



Glanmire Town Centre

Health Check Report 2023



Tionscadal Éireann
Project Ireland
2040



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2040



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The project team would like to give a particular mention to the following groups for their input and support: Glanmire Area Community Association (GACA); Glanmire Chamber of Commerce; Elected Members from the North East Ward; Cork City Council electoral area; staff from the Strategic and Economic Directorate, Cork City Council and the residents of Glanmire who took the time to participate in the study.





Aim of the CTCHC Report

The key findings from Glanmire's first-ever Collaborative Town Centre Health Check (CTCHC) and baseline data will inform plans and strategies for the community as well as the private and public sectors in relation to:

- Arts, Heritage, and Culture
- Climate Change Adaption
- Community Health and Well-being
- Education and Training
- Heritage-led Regeneration
- Cultural Tourism
- Living in the village centre e.g., reuse of buildings and enabling development
- Public Realm Improvements e.g., streetscapes, parks, and public spaces
- Strategic Planning and Place-making
- Town Centre/Village identity

The CTCHC research focuses on several key areas:

- Land Use Survey and Vacancy
- Public Engagement Meeting
- Town Users' Opinions
- Consumers' Opinions
- Business Owners' Opinions
- Desktop Research
- Online Questionnaire
- Observation Survey
- Survey Natural Desire Lines
- Current Public Projects
- Relevant Planning History

Methodology

The Glanmire CTCHC research was conducted in June and July 2023. Several different types of surveys were undertaken and analysed to assess the strengths and opportunities of Glanmire and how it is performing.

Land Use Survey and Vacancy

Two focus areas were identified and examined as part of a land use survey for the purpose of acknowledging the two distinct commercial/retail areas within Glanmire. Glanmire's CTCHC land use survey examined over 400 premises to confirm the building uses of ground floor spaces and upper floors within the focus areas.

It also examined the number of vacant and derelict units in the survey areas. The data was mapped and presented as GOAD Mapping.

Survey Natural Desire Lines

Natural desire lines or paths show where people naturally walk across crossing points or green spaces regardless of formal pathways.

A natural desire line survey was undertaken for Glanmire to identify the convenient shortcuts and more used routes that have been treaded out.

The Glanmire Collaborative Town Centre Health Check was funded by the Department of Rural and Community Development through its Town and Village Grant Scheme, which is a key part of Project Ireland 2040, and Cork City Council. The Town and Village Renewal Scheme is designed to support the revitalisation of rural Ireland through a renewed focus on town centre regeneration and enhancing economic and social vibrancy.

Glanmire has the potential to strengthen as a town and improve liveability. The results of the research, analysis undertaken and public consultation as part of the town centre health check provide recommendations to reduce the dispersed nature of the Glanmire area, creating an identifiable town centre.

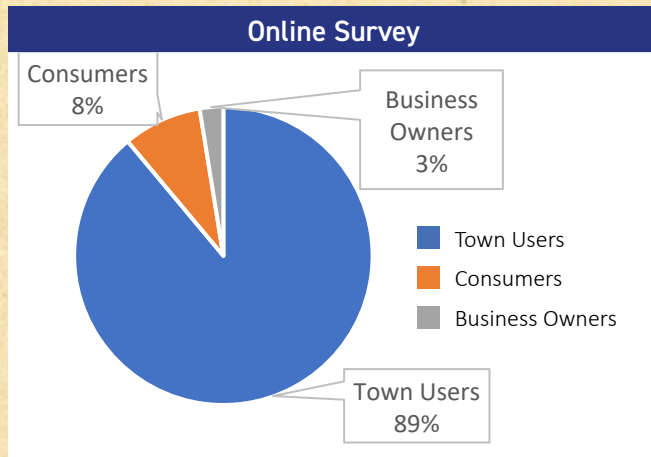


Public Consultation

Online Survey Questionnaire

An online survey questionnaire based on best practice TCHC research in Ireland and abroad was available for a 4-week period for town users (residents, visitors and people passing through), consumers and business owners to complete between 12th June to July 10th 2023. 785 respondents completed the survey.

The survey questions were based on the environment and people's experience of Glanmire, public realm, transport, car parking and accessibility, activities and uses, and work and the local economy in Glanmire.



Source: Public Consultation Event, Photo by Glanmire Area Community Association

Public Consultation Meeting

An in-person consultation meeting was conducted on Tuesday 4th of July 2023 in Glanmire. The objective of this consultation was to meet with the community and hear their views and opinions of Glanmire. Consulting the public on the Glanmire Collaborative Town Centre Health Check allowed for public involvement and transparency. The community of Glanmire had the opportunity to express their opinions on key issues that will contribute to better decision-making processes when assessing the development of Glanmire going forward, for the purpose of economic development or investment programmes.

The attendees were divided into five focus groups as part of the consultation to discuss specific themes comprising: Overview of Glanmire, the Environment of Glanmire, Transport/Car Parking and Accessibility in Glanmire, Current Activities and Uses in Glanmire and the potential of a Community Enterprise Hub in Glanmire.

Each group also discussed current status, recommendations for improvements/opportunities and potential projects in Glanmire to create a more vibrant and attractive place for residents and visitors alike.

Questions regarding the themes were prompted to the groups to facilitate the conversation. Attendees were encouraged to complete the online survey for Glanmire if they had not already done so.

There was a strong sense of community, pride, and character among the attendees at the public consultation meeting. This reflected their concerns in terms of public realm, infrastructure, community facilities and services, amenities and lifestyle areas and transport accessibility.

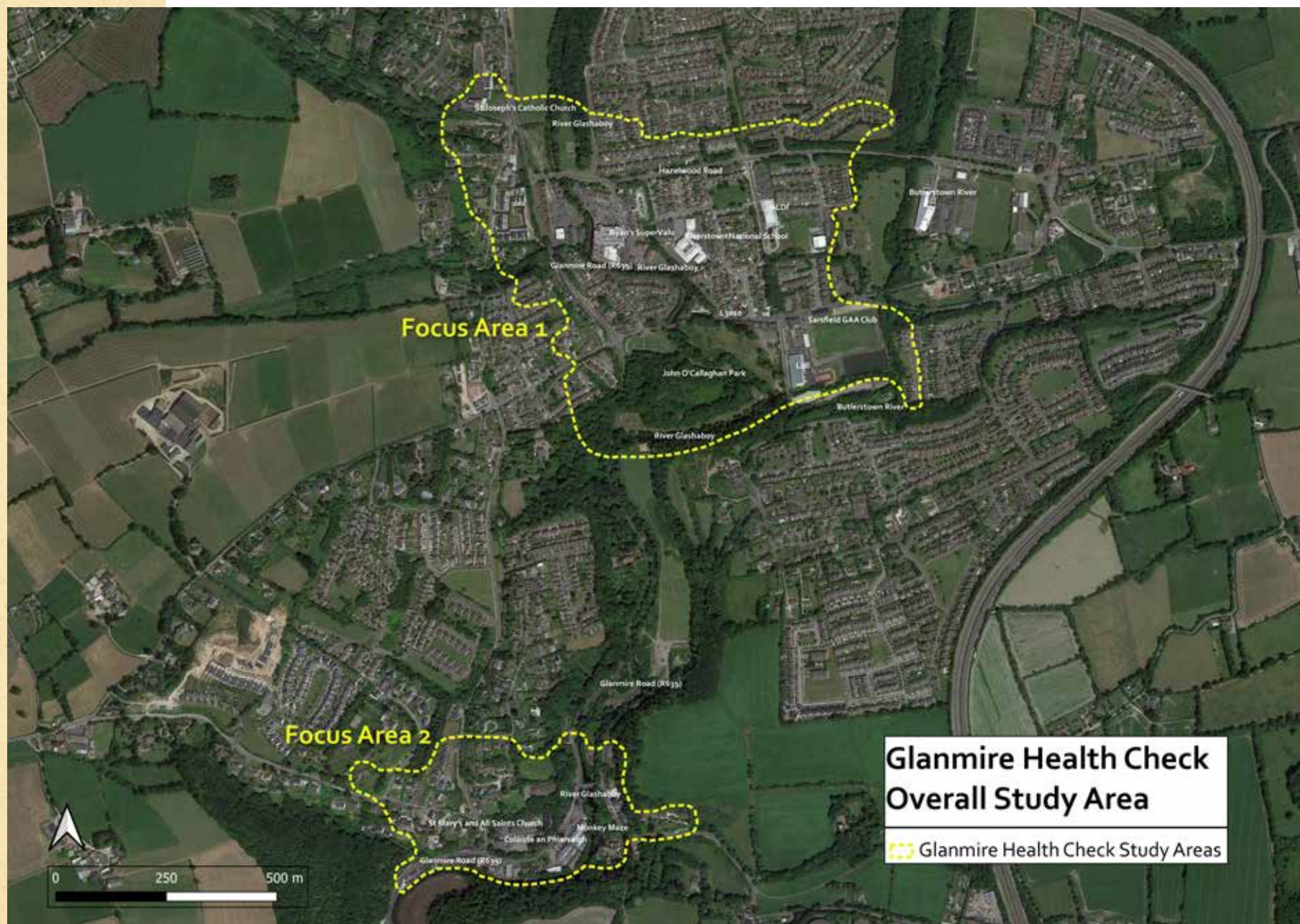
The most prominent issues raised during the consultation meeting included the lack of basic amenities and facilities for the elderly and for the influx of new residents to Glanmire. Poor-quality public realm such as lack of street lighting and wide footpaths, was identified. Transport and vehicular issues included the speed of vehicles, cycle and pedestrian path connectivity, poor and unreliable public transport, no bus shelters, and a lack of car parking.

Projects that were recommended by the consultation groups include a Community Centre/Hall, Safe Routes to Schools, Public Realm improvements, a Sports Centre/Sports Hall, a new Park, a Further Education Facility, and a Public Transport Shuttle System.



Source: The Planning Partnership September 2023

The Study Area Map



Source: ArcGIS, Annotated and Reproduced under Licence by The Planning Partnership July 2023

Overview

Introduction to Glanmire

Glanmire (Gleann Maghair) is a town situated to the east of Cork City Centre and encompasses the communities of Riverstown, Sallybrook and Brooklodge. A population of 9,903 people was recorded for the area in the 2016 census. There has been a significant increase in new dwelling completions within Glanmire, with 58 new units recorded in 2016 compared to 325 in 2022.

Glanmire is within the administrative area of Cork City Council since the City's boundary extension on the 31st May 2019. Glanmire is a vibrant town that has a rich cultural heritage and home to significant built heritage with the stone bridge at Riverstown and former mill buildings.

The Cork City Development Plan 2022-2028 details that Glanmire has two secondary schools, six primary schools and numerous pre-schools, creche and montessori childcare facilities dispersed in the vicinity. There are a range of sports facilities and recreational areas in Glanmire including: John O'Callaghan Park, Glanmire GAA grounds, Sarsfield GAA grounds, Glanmire Communities Sports Grounds, Riverstown FC grounds and St Stephens Pitch and Putt.

Glanmire has a good mix of convenience good suppliers given its proximity to Cork City. Hazelwood Shopping Centre and Crestfield comprise a library, supermarket, restaurants, coffee shops, health and medical services, financial and business services and non-retail services including beauticians and hairdressers. There are a range of community facilities in Glanmire including Glanmire Community Garden, Tidy Towns, community playing pitches and indoor bowling.

The Glashaboy River runs through the heart of Glanmire and the M8 motorway forms the eastern boundary. Glanmire has a mix of community groups that are proud of Glanmire and express great interest to work together to improve the town and fulfil it's potential.

Glanmire's Historical Context

Glanmire's history dates to Early Christian Ireland with the nearby church site at Rathcooney in existence since 1291. In the past, Glanmire was much smaller and consisted of a small village surrounded by the wooded valley with a population of 558 inhabitants in 1821. In the 1800s, Glanmire was an industrial village with woollen factories, flax mills and flour mills employing many residents in the area. Glanmire expanded further during the 20th century as a predominantly commuter town.

Saint Patrick's Mill



Source: National Inventory of Architectural Heritage

Glanmire Bridge



Source: The Planning Partnership June 2023

Glanmire's Built Heritage

The Glanmire Bridge dates to 1770 and was constructed to carry traffic over Glashaboy River and Millstream. The stone bridge in Riverstown dates to 1760 and is one of the oldest structures in Cork. Glanmire Bridge and Riverstown Bridge are prominent landmarks in Glanmire to this day due to their historical significance and prolonged existence.

Affluent merchants of the Industrial Revolution resided in large houses and estates. Many of these houses remain today. St Mary's and All Saints Church dates to 1784 and in 1836 land was purchased to build St Joseph's Church. Both buildings are protected structures.

Ballinglanna House



Source: National Inventory of Architectural Heritage

Riverstown Bridge



Source: The Planning Partnership September 2023

St Mary's and All Saints Church



Source: The Planning Partnership June 2023

Riverstown Community Centre (Old National School)



Source: The Planning Partnership September 2023

The Riverstown Community Centre building was built in 1891 and was formerly a national school.

Survey of Land Use in Glanmire Focus Area 1

(Surveyed in June 2023)

Ground Floor
Land Use

Total Vacancy Rate

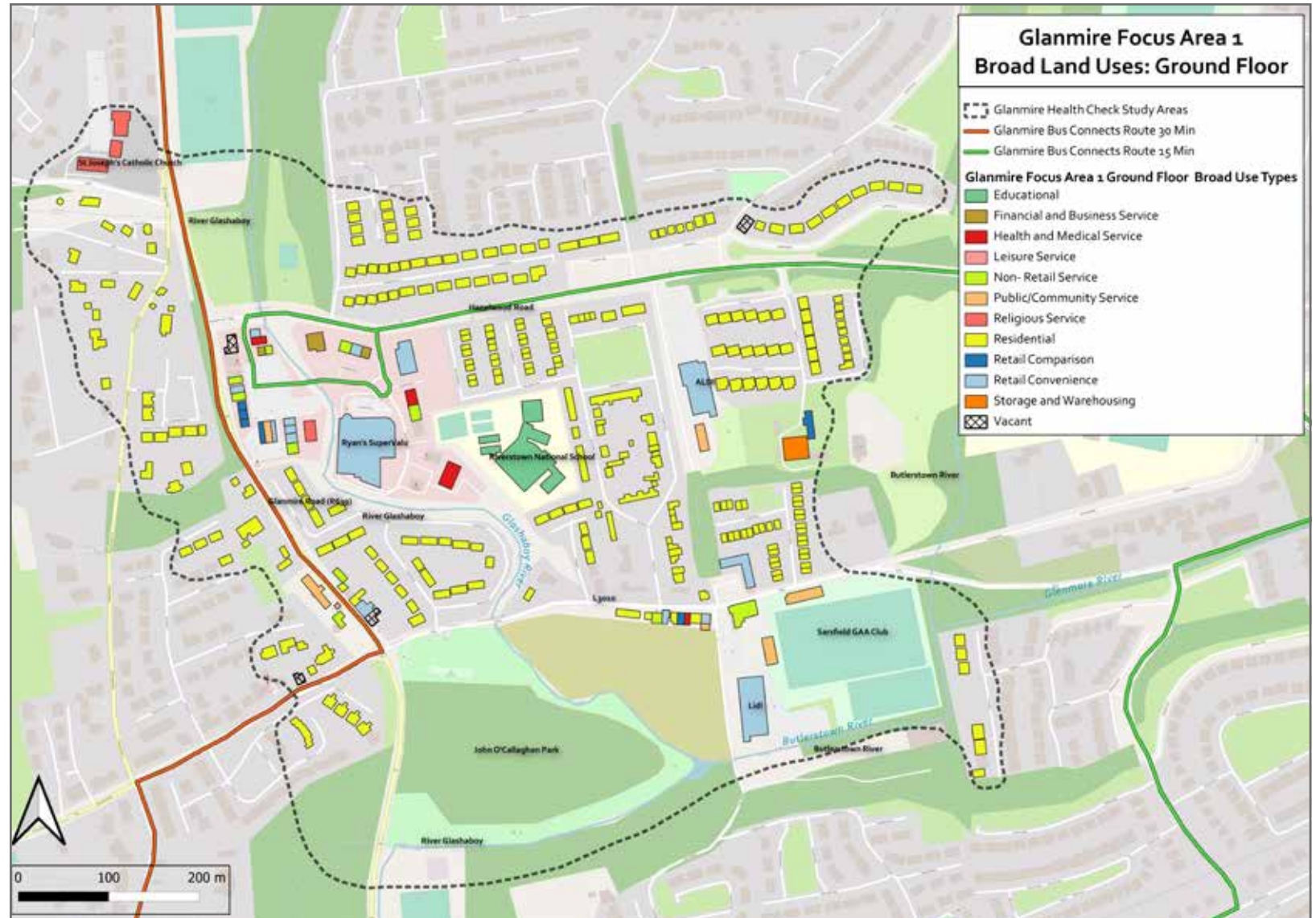
1.1%

Total Occupancy Rate

98.9%

Residential Rate

85.5%



Source: ArcGIS, Produced under Licence by The Planning Partnership July 2023

Survey of Land Use in Glanmire Focus Area 1

(Surveyed in June 2023)



First Floor Land Use

Total Vacancy Rate

0.64%

Total Occupancy Rate

99.3%

Residential Rate

92.7%

Source: ArcGIS, Produced under Licence by The Planning Partnership July 2023

Survey of Land Use in Glanmire Focus Area 2

(Surveyed in June 2023)

Ground Floor Land Use

Total Vacancy Rate

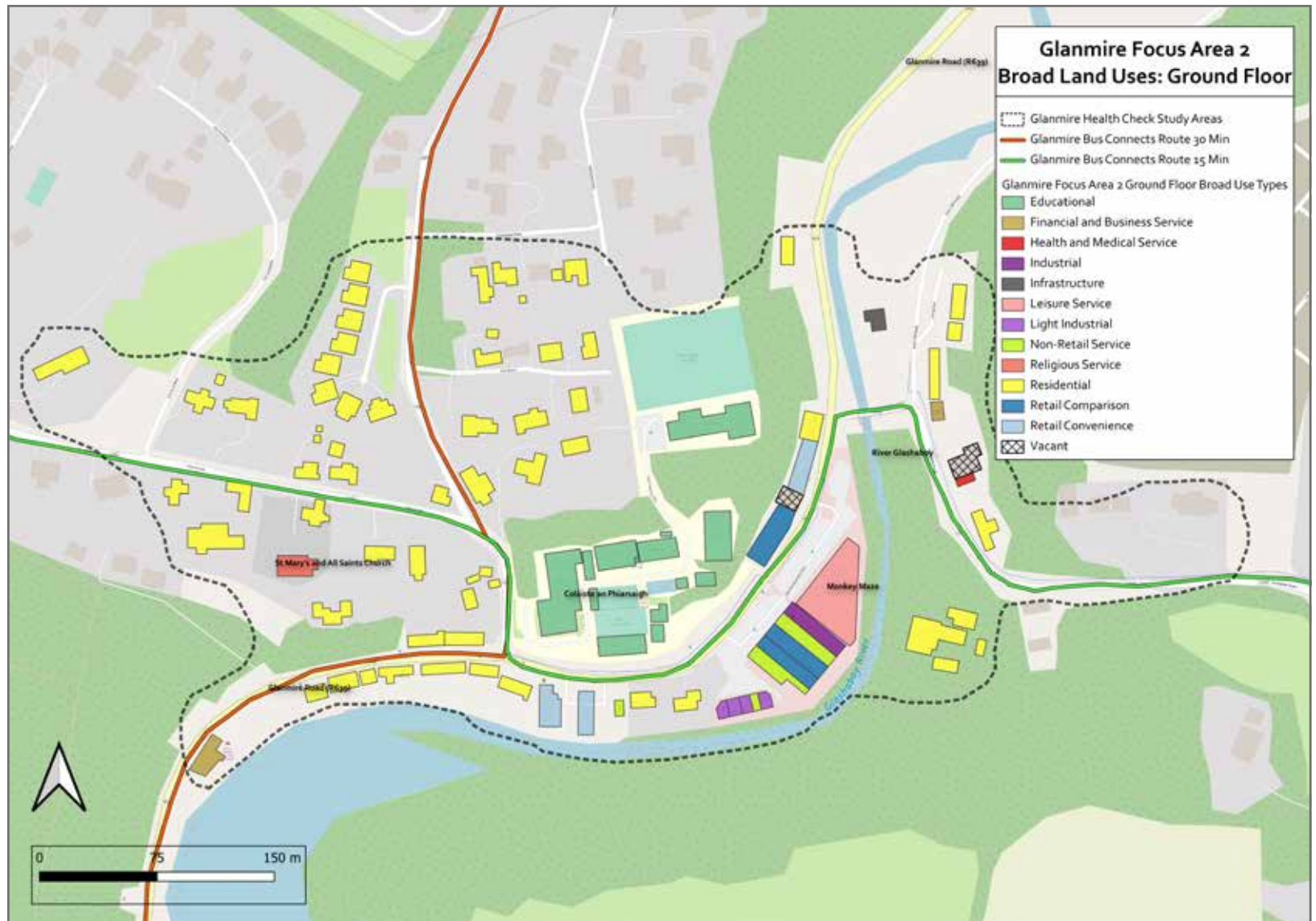
2%

Total Occupancy Rate

98%

Residential Rate

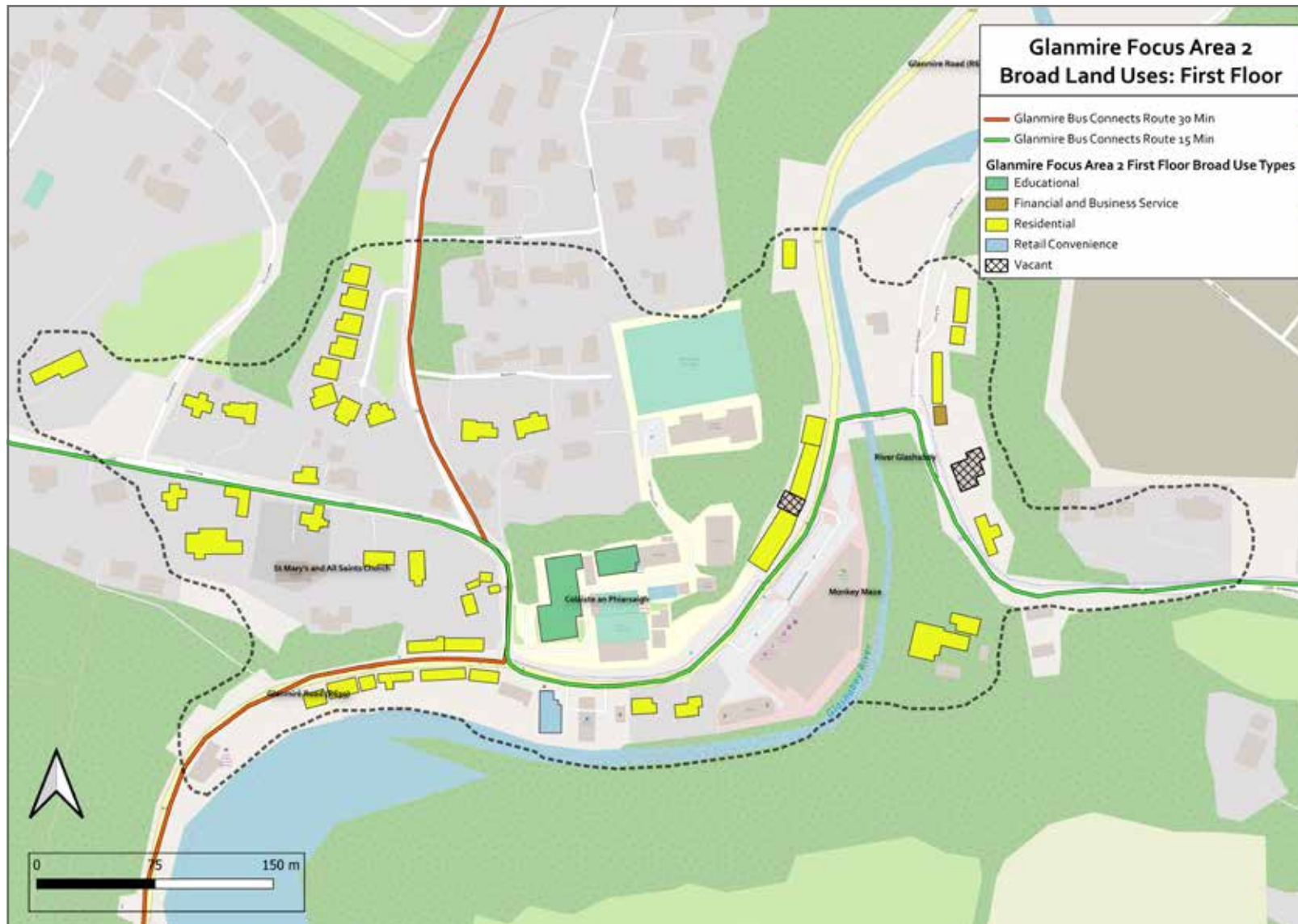
64%



Source: ArcGIS, Produced under Licence by The Planning Partnership July 2023

Survey of Land Use in Glanmire Focus Area 2

(Surveyed in June 2023)



**First Floor
Land Use**

Total Vacancy Rate

4.2%

Total Occupancy Rate

95.8%

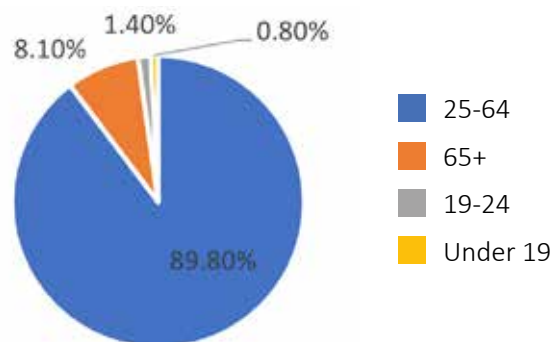
Residential Rate

87.5%

Source: ArcGIS, Produced under Licence by The Planning Partnership July 2023

Glanmire Questionnaire

Age Profile of Respondents



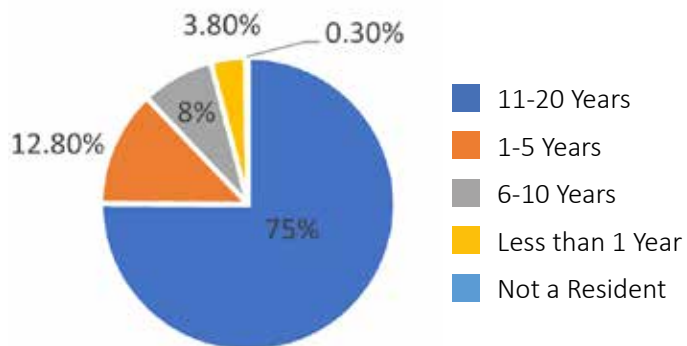
84% of respondents visit Glanmire 2/3 times a week and Ballyvolane is the next frequently visited area.

Which of the following best describes you?



Food shopping is the primary reason people visit Glanmire with Café/Restaurant/Pub/Bar the second reason. Tourism is the least reason for why people visit Glanmire.

How long have you been a resident of Glanmire?



Respondents consider Hazelwood Centre, Crestfield Shopping Centre and Riverstown the centre and main spaces of Glanmire.

Facilities and Amenities in Order of Preference

- 1 Playground and Park
- 2 Community Sports Facilities
- 3 Community Swimming Pool
- 4 Entertainment Venue
- 5 Community Hall/Enterprise Hub

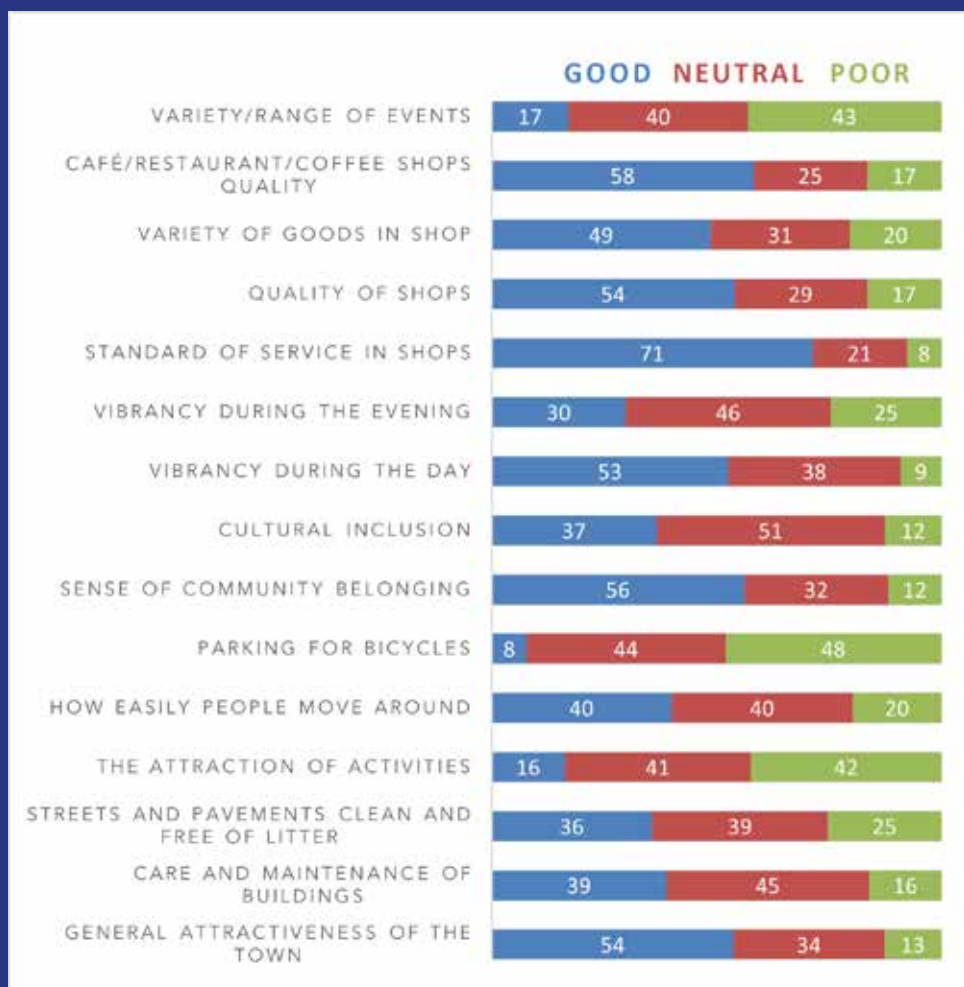
42.4% prefer working full time at place of work, **20.7%** full time from home, with **36.9%** preferring a hybrid model.

46.2% of hybrid model respondents prefer to work 2 days a week from home.

86.5% of respondents have access to fibre broadband.

Town Users' Opinions

The **most positive rating** was achieved by Glanmire's **standard of service and quality of the shops/café/restaurants/coffee shops** and **sense of community belonging**. The **least positive ratings** were cultural inclusion and vibrancy during the evening.



81.7% of respondents think it is pleasant to pass through Glanmire.

81.8% feel safe walking in Glanmire.

82.9% believe there is no adequate public seating.

62.5% believe that there are no adequate spaces for recreation such as green spaces and playgrounds, and only **16.3%** rate the attraction of activities such as Leisure/Health/Sports/Recreation as 'Good'.

72.4% believe there is a need for more cultural facilities that enhances participation.

70.9% of respondents think there are positive features such as local landmarks, historic buildings, public squares, or natural features that make Glanmire look attractive.

54.1% believe there are a range of amenities and facilities that meet a variety of different needs (Shopping, Health, Leisure)

76.6% think that the amenities and facilities do not meet the needs of everyone in the area whatever their age, religion, race, and disability, however, **61%** believe the facilities and amenities are within a reasonable distance and easily accessible.

65.3% of respondents are willing to participate in events to attract people to Glanmire.

Town users recommend that better traffic management is put in place to improve traffic congestion in the Glanmire area. Public transport services to Mahon, Mayfield, Blackpool and Kent Station and improved frequency of the existing bus services were also noted by the town users. Glanmire's proximity to Cork City and the M8 Motorway are the top attractions according to the town users.

In addition, the walkways in Glanmire including the Rocky Road walkway are frequently used.

Top Five Event Types Suggested

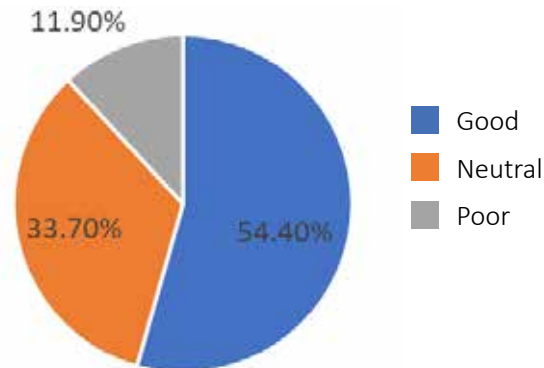
- 1 Music Festival
- 2 Family/Community Event
- 3 Food Festival
- 4 Summer Festival
- 5 Cultural Festival

The town users feel that Glanmire is a pleasant area to live in on account of the people and the community spirit, however, the town users emphasised that Glanmire Village is uncared for and has significant potential.



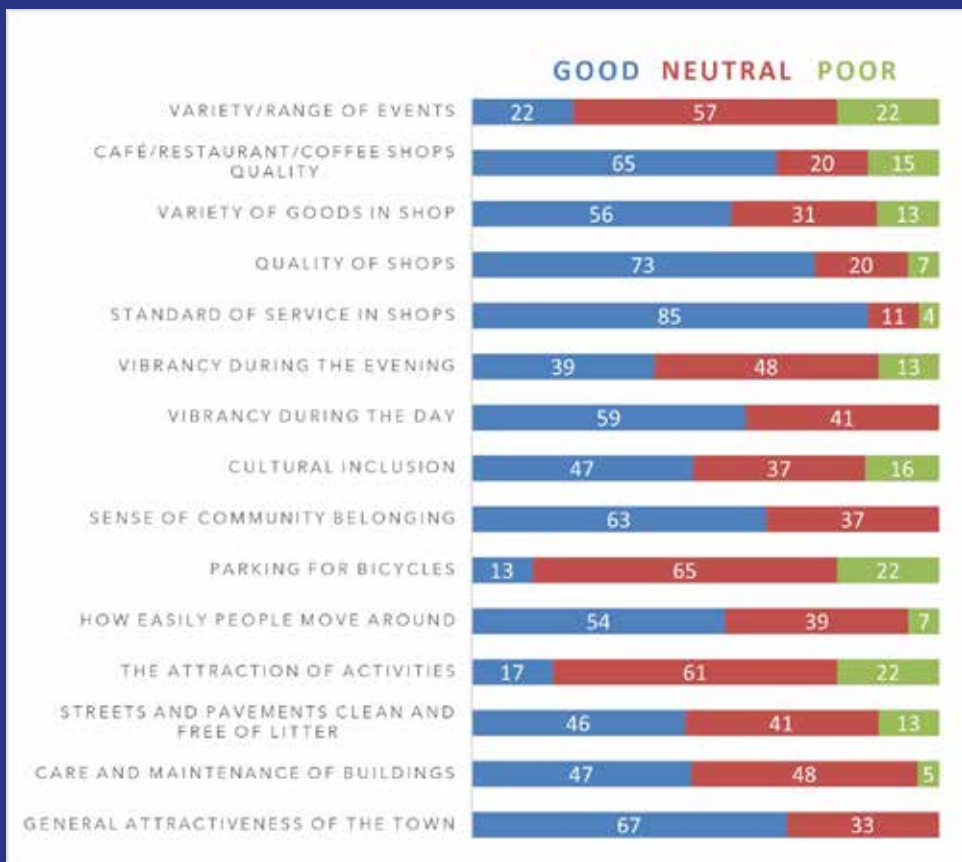
A better playground/park and more communal areas and centre hub such as a community centre that is managed by the community and offers activities for all age groups and cultures were recommendations made by town users to improve Glanmire.

How do you rate the attractiveness of Glanmire?



Consumers' Opinions

The response of the consumers was similar to the ratings of the town users. The **most positive rating** was achieved by the town's **standard of service, quality of the shops/café/restaurants/coffee shops, sense of community belonging** and **general attractiveness of the town**. The **least positive ratings** were the provision of **parking for bicycles and the attraction of activities** like leisure/health/sports/recreation.



The survey shows that **63.6%** of consumers have shopped online in the last month.

Clothes/Accessories are the main items bought online followed by Concert/Event tickets. Foodstuff/Grocery are the items least bought online.

Amazon is the most popular online shop used by consumers. ASOS, JD Sports and Shein are also popular clothes retailers.

When asked what type of shop is missing in Glanmire, respondents suggested clothing stores, hardware/DIY stores, restaurants, and Dunnes Stores. **79.5%** of consumers have spent more than €50 online on Clothes/Accessories in the last 3 months. Supervalu, Lidl, and Aldi are the most used Foodstuff/Grocery stores in Glanmire by consumers.

The most used Café/Restaurant/Coffee Shop in Glanmire by consumers include Bean & Leaf, Café Beva, and Balance.

Consumers recommend more parking around Glanmire Village and more facilities for teenagers in the area. Hazelwood Shopping Centre and the accessibility to shopping are the top attractions in Glanmire as believed by the consumers.

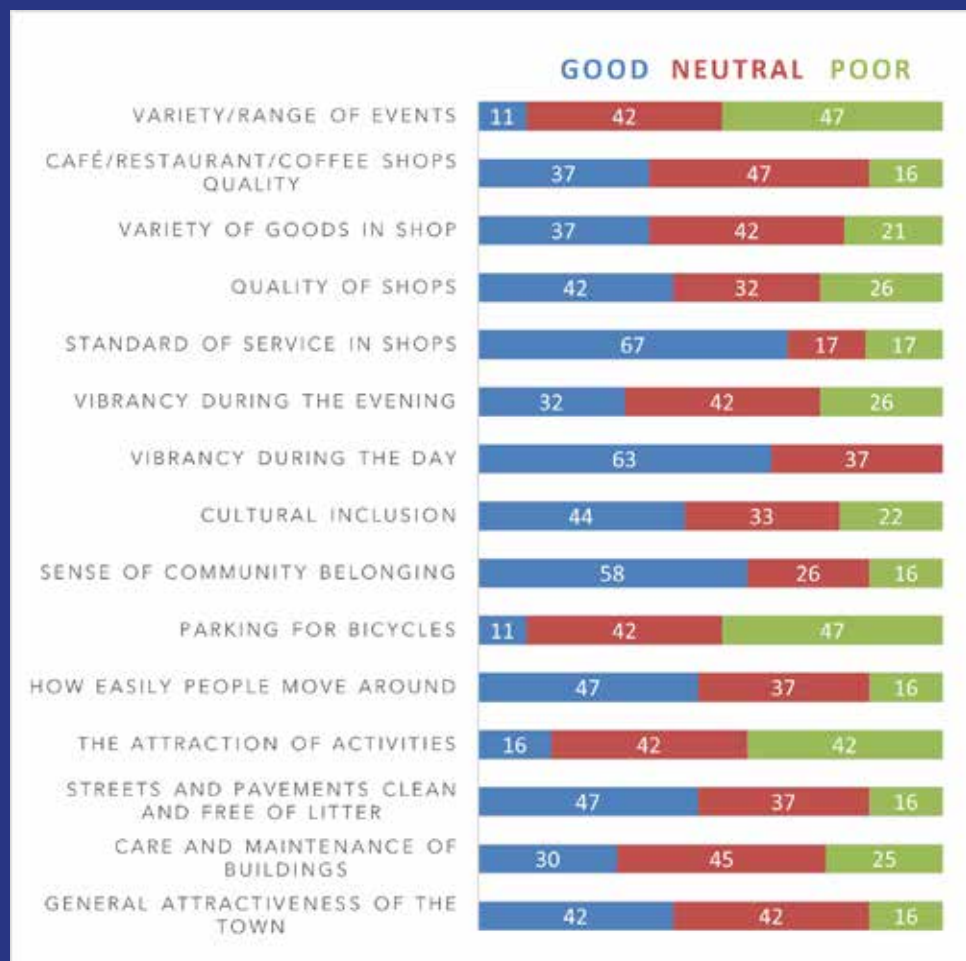
"We need restaurants, more shops, boutiques, discount shop".

"I would like a leisure centre that would cover all age groups and family membership".

"Improve traffic flow at peak times."

Business Owners' Opinions

The response was largely positive from the business owners regarding Glanmire's standard of service in shops, vibrancy during the day and sense of community belonging. The least positive rating included the quality of café/restaurant/coffee shops and the care and maintenance of buildings.



Website Presence and E-Commerce

62.5% of business owners in Glanmire stated that they have an online website and 20% said they sell online from their website.

46.2% business respondents say they have a Facebook page for their business, 23.1% have a page on Instagram, and 4% on other social media platforms.

Business Premises

43.8% own their current business premises and 80% are satisfied with their current business premises.

100% of the business respondents say they recycle at their business premises.

Only 13.3% of the business owners feel that traffic is hurting their business.

71.4% business owners would contribute to a cooperative marketing strategy for Glanmire.

Music Festivals, Start-up Business Events, and a Summer Festival are events that business owners would like to see in Glanmire.

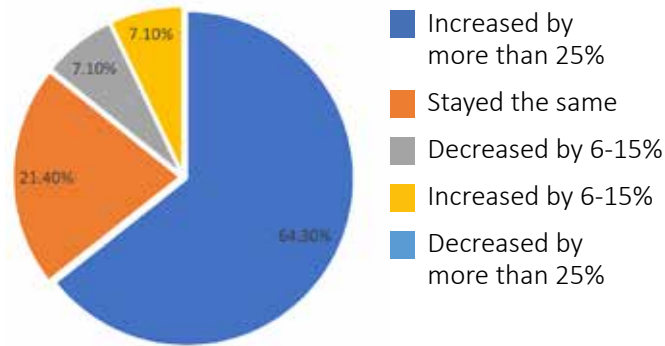
“There is the need for a defined town centre with areas for people to get together.”

“Glanmire should be a liveable town instead of a commuter town”.

Traffic calming measures was a concern, particularly entering, and leaving Hazelwood Centre.



How has turnover at your premises changed in the past 5 years?



Similarly, to the town users' opinions, business owners depict Glanmire's location and community spirit as the town's top points of interest.

Glanmire's sports facilities were a top attraction in the opinion of the business owners.

Suggestions from the business owners included more amenities in the vicinity and a bus service to Mahon.

Improvements to the existing public transport services such as increased frequency, reliability and bus shelters that are comprised of seating and lighting.





Environmental Quality

Places that are well cared for can make an area attractive and allow people to feel positive about where they live. Neglected buildings and streets and pavements of a poor physical condition can often have a negative visual impact on their surroundings.

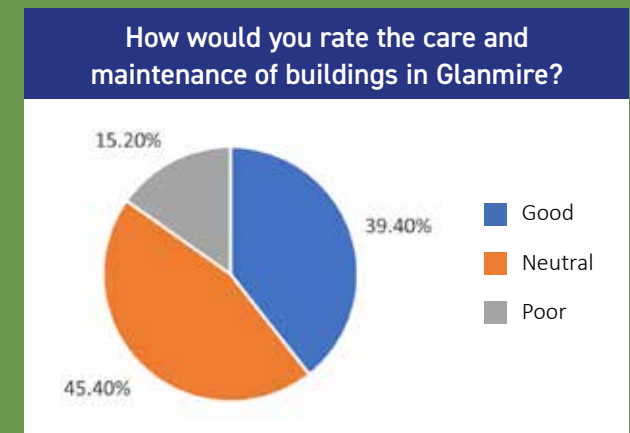
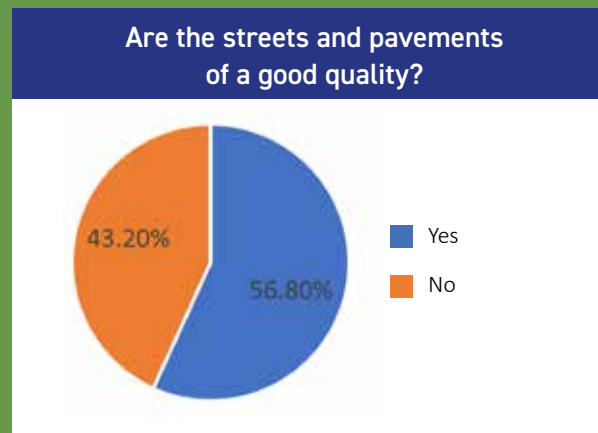
56.80% of respondents believe the streets and pavements in Glanmire are of good quality.

87.7% think Glanmire could be more environmentally sustainable.

36.6% rate the streets and pavements clean and free of litter 'Good', while **24.1%** rate them 'Poor'.

Glanmire is susceptible to flooding and suffered major flooding in 2012 after the River Glashaboy burst its banks. There have since been further flooding incidents in the area that caused significant damage to households and businesses in the Glanmire/Sallybrook area. A Flood Relief Scheme for Glanmire has been prepared and in progress of being implemented.

There is little developed public open space in Glanmire besides John O'Callaghan Park. It emerged from the community that there is substantial interest for increasing green spaces and playgrounds wherever possible to encourage social interaction and improve the environment.

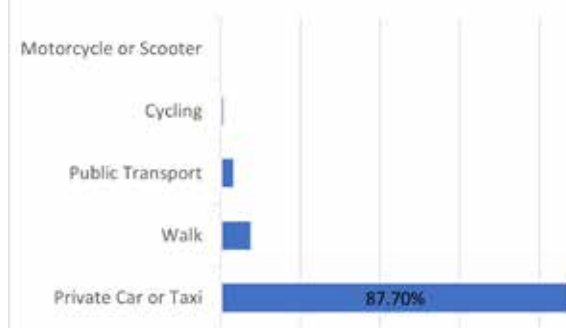


Car Parking, Traffic and Transport

Too much vehicular traffic can cause issues for people who live in, work in, and visit an area. Traffic calming measures, a well-connected public transport service and parking arrangements allow people to move around safely in a place.

80.6% of respondents think there are too many cars and too much traffic in the area. However, only **18.3%** of respondents carpool or share car journeys in the area.

The main mode of travel in Glanmire



48.7% of respondents think there are sufficient car parking spaces in Glanmire and **98.7%** do not pay for parking when visiting Glanmire.

95.8% believe the traffic situation can be improved in Glanmire.

88.6% do not support pay for parking.

41.2% rate how easily people get around Glanmire by walking, cycling or other means as 'Good', however, **46.2%** rate the provision of parking for bicycles in Glanmire as 'Poor'.

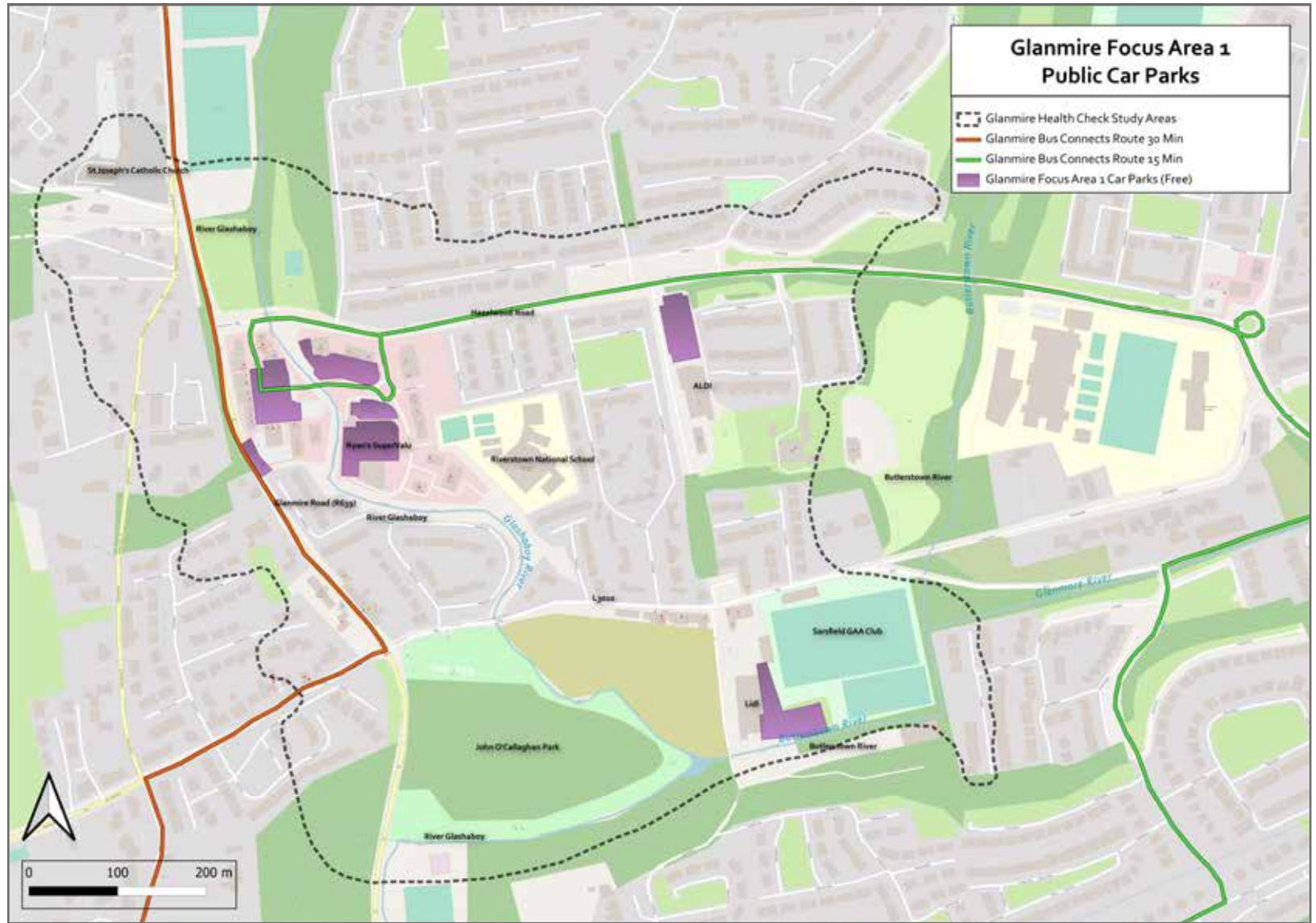
50.4% are satisfied with the public transport routes in Glanmire.

52.7% think there are no appropriate pedestrian crossings, signage, and ease of movement in Glanmire.



Car Park Mapping

The Car Park Map for Focus Area 1 shows free car parks in Glanmire that are available Monday to Sunday. They include Lidl car park, Aldi car park, Crestfield and Hazelwood Centre car parks and St Joseph's Church car park. Some participants at the public consultation event expressed their opinion that the car parks are being used as daytime parking by communities from the wider catchment area, while accessing Cork City by public transport from Glanmire.



Source: ArcGIS, Produced under Licence by The Planning Partnership July 2023

Car Park Mapping

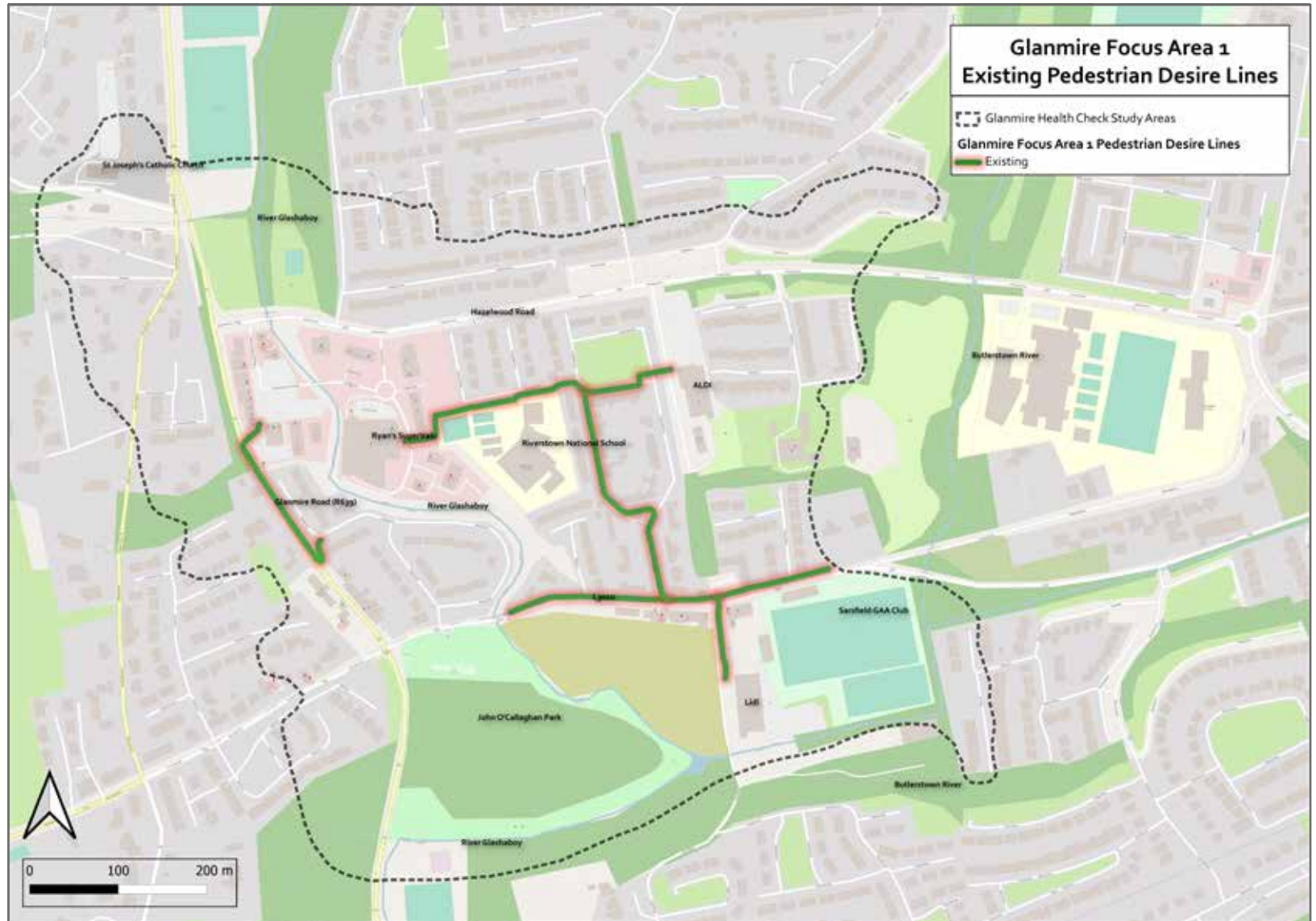


Source: ArcGIS, Produced under Licence by The Planning Partnership July 2023

The Car Park Map for Focus Area 2 shows a free car park close to Glanmire Village that is available from Monday to Sunday. Alongside there is a pay for parking car park at Monkey Maze that is available from Monday to Sunday at €3.40 per hour or €16 per day. Payments can be made on the APCOA Connect app. There is a total of 70 spaces at the car park.

Desire Lines Mapping

Desire lines are the quickest and straightest route a person takes to travel from one place to the next. They are typically unplanned routes or paths that have been treaded out by pedestrians. Existing desire lines in the Focus Area 1 of Glanmire include a path from Meadowbrook to Riverstown Road that joins with a path that leads into the Hazelwood Centre. A desire line from Marble Park, through St Josephs View that continues as far as Crestfield has also been created.



Source: ArcGIS, Produced under Licence by The Planning Partnership July 2023

Key Considerations and Opportunities

The Regional and Economic Strategy (RSES) adopted in January 2020 by the Southern Regional Assembly identifies Glanmire as a Main Town and Key Growth Centre in Metropolitan Cork.

The consolidation of Glanmire's vibrant environment and historical character will be central in maximising Glanmire as a key growth area. Glanmire's vibrant community and distinctive built heritage has been fundamental to the identity of Glanmire and will require significant consideration in achieving a more distinctive town centre for the community. Glanmire has potential to enhance and improve in the years to come and the results of the research and analysis undertaken as part of the town centre health check will provide fundamentals on which to establish.

At present, the main commercially focused areas of Glanmire are dispersed and is a matter that must be addressed in identifying a centralised town centre for Glanmire. Identifying a town centre is a key consideration going forward in Glanmire and should encompass the Hazelwood and Crestfield Centres and Riverstown including Aldi and Lidl. The Hazelwood/Crestfield retail area presents the opportunity for consolidation and potential redevelopment and enhancement.

There is a need to undertake a wider assessment of existing social and recreational infrastructure and to identify suitable locations for such infrastructure to meet the demands of Glanmire's growing population.



Source: Place+U



Source: Place+U



Source: Place+U

Investment in Glanmire is required to boost active travel and connectivity to provide a safe and healthy walking environment, i.e. the provision of cycle lanes, bus shelters, pedestrian connectivity, and traffic calming measures to reduce vehicular speeds, air, and noise pollution in the area.

Traffic, car parking and heavy goods vehicles travelling through Glanmire can make navigating Glanmire challenging and require consideration.

The community feedback highlighted the need for public realm improvements and widening of the sidewalks in Glanmire. There is potential for upgraded street lighting, public seating, and safe pedestrian crossings along Riverstown Road.

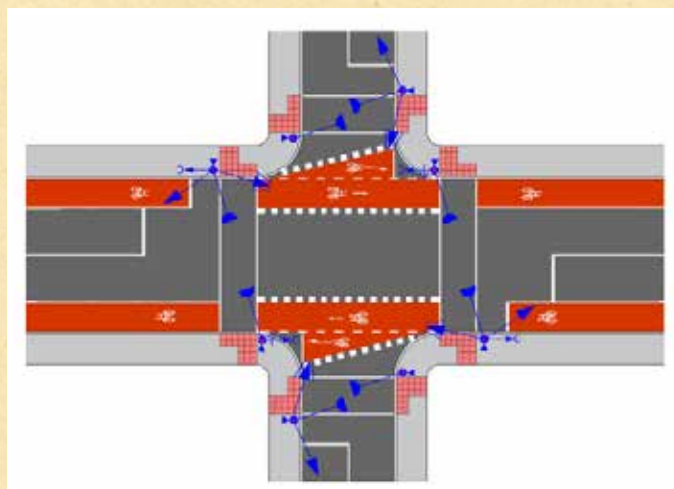
Key Considerations and Opportunities

Walking and cycling paths from the Riverstown Road junction to Sarsfield GAA Club would expand active travel opportunities. Measures along Hazelwood Road to Glanmire Community School would support The Safe Routes to Schools Programme.

Junction upgrades along Riverstown Road were also suggestions with pedestrian and vehicular linkages from Lidl to Hazelwood Road presented to achieve future desire lines.



Source: Place+U



Source: National Transport Authority



Source: Place+U

The community expressed need for a mixed-use community centre in Glanmire to include an enterprise element with supporting community facilities. Sites identified through the consultation process will be subject to a future criteria *Site Assessment and Selection Methodology* to identify most suitable sites.

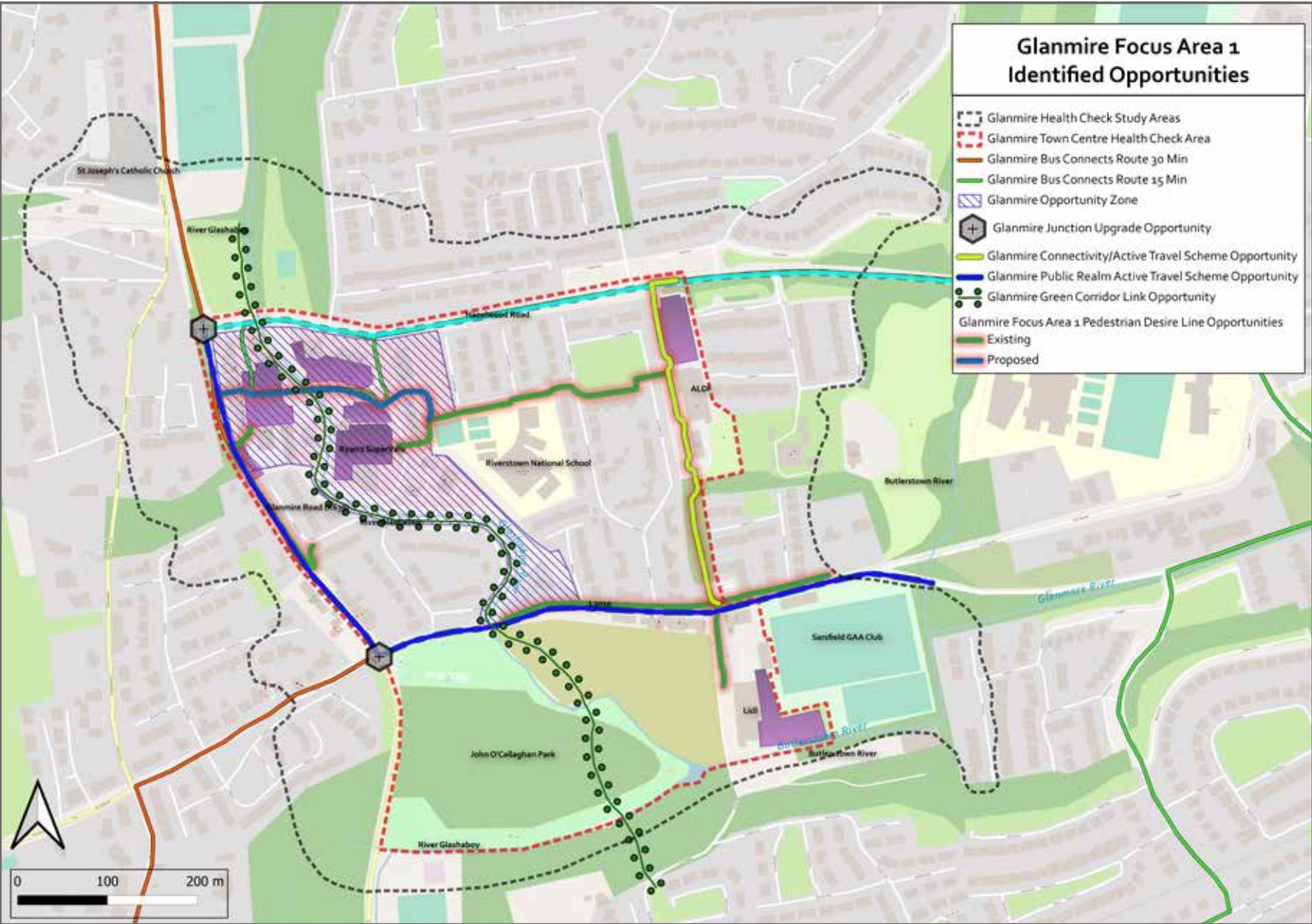
There is potential for a green corridor link along the Circus Field, the Hazelwood/Crestfield Centre and through John O'Callaghan Park that could potentially link up to the riverside walkway along the Glashaboy River to support both active and passive recreation.

The community detailed a clear priority preference for the increased provision of accessible green spaces with playgrounds.

Public transport to neighbouring areas such as Little Island, Mahon, Mayfield, Ballyvolane and Kent Station would increase connections between these places.

A variety of the offerings of facilities and amenities to meet the needs of the growing population at Ballinglanna would be beneficial.

Key Considerations and Opportunities



Source: ArcGIS, Produced under Licence by The Planning Partnership July 2023

Committed Projects

Regeneration projects and initiatives are currently being progressed in Glanmire in support of enhancing Glanmire.

Glanmire Flood Relief

The Glashaboy Flood Relief Scheme has been approved for Glanmire and is currently under construction. The project designed by the Office of Public Works has an objective to protect over 80 homes and 30 business premises in the area from flooding from the Glashaboy River and its tributaries.

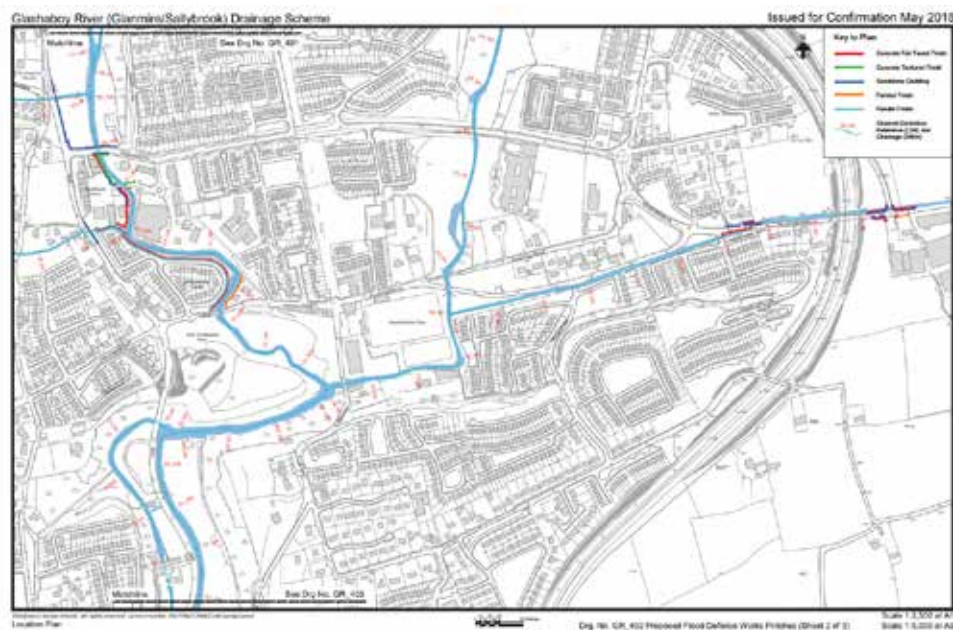
The flood relief scheme will stretch over approximately 4km of the river and construction work are expected to be completed in 32 months.

Glashaboy River



Source: OPW www.floodinfo.ie

Glashaboy River Drainage Scheme



Source: OPW www.floodinfo.ie

John O Callaghan Park

John O Callaghan Park is situated near Riverstown, and it is enclosed by the Glashaboy River and Butlerstown River in an urban setting within Glanmire.

The park has a playground, an outdoor gym area and a 1km in length walking trail. There is a wide variety of habitats and wildlife at John O Callaghan Park with the park adjacent to a woodland area. Amid rapid housing construction in the area, the community of Glanmire express desire for an expansion of the public park as a much-needed amenity in the area to help build a healthy and sustainable community.

John O Callaghan Park is in the process of being upgraded as part of the Town and Village Renewal Scheme.



Source: The Planning Partnership September 2023

NTA Green Route

A new greenway is proposed to increase accessibility and active travel around Glanmire. Its objective is to increase connectivity from Glanmire Community College to Colaiste an Phiarsaigh via John O Callaghan Park. The greenway will become a primary corridor link for walking and cycling in the area. It will also link Glanmire Community School and St Josph's National School in the north with Coláiste an Phiarsigh in the south, linking residential developments with facilities and services in Riverstown Village and Glanmire Village.

Glanmire Committed Roads Improvement Scheme

To improve the local road network, traffic congestion, active travel routes for commuters and the overall quality of life for residents and businesses in Glanmire.

To improve the accessibility, sustainability, capacity and safety of the transport network in the Glanmire, Riverstown and Sallybrook areas, Cork City Council is in the process of delivering the following projects:

- Project 1 – Church Hill Junction Improvement Scheme
- Project 2 – Dunkettle Roundabout Upgrade
- Project 3 – Glanmire Bridge/Village Improvement Scheme
- Project 4 – Riverstown Junction Improvement Scheme
- Project 5 – Glanmire Road/Hazelwood Road Signalised Junction
- Project 6 – Riverstown Road/East Cliff Road Signalised Junction
- Project 8 – New Link Road (L3010 to Hazelwood Road)
- Project 9a – L2998 Upgrade of Dunkettle Road North (Glanmire Bridge to Woodville)
- Project 9b – L2998 Upgrade of Dunkettle Road South (Woodville to Dunkettle)
- Project 10 – Tivoli Roundabout Upgrade
- Project 14 – Footway Improvements Fernwood to Riverstown
- Project 15 – Glanmire and Riverstown Greenway

Glanmire Town Centre

Health Check Report
2023

