

Comhairle Chontae Chorcaí **Cork County Council**

PLANNING & DEVELOPMENT ACT 2000

PLANNING & DEVELOPMENT REGULATIONS 2001

PLANNING & DEVELOPMENT REGULATIONS 2006



PART VIII REPORT

DEVELOPMENT OF COMMUNITY SPORTS GROUND AT CARKOOKEAL, MALLOW

**Public Notice in Compliance with Part XI of the Planning & Development Act 2000
as set down in Part 8 of the Planning and Development Regulations 2001 and
Articles 17 to 19 of the Planning and Development Regulations 2006**

December 2022

REVISION CONTROL SHEET

			For & on behalf of Cork Co. Co.		
Revision	Description of Changes	Prepared by	Checked by	Approved by	Date
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DEVELOPMENT OF COMMUNITY SPORTS GROUNDS AT CARHOOKEAL, MALLOW

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1.0 INTRODUCTION

This application for planning permission is in respect of the development of a community sports grounds at Carhookeal, Mallow, Co. Cork. Part VIII of the Planning and Development Regulations, 2001 sets out the requirements in respect of specific development by, on behalf of, or in partnership with Local Authorities. The proposal for the development of a community sports grounds facility at Carhookeal is therefore required to comply with these requirements as set out herein.

2.0 SCHEME BACKGROUND

Cork County Council recently acquired the lands at Carhookeal, Mallow, Co. Cork. Carhookeal is located 1.5km south of Mallow town centre and comprises of a 19.3 acre green field site. The site is best known for being the former home of Mallow GAA club until their relocation to Carrigoon in 2008.

The 2022-2028 Development Plan identifies the land zoning for the sites as Green Infrastructure and Community.

In May 2022 Cork County Council undertook a public Expression of Interest process in order to guide the future use of the lands at Carhookeal. Furthermore, the process was used to maximise the potential of the grounds for its future users and to best serve the sporting needs for the people of Mallow town and its environs.

Expressions of Interest were received from 5 sports organisations from Mallow Town and its surrounding environs. These submissions were taken into account in developing the plans and proposals being submitted for Part VIII.

3.0 PROPOSED WORK

The aim of this project is to develop publicly owned Community Sports Grounds on the 19.3 acre site at Carhookeal, Mallow. This is proposed to be delivered in a phased basis and dependent on funding availability. The facilities for the community and sporting clubs at this site are to include the following:

- Construction of a 400m eight lane athletic track, enclosing a grass pitch area suitable for track and field sports.

- Development of a grass soccer pitch
- Development of an AstroTurf pitch (3Nr 30m x 50m pitches)
- Development of a rugby union size pitch
- Construction of 2 Nr Tennis Courts
- Provision of car parks – total spaces for 157 car spaces and 4 bus park spaces
- Development of an outer perimeter walking pathway.
- Erection of new entrance gates
- Associated soft landscaping of the site including further native hedge planting, biodiversity planting and tree planting.
- Associated groundworks including drainage, stormwater connections, watermain connections and electrical ducting.
- Flood lighting for Astroturf, Running Track areas, Soccer and Rugby pitches
- Public Lighting for parking and pathways, where possible shielded/cowled walkway lighting bollards will be used

Note: A location within the site has been identified for development of a clubhouse/changing area however this will form a separate and future Part VIII.

The Community Sports Grounds at Carhookeal will be developed on a phased basis as funding streams are identified and secured.

4.0 ENVIRONMENTAL RESTRICTIONS

None Envisaged.

5.0 IMPACT OF THE SCHEME

The development of the Public Park will improve the sporting and recreational facilities available for the local population of Mallow and the population of its surrounding hinterland.

The public facilities will be available to all generations, and the aims of the project are to

- increase social participation in outdoor activities and sports
- provide facilities for sporting codes which currently do not have facilities
- provide facilities for the numerous local secondary and national schools of Mallow Town
- the provision of a running track will allow increased development and expansion of local running clubs
- provide additional play space for local children
- provide increased space for general recreational uses
- provide additional safe walking facilities
- improve the social fabricate of the town by the development of the community facilities
- improve the health and wellbeing of the local population by increased participation in sports

As the development is not located in an area of special amenity or obstructs any view or prospect of special amenity value or special interest, there is no obligation to notify prescribed bodies such as Failte Eireann, Heritage Council, An Taisce etc of the application.

The proposed works are in accordance with the Local Plan and thereby conforms to the proper planning and sustainable development of the area.

6.0 DRAWINGS

It should be noted that the concept proposal and layouts shown on the drawings are indicative only and are subject to revision. This is due to the procurement method.

Drawing No.	Description
KM-022-032-001	Site Location Map
KM-022-032-002	Proposed Development Site Layout
KM-022-032-003	Site Levels and Contours