



COMMUNITY INFRASTRUCTURE ASSESSMENT

LDA Wilton, Sarsfield Road LRD

**Site Measuring c. 2.61Ha on lands to the North of the ESB
Networks Office, Sarsfield Road, Wilton, Cork**



PREPARED FOR:
LAND DEVELOPMENT AGENCY
ASHFORD HOUSE
TARA STREET
DUBLIN 2
D02 VX67

PREPARED BY:
TOM PHILLIPS + ASSOCIATES
NO. 1 HORGAN'S QUAY
CORK CITY
T23 PPT8

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1.0 INTRODUCTION

This 'Community Infrastructure Audit' has been prepared by Tom Phillips + Associates¹, on behalf of The Land Development Agency², to inform the planning application for a proposed Large-Scale Residential Development (LRD) at lands north of the ESB Networks Office, Sarsfield Road, Wilton, Cork.

The purpose of this report is to assess the proposed scheme 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 provides an outline assessment of the capacity of existing social and community facilities to meet the needs resulting from the proposed development.

2.0 PROPOSED DEVELOPMENT

The proposed development consists of a Large-Scale Residential Development (LRD) and mixed-use scheme. The development description for the proposed development, as per the statutory notices, is as follows:

"The Land Development Agency (LDA) intends to apply to Cork City Council for permission for a Large Residential Development with a total application site area of c. 2.61ha, on lands adjoining the ESB Networks DAC Office, at Farrandahadore More, Sarsfield Road, Wilton, Cork City. The development will provide 348 no. residential units and a 156 sqm childcare facility, revised access arrangements to Sarsfield Road and all associated development above and below ground."

The proposed housing mix is as follows: proposed housing mix is as follows: 152 no. 1-bedroom units, 168 no. 2-bedroom units, and 28 no. 3-bedroom units.

¹ No 1 Horgan's Quay, Cork City, T23 PPT8

² Ashford House, Tara Street, Dublin 2, D02 VX67.

3.0 SUBJECT SITE

The subject site is located at undeveloped lands, currently forming part of the ESB Networks DAC Office, at Farrandahadore More, Sarsfield Road, Wilton. The site is largely undeveloped, save for an underground tank to the east of the site and ESB wire mast training facility to the south-west.



Figure 3.1: Location of the subject site (indicatively outlined in red) in the context of the surrounding area. (Source: Google Earth, as annotated by Tom Phillips + Associates, 2025.)

The surrounding uses are largely residential, commercial and institutional uses. To the north of the site is the access road to the SMA Wilton Parish Centre, and associated lands and buildings. To the east of this is the Wilton Shopping Centre and associated car parking. To the east and west of the site lies a substantial number of semi-detached and terraced residential premises. The ESB office and associated car parking and buildings are to the south.

Wilton is a well-established suburban neighbourhood of Cork City. The subject site c. 3.15km from the City Centre.

Further to the north of the site, c. 622 m, is the Cork University Hospital and Cork University Maternity Hospital. The wider area can be largely characterised by several housing estates, such as Wilton Gardens and Laburnum Lawn, comprising of detached/semi-detached houses. Wilton currently has several public amenities and essential services located within the area. This includes the SMA Wilton Parish Centre to the immediate north of the site. To the east (c. 630 sq m) is St. Finbarr's National Hurling and Football Club, with associated playing pitches. Clahsduv Park is also in close proximity of the site, which consists of a sizable public park, playground and a tennis pitch. Further to the south of the site, beyond the dual carriageway, lies the Doughcloyne Industrial Estate, which consists of several businesses such as Carey Tools and Caltech Electrical Supplies Limited.

4.0 METHODOLOGY

For the purposes of this assessment, we will utilise 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 'Bishopstown E' Electoral Division (ED ID. 48009), which is the relevant ED for the subject site.

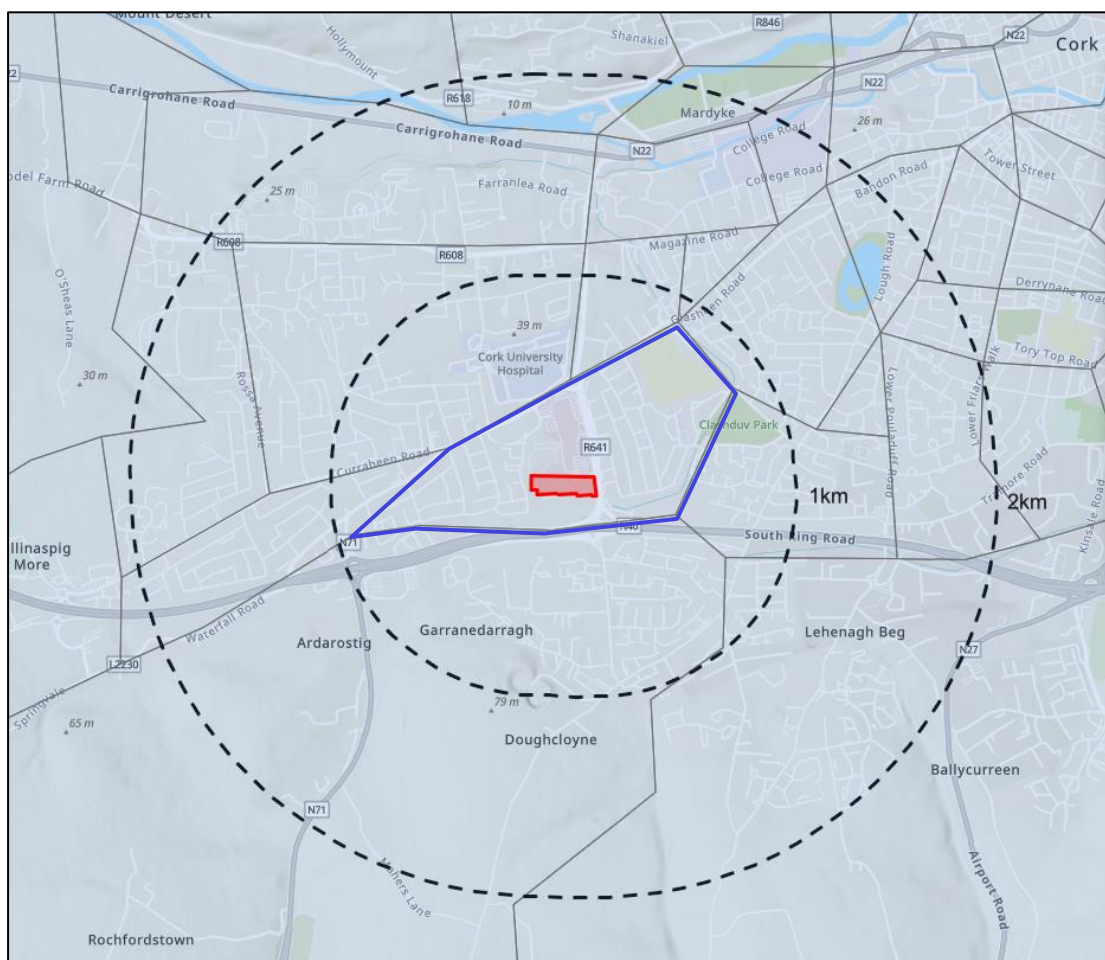


Figure 4.1: Location of the 'Bishopstown E' Electoral Division (ED ID. 48009), as indicated by blue boundary, in the context of the 1km and 2km buffer of the subject site (as indicatively shown). (Source: Central Statistics Office, as annotated by Tom Phillips + Associates, 2025.)

Section 7.0 of this Report, which assesses the existing childcare provision in the area, provides an overview of the provisions within both 1km and 2km of the subject site. Within the context of this urban location and the surrounding established residential area, it was deemed appropriate to audit the existing childcare provision within both a 1km and 2km radius of the subject site, an approximate 15-minute (or less) and 30-minute walk (or less) respectively. 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 childcare facilities.

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

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

Sources used to inform this audit/report include the following:

- Census Statistics and SAPMAP;
- www.corkcity.ie;
- www.myplan.ie;
- Google Earth;
- Google Maps;
- 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.

The Development Plan sets out the following requirements to provide a 'Community Infrastructure Audit' as part of planning applications for developments in excess of 100 no. residential units.

Section 3.59

"Development proposals have an important role to play in supporting communities through the provision, expansion or protection of necessary neighbourhood-level facilities. Development itself can place a burden on existing community services and facilities and create additional need for new or expanded infrastructure provision. Development proposals for 100 or more homes should be accompanied by a Community Infrastructure Assessment (CIA) which should identify any under-provision 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

“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 infrastructure within proximity to the subject site, as well as providing an overview of the social and community infrastructure proposed as part of the subject application.

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.”

As of the time of writing this report, this tool has not been released to the public.

6.0 DEMOGRAPHICS

For the purposes of the demographic analysis, the study area comprises 2 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);
- 2) The larger Corl City Local Authority (LA) administrative boundary.

These enumeration areas (identified in Figure 4.1 above) provide demographic information for the local and regional populations which are likely to be impacted by the subject development.

6.1 Population

Table 6.2 below sets out a comparison of the intercensal population change (2016-2022) for the Bishopstown ED, Cork City, and the State. The subject ED, Bishopstown, saw a large increase in population between 2016 and 2022, from 1,492 to 3,213 persons, a 115.3% increase. During this same period, Cork City saw a large increase in population, from 125,657 to 224,004 persons, a 78.3% increase. The total Irish population also saw an increase during this intercensal period, but this increase was far smaller than that seen in the subject ED and Cork City, at just 8.1%.

	Total Population 2016	Total Population 2022	Intercensal Population Change
Bishopstown E	1,492	3,213	115.3%
Cork City	125,657	224,004	78.3%
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 6.2 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 6.3 below represents this same data in percentage format.

Area	Age 0-5	Age 6-12	Age 13-18	Age 19-24	Age 25-64	Age 65+	Total
Bishopstown E	173	218	131	317	1736	638	3213
Cork City	13,772	18,158	15,202	21,058	122,542	33272	224,004
Ireland	359,441	504,158	421,720	371,739	2,715,766	776,315	5,149,139

Table 6.2: Population by age cohort for the subject ED, Cork City and the state, based on the 2022 Census. (Source: www.data.cso.ie.)

Area	Age 0-5	Age 6-12	Age 13-18	Age 19-24	Age 25-64	Age 65+	Total
Bishopstown E	5.4%	6.8%	4.1%	9.9%	54.0%	19.9%	100%
Cork City	6.1%	8.1%	6.8%	9.4%	54.7%	14.9%	100%
Ireland	7.0%	9.8%	8.2%	7.2%	52.7%	15.1%	100%

Table 6.3: Percentage population by age cohort for the subject ED, Cork City, and the State, based on the 2022 Census. (Source: www.data.cso.ie.)

The age profile for the study area, as shown in Tables 6.3 and 6.4 above, indicates that the subject ED has an age profile which is generally consistent with that of Cork City and the State.

Only 5.4% of the population of the subject ED, Bishopstown E, were aged between 0-5 years in 2022, which is classified as pre-school age. In 2022, 6.1% of the Cork City population was in this age cohort, while 7.0% of the Irish population were in this age cohort.

Within the subject ED in 2022, 6.8% of the population were aged between 6-12 years, which is generally categorised as primary school age. This was lower than the same percentage population within the age cohort seen in Cork City (8.1%) and the state (9.8%). Similarly, the subject ED had a lower percentage of the population aged between 13-18 years, which is secondary school age, compared to Cork City and the state, with 4.1% of the subject ED population being within this age cohort compared to 6.8% and 8.2% for Cork City and the state, respectively. Overall, the percentage of the population aged 18 years or younger within the subject ED was 16.3% in 2022, compared to 21% in Cork City and 25% in the state. This indicates that the percentage of the population within the subject ED aged 18 years old and younger, who require specific social infrastructure such as childcare and schools, is lower than that seen elsewhere in Cork City and within the state.

The percentage of the population aged between 19-24 years, which generally aligns with the college-going/young adult population cohort, in 2022 was 9.9%, which is slightly higher than that seen in Cork City (9.4%), and higher than that of the state (7.2%). This is likely due to the location of both University College Cork and Munster Technological University within 2km of the subject site.

The percentage of the population aged between 25-64 years, which is considered the 'working' population' in 2022 was relatively similar between the subject ED (54.0%), Cork City (54.7%), and the state (52.7%).

In 2022, the proportion of the subject ED population aged 65 years and over was slightly higher than that of the Cork City and state populations, with 19.9% of the subject ED population being within the age cohort, compared to 14.9% and 15.1% for Cork City and the state, respectively.

Figure 6.1 provides a visual representation of the percentage breakdown of the population by age cohort for the subject ED, Cork City, and the State.

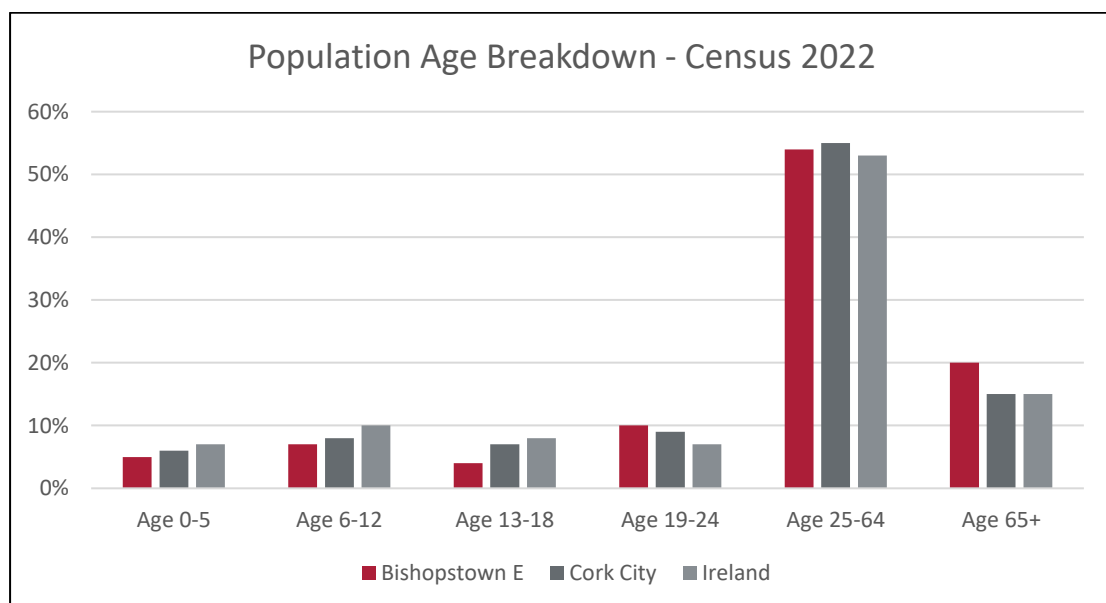


Figure 6.1: Breakdown of the population by percentage per age cohort for the subject ED, Cork City, and state. (Source: www.data.cso.ie.)

Overall, the population age breakdown for the subject ED, Bishopstown E, is generally on par with that of the Cork City and State. However, we highlight that the subject ED had a lower quantum of 0-5 years old, i.e. those who may require childcare, compared to Cork City and the state. Similarly, the quantum of both primary and secondary school age children is significantly lower in the subject ED compared to Cork City and the State. The quantum of persons aged between 19-24 years was higher in the subject ED compared to Cork City and the State, which is likely due to the presence of 3 no. higher level education providers within the study area. The quantum of the population aged between 25-64 years in the subject ED was relatively similar to that seen in Cork City and the State. The quantum of persons aged over 65 years in the subject ED is higher in the subject ED compared to that seen in Cork City and the State, requiring additional provision for social infrastructure catering to those who are retired/elderly.

7.0 PUBLIC TRANSPORT

The subject site is well served by public transport with 127 bus stops located within 2km of the subject site, of which 45 no. are located within 1km.

The no. 214, no. 219, and no. 223 busses run along Sarsfield Road, to the immediate east of the subject site. Bus no. operates every 20-minutes in each direction between Cork University Hospital and Glyntown, via the city centre and Togher. The no. 219 bus operates every once an hour in each direction between Munster Technological University and Mahon via Douglas.

The no. 216 operates every 30-minutes each direction from Cork University Hospital and Monkstown, via the city centre.

The no. 208 bus operates every 10-minutes in each direction from Wilton Road (10-15-minute walk from the subject site) between Ashmount and Curraheen, via the city centre.

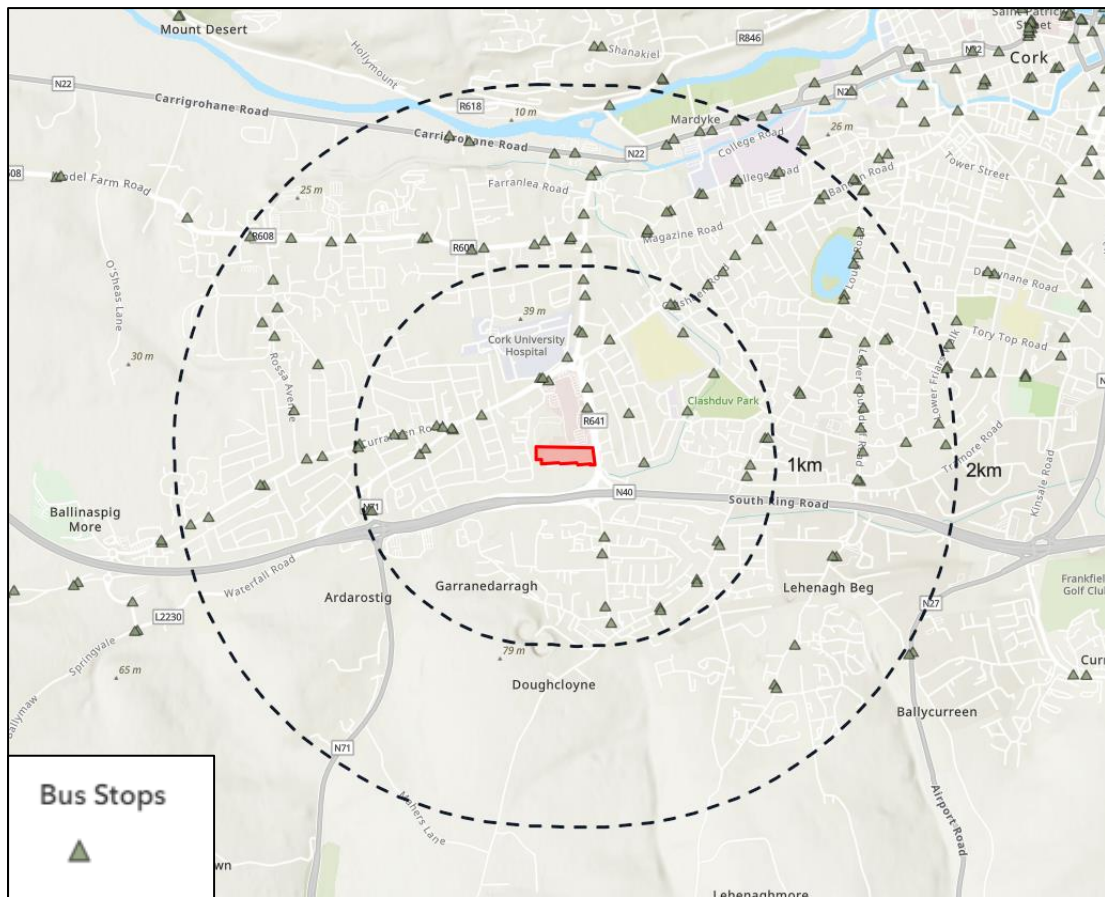


Figure 7.1: Location of bus stops within 2km of the subject site, with the indicative site boundary shown. (Source: National Transport Authority, as mapped by Tom Phillips + Associates, 2025.)

As part of BusConnects, it is proposed to redesign the bus network in Cork City and Environs. The no. 5 bus route is proposed to operate along Sarsfield Road, with a 15-minute weekday midday frequency. This route will operate a loop service, providing access to: Wilton Road, Victoria Cross, Shanakiel Road, Apple, Kilmore Heights, Popham's Road, Blackpool Shopping Centre, Bridge Street, Bus Station, City Hall, Connolly Road, Togher Road, and Sarsfield Road.

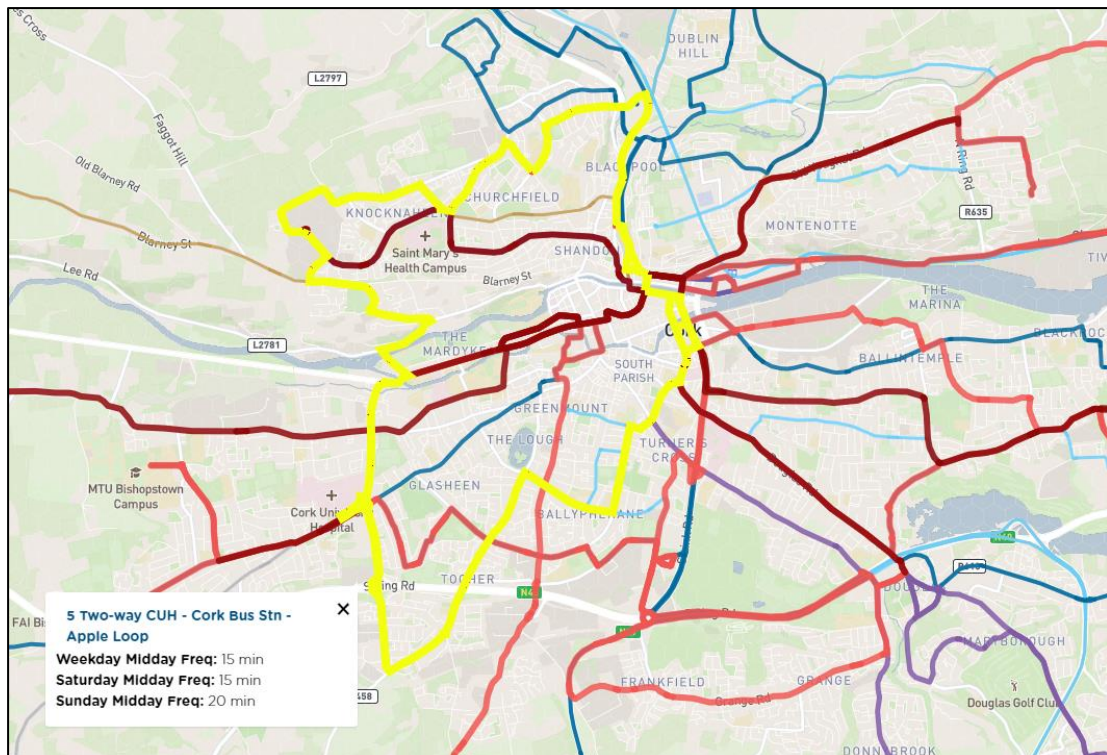


Figure 7.2: Proposed no. 5 route (highlighted in yellow), which forms part of the BusConnects Cork network. (Source: <https://corknewnetwork.s3.amazonaws.com/index.html>)

Additionally, as part of the proposed BusConnects network, stops for the no. 2 (8-minute weekday midday frequency), no. 10 (30-minute weekday midday frequency), and no. 14 (15-minute weekday midday frequency) are to be located within short walking distance of the subject site, all serving Cork University Hospital.

A light rail transit system has been proposed by the National Transport Authority, which will serve Cork University Hospital, to the north of the site, however this is considered to be a longer-term objective.

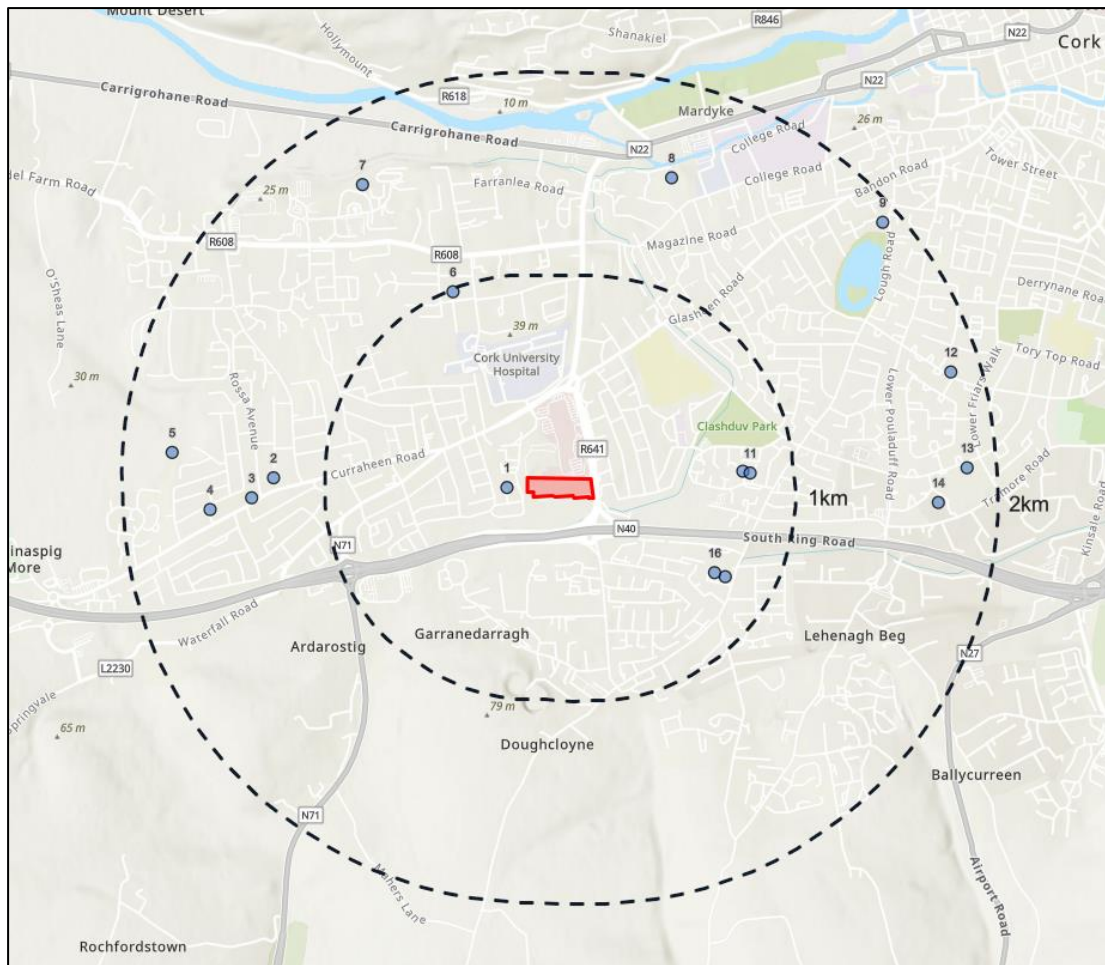


Figure 8.2: Location of all schools within 2km of the subject site, with the indicative site boundary shown. (Source: Department of Education, as mapped by Tom Phillips + Associates, 2025.)

A full 'Childcare Demand Assessment' has been prepared by Tom Phillips + Associates as part of this LRD application and is included under separate cover.

8.2 Education

There are 11 no. primary schools, 4 no. secondary schools, and 2 no. special schools within the Study Area. Within 1km of the subject site there are 4 no. primary schools and 1 no. secondary school.

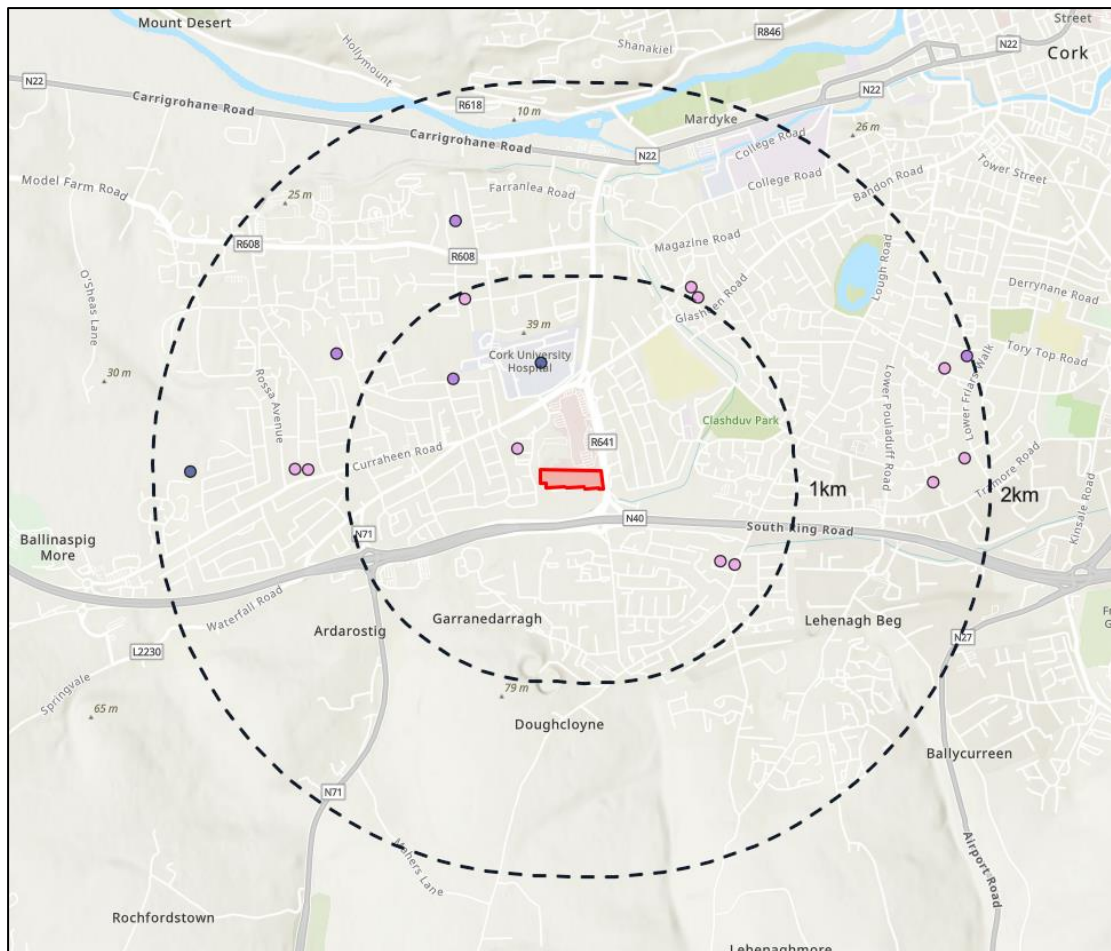


Figure 8.3: Location of the existing childcare facilities within 2km of the subject site, with the indicative site boundary shown. (Source: Pobal and Tusla, as mapped by Tom Phillips + Associates, 2025.)

A full ‘Schools Demand Assessment’ has been prepared by Tom Phillips + Associates as part of this LRD application and is included under separate cover. This assessment looks at primary, post-primary, and special schools.

Third-Level

University College Cork is located just south of the River Lee with a campus measuring c. 17 Ha. The university has a population of over 24,000 students, with almost 3,500 academic, research, and administrative staff. The university contains four colleges: College of Arts, Celtic Studies & Social Science; College of Business & Law; College of Medicine & Health; and College of Science, Engineering & Food Sciences. The university offers 123 undergraduate courses, as well as providing Adult Continuing Education, Continuing Professional Development, Micro-Credentials, and a range of postgraduate study and degree options.

Munster Technological University is split across 6 no. campuses, with the MTU Bishopstown Campus located north-west of the subject site, within the Bishopstown area. The Bishopstown Campus offers courses in Business, Science, Computing, Engineering, Media Communications, and Humanities. The MTU Cork School of Music is located within Cork City and is easily accessible from the subject site via public transport. The wider Munster Technological University network has over 18,000 students.

Both Universities provide a range of social and community infrastructure which are available to the general population.

The Cork College of Further Education – Tramore Road Campus is also located within the study area. The college provides courses in the following areas: applied sciences; art, craft, and design; creative media technology; engineering and construction; environment and horticulture; health, children, and social studies; performing arts; sports, recreation, and outdoor education; and back to education initiative. The Cork College of Further Education has 7 no. campuses, with 200+ courses and 4,000+ students.

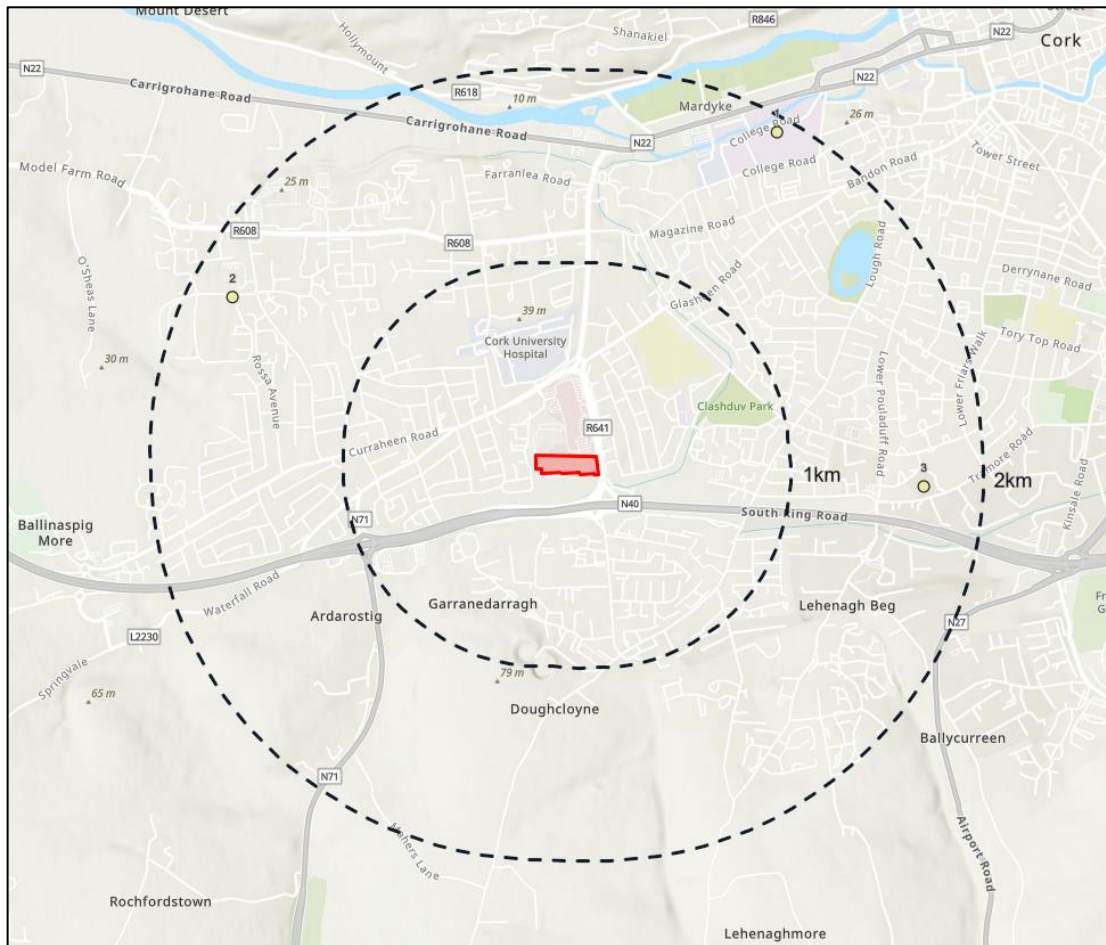


Figure 8.2: Third-Level and training providers within 2km of the subject site, with the indicative site boundary shown. (Source: Google Maps, 2025.)

No.	Third Level and Training
1.	University College Cork
2.	Munster Technological University
3.	Cork College of Further Education – Tramore Road Campus

Table 8.1: Third-Level and training providers within 2km of the subject site. (Source: Google Maps, 2025.)

8.3 Parks and Recreation

There are 34 no. noted parks and recreation facilities located within the study area for the proposed development.

Facilities are available within the study area for the following sports and activities: GAA, tennis, volleyball, badminton, rugby, squash, athletics, karate, boxing, krav maga, jiu-jitsu, and pitch and putt.

The UCC Mardyke Sports Gound includes a soccer/rugby pitch, synthetic pitch, athletics track, GAA pitch, club house, and the Mardyke Arena. The Mardyke Arena provides a gym, swimming pool, climbing wall, squash courts, studios, and sports halls, as well as a relaxation area and café.

The MTU Arena accommodates a 1,400sqm multi-functional hall with bleacher seating for 400 people. The arena also has a gym and a number of studio rooms which offer a range of classes. The MTU sports grounds and LeisureWorld are located just outside of the 2km study area.

The subject's site is located within walking distance of Clashduv Park, which features a playground, community garden, 5 no. tennis courts, and playing pitch.

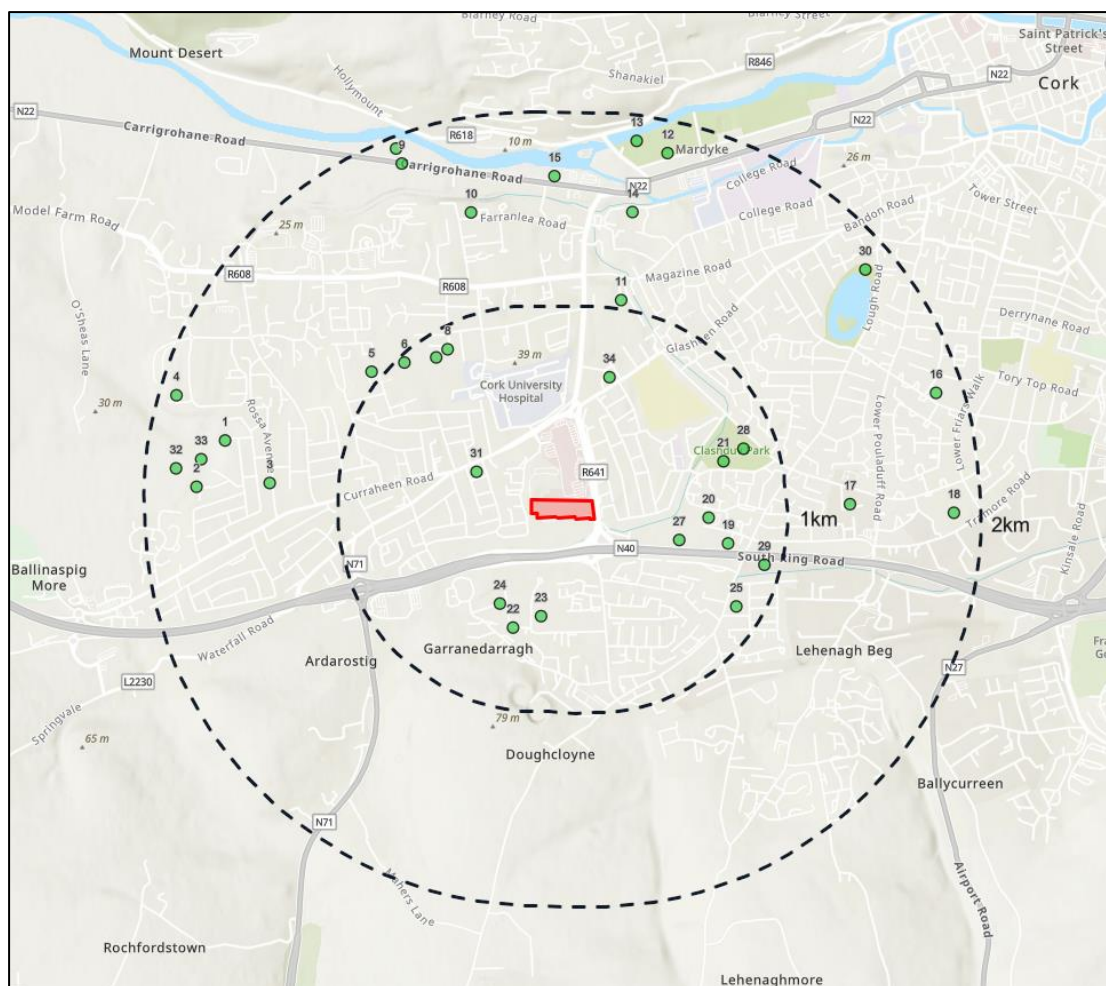


Figure 8.3: Gyms, sports clubs, and parks located within 2km of the subject site, with the indicative site boundary shown. (Source: Google Maps, 2025.)

No.	Sports and Recreation
1.	Bishopstown Pitch and Putt Club
2.	Bishopstown Lawn Tennis Club
3.	Bishopstown Volleyball Club
4.	MTU Arena
5.	Melbourn Badminton Club
6.	Bishopstown GAA
7.	Highfield Rugby Club
8.	Highfield Squash Club
9.	Lough Rovers GAA Club
10.	Leevale Athletics Club
11.	Presentation RFC
12.	Mardyke Arena UCC
13.	Mardyke Pavilion
14.	Brookfield Leisure Centre
15.	The Health Club
16.	Odakan Karate Club
17.	Togher Boxing Club
18.	Ballyphehane Astro
19.	Institute Krav Maga Cork
20.	St. Finbarr's National Hurling & Football Club Togher
21.	Cork Parks Tennis Togher
22.	Cork Fitness Lab
23.	BJJ Cork Brazilian Jiu-jitsu Academy
24.	T12 CrossFit
25.	Togher Athletics Club
26.	Lee Fields Park
27.	Neenan Park
28.	Clashduv Park
29.	Togher Community Park
30.	The Lough Park
31.	Bishopscourt Park
32.	Bishopstown Community Garden
33.	Curraheen Public Walk
34.	Liam Lynch Park

Table 8.2: Gyms, sports clubs, and parks located within 2km of the subject site (Source: Google Maps, 2025.)

8.4 Healthcare

There are a large number of medical and dentistry providers within the study area. Wilton Medical Centre is located less than 150m from the main entrance to the subject site.

The subject site is a c. 10-minute walk from Cork University Hospital, which offers a large range of healthcare services, including an emergency department.

There are a number of dental surgeries located within Harley Court, which is a c. 8 minute walk from the entrance to the subject site.

There are two pharmacies located within Wilton Shopping Centre, located adjacent to the subject site.

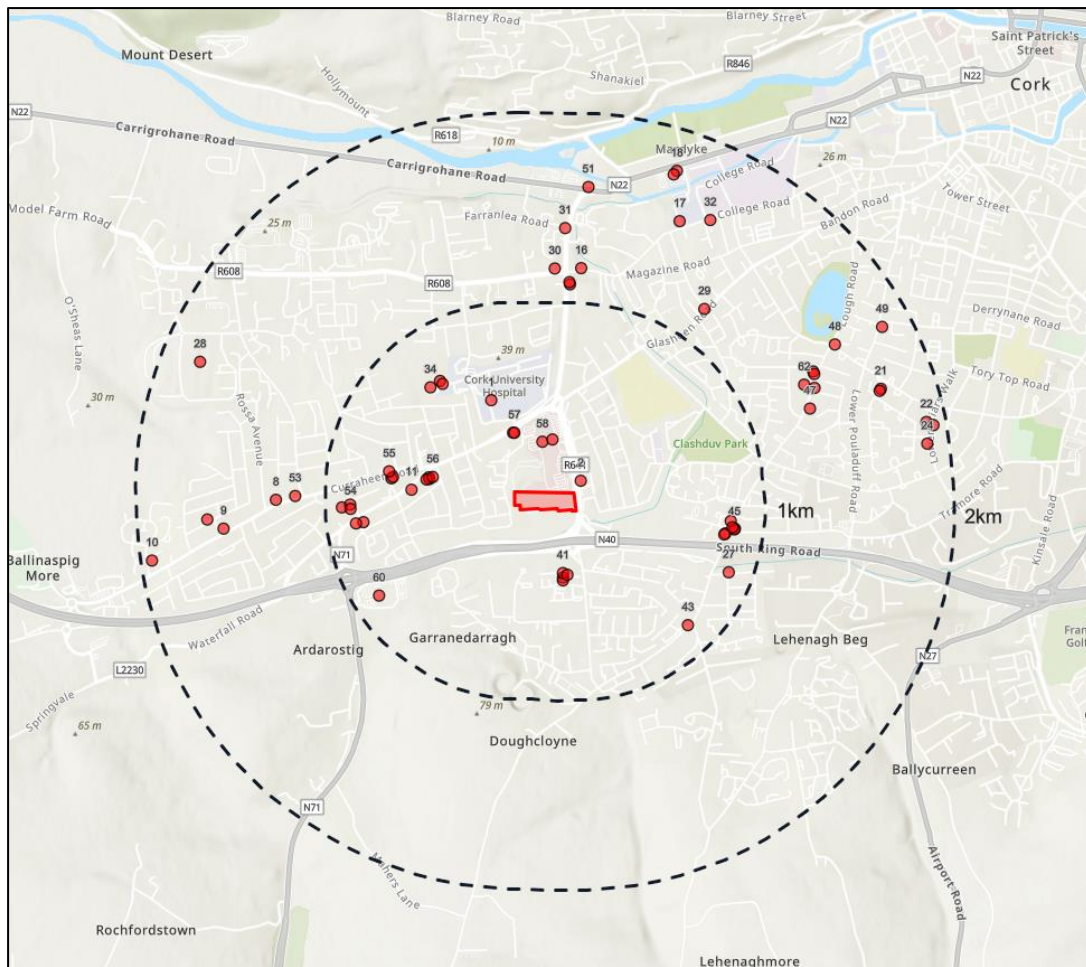


Figure 8.4: Healthcare facilities located within 2km of the subject site, with the indicative site boundary shown. (Source: Google Maps, 2025.)

No.	Healthcare Facility
Hospital	
1.	Cork University Hospital
2.	Wilton Medical Centre
3.	Plastos Surgical
4.	Walker Hearing Clinic
5.	Clady Medical Practice
6.	Cityplus GP Walk-in Clinics
7.	Rahona House Medical Practice
8.	Padua Clinic
9.	Curraheen Clinic
10.	Dunphy-Healy Snowie Medical Center
11.	Sports Medicine Specialist
12.	Bishopstown Health Clinic
13.	Dr. Dan Mckenna
14.	Consultants Private Clinic at CUH
15.	Medi centre Wilton road
16.	The Nose Doctor
17.	Bon Secours Hospital
28.	The Cork Clinic
19.	Doctor365 Lough
20.	Dr Martin Healy
21.	Dr B O'Regan
22.	Ballyphehane Health Centre
23.	City Medical Centre (Dr.Sharif)
24.	Killeen Medical Centre
25.	The Village Medical Centre
26.	Carrigdean Dental Centre
27.	Dr Robert Townsend, Greenwood Surgery
28.	MTU Medical Centre
Dentist	
29.	Glasheen Dental Care
30.	Dennehys Cross Dental Care
31.	Canty Dental
32.	Ann Hegerty
33.	Cork Specialist Dentistry
34.	Aherne Dental Clinic
35.	Bishopstown Dental Clinic
36.	Ardrum Clinic - Advanced Dental and Implant Surgery
37.	Nostra Dental
38.	Gentle Dental
39.	Cork Endodontic Clinic
40.	Harley Court Orthodontics
41.	Ó Cróinín Implant and Restorative Dentistry
42.	Cork Oral Surgery
43.	The Lodge Dental Practice
44.	Carrigdean Dental Centre
45.	Smile Store - Your Local Dental Specialists

46.	Lynagh Damian Bds (Nui) Dental Surgeon
47.	St Veronicas Dental Surgery
48.	Lough Dental Practice
49.	Aidan Power
Pharmacy	
50.	Dennehy's Cross Pharmacy
51.	Johnson's Pharmacy
52.	Abbey Healthcare Limited
53.	O'Connor's Pharmacy
54.	Hawkes Road Pharmacy
55.	Firgrove Pharmacy, Bishopstown
56.	O'Sullivan's Pharmacy Bishopstown
57.	Allcare Late Night Pharmacy Wilton
58.	Boots
59.	O'Sullivan's Pharmacy Wilton
60.	O'Connor's Pharmacy Bishopstown Court
61.	Irwins Pharmacy Togher
62.	LloydsPharmacy
63.	Phelans Pharmacy
64.	O'Donovan's Life Pharmacy Ballyphehane

Table 8.3: Healthcare facilities located within 2km of the subject site, with the indicative site boundary shown. (Source: Google Maps, 2025.)

8.5 Community and Youth Facilities

There are 7 no. community facilities located within 2km of the subject site, of which 4 no. are located within 1km.

The SMA Wilton Parish Centre is located a c. 7-minute walk from the subject site and offers rooms in a range of sizes for rent. The main hall can accommodate up to 250 people when the balcony area is opened up. The large room can accommodate up to 100 people. There are two medium sized rooms which can accommodate 30 people each. There are 6 no. smaller rooms can accommodate up to 12 people each. The facility also has a coffee bar.

Bishopstown Library opened in 2006 and provides 3 no. multi-purpose rooms, alongside traditional library facilities. The library is a c. 7-minute walk from the subject site.

The Togher Community Centre has two locations within the study area and provides a range of educational, youth, and family services to the community.

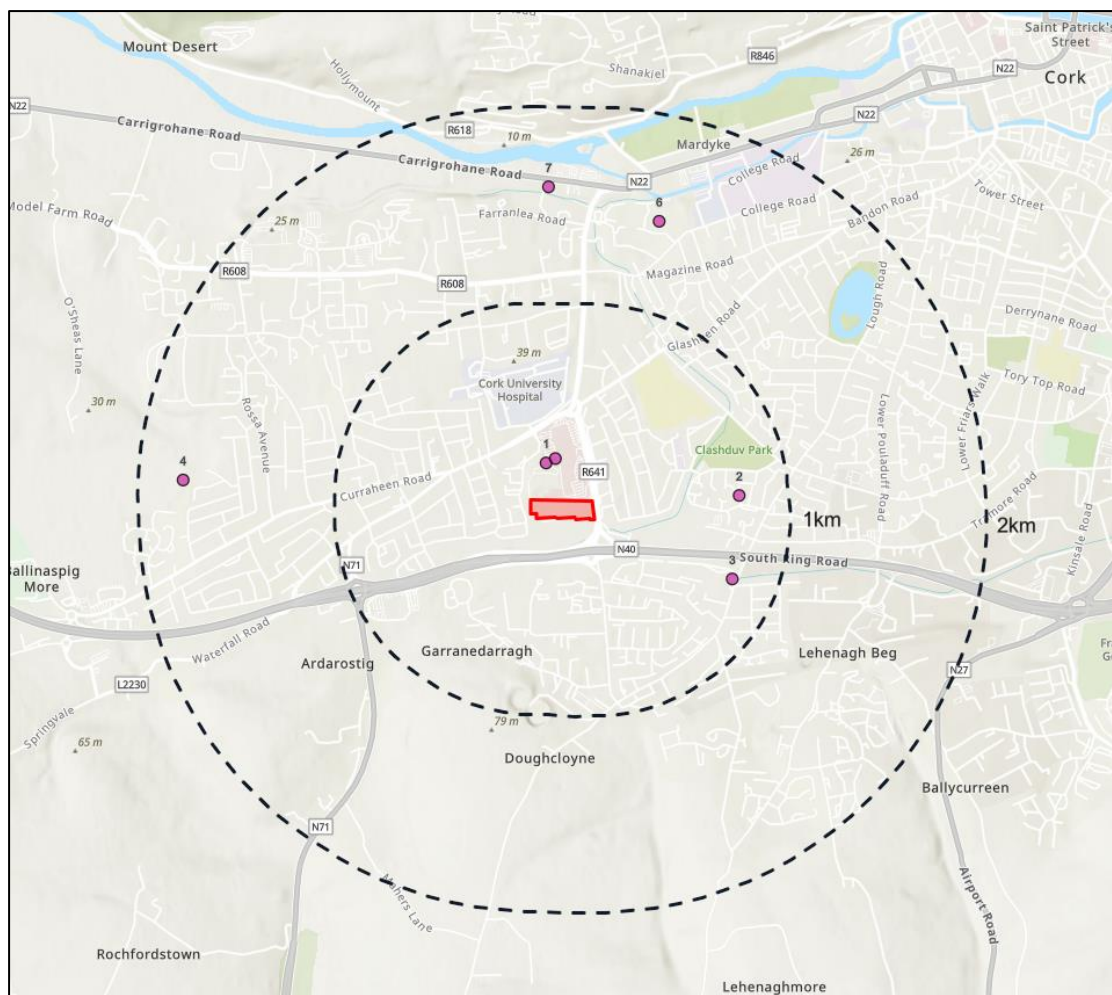


Figure 8.5: Community and youth facilities located within 2km of the subject site, with the indicative site boundary shown. (Source: Google Maps, 2025.)

No.	Name
1.	SMA Wilton Parish Centre
2.	Togher Family Centre
3.	Togher Community Centre(Ionad Pobail An Tochar)
4.	Bishopstown and Curraheen Youth Project
5.	Bishopstown Library
6.	Brookfield Library
7.	Cork County Library
8.	SMA Wilton Parish Centre
9.	Togher Family Centre
10.	Togher Community Centre(Ionad Pobail An Tochar)
11.	Bishopstown and Curraheen Youth Project
12.	Bishopstown Library
13.	Brookfield Library
14.	Cork County Library

Table 8.4: Community and cultural facilities located within 2km of the subject site. (Source: Google Maps, 2025.)

8.6 Convenience Retail

There are a large number of convenience retailers located within the study area, ranging from small corner-stores to large cash-and-carry stores.

There is a Tesco Superstore located within Wilton Shopping Centre, located immediately north of the subject site. There is also a butchers and a bakery within the shopping centre.

The subject site is considered to be extremely well served by convenience retail.

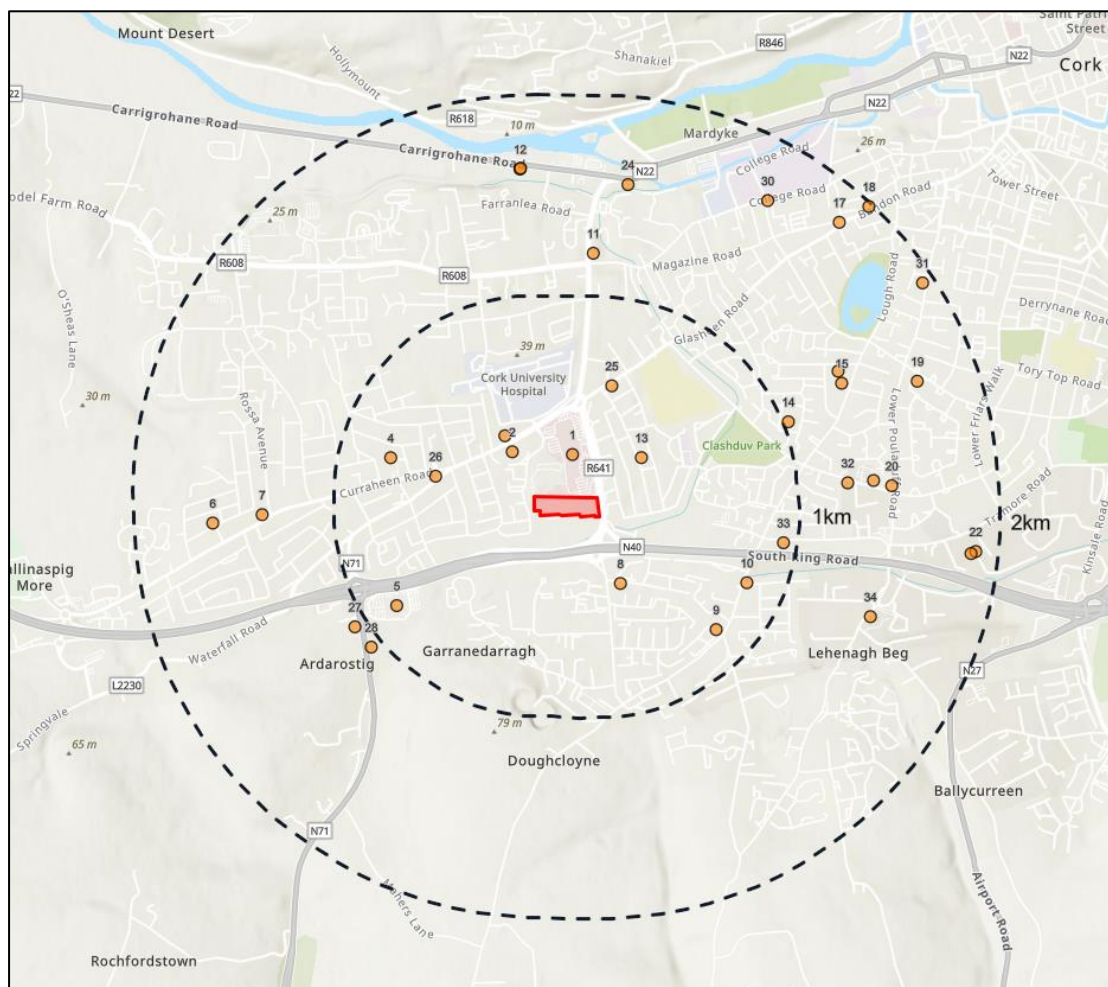


Figure 8.7: Convenience retail located within 2km of the subject site, with the indicative site boundary shown. (Source: Google Maps, 2025.)

No.	Convenience Retail
1.	Tesco Superstore, Wilton SC
2.	ALDI, Bishopstown Road
3.	Lidl, Bishopstown Road
4.	Dunnes Stores, Bishopstown SC
5.	Dunnes Stores, Bishopstown Court
6.	Spice Town, Uam Var Ave
7.	Centra, Curraheen Road
8.	Spar, Richmond
9.	Centra, An Tochar

10.	Asianmix, Greenwood Estate
11.	Tesco Express, Dennehy's Cross
12.	Spar Express, Carrigrohane
13.	Summerstown Stores Halal Food
14.	Lidl, Clashduv Road
15.	Ryan's SuperValu, The Lough SC
16.	Euro City Supermarket, Togher
17.	Centra, Glasheen Road
18.	Cons Fruit & Veg, Bandon Road
19.	Bynd's Spar, Pearse Square
20.	The Junction, Vicars Road
21.	PROMO Cash&Carry, Vicars Road
22.	Sultan's Cash and Carry Halal Grocery & Butcher's
23.	Zaiqa Cork Halal Grocery & Butchers
24.	Centra, Victoria Cross
25.	Maxol, Wilton Service Station
26.	Spar, Bishopstown
27.	Re.Store, Bandon Road
28.	Costcutter, Bandon Road
29.	Spar Express, Carrigrohane Road
30.	Daybreak, College Road
31.	Maxol, Pouladuff
32.	Circle K, Vicars Road
33.	Daybreak, Tramore Road
34.	Westlink Service Station

Table 8.5: Convenience retail located within 2km of the subject site. (Source: Google Maps, 2025.)

9.0 CONCLUSION

The proposed development comprises c. 2.61 Ha on lands at lands north of the ESB Networks Office, Sarsfield Road, Wilton, Cork. The proposed development will provide a total of 348 no. residential units (152 no. 1-bedroom units, 168 no. 2-bedroom units, and 28 no. 3-bedroom units).

The demographic profile of the local ED Study Area was largely consistent with the rest of Cork City and the State, as identified in the 2022 Census results. The population age breakdown for the subject ED, Bishopstown E, is generally on par with that of the Cork City and State. However, we highlight that the subject ED had a lower quantum of 0-5 years old, i.e. those who may require childcare, compared to Cork City and the state. Similarly, the quantum of both primary and secondary school age children is significantly lower in the subject ED compared to Cork City and the State. The quantum of persons aged between 19-24 years was higher in the subject ED compared to Cork City and the State, which is likely due to the presence of 3 no. higher level education providers within the study area. The quantum of the population aged between 25-64 years in the subject ED was relatively similar to that seen in Cork City and the State. The quantum of persons aged over 65 years in the subject ED is higher in the subject ED compared to that seen in Cork City and the State, requiring additional provision for social infrastructure catering to those who are retired/elderly.

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



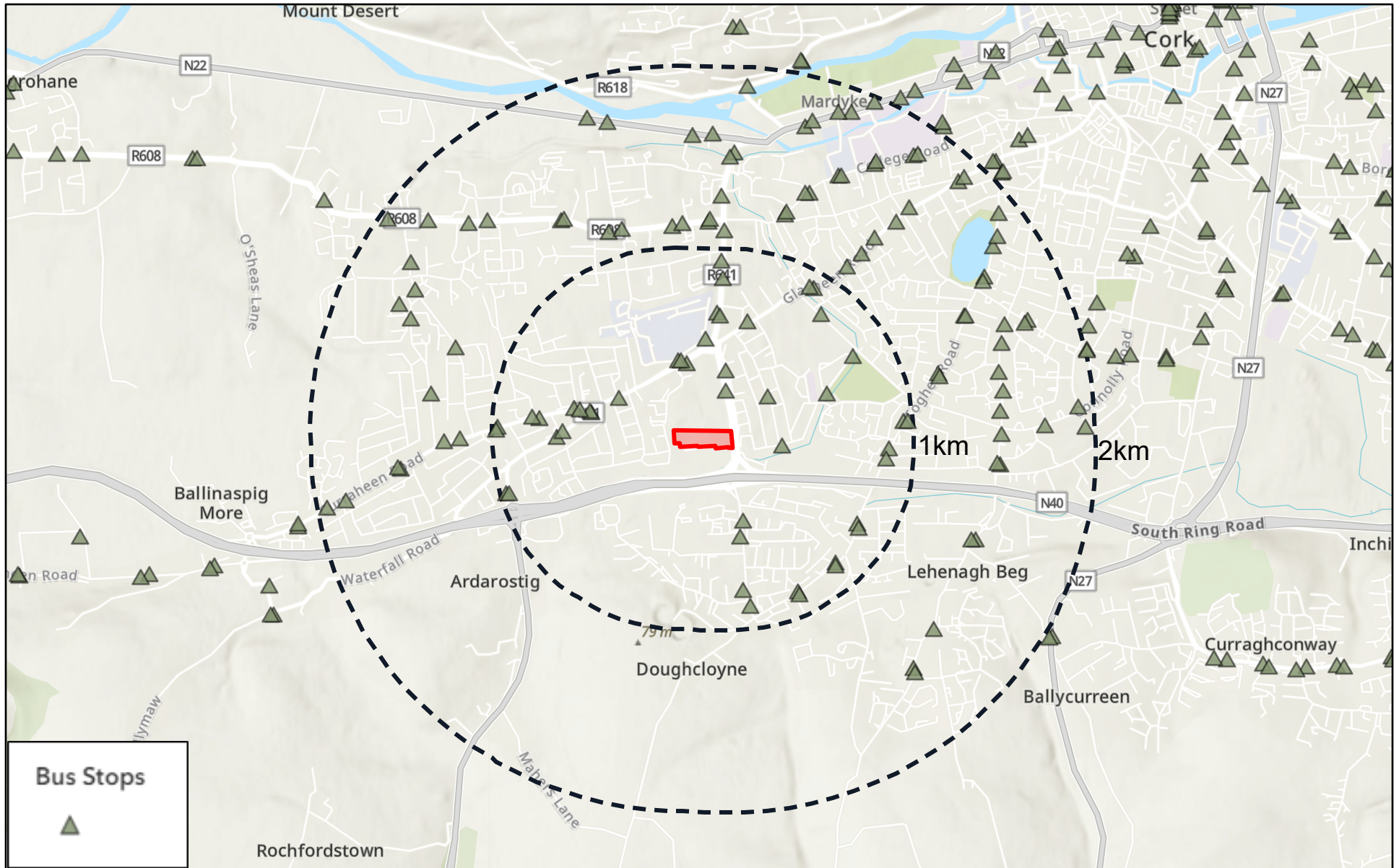
We note the range of public transport within the Study Area, which allows easy access to a range of additional varied social and community infrastructure located elsewhere within Cork, particularly in Cork City Centre.



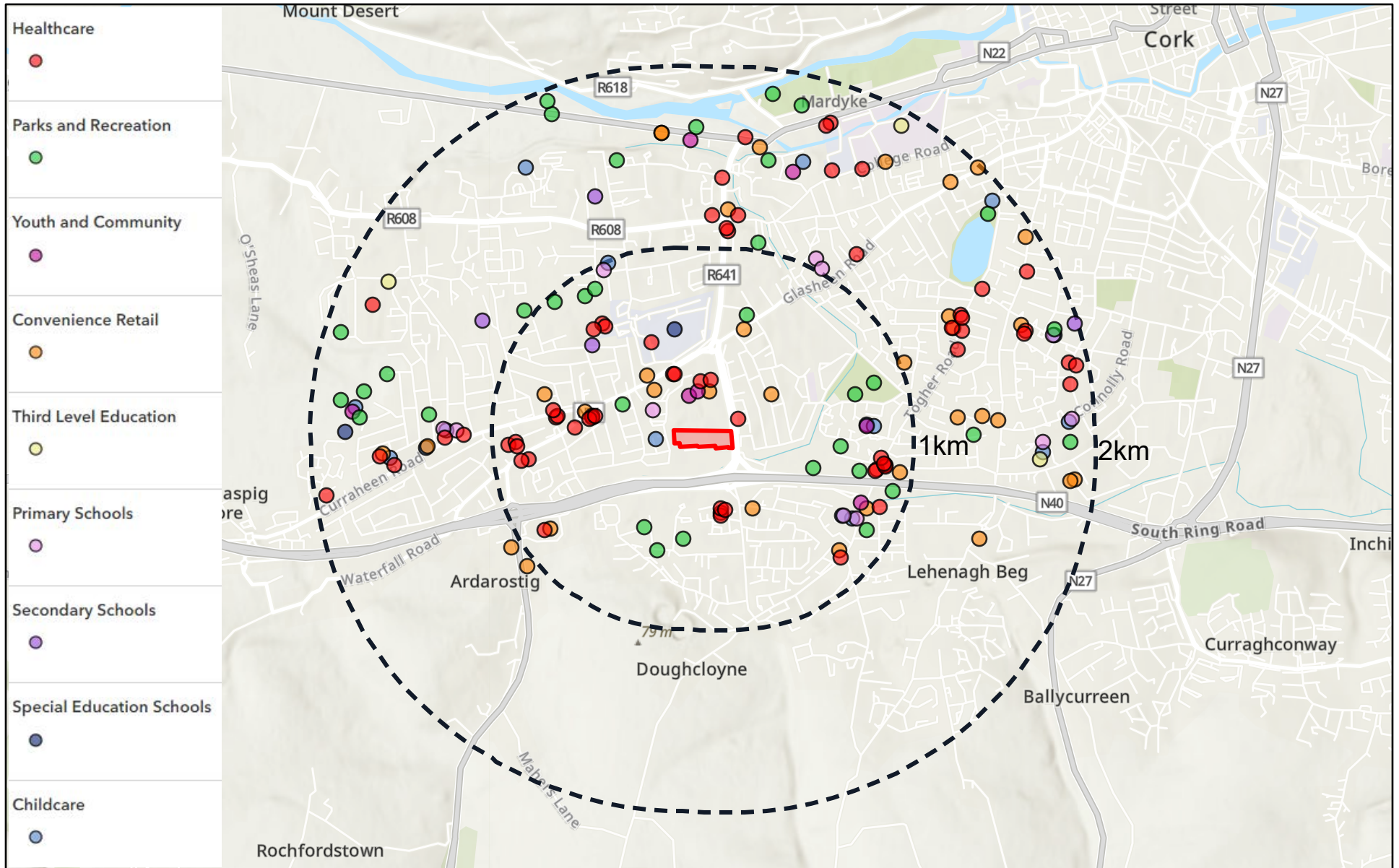
APPENDIX A

Maps of Social Infrastructure within the Study Area

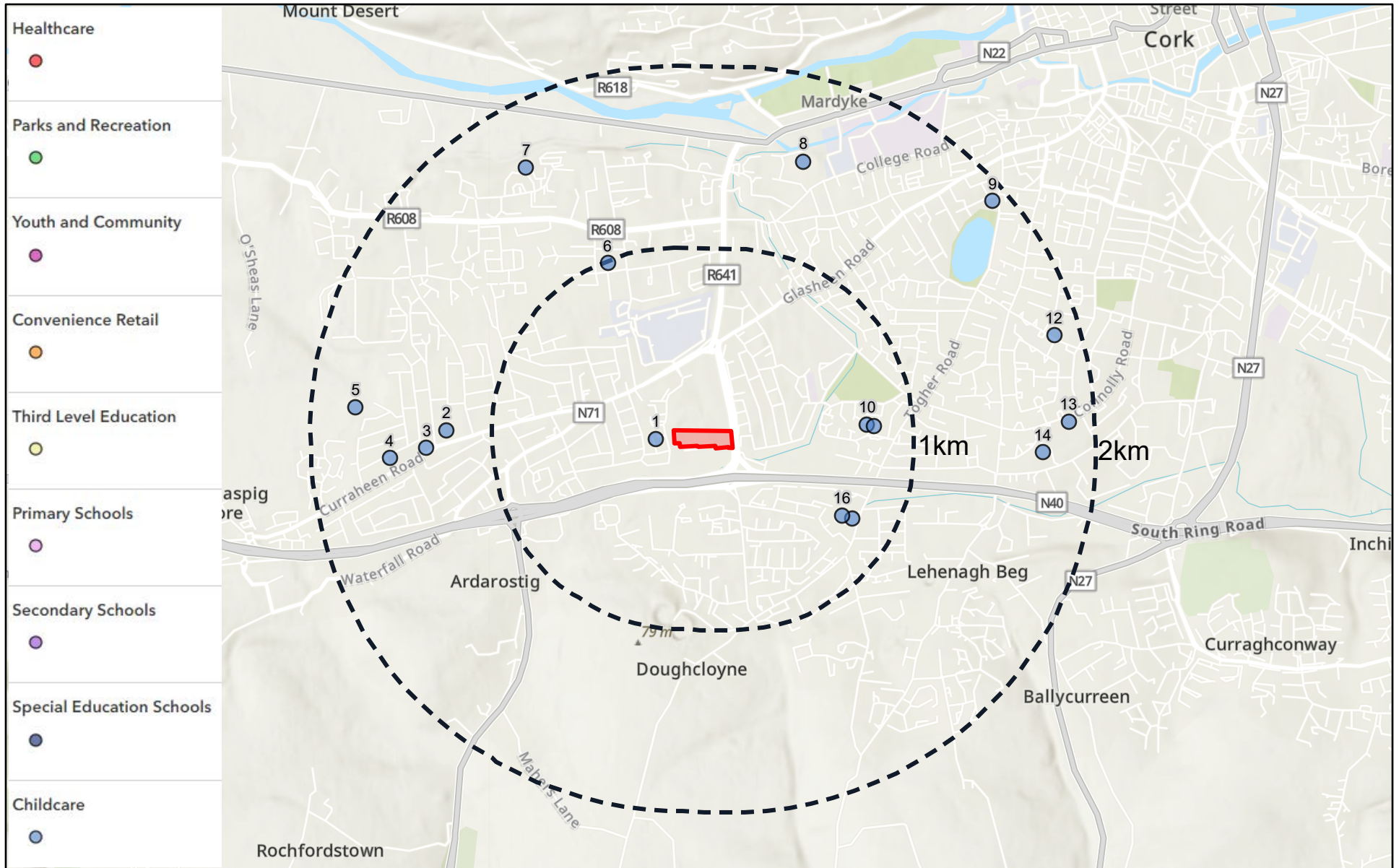
Bus Stops within 2km of Wilton LRD



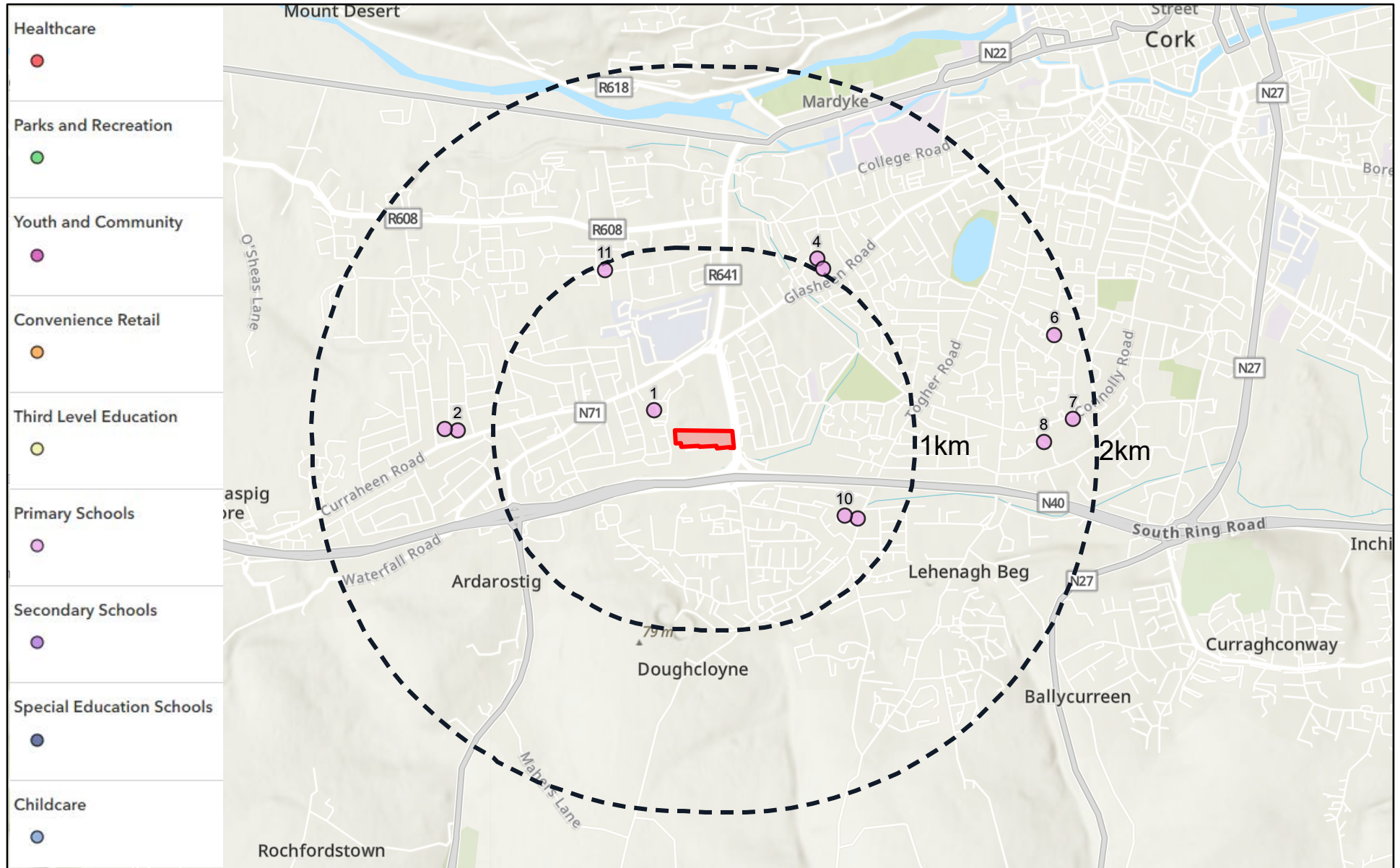
All Social Infrastructure within 2km of Wilton LRD



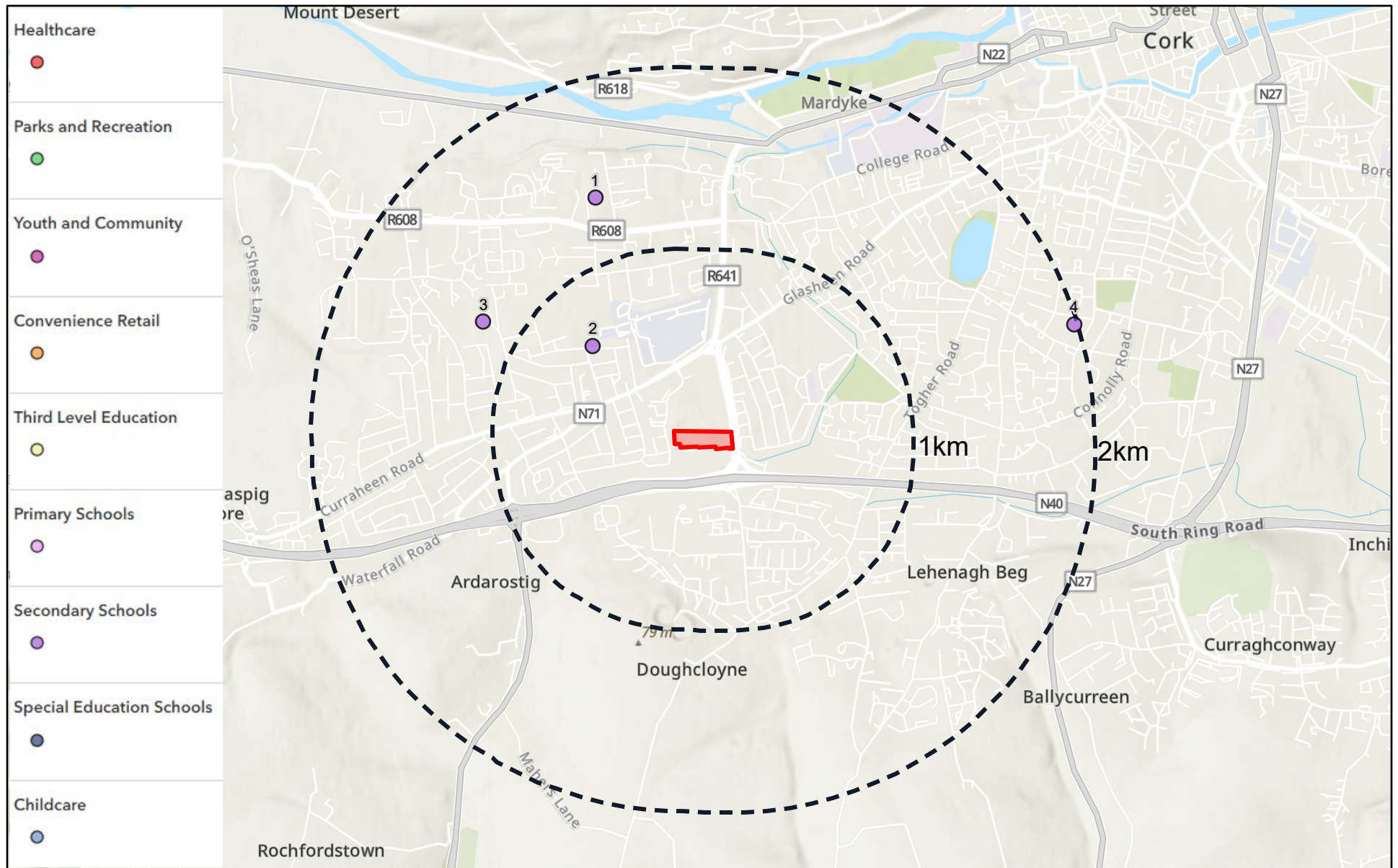
Childcare within 2km of Wilton LRD



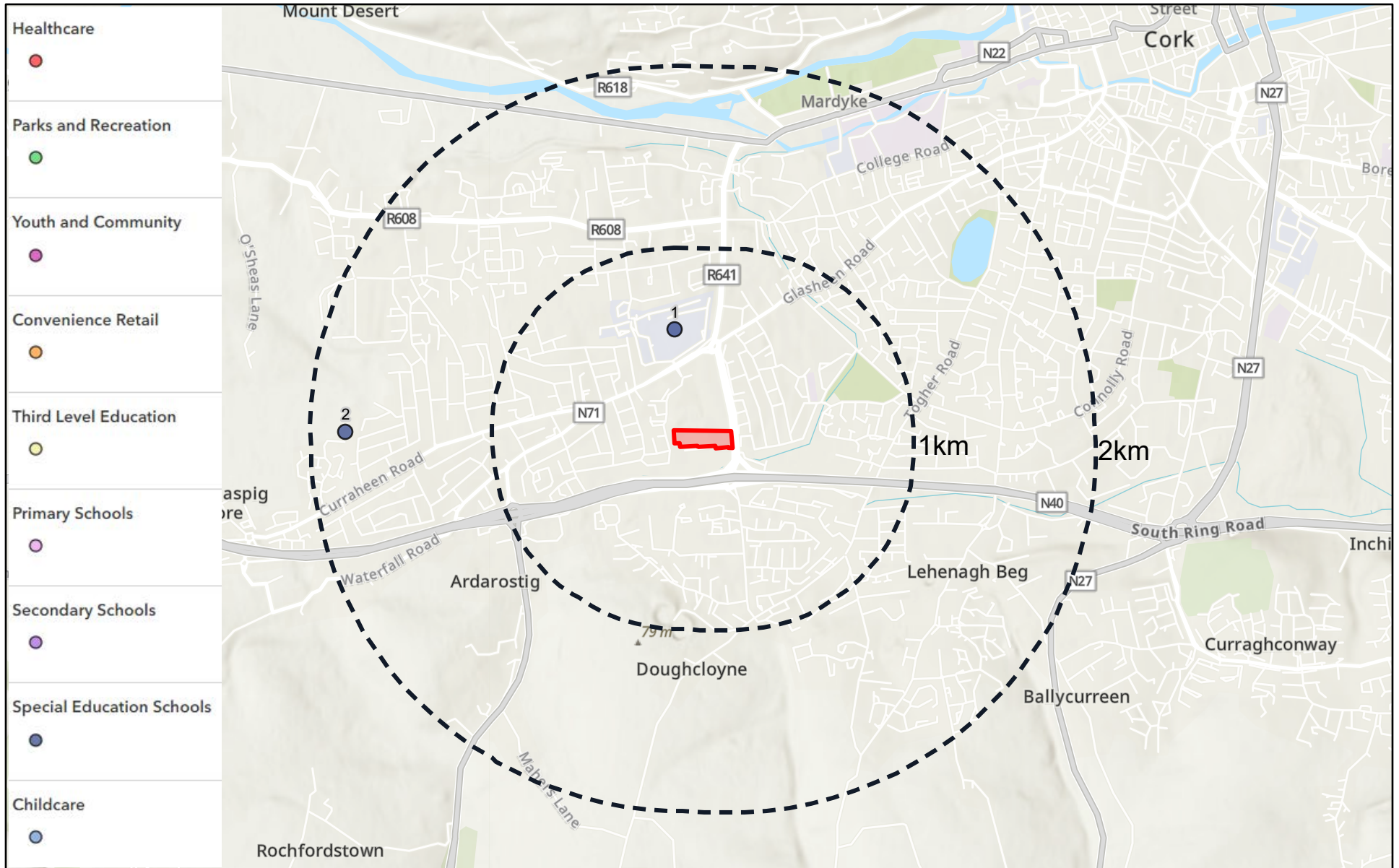
Primary Schools within 2km of Wilton LRD



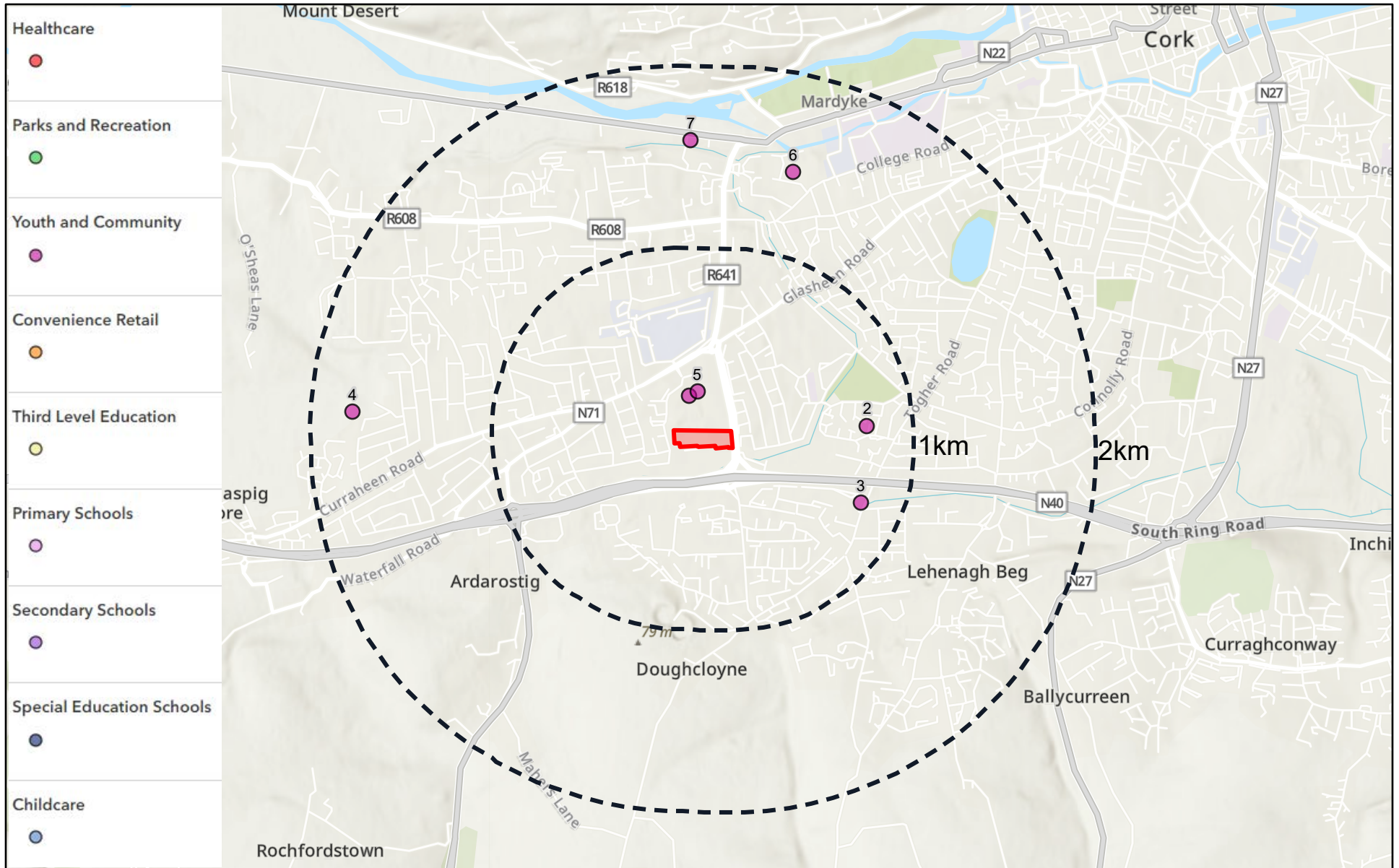
Post-Primary Schools within 2km of Wilton LRD



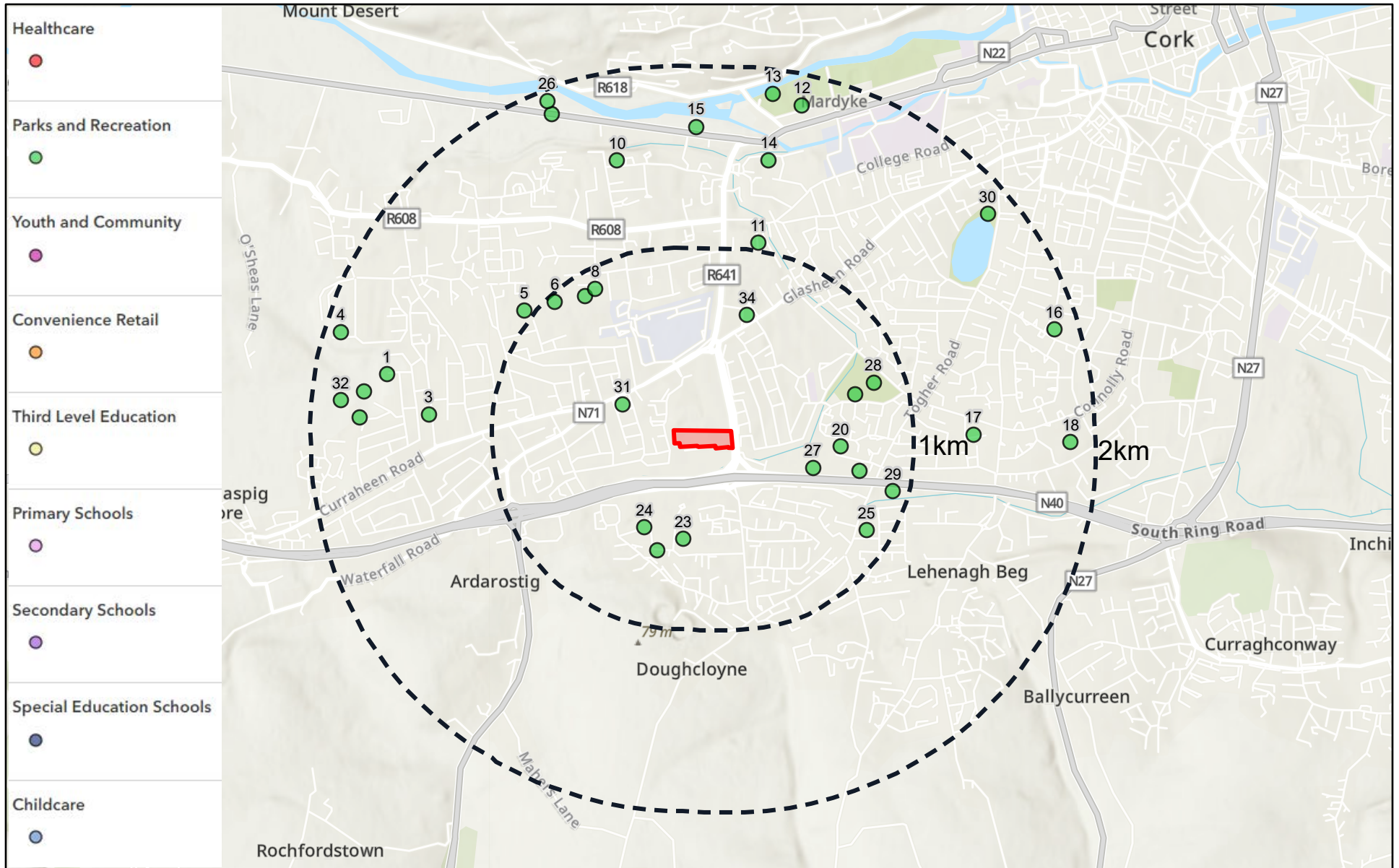
Special education Schools Within 2km of Wilton LRD



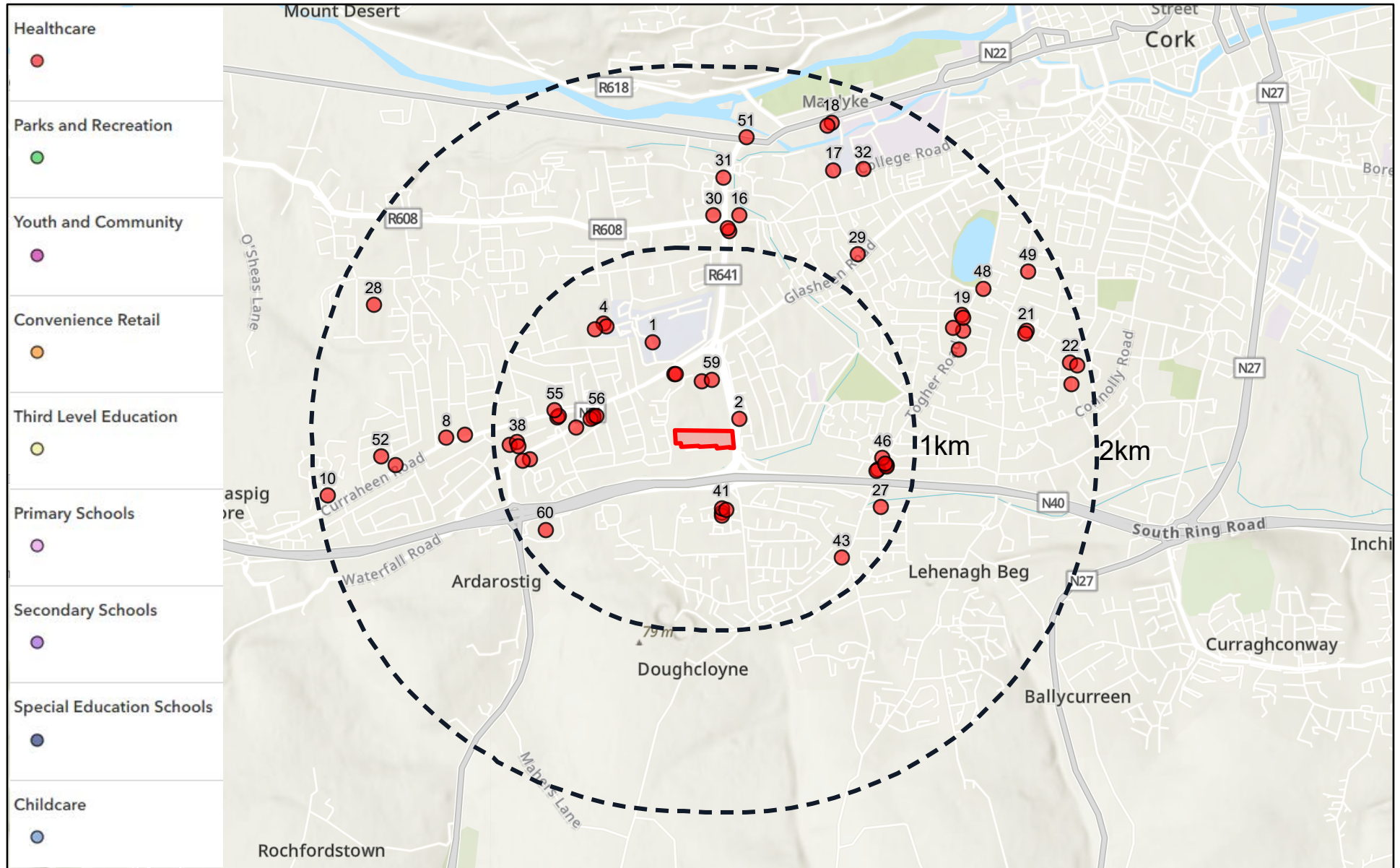
Youth and Community Facilities within 2km of Wilton LRD



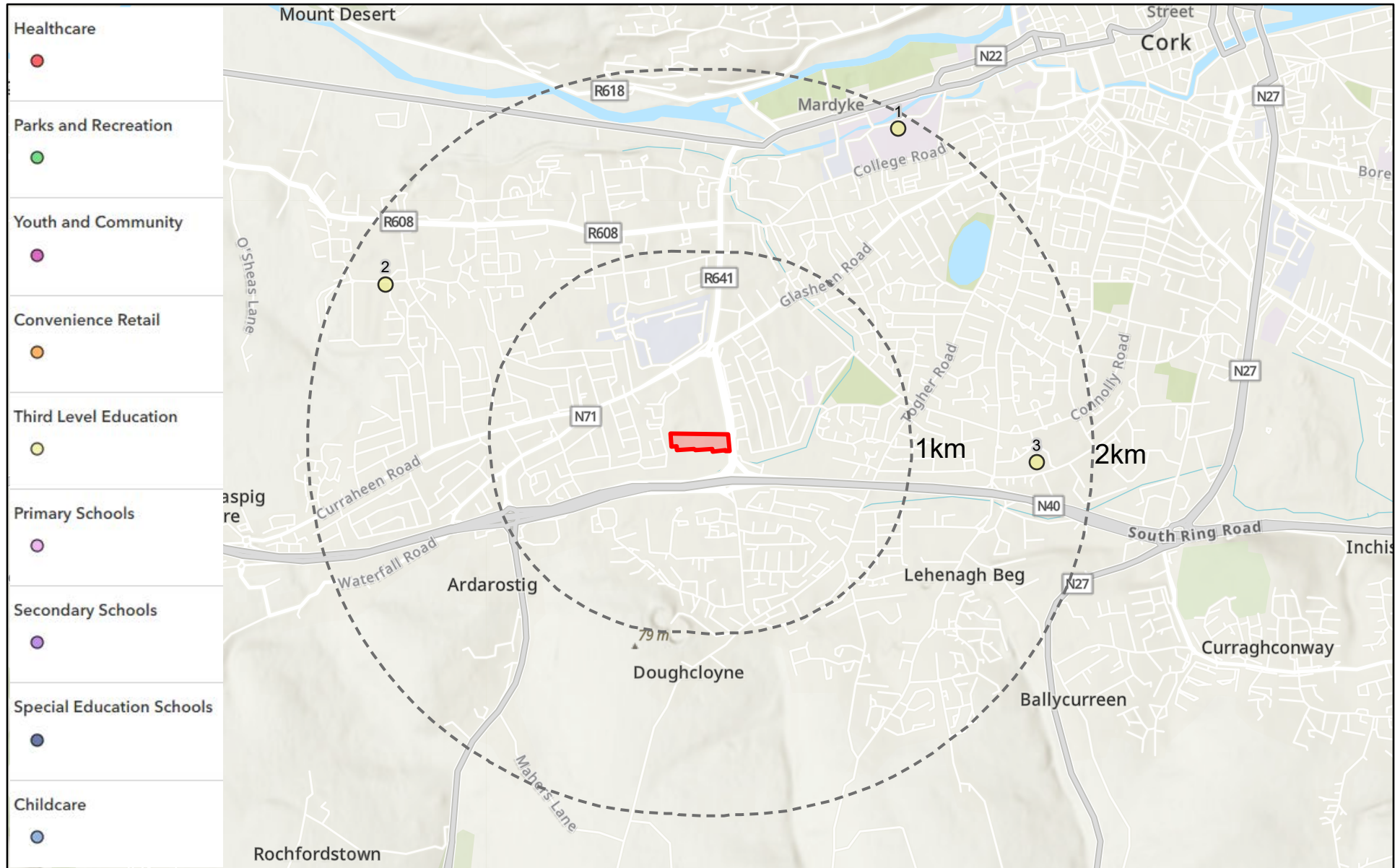
Sports and Recreation within 2km of Wilton LRD



Healthcare Providers within 2km of Wilton LRD



Third Level Providers within 2km of Wilton LRD



The map displays the Lehenagh Beg area with 34 numbered locations (orange dots) and two concentric dashed black circles representing 1km and 2km buffers from a central red rectangle. The legend on the left lists various facility types with corresponding colored dots: Healthcare (red), Parks and Recreation (green), Youth and Community (purple), Convenience Retail (orange), Third Level Education (yellow), Primary Schools (pink), Secondary Schools (light purple), Special Education Schools (dark blue), and Childcare (blue). The map includes labels for surrounding areas like Mount Desert, Mardyke, Curraghconway, and Ballycurreen, as well as roads such as R618, R608, R641, N22, N27, N40, and Waterfall Road. The 1km buffer is labeled '1km' and the 2km buffer is labeled '2km'.