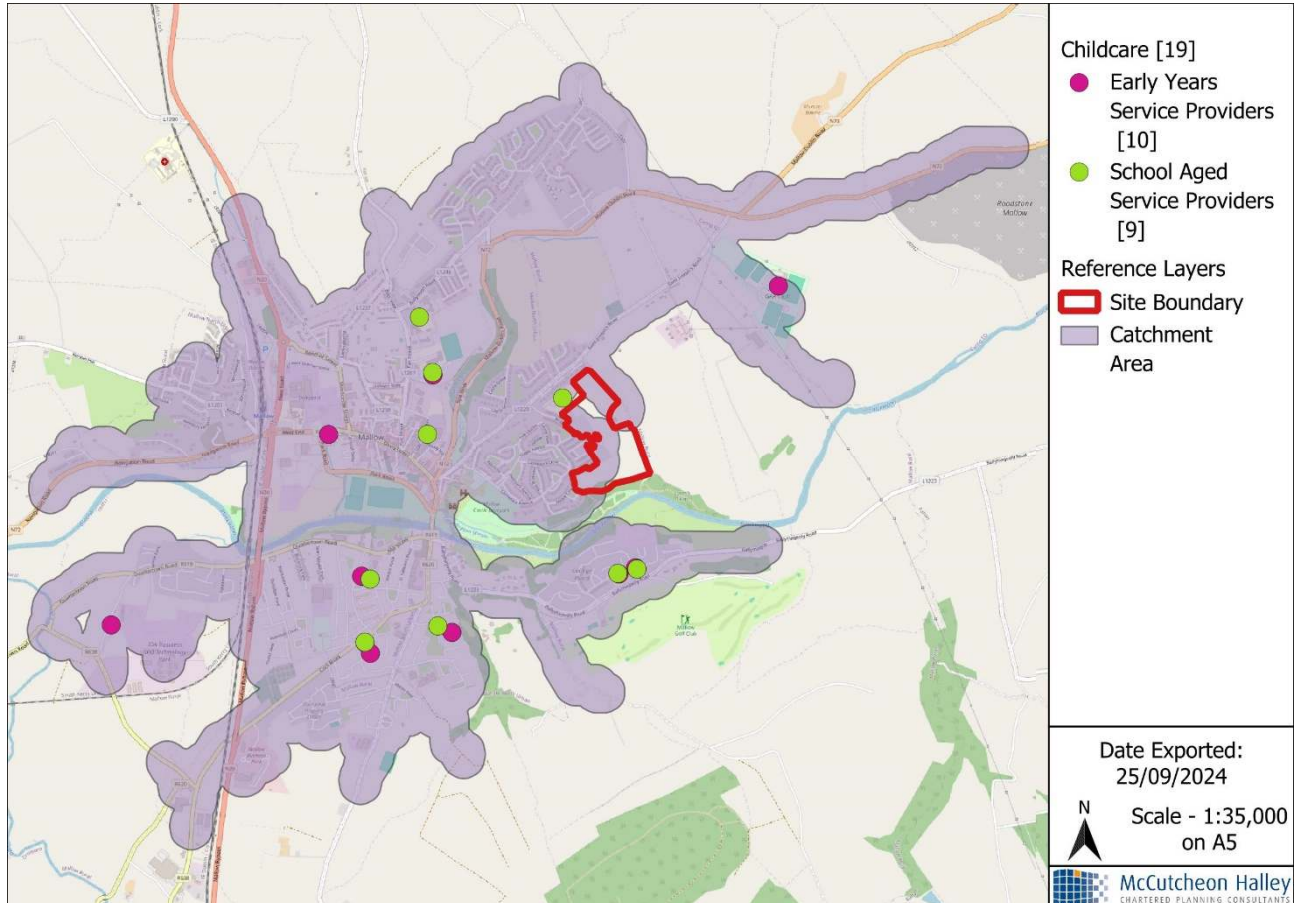


Figure 6: Childcare Facilities (Source: TUSLA, 2024)

The average straight-line distance to a childcare facility from the site boundary is 1,339m with closest facility being Mallow Community Childcare Breakfast Club and After-school - Scoil Aonghusa located 314m from the site boundary. Based on Figure 6, it can be deduced that the spatial distribution of childcare services is to the south of the catchment area. Only 7 of the 9 childcare service providers are in the northern half of the catchment area. The childcare demand report that accompanies this application provides a detailed account of the early years' service providers within the catchment area. The childcare report found that there is limited capacity (10 available spaces) within the catchment area to accommodate an increase in the number of children enrolled for early year's childcare services. Therefore, the proposed development includes a 122-space childcare facility. Thereby, the proposed development will add to the capacity of childcare facilities in the

catchment area and county, instead of encroaching on the existing capacity. Table 5 below provides a list of all the education facilities included in this SIA.

Table 5: List of Childcare Facilities in the Catchment Area

Name	Category	Sub-Category	Distance to Site (m)
TU2015CC037 - Ballyellis Childcare T/A Quality Childcare	Childcare	Early Years - Full Day, Part Time, Sessional	2,017
TU2015CC300 - Naíonra Thomáis Dáibhís	Childcare	Early Years - Sessional	907
TU2015CC255 - Mallow Community Childcare - Early Years	Childcare	Early Years - Full Day, Part Time, Sessional	1,859
TU2015CC028 - Ash's Angels Preschool	Childcare	Early Years - Sessional	2,161
TU2015CC073 - Bright Start Montessori Pre-School	Childcare	Early Years - Sessional	2,605
TU2015CC312 - Respond Early Years Service, Oakfield Close	Childcare	Early Years - Part Time, Sessional	1,581
TU2015CC348 - Rising Stars Childcare - Early Years	Childcare	Early Years - Full Day, Part Time, Sessional	2,851
TU2015CC430 - Tiny Tots Montessori School	Childcare	Early Years - Sessional	2,339
TU2015CC360 - Serendipity Montessori & Childcare Facility	Childcare	Early Years - Part Time, Sessional	1,869
TU2015CC210 - Le Cheile Family Resource Centre (Mallow) Ltd - Early Years	Childcare	Early Years - Full Day, Part Time, Sessional	1,869
TU2020CC005SA - Dina's Den Breakfast & Afterschool Club	Childcare	School Aged - Standalone	1,238

Name	Category	Sub-Category	Distance to Site (m)
TU2021CC012SA - ABC's and 123's Preschool and Afterschool Club	Childcare	School Aged - Combined	2,326
TU2021CC054SA - Ballyellis Childcare	Childcare	School Aged - Combined	2,772
TU2022CC001SA - Le Cheile Family Resource Centre - School Aged	Childcare	School Aged - Combined	2,319
TU2023CC031SA - Mallow Community Childcare, Breakfast Club and Afterschool - Scoil Ghobnatan	Childcare	School Aged - Standalone	1,478
TU2021CC009SA - Oakfield Close Community Childcare	Childcare	School Aged - Combined	1,996
TU2019CC047SA - Mallow Community Childcare Breakfast Club and After-school - Scoil Aonghusa	Childcare	School Aged - Standalone	1,687
TU2020CC035SA - Mallow Community Childcare - School Aged	Childcare	School Aged - Combined	2,752
TU2021CC071SA - Rising Stars Childcare - School Aged	Childcare	School Aged - Combined	2,082

### 6.3 Healthcare Facilities

Healthcare facilities ranked 4<sup>th</sup> out of the 7 categories of SIA facilities with 25 facilities in total. Therefore, healthcare facilities account for 11.2% of the SIA facilities within the catchment area (Figure 7). The healthcare facilities are composed of 10 pharmacies, 8 general practitioner surgeries, 4 dentists, 2 nursing homes, and 1 primary care centre.

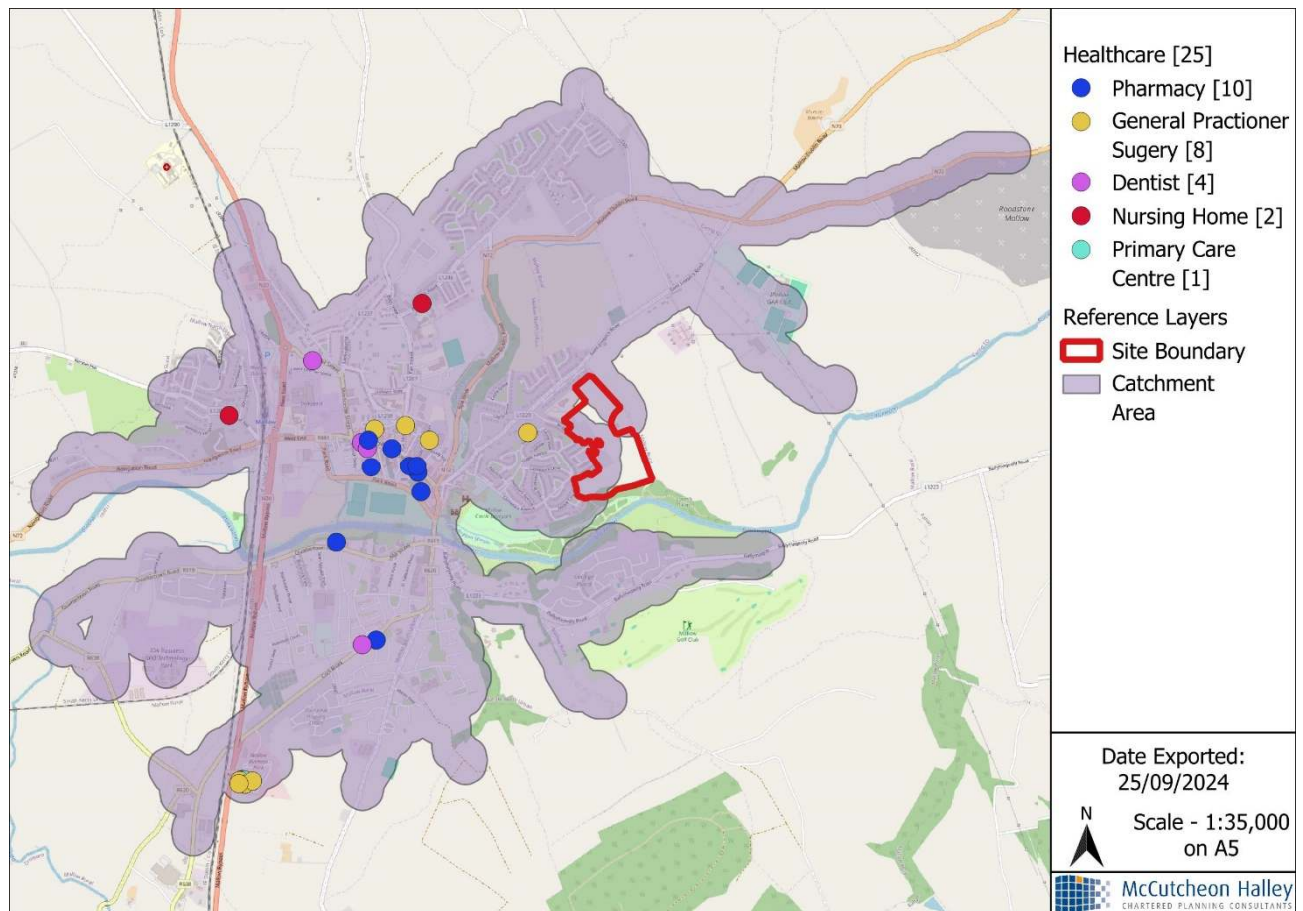


Figure 7: Healthcare Facilities (Source: Google Maps, 2023; Health Service Executive, 2023; Nursing Home Ireland, 2023; The Pharmaceutical Society of Ireland, 2023)

The average straight-line distance to a healthcare facility from the site boundary is 1,713m with the closest facility being The Laurels Surgery located 458m from the site boundary. Based on Figure 7, it can be concluded that the spatial distribution of healthcare services is clustered along the N20 running into the centre of Cork City. There is an additional cluster to the centre of the catchment where the centre of Mallow is located. Therefore, it is within reason to conclude that the subject site has various healthcare options to avail of in future. The HSE does not have guidelines as to the service health facilities. Therefore, this report uses the guidance provided by the Royal College of General Practitioners, which states that an adequate supply of general practitioners (GP) is 1 per 1,800 persons (Homes England, 2023). The 8 GP surgeries within the catchment area have a total of 31 GPs. Therefore, the GPs in the catchment can effectively serve a population of 55,800. Given that the catchment area population is 12,169, the number GPs is sufficient to serve the catchment population. Table 6 below provides a list of all the healthcare facilities included in this SIA.



Table 6: List of Healthcare Facilities in the Catchment Area

Name	Category	Sub-Category	Distance to Site (m)
Boots	Healthcare	Pharmacy	1,524
Chemist Warehouse	Healthcare	Pharmacy	2,512
Horgan's Pharmacy	Healthcare	Pharmacy	2,891
Joyce's Pharmacy	Healthcare	Pharmacy	1,614
Mulcahy's Pharmacy Limited	Healthcare	Pharmacy	1,103
Mulcahy's Life Pharmacy Main Street	Healthcare	Pharmacy	1,112
Peter Weedle Allcare Pharmacy Cork Road	Healthcare	Pharmacy	1,362
Peter Weedle Allcare Pharmacy Main Street	Healthcare	Pharmacy	1,235
Bridhaven Nursing Home	Healthcare	Nursing Home	2,859
Fairyhill Nursing Home	Healthcare	Nursing Home	1,145
Mallow Dental Care	Healthcare	Dentist	1,758
Diarmuid Linehan	Healthcare	Dentist	1,102
Dental Practice on Beecher Street Mallow	Healthcare	Dentist	1,309
Sandfield Dental Practice	Healthcare	Dentist	2,167
Mallow Primary Healthcare Centre MPHC	Healthcare	Primary Care Centre	1,408
The Cork Road Clinic	Healthcare	General Practitioner Surgery	1,375

Name	Category	Sub-Category	Distance to Site (m)
Chapel Lane Surgery	Healthcare	General Practitioner Surgery	1,743
O'Sullivan's Pharmacy at Sean Moylan Park	Healthcare	Pharmacy	1,836
O'Sullivan's Pharmacy at Main Street	Healthcare	Pharmacy	2,852
The Red House Family Practice	Healthcare	General Practitioner Surgery	2,873
Town Centre Medical Practice	Healthcare	General Practitioner Surgery	1,333
The Laurels Surgery	Healthcare	General Practitioner Surgery	1,662
The Medical Centre	Healthcare	General Practitioner Surgery	1,368
4th Practice Enhanced Medical Services	Healthcare	General Practitioner Surgery	2,867
Market Square Family Practice	Healthcare	General Practitioner Surgery	1,158

## 6.4 Sports and Recreation Facilities

Recreational facilities ranked 2<sup>nd</sup> of the 7 categories of SIA facilities with 50 facilities in total. Therefore, recreational facilities account for 22.3% of the SIA facilities within the catchment area (Figure 8). The recreational facilities are composed of 20 pitches, 7 children's play areas, 6 parks, 4 gyms, 3 basketball facilities, 3 football clubs, 2 golf facilities, and 5 other recreational facilities.

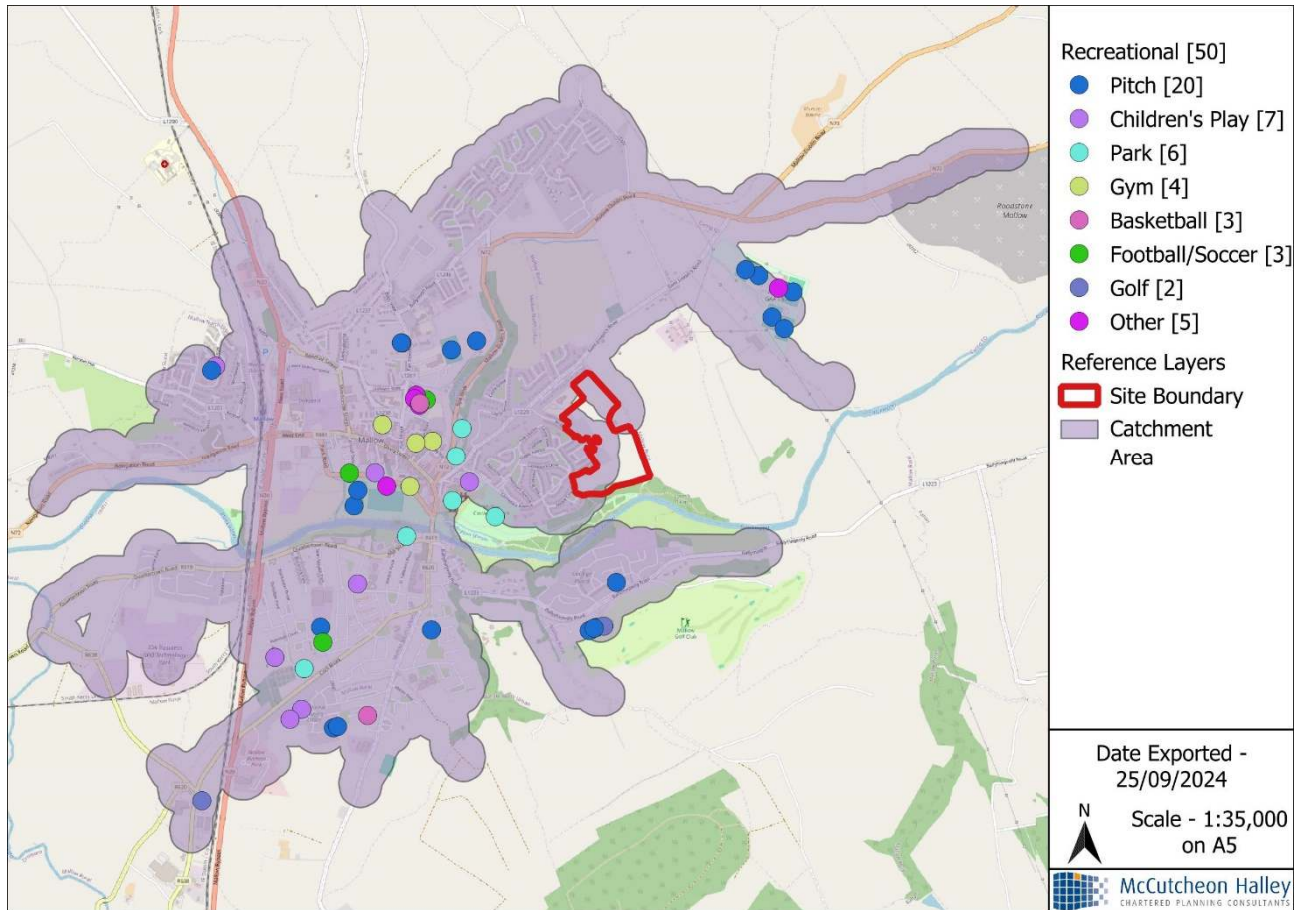


Figure 8: Recreational Facilities (Sources: Google Maps, 2024; Open Street Map, 2023; Sport Ireland, 2023)

The average straight-line distance to a sport and recreational facility from the site boundary is 1,431m with the closest facility being Mallow Castle Deer Park located 788m from the site boundary. Based on Figure 8, it can be deduced that the spatial distribution of recreational facilities is clustered to the centre of Mallow. However, there are substantial clusters to the periphery of the catchment area which points to an area with several options for recreational activities. Table 7 below provides a list of all the recreational facilities included in this SIA.

Table 7: List of Recreational Facilities in the Catchment Area

Name	Category	Sub-Category	Distance to Site (m)
Spa House Grounds	Recreational	Park	822
Mallow Town Park AFC	Recreational	Football/Soccer	1,482
Mallow Town FC - Fairfield	Recreational	Football/Soccer	1,045

Name	Category	Sub-Category	Distance to Site (m)
Forest View Mallow	Recreational	Children's Play	2,279
Mallow Town Skatepark	Recreational	Children's Play, Skateboarding/Skating	1,336
Bathview, Mallow Multi Use Games Area	Recreational	Basketball, Football/Soccer	1,276
Powerscourt Multi Use Games Area	Recreational	Basketball, Children's Play	2,104
Mallow Park Road Outdoor Gym	Recreational	Gym/Workout	1,157
Mallow Town Park	Recreational	Walking	1,286
Pitch 4 at Mallow GAA Sports Complex	Recreational	Pitch	1,163
Tennis Court 1 at Mallow Golf Club	Recreational	Pitch	1,104
Mallow Golf Club	Recreational	Golf	1,096
Mallow Castle Park	Recreational	Park	955
Pitch 1 at Gouldshill Multi Use Games Area	Recreational	Pitch	2,287
Pitch 2 at Gouldshill Multi Use Games Area	Recreational	Pitch	2,265
Mallow Pitch and Putt Course	Recreational	Golf	3,114
Gouldshill Mallow 2	Recreational	Children's Play	2,341
Pitch 1 at Summerhill MUGA	Recreational	Pitch	1,496
Pitch 2 at Mallow GAA Sports Complex	Recreational	Pitch	1,260
Pitch 3 at Mallow GAA Sports Complex	Recreational	Pitch	1,345



Name	Category	Sub-Category	Distance to Site (m)
Pitch 5 at Mallow GAA Sports Complex	Recreational	Pitch	1,186
Pitch 1 at Mallow GAA Sports Complex	Recreational	Pitch	1,235
Pitch 1 at Mallow Community Childcare	Recreational	Pitch	849
Tennis Court 3 at Mallow Golf Club	Recreational	Pitch	1,118
Tennis Court 4 at Mallow Golf Club	Recreational	Pitch	1,125
Tennis Court 2 at Mallow Golf Club	Recreational	Pitch	1,109
Mallow GAA Sports Complex	Recreational	GAA	1,293
Pitch 2 at Mallow Town Park	Recreational	Pitch	1,495
Pitch 1 at Mallow Town Park	Recreational	Pitch	1,452
The Lions Den Mallow	Recreational	Gym	990
Xtreme CSC Mallow	Recreational	Gym	1,086
Mallow Swimming Pool	Recreational	Swimming	1,106
Taekwon-Do & Kickboxing Mallow	Recreational	Martial Arts	1,113
Mallow Gymnastics Club	Recreational	Gymnastics	1,079
Academy Pitch 1 of Mallow United AFC	Recreational	Pitch	1,006
Hi B Fitness	Recreational	Gym	1,277
Academy Pitch 2 of Mallow United AFC	Recreational	Pitch	912
Park at Ward Terrace	Recreational	Park	1,279

Name	Category	Sub-Category	Distance to Site (m)
Pitch 1 at Bathview Mallow Multi Use Games Areas	Recreational	Pitch	1,281
Acorn Field	Recreational	Park	2,181
Pitch 1 at St. Gobnait's Park of Mallow United AFC	Recreational	Pitch	1,966
Tip O'Neill Park	Recreational	Park	864
Mallow Castle Deer Park	Recreational	Park	788
Woodview, Mallow	Recreational	Children's Play	2,262
Mallow (Castle Playground)	Recreational	Children's Play	825
Churchview Playground	Recreational	Children's Play	1,656
Gouldshill Mallow 1	Recreational	Children's Play	2,429
Mallow Basketball Club	Recreational	Basketball	1,077
St. Gobnait's Park Mallow United AFC	Recreational	Football/Soccer	2,006
Pitch 1 at Woodview Drive Community Centre	Recreational	Pitch	2,282

## 6.5 Community Facilities

Community facilities ranked 3<sup>rd</sup> out of the 7 categories of SIA facilities with 27 in total. Therefore, community facilities account for 12.1% of the SIA facilities within the catchment area (Figure 9). The community facilities are composed of 7 places of worship, 4 community centres, 2 adult care facilities, 2 libraries, 2 post offices, 2 castles, a police station, a fire station, and a courthouse, and 5 other community facilities.

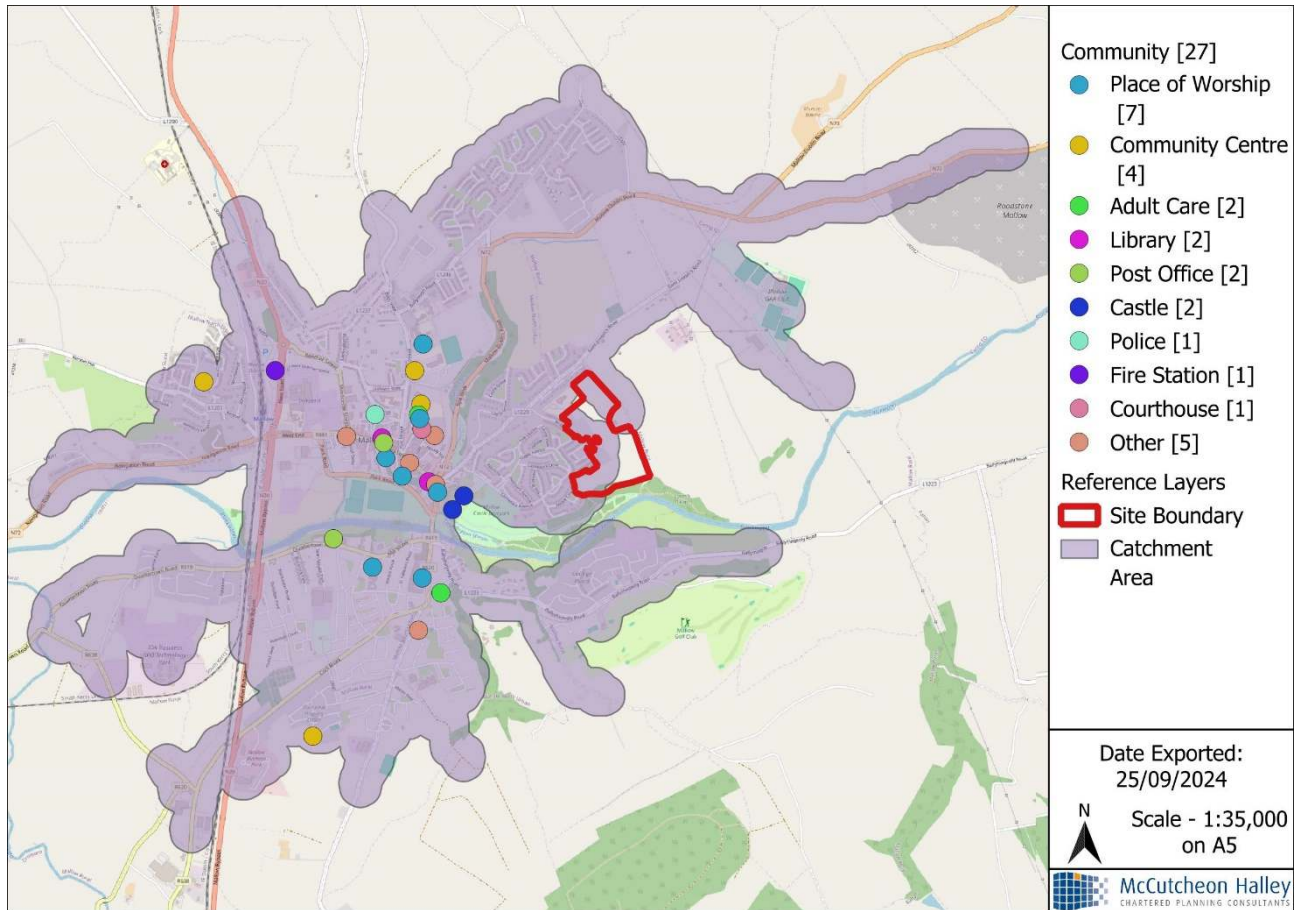


Figure 9: Community Facilities (Sources: Open Street Maps, 2023)

The average straight-line distance to a community, cultural, and faith-based facility from the site boundary is 1,313m with closest facility being Dublin Mallow Castle House located 884m from the site boundary. Based on Figure 9, it can be deduced that the spatial distribution of community services is clustered toward the north of the catchment area, with only 6 of the 27 facilities located to the south of the catchment. This is to be expected as the centre of Mallow is to the north of the catchment area and serves as a hub for community facilities. Table 8 below provides a list of all the community facilities included in this SIA.

Table 8: List of Community, Cultural and Faith-Based Facilities in the Catchment Area

Name	Category	Sub-Category	Distance to Site (m)
Mallow Community Youth Centre	Community	Community Centre	1,070
Mallow Station	Community	Police	1,323
Leadharlann	Community	Library	1,049

Name	Category	Sub-Category	Distance to Site (m)
Mallow Town Council	Community	Town Hall	1,132
Ballydaheen Post Office	Community	Post Office	1,666
Mallow District Court	Community	Courthouse	1,051
Mallow Sheltered Care	Community	Sheltered Accommodation	1,548
The Big Blue Cube	Community	Community Centre	2,402
The Sensory Pod Mallow Library Autism Friendly Location	Community	Library	1,279
Mallow Day Care Centre	Community	Adult Care	1,076
Mercy Centre	Community	Community Centre	1,151
St. Mary's Day Center Mallow	Community	Adult Care	1,307
Mallow Fire Station	Community	Fire Station	1,923
Woodview Drive Community Centre	Community	Community Centre	2,316
Mallow Post Office	Community	Post Office	1,270
Mallow Castle	Community	Castle	976
Gate Cinema Mallow	Community	Cinema	978
The Clock House	Community	Historic Building	1,014
West End Art Studio	Community	Arts Centre	1,481
Mallow Castle House	Community	Castle	884
St. James Chirch of Ireland	Community	Place of Worship	1,188
Roman Catcholic Church of Resurrection	Community	Place of Worship	1,533

Name	Category	Sub-Category	Distance to Site (m)
Mallow Mosque	Community	Place of Worship	1,017
RCCG Sanctuary of His Glory (Freedom Hall)	Community	Place of Worship	1,332
Kingdom Hall Of Jehovahs Witnesses	Community	Place of Worship	1,067
Convent of Mercy	Community	Place of Worship	1,166
Saint Mary's church	Community	Place of Worship	1,264

## 6.6 Convenience, Retail and Other Amenities

Retail facilities are the largest category of SIA facilities with 86 facilities in total. Therefore, retail facilities account for almost 38.4% of the SIA facilities within the catchment area (Figure 10). The retail facilities are composed of 13 fast food establishments, 12 hairdressers, 11 pubs/bars, 11 restaurants, 8 cafes, 7 convenience stores, 6 supermarkets, 5 bank branches, 3 ATMs, 2 butchers, 2 opticians, 2 green grocers, and 3 other retail and convenience facilities.



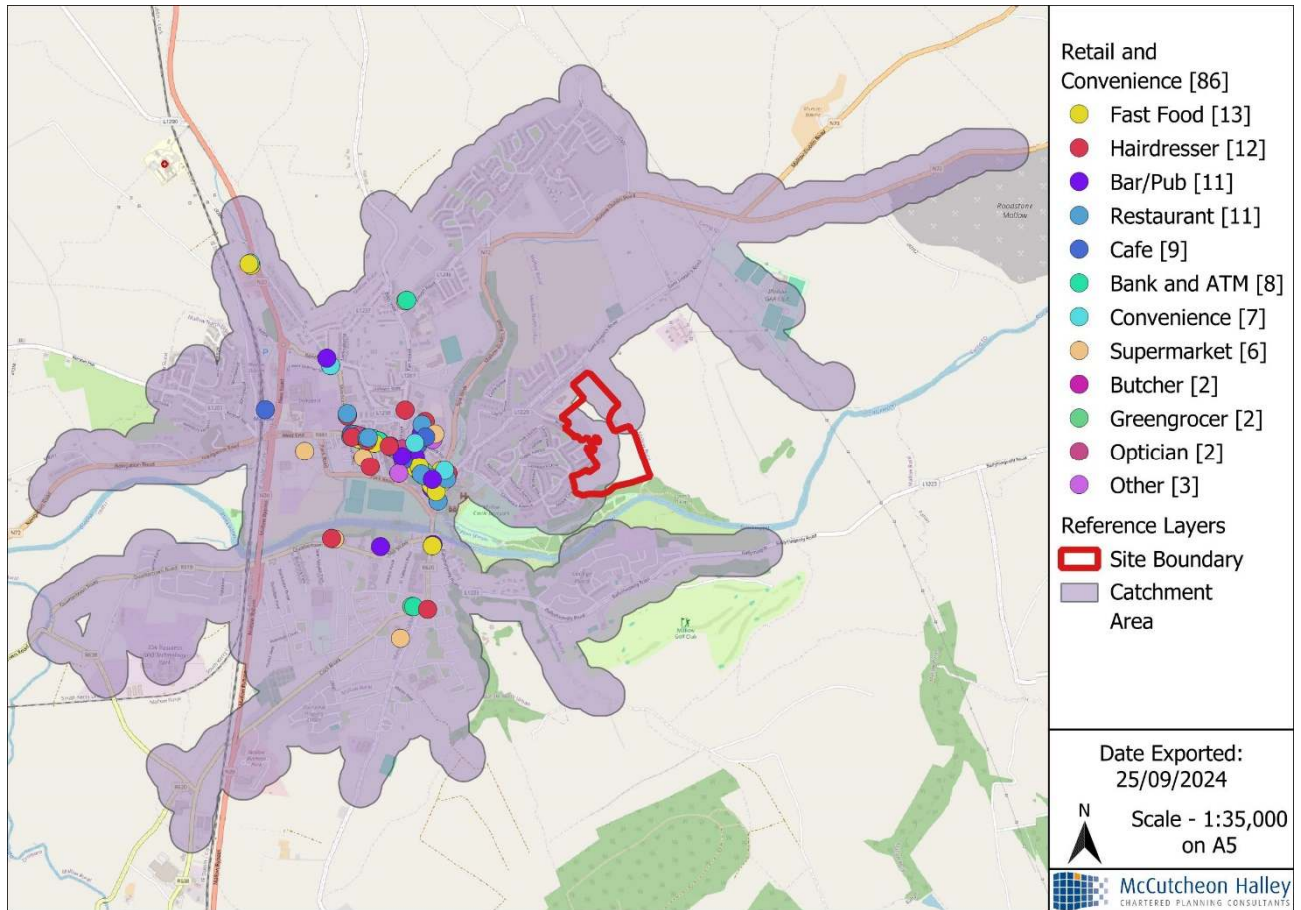


Figure 10: Retail Facilities (Sources: Google Maps, 2023; Open Street Maps, 2023)

The average straight-line distance to a retail and convenience facility from the site boundary is 1,269m with closest facility being Scamps Salon located 929m from the site boundary. Based on Figure 10, it can be deduced that the spatial distribution of retail services is concentrated within the centre of Mallow. There are pockets of retail and convenience facilities outside the centre of Mallow. Table 9 below provides a list of all the education facilities included in this SIA.

Table 9: List of Retail and Convenience Facilities in the Catchment Area

Name	Category	Sub-Category	Distance to Site (m)
Priory Coffee Co	Retail and Convenience	Cafe	1,673
The Bridge House	Retail and Convenience	Pub	771
Denie Murphys	Retail and Convenience	Pub	632

Name	Category	Sub-Category	Distance to Site (m)
AIB	Retail and Convenience	Bank	328
Permanent TSB	Retail and Convenience	Bank	2,209
Albert Lynch's	Retail and Convenience	Pub	2,381
Vibe Hair Salon	Retail and Convenience	Hairdresser	2,504
ATM 1 of Bank of Ireland	Retail and Convenience	Atm	2,691
ATM 1 of AIB	Retail and Convenience	Atm	2,860
Bank of Ireland	Retail and Convenience	Bank	2,893
Brudairs	Retail and Convenience	Cafe	2,785
McCarthy Meats	Retail and Convenience	Butcher	1,993
Dee's Barber Shop	Retail and Convenience	Hairdresser	2,017
Sheehan's Family Butchers	Retail and Convenience	Butcher	1,989
Centra on Main Street	Retail and Convenience	Convenience	1,547
SuperValu	Retail and Convenience	Supermarket	1,538
Mev Turkish Barbers	Retail and Convenience	Hairdresser	2,738
The Little Man	Retail and Convenience	Bar	2,882
Downtown Take-Away	Retail and Convenience	Fast Food	1,854
The Riverside Diner	Retail and Convenience	Restaurant	1,912

Name	Category	Sub-Category	Distance to Site (m)
The Cranky Barber	Retail and Convenience	Hairdresser	2,892
Soos Asian Street Food	Retail and Convenience	Fast Food	2,314
Apache Pizza Mallow	Retail and Convenience	Fast Food	2,831
Noodle-Mallow	Retail and Convenience	Fast Food	2,843
Scamps Salon	Retail and Convenience	Hairdresser	2,843
Bella Cafe	Retail and Convenience	Restaurant	2,887
Pizza Dante Kentucky	Retail and Convenience	Fast Food	1,554
Wm-Sheehan's (Mona's)	Retail and Convenience	Pub	1,672
Food Market	Retail and Convenience	Greengrocer	2,966
Shame Food	Retail and Convenience	Convenience	1,550
Emerald Garden	Retail and Convenience	Restaurant	3,010
The Olde Fiddle	Retail and Convenience	Bar	3,079
Luceys Café 1880	Retail and Convenience	Cafe	3,031
Insomnia Coffee Company	Retail and Convenience	Cafe	3,020
Maureen's Pub	Retail and Convenience	Pub	2,906
Eskimo Pizza Mallow	Retail and Convenience	Fast Food	3,084
Choices Cafe	Retail and Convenience	Cafe	2,843

Name	Category	Sub-Category	Distance to Site (m)
D'Mughal's	Retail and Convenience	Restaurant	1,555
Hangout	Retail and Convenience	Fast Food	1,587
Four Star Pizza	Retail and Convenience	Fast Food	1,493
Phillip's Bookshop	Retail and Convenience	Bookshop	783
Globe Cafe Mallow	Retail and Convenience	Cafe	1,842
Mallow Credit Union	Retail and Convenience	Bank	2,907
C A Murry Opticians	Retail and Convenience	Optician	1,870
Nibble	Retail and Convenience	Restaurant	2,824
Juicy Mallow	Retail and Convenience	Beverages	2,832
Mr Kebab Mallow	Retail and Convenience	Fast Food	2,326
Foley's	Retail and Convenience	Convenience	2,308
Foly's Foodstore	Retail and Convenience	Greengrocer	1,064
Ballydaheen Branch of Mallow Credit Union	Retail and Convenience	Bank	1,423
Silver Scissors Hair Salon	Retail and Convenience	Hairdresser	1,217
Aldi	Retail and Convenience	Supermarket	2,782
Blasta	Retail and Convenience	Cafe	2,406
Belle Hair	Retail and Convenience	Hairdresser	2,399

Name	Category	Sub-Category	Distance to Site (m)
Applegreen	Retail and Convenience	Convenience	2,329
Tesco	Retail and Convenience	Supermarket	1,365
Lidl	Retail and Convenience	Supermarket	1,424
McDonald's	Retail and Convenience	Fast Food	1,915
The Arches Bar & Restaurant	Retail and Convenience	Pub	1,891
The Gallery Bar and Restaurant	Retail and Convenience	Restaurant	2,368
Queensland Chinese Takeout	Retail and Convenience	Fast Food	2,312
Juniper	Retail and Convenience	Restaurant	1,832
Centra at Spa Springs	Retail and Convenience	Supermarket	1,842
Delikatesy Krówka	Retail and Convenience	Convenience	1,931
Stunners Hair Salon	Retail and Convenience	Hairdresser	1,224
Lorenza's Hair and Beauty	Retail and Convenience	Hairdresser	1,239
Jumbo Chinese Restaurant	Retail and Convenience	Restaurant	1,193
Euronet ATM	Retail and Convenience	Atm	1,198
Dunnes Stores	Retail and Convenience	Supermarket	2,338
The Mouse Trap	Retail and Convenience	Pub	2,331
Food Capers	Retail and Convenience	Cafe	1,902



Name	Category	Sub-Category	Distance to Site (m)
City Palace Chinese Restaurant	Retail and Convenience	Restaurant	1,210
Mallow Farmers' Market	Retail and Convenience	Market Place	1,220
Specsavers	Retail and Convenience	Optician	1,231
Imaj Turkish Barber	Retail and Convenience	Hairdresser	2,294
O'Keeffe's	Retail and Convenience	Pub	2,273
Supermac's	Retail and Convenience	Fast Food	2,279
Costa	Retail and Convenience	Cafe	1,905
Costcutter	Retail and Convenience	Convenience	2,378
Visage Haur Salon	Retail and Convenience	Hairdresser	1,234
Ocana's Bar & Restaurant	Retail and Convenience	Restaurant	1,420
Khao Asian Street Food	Retail and Convenience	Restaurant	1,354
Istanbul Barbers	Retail and Convenience	Hairdresser	1,241
Mac's Place at the Mallow N20 Plaza	Retail and Convenience	Fast Food	2,300
Murphys (The Hawks)	Retail and Convenience	Bar	2,301
Dealz	Retail and Convenience	Convenience	2,595

## 6.7 Public Transport

Public transport facilities were the lowest ranked out of the 7 categories of SIA facilities with 4 facilities in total. Therefore, public transport facilities account for 1.8% of the SIA facilities within the catchment area (Figure 11).

The public transport facilities are composed of 3 bus stops connecting to various local and regional bus routes and a train station.

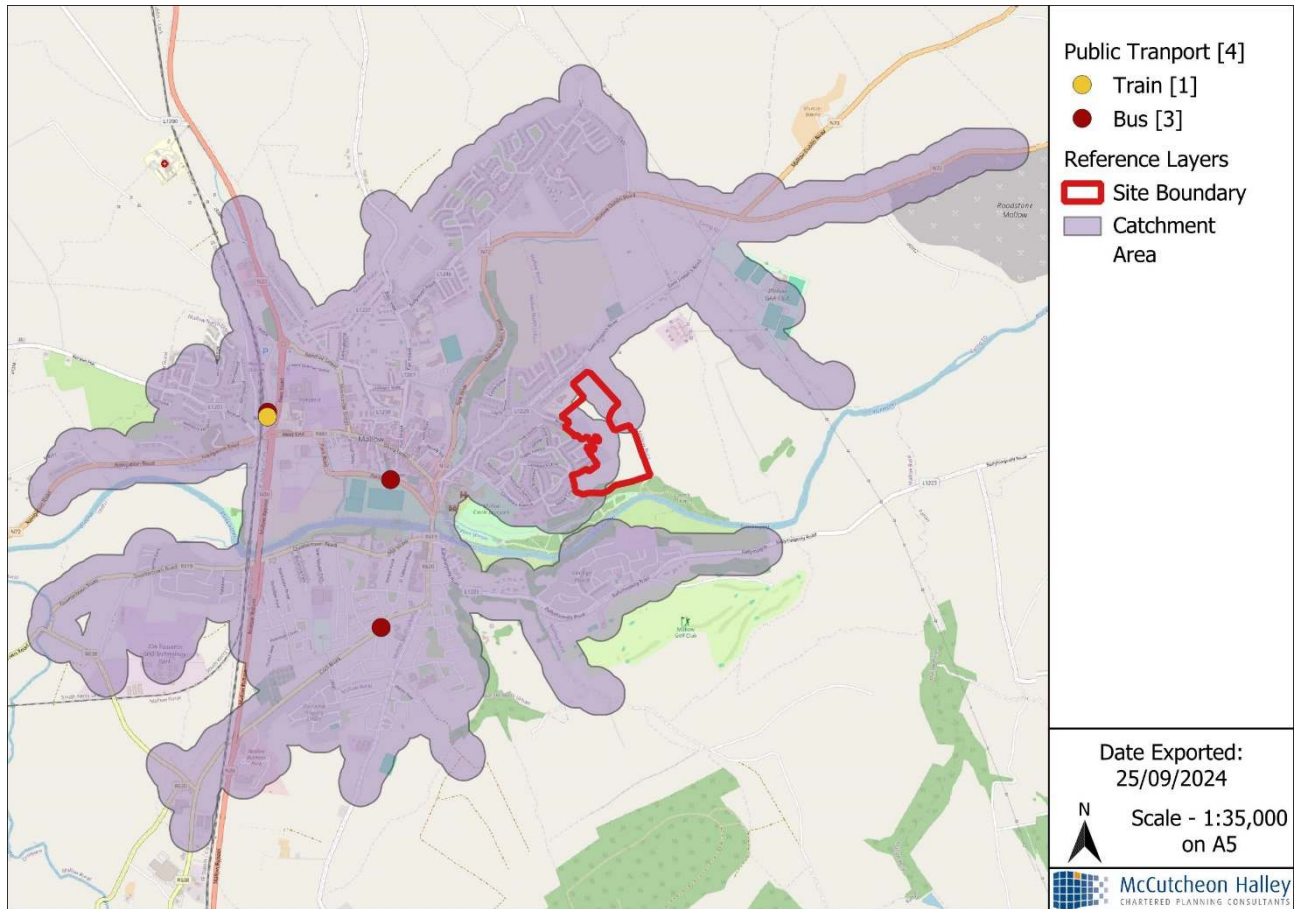


Figure 11: Public Transport Facilities (Sources: Transport for Ireland, 2023)

The average straight-line distance to a public transport facility from the site boundary is 1,706m with closest facility being a bus stop Mallow Town Park bus stop located 1,258m from the site boundary. Based on Figure 11, it can be deduced that the spatial distribution of public transport services is concentrated toward the Mallow train station. The bus stop closest to the proposed development is served by the 243 Bus Eireann and 51 Expressway routes which provides access to Newmarket, Charleville, Cork City, Kanturk, Doneraile, Galway City, and Limerick City. Table 10 below provides a list of all the education facilities included in this SIA.

Table 10: List of Public Transport facilities within Catchment Area

Name	Category	Sub-Category	Distance to Site (m)
Weedle Pharmacy (Bus Stop)	Public Transport	Bus	1,696
Mallow Town Park (Bus Stop)	Public Transport	Bus	1,258

Name	Category	Sub-Category	Distance to Site (m)
Mallow	Public Transport	Train	1,935
Mallow Train Station (Bus Stop)	Public Transport	Bus	1,936

## 7. Conclusion

This SIA concludes by reflecting on implications of the proposed development in relation to the findings from the demographic analysis and the count of the social infrastructure facilities. The proposed development is earmarked to cater for a range of household types. The SIA shows that there is a variety of retail, cultural, public transport, recreational and healthcare facilities in the catchment area. The services are frequented by all population groups; therefore, the existing service offerings within the catchment area are sufficient to accommodate an increase in population. In conclusion, the proposed development will add a childcare facility, an interpretive centre, café. Thereby, the proposed development will be adding to the existing social infrastructure as well as providing the population needed to sustain social infrastructure and services of Mallow.

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