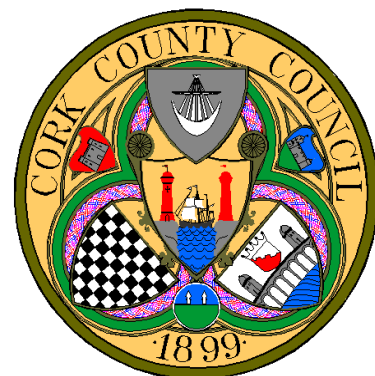


Comhairle Chontae Chorcaí **Cork County Council**



PLANNING & DEVELOPMENT ACT 2000

PLANNING & DEVELOPMENT REGULATIONS 2001

PLANNING & DEVELOPMENT REGULATIONS 2006

PART VIII REPORT

DEVELOPMENT OF CLUBHOUSE & INDOOR BASKETBALL COURT

**AT THE 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**

MAY 2024

REVISION CONTROL SHEET

For & on behalf of Cork Co. Co.					
Revision	Description of Changes	Prepared by	Checked by	Approved by	Date
A	Issued for Planning	S. Smyth	F. Jones	P Liddy DOS	May 2024

**DEVELOPMENT OF A CLUBHOUSE AT THE 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 Clubhouse & Indoor Basketball Court 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 Clubhouse & Indoor Basketball Court at Carhookeal Mallow 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.

In February 2023, Part VIII Planning was granted for 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

Part VIII planning is now being sought for the development of an indoor basketball court and clubhouse at the sports grounds.

3.0 PROPOSED WORK

The aim of this project is to develop a new clubhouse & indoor basketball court at the grounds at Carhookeal Mallow Co. Cork.

The development will include for the following.

- A full size indoor basketball court
- Changing facilities including 2 number dressing rooms
- Toilet & shower facilities
- An activity hall
- A meeting room
- Reception/lobby area
- An equipment storage room
- Access road to clubhouse through site
- Associated groundworks including drainage, watermain connections and electrical ducting.

4.0 ENVIRONMENTAL RESTRICTIONS

None Envisaged.

5.0 IMPACT OF THE SCHEME

Mallow Basketball Club has approximately 250 registered members, the breakdown of this is 55% girls to 45% boys. At present, the constraints associated with the current facilities are preventing the club from expanding upon its current membership. The proposed new development would allow the Basketball Club to harness its potential and significantly grow its participation numbers.

The proposed development will improve the sporting and recreational facilities available for the local population of Mallow and the population of its surrounding hinterland. The development of the new basketball court & clubhouse will serve and compliment the development of the running track and various other sports infrastructure planned for the site. It will provide users of the sports amenities with changing facilities including toilets and showers.

The public facilities will be available to all generations.

The overarching aims of the project are as follows

- Increase social participation in local sports through the provision of high quality facilities
- Improve the social fabric of the town by the development of the community facilities
- Provide facilities for the numerous local secondary and national schools of Mallow Town
- 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.

Drawing No.	Description
KM-024-010-01	Site Location Map (1:10000)
KM-024-010-02	Site Location Map (1:1000)
KM-024-010-03	Site Layout & Roof Plan
KM-024-010-04	Proposed Elevations
KM-024-010-05	Proposed Floor Plan