

Carrigtwohill: A Vision & Plan to 2040



 Carrigtwohill Community

C2H2040: V1.02

October 2024

A Consultation Document

Foreword

As Carrigtwohill residents, we are all acutely aware of the speed with which our town is growing. The coming changes represent certain challenges, but they are also filled with *opportunities*.

As Carrigtwohill is one of the fastest growing towns in Ireland, it is incumbent upon us, those affected by this growth, to ensure that it is managed *sustainably*. Our local economy, our environment, our community ties, our care, sports, and recreational infrastructure, and our social supports must all be nurtured and future proofed.

Carrigtwohill 2040 (C2H2040) is a plan, created *by Carrigtwohill for Carrigtwohill*, setting out how we can best achieve this, and what we want our town to look like *as this growth occurs*.

We, the residents of Carrigtwohill, are planning for an *attractive* and *inclusive* town that we will continue to be proud to call our home well into the future.

This document represents the tireless work of a vast array of volunteers from every corner, sector, and demographic of our community. For over a year, they came together time and again to discuss and debate the best ways for Carrigtwohill to build upon its successes to date, and to ensure that these successes can not only be replicated but can be *surpassed* as our town grows.

To ensure that C2H2040 would truly be a plan that our whole town could stand behind, the draft document was presented at public meetings for wider community feedback, before finally being put to a public vote open to all Carrigtwohill residents. The response was overwhelming: C2H2040 received the active backing of 1,086 residents, representing 97% of those who voted.

As Chairperson of Carrigtwohill Community Council, I would like to extend my sincere thanks to each and every volunteer who has given freely of their valuable time—whether in their individual capacity or as representatives of our town’s many charitable organisations and clubs. Together, you have produced a document full of optimism and positive proposals.

I would also like to thank every single resident who provided feedback and voted on this plan. You have demonstrated our community’s high level of public engagement and have strengthened Carrigtwohill’s hand in designing our own future. You came together and made C2H2040 *our plan*.

It is now incumbent on all of us, through continued dedication and volunteerism, to transform the aspirations set out in C2H2040 into *our reality*.



A stylized, handwritten signature of Brian O'Reilly in black ink.

Brian O'Reilly
Chairperson
Carrigtwohill Community Council CLG

Introduction

This plan was prepared by a Meitheal of Carrigtwohill people from all walks of life, and is sponsored by the Carrigtwohill Community Council. The motivation was to take control of our own destiny. If you don't have a plan, you are part of someone else's plan.

What could make Carrigtwohill (C2H) a better place to live, work, go to school, grow up, grow old? That's what C2H 2040 starts to answer.

In many ways Carrigtwohill is well established with solid local, national, and international links. We punch above our weight and can be justifiably proud.

Carrig has also changed and grown remarkably. The next steps for Carrig's development priorities need input from those who know it best, spend their time here and have good ideas. That's you!

Plans for improving C2H generated the projects on this website. Each project offers ideas for improving the look and feel of Carrig to make it a better place to live, to work and to visit for everyone.

It is undoubtedly an early draft of suggestions - it is likely there are other creative and impactful ideas not yet identified.

So – feedback on these projects and new suggestions is needed from across the community, every estate, road, and back-road. The next generations will benefit from efforts now - so input from all ages and corners of C2H is the goal.

Have you answered the call, Carrig's call!

Vision Statement

Carrigtwohill is one of the fastest growing urban areas in Europe. To be successful, there must be an investment in infrastructure before housing, the voice of the people living here must be heard, and the plan for growth must be scaled around the needs of the people who live here.

Our vision is that the Meitheal created to develop this plan will view this document as the first step towards playing an active role in supporting those who are prepared to invest in the growth and sustainable development of our town.

Acknowledgements

Carrigtwohill Sponsors:

Carrigtwohill Community Council, Family Resource Centre (FRC), Vincent De Paul, Carrigtwohill Business Association, Camogie Club, GAA Club, Ladies Football, Glenmary Basketball Club, Carrigtwohill & District Historical Society, Men's Shed, Girl Guides, Point To Point, Carrigtwohill Schools, Vintage Club, Meals On Wheels, Carrigtwohill United AFC.

Supported by Carrigtwohill Councillors:

A. Barry, J. Healy and A. O'Connor

Result of E-Votes supporting the Vision and Plan

Carrigtwohill is one of the fastest growing urban areas in Europe. To be success, there must be an investment in infrastructure before housing, the voice of the people living here must be heard, and the plan for growth must be scaled around the needs of the people who live here.

Introduction & Background

In 2023/2024, the people of Carrigtwohill from all walks of life, and supported by the Carrigtwohill Community Council, came together to plan for our own destiny. Our vision is to make Carrigtwohill a better plan to live, work, go to school, grow up and grow old. The vision and plan was developed after months of hard work under 6 key strands:

1. Planning & Development
2. Sports & Leisure
3. Heritage & Culture
4. Social Protection & Integration
5. Industry, Tourism & Innovation
6. Lifetime Education & Health

There are a number of small, medium and large projects proposed under the plan and these include, but are not limited to:

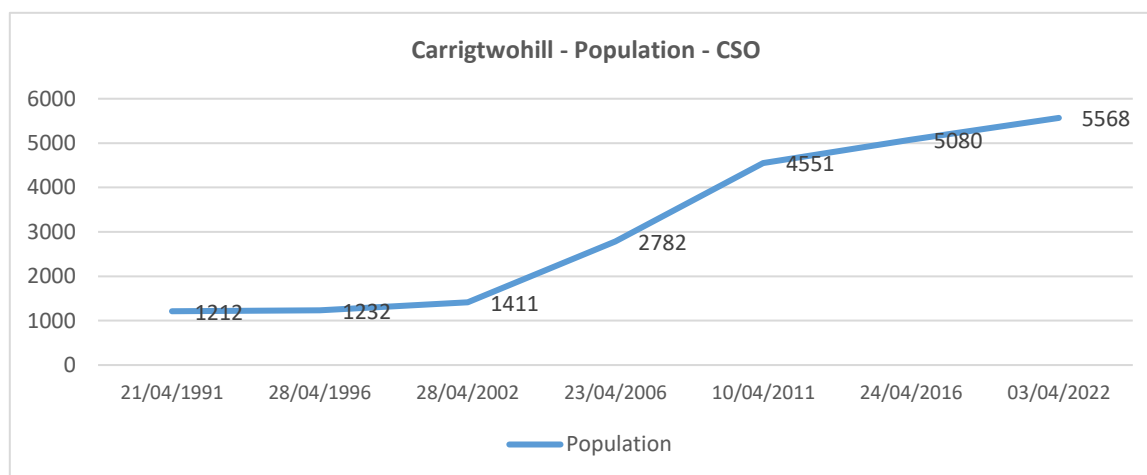
1. Multi-sports Integrated Campus
2. Park and Recreational Spaces
3. Social Inclusion and Integration
4. Lifetime Learning
5. Interpretative Centre, Barryscourt Castle
6. A Green Town by 2040

Innovation, Enterprise & Retail

Carrigtwohill Demographics

According to the Central Statistics Office (CSO) the population in Carrigtwohill in 2022 is 5,568 persons. This is a dramatic increase in a town, which not too long along

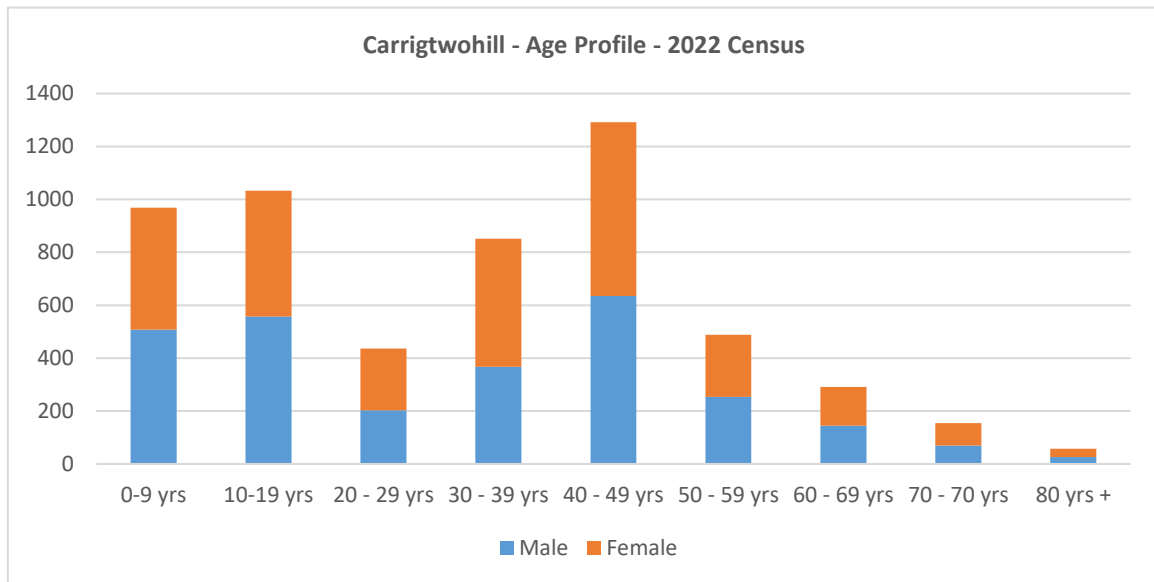
was a small rural village and hinterland. In 1991, the population of Carrigtwohill was 1,212 and it is now 360% greater but with a limited increase in social services and amenities.



Already there has been considerable building around the town since 2022 and it is envisaged that the projected population in the town will be 10,000 in 2028 by the end of the latest County Development Plan, and to around 12,000 in 2031.

There are over 60 nationalities in the town and the unique and vibrant tapestry of our

town brings both opportunities and challenges for social services. The age profile in 2022 also adds to uniqueness with just 75% of the Carrigtwohill population was born in Ireland and 25% outside the country. The 40 to 49 age group being the highest and the 10 to 19 age group being the next highest. The age profile is as follows:



Reason for the E-Vote

While the C2H 2040 was created by a cross-section of society in the town and published in March 2040, there was a requirement to identify if more than those directly involved in C2H 2024 Planning supported the plan and it was also an opportunity to seek their views on any of the matters either raised in the plan or not yet considered.

It was decided that an E-Vote was the best option for reaching as many of the community as possible. In preparation of the vote, a small sub-group was established to prepare, and implement, a marketing plan which included:

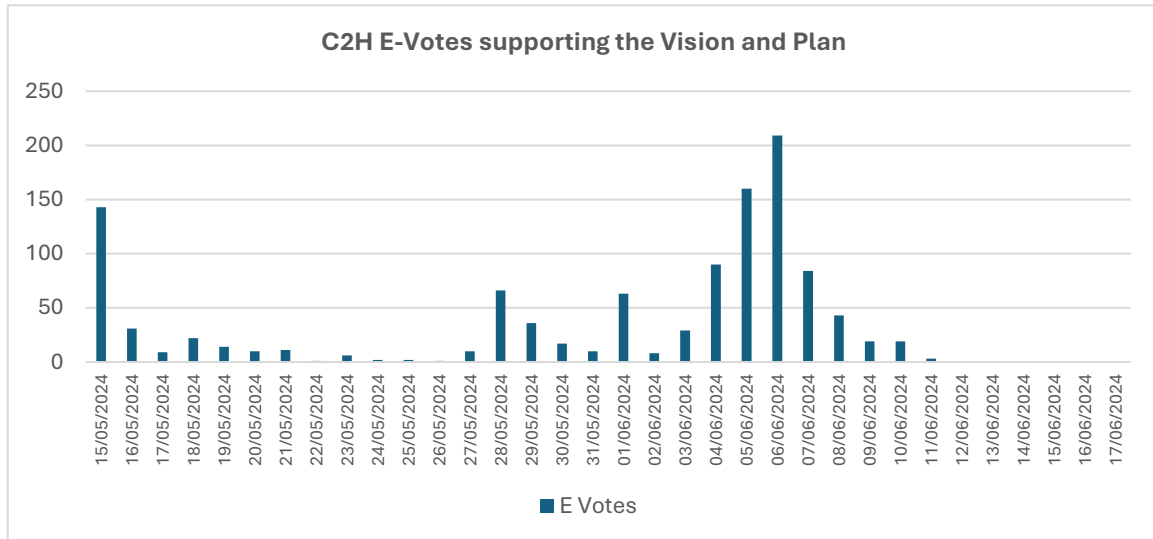
- Engaging with other groups, clubs, resident’s associations, business association etc. in Carrigtwohill to share the plan and advertise the vote
- Social Media Campaign including messages on Facebook, TikTok and Instagram
- Distributing WhatsApp messages to groups, friends and other people in the community informing them of the plan and advertising the votes
- Meeting and engaging with local communities and groups

Engaging with friends, family and members of our community

E-Voting results

E-voting opened on 15th May 2024 and continued until 17th June 2024. It should be noted that the original final day to vote was

10th June and while no marketing took place after that date but the voting remained open. In total, there were 1118 votes and people voted as follows:



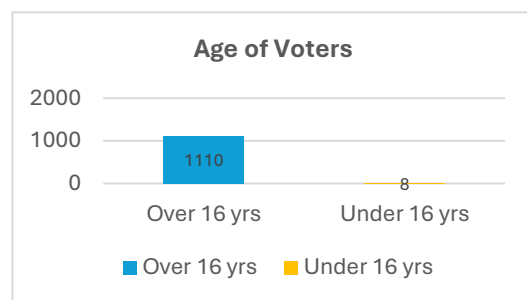
E-Vote Questions

There were four questions as follows:

- | | | |
|-----|---|------------------|
| Q1. | Are you over 16 years of age?
An bhfuil tú os cionn 16 bliana d'aois? | Yes/No
Tá/Nil |
| Q2. | Do you currently live in Carrigtwohill or immediate surrounding area?
Thuathail nó sa cheantar máguaird? | Yes/No
Tá/Nil |
| Q3. | Do you support the vision in the strategic C2H 2040 Plan for Carrigtwohill?
An dtacaíonn tú leis an bhfís sa Plean straitéiseach C2H 2040 do Charraig Thuathail? | Yes/No
Tá/Nil |
| Q4. | Please add any feedback/comments on the plan?
Ceir aon aaiseolas/tuairimí faoin bplean le do thoil?
<i>There was a blank box to allow for feedback.</i> | |

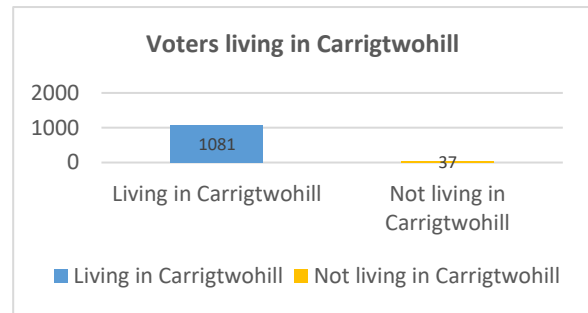
Question 1. Age Profile of Voters

The majority of voters were over 16 years of age with 1,100 over 16 years of age. It had been hoped that with a large 10 to 19 year old age profile that we could engage with the secondary schools to encourage them to vote, but with the timing of the voting in May, it was too late in the term to engage with them. It is hoped that as the plan develops, there will be further engagement with the youth of Carrigtwohill.



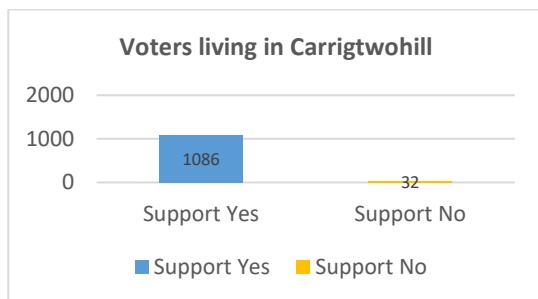
Question 2. Voters living in Carrigtwohill

Just over 96% of the voters said that they lived in Carrigtwohill or immediate surrounding area. It is recognised that there are a lot of people not living in Carrigtwohill who travel to the town for work and/or school and it was positive that 37 of those voted for our plan.



Question 3. Support for the Plan

Just over 97% of the voters said they supported the plan i.e. 1,086 people and only just under 2% or 32 people said they did not support the plan.



1,050 people who live in Carrigtwohill or immediate surrounding area supported the plan. With the CSO identifying the Carrigtwohill population at 5,568 in 2022, that means that 18.85% of those living in Carrigtwohill support the plan and vision.

Of the 32 that did not support the plan, 6 of them provided additional information.

Their views are synthesised as follows:

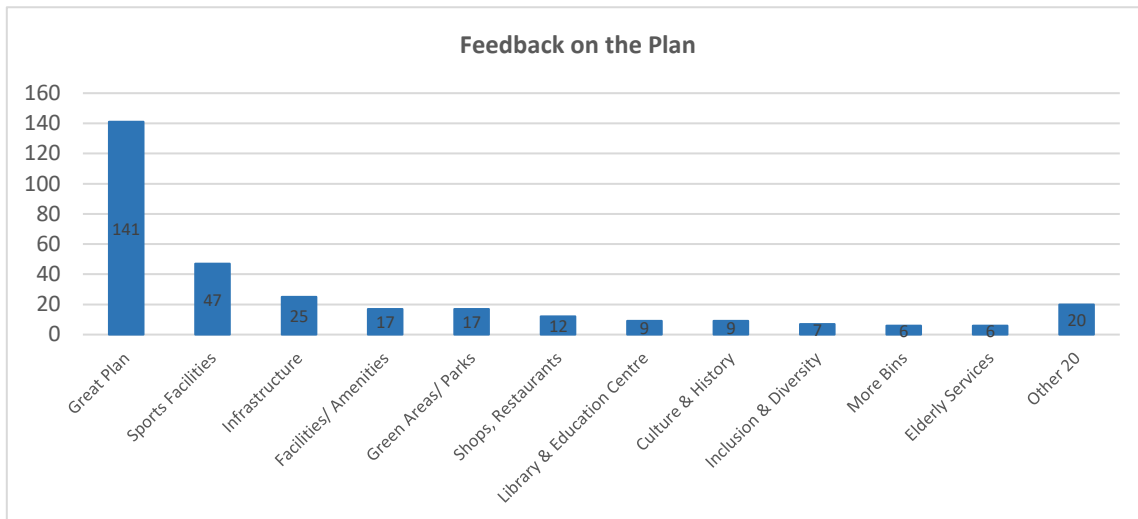
- Doesn't support the green plan as it could implement stringent policies which could have a detrimental effect on the community
- Car parking and traffic flows are not suitable and also the flooding in the town.
- Too many houses and not enough amenities.
- Doesn't support removing parking from the Main Street.
- Need a bigger emphasis on local amenities e.g. restaurants, cafes, shops, supermarkets etc.

Support some initiatives but not all. Does not support some of the inclusiveness and 'climate emergency alarmism.'

Question 4. Provide additional feedback

Just over 1,086 who voted in support of the plan, 280 of them or 25% of them left additional information.

141 (50%) of those who provided feedback said they supported the plan and/or thanked the group for compiling it.



As this was a free text option, I have grouped the feedback together as much as

- Sports Complex, a swimming pool, communal areas, entertainment area and other facilities required for our all ages, especially youths x 47
- Better Infrastructure - Improve the roads, transport facilities, pedestrian routes, access to the town, better parking, traffic flow, flooding defences and cycle lanes x 25
- Facilities and amenities are badly needed x 17
- More trees, parks and recreational/green areas x 17
- More shops, cafes, bars, restaurants, business spaces to rent for shops etc. x 12
- Public library and education centre x 9
- Explore our history, protect our culture, especially Barryscourt Castle x 9
- Support inclusion, integration and disability/diversity services x 7
- Be More bins x 6
- Better services for our elderly including sheltered housing x 6

possible, with some feedback hitting a few points. The top feedback results were:

There were also less frequent or once often feedback which is listed in 'other' and these included:

- Request that Ballintubber remains in Carrigtwohill x 3
- Increased Garda presence x 3
- Affordable accommodation and better availability of rentals x 3
- Hotel x 2
- Cycle/Walking path connecting to Middleton Greenway and Barryscourt Castle x 2
- Facilities for performing arts including music, dance etc.
- Include Fota House and Farm in our plans
- Better Broadband, especially outside the town
- Creche
- More GPs
 - Connect the train to the town

Need more buy-in from government bodies to make this happen

Table of Contents

Strand:1 Planning & Development	1
Section 1: - Planning, Development, Including Public Realm	1
1.1 The Journey to Date.....	1
1.2 Carrigtwohill as a Pathfinder.	2
1.3 Where We Want To Be In 2040.....	3
1.4 How Do We Get There?.....	4
1.5 Specific Proposals	7
Section 2: - Sustainable Carrigtwohill - A Green Town by 2040	11
2.1 General Overview	11
2.2 Structure: Carrigtwohill Green Team (Community Led Leadership).....	12
2.3 Energy.....	12
2.4 Transport	13
2.5 Carrigtwohill Remote Working Hubs.....	13
2.6 Recycling and the Circular Economy	14
2.7 Water as a Resource	14
2.8 The Streams of Carrigtwohill by John Harte	15
2.9 Nature	16
Strand:2 Sports & Leisure	17
Section 1: - Multi-Purpose Sports Campus (MPSC): An overview Summary	17
1.1 Where we are Today in terms of Sports in Carrigtwohill	17
1.2 Background and Principles	19
1.3 Outline of the Project	20
1.4 Example of Economies of scale Achieved by a Multi-Sports Campus	21
1.5 What is Required	21
1.6 Next Steps.....	22
Section 2: - Park and Recreational Spaces	24
2.1 Summary	24
2.2 Preliminary Observations	26
2.3 Proposed Sites and Potential Developments Around Barryscourt and Belvelly Bridge	27
2.4 Proposed Sites and Potential Developments at the Glen and Tibbotstown	32

2.5 Funding and Development Proposal.....	33
Strand:3 Heritage & Culture	36
Section 1: - Legally Protected Structures.....	36
1.1 Objectives and Benefits	36
1.2 Introduction and Overview	37
1.3 Barryscourt (RMP CO075-018001)	39
1.4 Churches & Their Burial Grounds	42
1.5 The Legal Authorities & Government Management	47
1.6 Carrigtwohill & District Historical Society	51
Section 2: - Proposal to Preserve St David’s Abbey Site	52
2.1 General Overview	52
2.2 Architectural evidence of Abbey Ruins	54
Section 3: - Proposed Conservation Works.....	57
Section 4: - Market and Fair Day:.....	62
4.1 Carrigtwohill Market and Fair Day: Preparing for the 800th Anniversary.	62
4.2 Where?	63
Section 5: - Voice of Youth – Folklore Program.....	64
5.1 Background.....	64
5.2 The Carrigtwohill Schools Folklore Program 2024.....	64
5.3 How Our Community Will Benefit From This Program	65
5.4 Clearly Defined Purpose and Goals for this Program.....	66
5.5 Carrigtwohill 2040	67
Section 6: - An Ghaeilge i gCarraig Thuathail.....	68
6.1 A Practical Campaign To Make Our Language Part Of Life In Our Community..	68
6.2 Our Goals	69
6.3 Short Terms Actions	69
6.4 Medium Term Actions	69
6.5 Longer Term Actions	70
6.6 Scope for Additional Actions and New Goals	70
Strand:4 Social Protection & Integration.....	71
Section 1: - Social Infrastructure Case Study.....	71
1.1 Carrigtwohill Family Resource Centre	71
1.2 Insights into the Challenges Faced.....	71

1.3 Services Delivered Today With Limited Resources	72
1.4 Where we are Today in Terms of the Topic Proposed	72
1.5 Impact of Recent Developments: Castle Lake.....	74
1.6 Population and Diversity in Carrigtwohill	74
1.7 Capacity to Scale and Desired Service Levels	74
1.8 Likely Trends in the Future	75
1.9 Funding for Family Support and Counselling Services.....	75
1.10 Present Day Logic for Increases in Budget.....	75
1.11 The "What Got Us Here Won't Get Us There" Argument	76
Section 2: - Social Inclusion and Integration	77
2.1 Introduction: Where We Are Today	77
2.2 Target Group.....	77
2.3 Methods	78
2.4 Plan	79
2.5 Consult.....	79
2.6 Implement	79
2.7 Review	80
2.8 Outcomes: Where We Want To Be In 2040	80
2.9 Sample Inclusion Initiative: Flags of Our Community.....	80
Strand:5 Industry, Tourism & Innovation	81
Section 1: - Innovation, Enterprise, and Retail	81
1.1 FDI Engagement	81
1.2 Domestic Entrepreneurs	81
1.3 A Space to Innovate	82
1.4 Encouraging Domestic Businesses in Carrigtwohill	84
Section 2: - Tourism in Carrigtwohill.....	87
2.1 Introduction	87
2.2 Barryscourt Castle: Commercial Development	87
2.3 The Necessity of Building an Hotel in Carrigtwohill	89
2.4 Transforming a Village into a Thriving Town, a Reliable, Supportive Partner in the World of International Commerce	89
2.5 Campervan Park.....	91
2.6 Carrigtwohill Smart Mobility Plan - Considering Sustainable Modes of Transport	92

Section 3: - Marketing Carrigtwohill	94
3.1 Marketing Strategy for Carrigtwohill: Dream Place to Work, Rest & Play.....	94
3.2 Dream Place to Live, Rest, and Play.....	96
3.3 Marketing Strategy to 2040	97
Strand:6 Lifetime Education & Health.....	100
Section 1: - Interpretative Centre Barryscourt Castle: Where History Comes to Life.....	100
1.1 Introduction on Historical Background & Where We Are Today	100
1.2 An interpretive centre in Carrigtwohill.....	101
1.3 Community Engagement.....	101
1.4 Cultural Heritage and Preservation	101
1.5 Economic Development, Employment and Tourism	102
1.6 Education and Awareness	103
1.7 Environmental Conservation	103
1.8 Leisure and Recreation	104
1.9 Where we want to be in 2040: Opportunities afforded by the interpretive centre.	104
1.10 What the must win battles or objectives will be to get from here to there	105
Section 2: - Lifelong Learning.....	106
2.1 Introduction	106
2.2 Business Plan.....	106
2.3 Marketing Analysis.....	109
Section 4: - A Spiritual Carrigtwohill.....	111
Section 5: - Retirement in Carrigtwohill.....	112
5.1 Housing and Resources for the Older Population	112
Appendix: A - Planning, Development, including Public Realm	118
Appendix: B Public Realm.....	132
Main Street Analysis	132
Section 1 – Street Improvements	134
Section 2 – services & amenities.....	149
Appendix: C Legally Protected Structures	151
NIAH Carrigtwohill Structures	151
RMP Carrigtwohill Structures	152
List to be considered for submission on Protected Structures.....	155

Strand:1 Planning & Development

Section 1: - Planning, Development, Including Public Realm

1.1 The Journey to Date

Carrigtwohill is located on the N25 Cork to Midleton road and was originally developed as a small village serving a larger rural hinterland. The N25 runs to the south of the town and the rail line runs to the north.

Policy at national and local government level is to target areas adjacent to operating railway lines for population growth. Carrigtwohill is one such area.

One of the most significant features of the rapid growth in the population of Carrigtwohill is the young profile of the population.

The 2016 census data shows that in Carrigtwohill 42% of the population fall into the 25-44 age bracket compared to 30% nationally. Conversely only 19% of the population of Carrigtwohill falls within the 45+ age bracket compared to 37% nationally.²

The population profile indicates a need for significant facilities to cater for the younger than average population in Carrigtwohill.

Various County Development plans since 1998 have recognised deficiencies in many aspects of the infrastructure in Carrigtwohill but, in particular, the roads, the pedestrian and cycling connectivity, schools and sports and recreational facilities. Those plans included noble objectives in relation to delivering the necessary infrastructure in tandem with housing/residential development. Unfortunately, to date, the delivery of the necessary infrastructure has seriously lagged behind the housing development and significant population growth that has already occurred.

Some of the key pieces of infrastructure which have been identified in Development Plans as necessary to support the growth in population, but which have not been delivered include:

- The through road for Castlelake development,
- The junction of Main Street and Church Road,
- The upgrade of the N25.

Such failures to follow through on delivery of promised infrastructure impinge directly on the quality of life of residents and undermine trust between the community and the local authority. Further, it not only impacts on the quality of life of the residents of our community, but it undermines the objective of the local authority itself to encourage a large proportion of those seeking housing to live in Carrigtwohill.

Despite the challenges it faces, Carrigtwohill has retained its unique community spirit and highly motivated, energetic, and enthusiastic voluntary sector. The winning of the National Pride of Place title in 2017 demonstrated that the sense of community still burns strongly in

Year & Population	Increases Year on Year		Overall Since 1996	
1996	1,232			
2002	1,411	179	15%	
2006	2,782	1,371	97%	126%
2011	4,551	1,769	64%	269%
2016	5,080	529	11.6%	312%
2022	5,568	488	9.6%	352%
<i>Projected Increase</i>				
2028	13,486	8,406	165%	994%
2031	15,770	2,284	17%	1180%

Table 1: Population growth 1996 to 2023 and projected growth to 2031¹

¹ Figures taken from various county development plans and CSO.

² Cork County Development Plan 2022-2028 para. 2.4.3

Carrigtwohill. The retention and extension of that community spirit and the passing on of that spirit to a new and diverse population is a major challenge but it is possible. We are at a pivotal point in the development of our village-turned-town. The development of a workable and meaningful, properly funded plan and a sincerity in relation to the implementation and delivery of that plan backed by meaningful proposals and a coordinated approach to delivery of the necessary infrastructure is critical to the success of our community.

1.2 Carrigtwohill as a Pathfinder.

1.2.1 The Town Centre First Policy

The Town Centre First Policy is a Government initiative which aims to create town centres that function as viable, vibrant, and attractive locations for people to live, work and visit, while also functioning as the service, social, cultural, and recreational hub for the local community.

Under the Town Centre First Policy '*pathfinder*' towns are to be identified as early priority demonstrators and their learnings shared. From this initial group other early-stage towns requiring support will be identified and prioritised for funding. Carrigtwohill may be well served by becoming one of these and engaging in supportive initiatives for sustainable (social, environmental, and economic) development.

The recent **COVID**-period taught us the value and convenience of shopping locally, and the importance of the town centre for social and cultural engagement.

Increased adoption of **home/remote working** that reduced commute times allowing more time for living in the local community is a trend that is expected to continue.

The *Town Centre First Policy* highlights the set of challenges to be addressed and issues to be avoided in the future development of Carrigtwohill. Hollowing out can arise when development at the edges of a town overwhelm existing communities, particularly when the pace of development is as fast as it is in Carrigtwohill.

Stagnation & Decline of town centre can be addressed by:

- identifying new roles and functions for town centre buildings to enhance viability (social, recreational, and economic),
- enhancing local infrastructure, green space, and amenities,
- providing more employment opportunities including via hospitality and services,
- connected working hubs,
- heritage led regeneration (e.g. Clonakilty, Kilkenny, and Westport),
- Upgrading the town centre to make it attractive (for convenience, available amenities, social, and cultural engagements) relative to new development,
- Creating and maintaining connectivity between the town centre core and its peripheral areas. This works well when the need for cars (or primarily car access) is designed out and sustainable transport modes are designed in and available.

Aging Population predictions imply the need to develop **Age Friendly Towns** and communities. The World Health Organization identifies eight aspects of relevance:

- **Outdoor Spaces and Buildings**
To be enabled by the built and social environment and to feel and be safe at home and out and about.
- **Transportation**
To get where we want to go when we want to.
- **Housing**
To stay living in our own homes and communities.
- **Social Participation**
To participate in social, economic and public life.
- **Respect and Social Inclusion**
To be truly valued and respected.
- **Civic Participation and Employment**
To continue to learn, develop and work.
- **Communications and Information**
To have the information needed to lead full lives.
- **Community Support and Health Services**
To lead healthier and active lives for longer.

Design and Densities Extensive collaboration, analysis and conceptualisation is required involving a broad range of stakeholders to feed into the identification of the most impactful design options, processes and outcomes. Appropriate densities and adequate and timely Infrastructure, social and physical are essential to the development of a cohesive sustainable community. These topics are dealt with elsewhere in this document.

1.3 Where We Want To Be In 2040

The objective of C2H2040 is that Carrigtwohill will, in 2040, be an attractive, vibrant “living” town which:

- Is populated by those working in Carrigtwohill and its environs thereby reducing journeys, supporting environmental sustainability, and supporting social engagement necessary for community ties to be established,
- Has a variety of housing types reflective of the needs and demands of a balanced society including start-up housing, family homes suitable for varying family sizes and housing appropriate for the elderly,
- Has adequate infrastructure to allow internal connectivity,
- Has adequate social infrastructure to support the requirements of the vulnerable members of our community across various cohorts (economic vulnerability, health vulnerability, mobility vulnerability etc.),
- Has ample green infrastructure and active amenity areas of various types in close proximity to residential areas to facilitate the very young, the young, adolescents, families, those who are retired, and pets,

- Has a large public park accessible from all residential areas by means of pedestrian and cycle links,
- Is supported by excellent multi-modal transport options, especially public transport,
- Retains the unique community spirit of Carrigtwohill,
- Retains the traditional essence of our existing town centre but with a much improved the public realm.

1.4 How Do We Get There?

1.4.1 What we need to build

Before we look at the building of the physical environment, we need to look at the less visible elements that we need to build.

- **Build Trust**

We need to have a set of established principles so that we can be sure that, if we agree to trust the planning system and the policies relating to Carrigtwohill, that trust will be reciprocated by the relevant authorities in the delivery of the infrastructure and supports required to accommodate the larger population.

- **Build Consensus**

As a community, we need to work together. We need to share information, educate, listen, and consult our residents in relation to the proposals for Carrigtwohill and explain the rationale behind those proposals.

We need to develop a consensus on a vision for our community in 2040.

- **Build Enthusiasm**

Making Carrigtwohill one of the more attractive places in Cork County to live and work will not happen without the energy and enthusiasm of a large and dedicated group of people. We need to bring those people together and tap into their talents and facilitate them to energise each other.

- **Build Success**

Success is addictive!

If the work of our larger C2H2040 group is seen to be successful, it will reenergise our original team of volunteers and will inspire others to join.

We need to set measurable goals and monitor our progress towards achieving those goals and we need to celebrate as a community when we achieve those goals:

- Build a Community, not just houses,

It is evident that areas developed without due consideration of the requirement for social and community facilities are now being targeted for regeneration at huge cost. Examples include,

- Ballymun; originally promoted as a flagship modern development on the outskirts of the city, inspired by similar public housing projects across Europe. The original plans for the new town included a swimming pool, health centre, library, community halls and a state of the art shopping centre. Few of these facilities were delivered, and Ballymun came to epitomise poor planning and the neglect of a community. The Ballymun regeneration project is now complete.
- Knocknaheeny/Fairhill/Mahon/The Glen; also developed to address housing requirement but without considering the community and social infrastructure. Eventually, many years later, expensive regeneration projects are being developed to try to address the difficulties cause for those communities by poor planning.

In areas listed above its widely accepted that a lack of social infrastructure and community facilities contributed to anti-social behaviour.

An investment of €21.5m for 27 landmark regeneration projects nationwide was announced in 2022. The focus is on projects that will rejuvenate town centres, drive economic growth and footfall, combat dereliction, develop pedestrian zones and outdoor spaces, making our towns and villages better places to live, work, raise a family and run a business. This is targeted at towns where there's been population growth without substantial social and community infrastructure development.

We want Carrigtwohill to be developed in a manner which is properly planned and resourced so that we avoid the problems foisted on other fast-growth areas designed to accommodate housing without considering the social and recreational facilities required.

Quotes from the Rural Regeneration Development Fund announcement:

“It's been proven that an over-arching master plan approach to development, incorporating amenity spaces and recreation facilities provides the best supports for development objectives.

Investment in good quality public realm supports long term regeneration objectives. Where residential development is supported with retail, cafes, parklets etc there's no need for residents to travel to access these facilities.”

1.4.2 Manage Densities and make Carrigtwohill a National Pilot Project

Having regard to climate action and the need to reduce car use, policies which encourage population growth along railway corridors have been set at National and County level. In Cork, the Cork-Midleton rail corridor, including Carrigtwohill have been targeted for significant population growth. It will be necessary to work within the policies and objectives of National and Local Government as set out in the County Development Plan provided those policies and objectives are tapered to ensure they work to develop a sustainable community. Lessons must be learned from past experience locally and further afield and improvements must be made if Carrigtwohill is to succeed as a town.

The exponential growth of Carrigtwohill in an era of high-density compact development means that the challenges we face are different to those which face other communities. The densities are driven by principles of environmental sustainability which we embrace. However, our plan must have a balance and must address all aspects of sustainability being:

- Environmental,
- Social,
- Economic.

Some example visuals of the types of density proposed for Carrigtwohill can be viewed in *Appendix A*, below.

The density levels proposed for Carrigtwohill are unique in Cork County and, indeed are greater than the density levels in most of Cork city and Dublin city. If the novel challenges facing Carrigtwohill now are managed appropriately, Carrigtwohill can be an exemplar of sustainable development. As one of the first areas in the country to be significantly developed in an era of new planning policies and guidelines, it is essential that Carrigtwohill succeeds.

If Carrigtwohill succeeds, it will set a precedent for other areas as to how transition from medium density to high density can be made to work outside of cities without compromising quality of life. Generations of residents of Carrigtwohill have worked hard to create and enhance a strong and unique community spirit. If the challenges are inappropriately managed, an excellent community will be destroyed, and it is likely that higher density communities will be resisted elsewhere.

Industries and businesses in the Carrigtwohill area employ large numbers of people on average or above average income. Those people will have a choice as to where they will live. If Carrigtwohill is not made sufficiently attractive for them to choose to live here, the consequent journeys to and from the places they choose to live will undermine the sustainability of the development.

However, success will require some flexibility in terms of national policies. Communities are effectively groups of people and, as in individuals, one size does not fit all. Prescriptive national policies are bound to fail in certain localities as one cannot make assumptions regarding existing infrastructure, the surrounding area, the demographics, and other key elements of assessing sustainable growth in any area.

For this reason, there is a clear opportunity for Carrigtwohill Community Council through the C2H2040 Group to liaise with Cork County Council, the Department of Housing, Local Government and Heritage and with the OPR to develop a pilot project on how Government and CCC policies which are focused on climate change can be made to work in a manner which is also socially and economically sustainable.

This proposal is consistent with the proposals of the Town Centre First policy which refers to “Pathfinder” projects. Where better to chart that path than in a young town with strong community cohesion and challenge our policies to ensure they are sufficiently robustly designed to be able to build on that positivity creating a larger and even better place to live. Infrastructure must be developed in tandem with further development of Carrigtwohill and milestones must be set.

One key “must win” goal is to influence policy so that infrastructure is delivered in tandem with development with milestones to be reached before housing numbers are increased beyond agreed limits.

Too many promises have been made in the past regarding the development of infrastructure which has not subsequently been delivered. The only secure means by which it can be ensured that appropriate resources are invested in Carrigtwohill is to include milestones in the C2H2040 Plan and to have those incorporated in the Development Plan or any new masterplans prepared by Cork County Council.

The Midleton and Carrigtwohill Transportation Study was published in 2010 and included important and urgent upgrades in infrastructure required to accommodate an increase in population. Unfortunately, the findings of that study have gathered dust whilst the housing numbers have been allowed to increase by approximately 50% (approximately 4,000 to over 6,000 people).

Cork County Council prepared a welcome Urban Regeneration/Public Realm proposal for Carrigtwohill and obtained planning permission for that proposal in June 2022. Notwithstanding the urgency of some of the works, not least of which are the upgrades of junctions to accommodate three large new schools, Central Government has failed to date to make the funding available to undertake the works.

Infrastructure required is not limited to roads, water, sewerage etc but social and amenity infrastructure must be funded in places like Carrigtwohill which are target growth areas. Existing voluntary groups cannot be expected to provide the extent of social and amenity infrastructure as is required to satisfy the needs of the target population. Specific policies and funding are required for target growth areas.

1.5 Specific Proposals

1.5.1 Public Realm

We have looked at other towns and cities which are attractive, or which have specific attractive features. Some of those mentioned were:

- Patrick St., Cork City- attractive materials and lay out,
- Waterford- good use of material, pedestrianised, attractive plaza,
- Clonakilty- one way traffic system, attractive plaza,
- Watergrasshill- attractive bandstand area,
- Midleton- good use of materials and seating,
- Palma- excellent cycle paths, attractive plazas, and seating,
- Copenhagen – Excellent cycle paths leading from city to attractive amenity areas,
- Ferrybank, Waterford,
- Pope’s Quay, Cork,
- London - abundance of parks scattered throughout high density development,
- Bishopstown- themed playgrounds, “Parklets”,
- Lismore- focus on heritage building,
- Area around Pairc Uí Chaoimh.

A study of the existing public realm in Carrigtwohill was undertaken as part of the preparation of this plan. The study demonstrates the substandard condition of the existing public realm in Carrigtwohill and compares it with neighbouring towns where the public realm has undergone significant improvement. It demonstrates that our town centre can be made attractive and a place in which people choose to meet and socialise and do business.

Attention to reducing parking, including seating, urban ecology, attractive lighting, and materials can transform a town centre.

The unique character of Main Street can be enhanced by the appropriate treatment of the public realm in a style which respects the vintage and style of the buildings.

Other areas of the new town can benefit from different and more modern-styled seating, lighting, and materials to mark the different character of each area.

For example, images relating to this study's information gathering, see Appendix B, below.

1.5.2 Amenity, Sports, and Recreation - Overview

Any town of 10,000 people or more must be serviced with amenity facilities as well as sports and recreation facilities which meet the needs of the residents.

There are a number of areas within Carrigtwohill that have significant potential to provide valuable amenity areas. These include:

1. Rossmore civic amenity site,
2. Next door to this site is large freshwater ponds covering an area of 40 to 50 acres. (think 2040). Rossmore was considered the most beautiful place in Carrigtwohill 150-200 years ago.
3. Tibbotstown dam built 130 years ago is a wonderful fishing amenity for members with disabilities but it's also an area of potential.
4. The Old Railway Cottage, Barrett's Forge, the Parochial House, St David's Church.
5. Grenville House Autism Centre for adults.
6. Slatty nature reserve,
7. Barryscourt Castle.

As a result of the unique community spirit that prevails in Carrigtwohill, excellent sports facilities have been developed by the GAA Club, the Soccer Club and the Community Council. However, all are under pressure from the demand being placed upon the facilities and the volunteers who seek to run the facilities and clubs operating from them. It is unreasonable and unfair to expect those volunteers to fundraise to purchase further land or develop further facilities to meet the needs of the new population.

If principles of social sustainability are to be observed in the proposed growth of Carrigtwohill, sport and recreation facilities must be part of the infrastructure funded by central and local government.

Several of the sections below address specific facilities that the new population will require.

1.5.3 Social, Health and Education Facilities - Overview

The volume of new residents requiring social support threatens to overwhelm existing voluntary organisations seeking to provide that support. It is a major challenge for any group of volunteers to develop and manage programmes for the delivery of that support. It is not feasible for the same volunteers to have to fundraise to deliver the facilities necessary to run those programmes and services.

The Family Resource Centre in Carrigtwohill provides an outstanding service and runs many programmes for vulnerable groups and individuals. Carrigtwohill Community Council runs a number of programmes and provides facilities from which other voluntary organisations working to provide social supports can operate. Both facilities require upgrading and expansion and possibly the development of additional or alternative facilities. Further detail is set out in the Social Infrastructure Case Study section.

Funding for these necessary facilities must form part of development proposals for Carrigtwohill.

The unusually high percentage of people in the 25-44 age bracket in Carrigtwohill suggests that a high percentage of residents are likely to have children in the near future. While the new campus on Station Road is welcome, those schools have been required for over 10 years and the schools have all been managing in temporary and unsuitable accommodation for far too long. Having regard to the time it has taken for the delivery of those schools and with the patently obvious future requirement for additional schools, the planning and development of schools to meet the additional demand should begin now.

1.5.4 Attracting a Balance

Attracting a Balanced, Cross-sector of Society to Reside in Carrigtwohill and be Part of the Community.

As outlined earlier and as is apparent from **Appendix A**, the appearance of Carrigtwohill will be very different from our nearest neighbours and, indeed from other towns around the county. The compact and dense development proposed is not yet in demand outside of city centre areas. Generally, in cities, the convenience of facilities and good public transport and the proximity to place of work compensate for any lack of space associated with compact living. Carrigtwohill does not have those compensation factors and, if that type of accommodation is to succeed there must be balance. The balance must be in:

- The quantity of land developed as high, medium A and medium B density,
- The quantity and quality of amenity and recreational spaces, parks and play areas convenient to each sub-community,
- The type of housing in terms of size and tenure.

A significant requirement for suitable and attractive housing for the elderly was identified. See further at Retirement in Carrigtwohill of this document.

Consideration is required as to how we can avoid Carrigtwohill becoming a dormer town such as those on the railway lines outside Paris. Thoughts expressed included:

- The importance of making it an attractive place to live,
- The importance of encouraging those who work in industries in and around Carrigtwohill to live in Carrigtwohill,
- The importance of encouraging economic activities appropriate to a town with a population of 10K going up to 15K.

The development of the following features is considered important:

- Excellent connectivity through use of cycle lanes, pedestrianisation, one-way systems,
- Attractive town centre through use of seating, materials, fabric, planting, lighting, and plaza areas,
- Open spaces/parks fully accessible and overlooked for safety and to avoid anti-social behaviour,
- Teenage spaces- community centre canopies are attractive and well used but more is required including indoor spaces,
- Age friendly seating,
- Appropriate heights of new development,
- Density to be counterbalanced by increased open spaces and amenities,
- At least one large park,

- Connectivity from town to park,
- Safe play area near every new development,
- Address infrastructure deficiencies and, in particular, Guilder’s corner and roads leading to new schools.

1.5.5 Town Centre Location and Cohesion

The appropriate location for the town centre was discussed. The view was that there might be an “old town” (Main St) with public realm appropriate to that and a “new town” or “neighbourhood centres” (near railway and Aldi). Connectivity from one to the other is important.

The retention of the traditional essence, feel and fabric of the Main Street by means of development which is sensitive to the long-established building and rooflines along the Main Street is both possible and desirable. There is a great history attached to the street and many of the buildings on it. An upgrade in the public realm would revitalise the street and enhance its character.

Use of materials can both link and distinguish the different centres.

Commercial town centre development will only occur when the town becomes attractive and encourages people to “dwell” within it. This will require accessibility, and an attractive public realm.

Some of key facilities identified as missing from Carrigtwohill include the following:

- Library,
- Remote work,
- Adult education centre,
- Hospitality including an hotel,
- Elderly housing,
- Parks and picnic areas,
- Attractive & enticing public realm/spaces.

We are in the enviable position of being able to develop our public realm with the benefit of the lessons learned from mistakes made in other towns.

Section 2: - Sustainable Carrigtwohill - A Green Town by 2040

2.1 General Overview



This is a bold *visionary* statement. Firstly, recognising the importance of being a ‘Green’ community is a statement of recognition that the ‘Climate Crisis’ is real. In a spirit of *hope*, we recognise that by having a strong climate related vision, the people of Carrigtwohill, as a community of people, can play a part in reducing our future impacts on our natural environment, our air, and our water. We must also recognise the need to prepare for the potential impacts that climate change will inevitably cause in the years to come by positively introducing mitigation measures that in themselves can be planned to support future environmental, social, and economic developments.

This statement recognises that the village of Carrigtwohill, by virtue of its location, is on the verge of enormous expansion of its footprint and its population. This expansion could be positive, leading to a community that is stronger, more connected and a place that people want to live, where there is a sense of openness, freedom, care and welcome.

Our vision statement also includes *sustainability* as a core theme. *The World Commission on Environment and Development* described sustainable development as that which ‘Meets the needs of the present without compromising the ability of future generations to meet their own needs.’ However, as evidenced by our impact on climate, we must recognise that what we are doing today, is unsustainable. The Intergovernmental Panel on Climate Change (IPCC) state that we ‘require rapid and far-reaching transitions in energy, land, urban and infrastructure (including transport and buildings), and industrial buildings. ‘The importance of action in this regard is also a key aspect of Ireland’s National Planning Framework which includes consideration of all natural resources, as well as emissions. In the framework *Objective 52* states that, ‘The planning system will be responsive to our national environmental challenges and ensure that development occurs within environmental limits, having regards to the requirements of all relevant environmental legislation and the sustainable management of our natural capital.

While this brief will focus on how we can attain a sustainable ‘green’ town, it will also include and link with a wide number of fields, including those discussed in other sections. This section aims to express how Carrigtwohill can achieve our ‘Greenest Town in Ireland’ vision with ‘sustainability’ as a core them, for a more liveable and social community in 2040.

Achieving this requires leadership, community-led dynamic planning, clear communications across all stakeholders, inclusive actions and learning, and a degree of compromise.

In this section we describe the structure and focus that Carrigtwohill can consider achieving its vision of becoming ‘Ireland’s Greenest Town’ by 2040. Supporting Community-Led structures, there are key roles for our local authority and local government in particular, as well as industry, business and educational institutes, all of whom will be absolutely essential from the outset in realising our community-led vision. We will begin our action planning by looking at key sectors and themes such as Energy, Transport, Employment, Waste (Material Management), Nature and Water.

2.2 Structure: Carrigtwohill Green Team (Community Led Leadership)

Critical to achieving our vision will be to have leadership and structure that will listen and take guidance from the community, and will guide the delivery of plans and actions. This structure must be ‘Community-led’, with civic leaders who are elected by the community. Local Government representatives living within the Carrigtwohill community and senior representatives of education, research and industry will also be key.

In order to create a formal connection with National policies and the implementation of the Cork County Development Plan, this process must seek to create a role within Cork County Council of the *Carrigtwohill Town Architect*. This role will be central, coordinating a local authority response in the design of energy systems, land-use, urban forms, transport and buildings, in conjunction with and taking account of the vision and inputs from the Carrigtwohill Green Team.

This type of approach has already been undertaken by Cork County Council in Cobh and Clonakilty. Similar to Clonakilty such a service would build a strong sense of collective planning and civic pride. The scale of development for Carrigtwohill deserves “an architect in the community” approach and if we want to create a sustainable, living, and welcoming community. The Local Authority, Cork County Council, and the community of Carrigtwohill will need someone that takes responsibility and *owns* this transformation. Additionally, in looking to the future we must also respect the past – our ‘green plans’ will need sensitive restoration of buildings, repurposing historic buildings and a strong sense of history and place. By having a Carrigtwohill Town Architect to support our vision and team, it will enable planned and connected change and new ideas whilst creating quality working, shopping, and living spaces.

2.3 Energy

Carbon is a major contributor to climate change. Carrigtwohill as a community has the potential to create energy in a manner that is cleaner and can also reduce our carbon footprint by being more efficient in our use of energy. Millions of tonnes of carbon are produced each year by households and industry in Carrigtwohill to provide heating or cooling across the year. At present much of the older housing stock has not been retrofitted for energy efficiency. Equally a small number of buildings have energy creating systems in place. The following are the core actions required to support our Green Carrigtwohill Plans:

Enable every building to move towards sustainable heating and cooling systems (Air to Water, Geo-thermal and heat-transfer systems):

- Enable every building to develop or access energy through solar or innovative (low impact) small scale wind turbines, CHP and Bio-Digestor Options,
- Support the development of ‘district heat/cooling systems’,
- Enable every building in Carrigtwohill to set up two-way charging – enable transfer to/from EV batteries.

- Enable the development of the Carrigtwohill Energy Grid by 2040,
- Enable the development of a local wind farm and solar park to feed into this grid.

2.4 Transport

In the realm of transport, there is a need to prioritise sustainable modes of transport such as walking, cycling, and public transport. To this end, a more sustainable Carrigtwohill will be one in which space is prioritised for these modes of travel. Such a prioritisation would be expressed by reduced car-parking, increased bicycle parking, connected pedestrian and cycle infrastructure, permeability throughout residential development, and the rejection of car-heavy modes of development such as multi-storey carparks:

- There are over 10,000 cars passing through Carrigtwohill Village each day of the week which research proves is harmful to our people, pets, and wildlife particularly around our schools. For instance, the renowned Global Centre for Clean Air Research (GCARE) in the University of Surrey has found that the daily school runs by car increases air pollution by up to three times around schools.³ Hence our objective is to dramatically reduce the use of private cars in the environs of Carrigtwohill by 2040. This proposal would be in line with the EU Directive and the National.
- Targets to reduce the production of carbon emissions. To achieve this, we are proposing the development of:
 - Introduce 30 km/h speed within town boundary,
 - EV based public transport and EV based solutions for anyone with mobility issues,
 - The development of pathways and road-usage priority for micro – EV and Cycling transport options,
 - Develop a full interconnected pathway of walks that will connect every part of Carrigtwohill.
 - Create a school street for our children to travel safely to our schools.⁴

2.5 Carrigtwohill Remote Working Hubs

Hundreds of residents from Carrigtwohill spend time and energy travelling to offices and places of work every day. Opportunities are arising with increasing acceptance of the positive impacts (for employers and employees) of supporting people to work ‘off-site’, closer to their homes, whilst still in a professional service centre. The creation of a series of remote working centres could also encourage new forms of innovating training and education services to develop. The following are our core actions in supporting a ‘green’ approach to employment:

- The creation of remote working offices, services, and facilities within Carrigtwohill, ideally managed by, linked with, and generating profits for local community services e.g. benefiting our youth, older people, sports, amenities etc.
- Developing community led and sustainable tourism employment opportunities, promoting and utilising local crafts and foods.
- Aiming to attract a third level institution that would focus on developing skills for our local enterprises thus enabling our young people to stay local. This is possible as we have an adequate bus and rail network plus land that could be zoned.

³ See [Clean Air Research](#) (GCARE) in the University of Surrey

⁴ See [Child Health Initiative](#) for an official report entitled School Streets: Putting Children and The Planet First.

2.6 Recycling and the Circular Economy

Waste is causing issues across the world. If we continue to ‘waste’ resources, the consequences will be catastrophic for our climate and our community. We aim that by 2040 due to education (information, initiatives, and training schemes), and providing resources Carrigtwohill will become a leading community in supporting citizens, groups and businesses to maximise the use and re-use of all materials and resources and that we will be practically waste free. On this point we could liaise with other ambitious projects such as the *City Edge* project in south Dublin that aims to be a liveable, sustainable and climate resilient area. Carrigtwohill Civic Amenity Area in Rossmore could have a key role. The following are the core actions of our plan to support increased re-use of materials in Carrigtwohill by 2040:

- Developing bespoke resource use, recycling, and upcycling education programmes,
- Supporting businesses to identify new opportunities for re-use and recycling,
- Support ‘recycling focused’ social enterprises to be created in Carrigtwohill,
- Setting aside dedicated space and facilities to encourage residents and enterprise to bring re-usable materials that could be upgraded / re-cycled and resold,
- Dedicating retail space for upcycled/recycled products,
- To develop a comprehensive recycling centre nearer the town.

2.7 Water as a Resource

Carrigtwohill is fortunate to benefit from its location on an important river system including The Glenn Git river, Glenshee river, Clonmore river, Glenn Dorcadha stream, Carrigane stream.

The communities water supply is provided by a large reservoir in the northern part of the parish at Tibbotstown. The southern boundary of the community is located along Cork Harbour (inner). Nearby are Brown Island and Harper’s Island which are important for walks, recreation and as nature reserves.

There is a general lack of awareness and appreciation of these natural water resources and much of the river systems are overgrown or below man-made constructions (roads, gullies etc.). The coastal catchment area is largely inaccessible.

The Carrigtwohill Green Town Plan aims to enable the community to discover and appreciate these hugely important water resources through:

- Create river and beach cleaning group for Carrigtwohill (or sub-group of Carrigtwohill Tidy Towns),
- Developing signage and recognition of all waterways,
- Encouraging school curricular programmes to appreciate these waterways,
- Develop river and coastal nature trails and out-door classroom sites,
- Rewild the rivers, enhancing local habitats,
- Encourage events that promote the importance of these and other natural resources - for example linked to Work Rivers Day,
- Rewetting of our quarries so that they can add to our rich natural heritage after they commercial life has ceased.

2.8 The Streams of Carrigwohill by John Harte

- The Clonmore Stream

Flows from the big meadows of upper Killacloyne to lower Killacloyne and ends in the bogs beneath the railway bridge.

- The Glenn Git Stream

Twin streams of which one rises from the overflow from Tibbotstown Waterworks and the other in Ballinbrittg-Ballyregan glen.

The name Glenn Git is taken from the deep irregular forked glen in which the twin streams join into one another. The very few of older generation still alive remember the beautiful stone waterfall, the site of which is still to be seen beside the Anngrove wood near Fenton's gate.

The "woeing" sound of falling water still echoes in the ears of yours truly. Crossing under the road the stream winds its way towards Barry's lodge where once its owner operated the flour milling grinding stones of the Newton and the Barrys. The Glenn Git stream empties itself into the lake beside Slatty Bridge.

- The Glenside Stream

This stream rises in Longstown and sets its course towards the Woodstock Valley or Gleann Ó Leith, the one-sided glen, locally known as the Glenside Stream. It flows beside the road towards The Bog Road where it is joined by the Mass Path Stream. This stream originates beside the 3 Chimney House in Garrancloyne, it been a former residence of the Coppinger family in the year 1600. The Mass Path itself was used in former years by the local inhabitants of Tibbotstown and Cloneen as a "short cut" to the Mass service in Carrigwohill when road transport was not available to them. Passing through the Greenville homestead this little stream joins the Glenside before it flows under the railway under the railway duct. Crossing the road in diagonal fashion at the Bog Road junction, it veers towards the right at the road to Cúl Árd Cross. From there it flows to Carrigwohill Bridge beside Aldi and southwards to the lake near Barrys Lodge.

- The Gleann Dorcadha Stream

Rising in Gleann Dorcha in the eastern side of Woodstock this stream flows into the lowlands of Poulaniska, the bogs of Terrysland.

Reaching the near eastern end of the Bog Road this stream derives its name Mall a Tratháneorthe slow stream from its ever so lazy flow in front of the old estate before emptying itself into a cave in Cúl Árd.

- The Carrigane Stream

This little stream has historical values, as its origin dates back to the years of the Penal Laws. Rising in the hill above the Carrigane Boreen where it was recognised as being one of the more popular of the seven Holy Wells in our parish where prayerful crowds would gather in mid August doing their rounds praying the Rosary.

Flowing down from the hill this little stream crosses the Carrigane boreen, north of Bennett's farmyard and flows through the lowlands of Ballyrichard Bog and joins the Curragh stream at the old creamery.

Together they enter a cave near the railway crossing at Waterrock to emerge again south of the main road to join the Owenacurra River at the Middleton south roundabout.

2.9 Nature

In Ireland only 2% of the country is native woodland, a quarter of our birds face extinction, at least one third of our protected species are in decline, almost 30% of our semi-natural grasslands have been lost in the last decade, and the water quality is continuing to decline, with almost half of freshwater systems in poor or deteriorating condition.

With intelligent planning, we can maximise space for nature, in even the most built-up areas. Carrigtwohill has EU protected sites locally, there is a good deal of open and uncultivated space within the parish, takes in a diversity of habitats from freshwater to forest to meadow.

Our objective is that Carrigtwohill, in 2040 will become the greenest wildlife friendly and nature-facing community in Ireland. While up to now green spaces have been created in our town with human beings in mind hereinafter the creation of green space for humans and wildlife, and for wildlife alone where space allows, must be our goal.

We can do many things to combat climate change, create new habitats, eliminate sources of light pollution and chemical pollution. The following are examples of actions we can take going forward:

- Develop Biodiversity Action Plans for every street, park, square or estate (domestic and industrial),
- Develop Biodiversity Action Plans in ever personal business and industrial property,
- Establish a native trees and biodiversity corridor planting plan for every street, park, square and estate (domestic and industrial. Thus, achieving the highest concentration per 100 sqm of nature-supporting plant/planting in Europe,
- There should be a tree planted for every person in our community – perhaps an innovative way of recognising a new child born to the community, or a new family moving to the town,
- Introduction and use of plant species which are native or indigenous,
- Develop and protect habitats (insects, birds, bats, martin/swallow boxes and hedgehogs) within attached to and alongside buildings across the community,
- Develop ‘people free’ nature areas across the community (with nature bridges and corridors connecting these),
- Support a month per month plan for events to celebrate and become more aware of nature in Carrigtwohill,
- Review artificial light at night and consider a plan to reduce,
- A prohibition on the usage of weed fabric,
- A reduction in the intensity of management of our green spaces,
- The limitation in the usage of gravel in landscaping schemes,
- The intelligent use of glass in buildings to limit bird deaths,
- Encourage more wilding to boost our bee population.

Strand:2 Sports & Leisure

Section 1: - Multi-Purpose Sports Campus (MPSC): An overview Summary

1.1 Where we are Today in terms of Sports in Carrigtwohill

- Carrigtwohill counts a number of sports and leisure clubs with various level of formal organisation, from the very formal and organised large soccer and GAA clubs to more spontaneous groupings which only their members know about. The number of sports and activities represented in the village is limited by a number of factors, many of them to do with the lack of dedicated structures in the village which means access to facilities for instance is hit or miss at best,
- There are currently waiting list in most clubs for new members, especially in the younger ages where the surge of demand is clear to see across all sports,
- Where no waiting lists are in operation, the ratio of volunteer to member and the physical footprint of clubs are challenged with groups that are typically a bit larger than they should be,
- At current rate, the development of dedicated sports infrastructure in the village will not be able to cope with future population growth, at all age groups – from young children to adults. Our recent history with large scale communal investment indicates the difficulties that have been encountered to date: a change of method and a change of pace are required,
- The scale of the investments required for the establishment of many new clubs is way out of kilter with what a small group of interested individuals can provide or raise,
- Only an integrated approach to large scale investment in sports will deliver required facilities in the timeframe of this project.

1.1.1 Where we want to be in 2040

- By 2040, we need a centralised, large-scale facility that will be available to the community to undertake a much broader range of activities, with a combined membership in keeping with a town of nearly 10,000 inhabitants.
- This requires an integrated approach to delivering a sports complex: C2H's Multi-Sport Campus – which will provide a hub for all aspiring clubs and societies, delivering economies of scale never achieved in Carrigtwohill.
- In its wake, the MPSC element will also bring other non-sports activities which are currently without clear access to facilities to meet and practice their aims.
- Thus, MPSC will use a “Hub and Spokes” approach to delivering for Carrigtwohill a state of the art, modular, hybrid, versatile Campus fit for a 10,000 strong town.

1.1.2 *What the Must Win Battles or Objectives Will Be To Get From Here To There*

- An inventory of all unmet demand in terms of sports and leisure clubs and societies must be conducted to ascertain the need for and scale of the MPSC.
- A suitable site of circa 20 acres (see section 4 below) must be found and acquired or leased long term.
- This inventory must be translated into a blueprint for a hybrid indoor and outdoor facility scaled for the future and not just catching up with the past.
- Back in 1954, community leaders came together to create the facilities known as *the Community Centre* to host activities which residents wished to engage in. This great facility is now totally out of scale with the needs of the community. MPSC will be a highly complementary development of these early efforts, providing continuity to *the development of the village of Carrigtwohill into a town*.

1.1.3 *Evidence*

- The evidence for this demand may be anecdotal at present, but we know that people have to travel to other locations in order to engage in many sports related activities not available in Carrigtwohill.
- The difficulties in setting up new clubs, as well maintaining existing ones, are evidenced in the experiences of the large clubs and how long they have taken to acquire facilities that were in keeping with their membership, as well as in the experiences of the managers of smaller clubs who struggle to find suitable, long-term arrangements for hosting their activities in cost effective fashion.
- The lack of integration across sports has taken its toll and economies of scale have yet to be found which will allow Carrigtwohill to grow its sports offering to its population much faster than it has to date and at a pace more in keeping with the extraordinary population growth of the village. As already noted, this is across all age groups and genders.
- The link between sports and physical activity on the one hand, and most indicators of wellbeing and healthy living on the other hand, has been established by scientific research. Whilst many factors are at play, fitness and an active lifestyle are highly likely to be key enablers of health, including mental health, at all ages.
- It is highly significant that *exactly 70 years after the creation of the Carrigtwohill Community Council*, the need to expand facilities in the village to provide a home base for an ever-growing number of clubs and societies arises again. In the future, the old and new facilities will combine to offer specialised and dedicated physical spaces where the population of the town can grow and achieve their full potential.

1.1.4 Case Study: a Basketball Club for Carrigtwohill

Name of club:	East Cork Glenmary Basketball Club
Year founded:	1980
Number of members:	87
Age groups catered for:	U11 right up to senior men and women. Current home/training ground: Glenmary Hall, Station Rd., Carrigtwohill.

“Since I took over as chairperson in 2018, we have found it quite difficult to gain access to suitable facilities for training and matches. Rebounding from the Covid pandemic was a major challenge, and reacquiring the use of Glenmary Hall was difficult as this is a school hall, and the school had its own guidelines regarding outside entities/clubs using the hall coming out of Covid”.

Rory Quinlan, convenor Basketball Club.

“Having access to purpose-built sports facilities for matches and training, for an ‘all-in’ annual fee would prove a lot easier. Although we have a great relationship with St Aloysius College, we are unable to use the hall every night, and as we plan to expand, we would need additional evenings/hours to do so, which cannot be provided for in Glenmary Hall. Also, we would hope with a purpose-built hall that the club would be in a position to use regularly that we would be able to bring down our membership costs, and provide additional training for our teams. Our membership currently stands at €250 per adult member and €150 per Juvenile member, and this is something we would like to reduce in the future. Our biggest cost in the club is hall rental, and we look forward to the day that this would not be the case. A purpose-built sports facility would go a long way towards helping us build to that goal”.

Rory Quinlan, Convenor Basketball Club.

1.2 Background and Principles

A growing community needs access to growing numbers of activities. As more people come to live in Carrigtwohill, from a variety of backgrounds and origins, there will be an increasing demand for the possibility to practice different sports and activities, including new sports and new activities.

The greatest difficulty with any new sport or activity is the beginning. People interested in practicing a new sport need to come together and form some kind of formal association and gain access to suitable facilities. In a context where access to dedicated spaces is very limited, especially where indoor spaces are practically non-existent, new sporting organisations and new societies are very unlikely to reach the first step where they can gather a few interested parties and use this as a platform to attract further interest. Thus, the odds are stacked against any new sporting organisation or any other leisure group to emerge within a community where such restrictions apply. This is problematic because it means that in-coming people with different interests will not be able to pursue activities in Carrigtwohill, in which they gained high level of proficiency in their previous residence. They must either abandon these activities or may decide to move elsewhere where they can continue practising them. In addition, it means that greater numbers of people, particularly children, will end up all practicing the same sports, creating organisational problems for the established clubs, instead of joining new activities which are becoming available.

The so called “3,2,1 principle” spells out a guideline whereby children should partake in 3 different activities at a young age, then abandon one and focus on the remaining two as young teenagers and then focus more narrowly in one activity where they excel in their later teens. It is quasi-impossible for young families in Carrigtwohill to follow this principle because the clubs just won’t be there to support their memberships. As it stands, the GAA and soccer clubs in Carrigtwohill have grown to large sizes and their funding requires intense work by the volunteers in charge of them. Having a broader spectrum of clubs in the locality will allow these clubs to remain at manageable sizes with matching funding requirements.

It logically follows that encouraging the creation of new sports organisation and new clubs is essential for the wellbeing and harmonious development of Carrigtwohill’s population as it grows to new levels. We have already identified that the establishment stages are the hardest for any new club or society and therefore, the creation of a specialised hub where a variety of new clubs can share dedicated facilities on a free access or even affordable rental basis seems essential. This is the aim of the MPSC element.

1.3 Outline of the Project

The Multi Sports Integrated Campus project is aimed at filling this gap in Carrigtwohill. The proposed multi-sports campus would provide a scale and density of sports facilities which no club would be able to get funding for on its own and generate economies of scale that unlock the creation of new activities to be taken on by the population of the town. Any new club could share some of the spaces and use them as a basis to become established faster and more efficiently and attract fresh interest from the community.

It would include a mix of indoors and outdoors spaces including: a running track with facilities for such track and field events as, long jump, sprint and other Olympic sports. It would also include a multi-function all weather pitch able to stage, GAA, soccer and rugby matches which are of particular importance to the town open exclusively to local clubs (e.g. cup finals and league deciders). It would have a large scale building with multi-purpose rooms to provide spaces for basketball, martial arts, weight training, aerobics pursuits and other activities. It could provide spaces for dance clubs and gym facilities. It would also provide tennis courts and a climbing wall.

If investment can be found, a 25-metre swimming pool, perhaps using a Public Private Partnership (PPP) scenario, could also be provided.

In time, a broad range of activities would merge in the campus, with a specific schedule which optimises both the use of the facility and access to the different sports, allowing both kids and adults to try new activities for one session or one season and really find the sports they want to excel at, at any age. This would include non-sports activities currently without a dedicated home, which could rent space in the campus, including but not limited to, a Yoga centre, a Senior activity centre, a Supervised Youth club, a Skateboard park or a Bowling alley.

The hub would attract coaches and volunteers as well as practicing members. It would also become revenue generating over time, as spare capacity indoors and outdoors is rented out to clubs and individuals in the region, although profit generation would not be a key objective. The ability to derive an income from the facility would facilitate its maintenance as well as its extension over time and a charter would implement a number of guidelines which new activities should espouse. When a number of activities have become established, the revenue generated may allow the entire facility to be self-sufficient and create employment opportunities in the shape of full time and part time management and maintenance jobs. MPSC to all ears!

1.4 Example of Economies of scale Achieved by a Multi-Sports Campus



Outdoors climbing wall in Switzerland – there is more climbing inside the building for shorter climbs and for the winter months.⁵

The example of the climbing wall is interesting to illustrate the principle. For a variety of reasons, a climbing wall does not make sense on its own because it is likely to remain a low number sport and therefore a dedicated climbing facility such as exist in other countries would not make sense in Ireland (see picture below). However, a climbing wall integrated on the reverse wall of a larger facility makes complete sense, where, being a vertical activity, it actually takes practically no room in itself and can piggyback on common equipment, such as changing rooms and showers that can be provided economically across all activities.

Building a dedicated climbing facility would make no sense, but adapting the inside and outside wall of a multi sports facility *for* climbing is the most economical way to provide access to the sports to newcomers. There is interest in the locality for climbing, as the existence of Midelton Climbing Club (with many members actually based in Carrigtwohill) demonstrates, but there is currently no climbing facility anywhere in East Cork to practice indoors climbing.

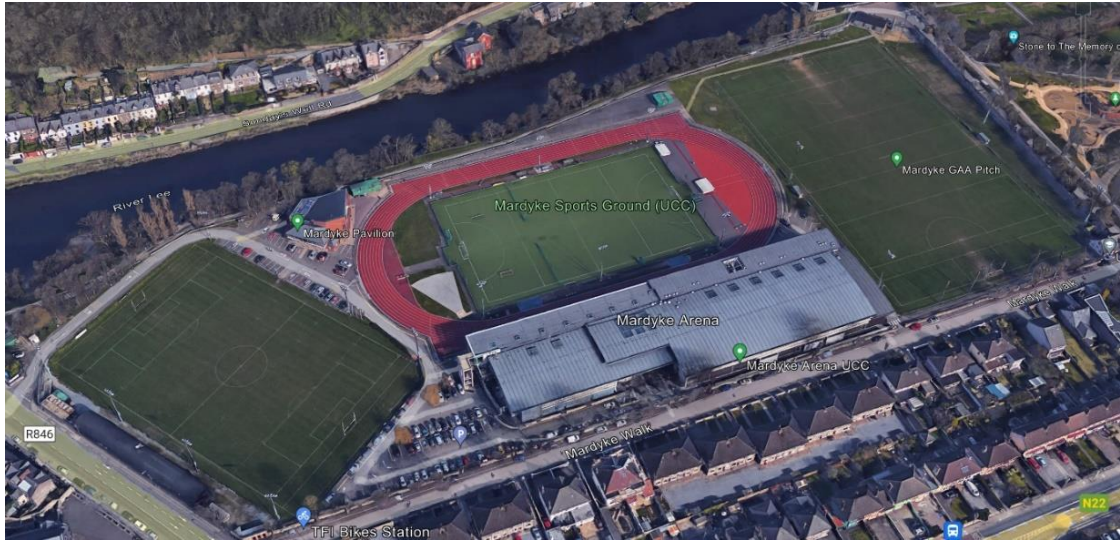
This is a powerful example of a new sport which stands no chance of ever catching up in Carrigtwohill, whereas it could become an interesting pursuit for a proportion of the population of the town. Similar situations exist for many other sports, including outdoors activities – e.g.: track and field sports – and indoors activities – e.g. boxing, karate etc.

1.5 What is Required

What would be required to achieve the ambition outlined in this document? Perhaps not as much as it may seem. Evidently, this is an ambitious project, but the minimum requirement for MPSC to get going would be:

- A suitably sized piece of land with some room to grow over time. Whilst it is difficult to pick a definitive size, it is useful to pick a reference point. For instance, the Mardyke Sports Ground (MSG) in University College Cork (Cork city) houses a range of activities which would be sufficient for a town the size of Carrigtwohill in 2040 [for note: UCC has approximately 23,000 students but owns other sports facilities as well as MSG]. It includes GAA, soccer and rugby pitches, a 25 metres swimming pool, a running track and a multi-purpose building. Yet, its entire surface fits in a rectangle of 420 metres by 180 metres approximately, or around 17 acres of land. Such a facility as MSG would place Carrigtwohill at the forefront of sports development for a town of its size in Ireland. It would act as a magnet for new families and new energy, giving the locality the clout to attract expert coaches, medical professions, professional clubs and athletes and underpin an ecosystem that would change the face of the village for decades to come. Seventeen acres of land seems like a very reasonable first stone to deliver such a major improvement in our community which would deliver huge positive externalities.

⁵ [Swiss Family Fun: Helping you enjoy the best of Switzerland!](#)



- Beyond the site itself, the project requires a very major investment in development. Each of the grass pitches would probably cost around €50,000, whilst an all-weather pitch would cost over half a million euro. Outdoors lighting would add another €100,000. The complete running track would cost around €250,000 and require resurfacing every 5 years.
- The indoor facility would be the bulk of the cost and it will require more work to provide an estimate for it. All in all, however, assuming the gift of the land, an investment of €2.5 million would equip Carrigtwohill with a multi-sports facility which very few towns its size can boast. The fact that it is developed in integrated fashion would allow us to deliver it in a much quicker and more efficient fashion than many towns who developed their sports facilities organically, over very long periods and end up with uneven coverage across all sports and activities.

1.6 Next Steps

The MPSC element requires work in a number of definitive directions:

- There are existing clubs in our community which have established and carry out their activities in rented accommodation of various kinds, obtained from a variety of landlords. They must be canvassed in order to harvest from them, a realistic inventory of their needs – current and future – and their interest in participating in the MPSC venture. This harvest will include activities not currently taking place in Carrigtwohill, but undertaken in other venues (e.g. in cork city) by inhabitants of the village.
- In parallel, a suitable site must be identified, of a size no smaller than 20 acres (there is only very limited car park in the Mardyke site, which is acceptable for a city based campus, but perhaps not for a campus located in a more rural location).
- Separately to the above task, research must be undertaken to establish the optimal model for the governance of the new facilities. As stated in the introduction of this report, MPSC emulates and re-enacts, to a degree, an earlier episode in the development of our community, when the Carrigtwohill Community Council was created in 1954. The model which was put in place at this time served the needs of the community well for 70 years. In a very different Ireland, it is likely that a different model of ownership and management will be required. Seeking exemplars and consulting with relevant stakeholders as well as community leaders in Carrigtwohill will be required to determine how the facilities developed within the MPSC element should be managed.

- Finally, engagement with specialised building firms must be undertaken to cost MPSC with greater accuracy so that advocacy and fund raising with relevant agencies can begin.

These activities may be used to create a project team with 4 distinct groups working together towards creating a detailed specification *to play the C2H Multi-Sports*.

Section 2: - Park and Recreational Spaces

2.1 Summary



The purpose of this section is to outline the concept and strategy for developing a connected, multi-faceted regional park from Barryscourt Castle to Tibbotstown which would serve both the community of Carrigtwohill and the region of East Cork. Whilst not all in the one location, the park would be a collection of connected spaces adding up to an ample natural space supporting various activities from young children playing to teenagers having fun and to adults exercising or socializing. It would leverage existing places of interest to facilitate cultural activities as well as nature pursuits.

2.1.1 *Where we are Today?*

- Carrigtwohill is not without access to green spaces. However, most existing spaces are away from the village to the extent that they require a car to reach them.
- Within the village itself, residents in certain estates do have access to green areas, but these are limited to open spaces with grass of small sizes.
- An aerial inspection of the village reveals about 20 acres of green areas, half of which are GAA or community council land (dedicated to playing pitches and closed at night). The soccer club has a substantial area also, but it is dedicated to playing pitches, closed outside of hours and currently not freely accessible by foot from the village without walking on the side of a busy road.
- FOTA, its house, gardens and Zoo is beyond walking distance along a road which would be dangerous for pedestrians or cyclists.
- The reservoir at Tibbotstown can be reached by foot but it is really a strenuous walk or cycle up a very steep hill which only the fittest of walkers and trained cyclists would be able to tackle. It also means sharing a narrow road with vehicular traffic.
- Middleton woods and Curragh woods are further still and require a car journey.
- This means that young families and older children are very limited in terms of their possibilities for a walk, or a run and it certainly affects the quality of life in the village.
- Yet walking and running are the most accessible activities to add healthy exercise in people's life. It is also free and permissible to all age groups and all individuals, whether able bodied or disabled.

- It is urgent to consider where the basic need to be able to walk in nice surroundings can be fulfilled in Carrigtwohill.
- Ironically, discussions with people who know the area well reveals that Carrigtwohill is uniquely positioned to establish a network of nature spaces of various sizes and suiting various purposes from the corner park with a simple playground to a strenuous hill walk suited to trained walkers.
- Although Carrigtwohill has a medieval castle in its midst, this facility is underdeveloped and underused.

2.1.2 Where we want to be in 2040?

- Based on population growth estimates and the added observation that most new arrivals in the village are family with children young and teenagers, the availability of accessible parks and natural spaces is critical to the quality of Carrigtwohill's environment.
- Sustainable pursuits, eg: pursuits that are free to access and can be reached on foot or cycling, need to be a core focus of future developments.
- Carrigtwohill possesses (in private ownership) a number of spaces that may be acquired through various means.
- What is required is a coordinated and coherent approach to buying and linking these spaces into a networked framework to support a variety of purposes?
- From nature reserves to dedicated exercising spaces for running and cycling, a plan needs to be designed and implemented in stages to deliver within the stated timeframe of this report, a set of suitable, connected places, as described in the later sections of this report.
- Barryscourt Castle must be properly developed and leveraged to offer a pedagogical link to the history of the region for adults and children.

2.1.3 What the Must Win Battles or Objectives will be to get from Here to There

- The Carrigtwohill 2040 project needs apostles to go around and hold discussions with landowners in order to convince them to make available to the community, the key candidate spaces that are recognized as offering the greatest potential, including linking sections that can be used to connect the different spaces.
- Various mechanisms can be applied to release the land: donations, sale, long term leases, right of way, CPO, commercial transactions are all possible and can be used in combination depending on the piece of land considered.
- Once the land has been secured, it needs to be developed – in some places, with minimal investment and leveraging the efforts of a few enthusiastic people, and with the involvement of the county council or other contractors in others. This report offers some particularly attractive/high potential examples of spaces that could turn Carrigtwohill into a place that people travel from far away to visit (akin to Farran Forest Park for instance).
- There is a plan to develop an Interpretive Centre focused on history and particularly on Norman history in Barryscourt Castle. This must be pursued as part of the broader PaReSp plan.

2.1.4 Evidence

- Cork County Development Plan 2022 states that “Carrigtwohill’s target population for 2028 is 9,749, an increase of 4,669 people over the 2016 population.” By 2040, the population of Carrigtwohill and the wider region will certainly be even larger.
- To integrate and accommodate this growing population well, a large increase in land designated for parks is essential. The green spaces included in the various estates and the dedicated space in the sports clubs will not suffice.
- The current plans for the development of Carrigtwohill only include recreational spaces developed to various degrees (sometimes minimally) within the more recent estates in the village. Some developments have been proposed in the Waterrock area, but this is quite distant from the village of Carrigtwohill.
- The Sustainable Residential Development in Urban Areas (2009) recommends that local authorities provide 2 – 2.5 hectares of parkland per 1,000 population (20-25m² per person) and the guiding figure of 18 hectares per 10,000 population laid out in the 1987 Parks Policy for Local Authorities.⁶ It is evident from looking at aerial maps of the vicinity that Carrigtwohill is very far from these guidelines (noting that 20 hectares amount to just under 50 acres).
- Furthermore, the car park of the Community Centre in Carrigtwohill is currently the only suitable public location for large outdoor events. This area has been put to great use by the community, but it is naturally limited. Outdoor events held there are often overcrowded and lead to considerable traffic disruptions with cars parked all the way to adjacent roads across the N25 bridge and this will only get worse as the population of the town is set to grow significantly.
- Beyond Carrigtwohill, there is a serious lack of public outdoor festival venues in East Cork with suitable facilities to cater for significant outdoor concerts, theatre performances, and festivals. A park equipped for such events in Carrigtwohill would provide benefit for the entire region. The Cork County Development Plan 2022 names Carrigtwohill as “a key growth centre for the future” of the wider area.⁷

2.2 Preliminary Observations

Although the centre of Carrigtwohill is fast developing into a sizeable urban area, the Carrigtwohill hinterland is unquestionably rural in its majority, although it does have a number of large industries which have brought quality employment and prosperity to a growing population. Access to work is essential, but access to recreational spaces is also essential. Access to sporting facilities is discussed in other reports – this report is concerned with creating dedicated spaces which are accessible to all and are free to access, to promote healthy pursuits, such as walking, jogging, running, or cycling or simply a pleasant and relaxing space to promote positive mental health. Sporting clubs exist in the village, and they offer the possibility of practicing organized sports but individual and more spontaneous group gathering need to be possible too.

This could involve open access 5-a-side soccer pitches, basketball courts and a skateboard park which can offer a teenage audience, spaces where they use up their energy and “stay out of trouble”. It has come to notice that youths jump the gate into a local school’s basketball court most nights and play without causing any trouble, but it is regrettable that they should have to trespass on private property to do so.

⁶ Source [Dublin City Council : Quality of Parks](#)

⁷ Source *ibid*

This could also involve playground for much younger children, cycle paths, exercise trails; even simple benches for adults of various ages to sit down on their walk to have a chat. A quick inventory in the village reveals how few benches are actually available away from the main street for people to sit down on their walks, whether they need a rest or just want to “chill out”.

The historical value of the Barryscourt site is also high, and a park developed on its grounds would not only be easily accessible to Carrigwohill and beyond (due to the good transportation links in Carrigwohill) but would also be beautiful, historic, and provide the potential of educational facilities such as a Norman Interpretive Centre or cultural events.

The wider area of East Cork currently has a lack of high-quality and easily accessible public venues for large-scale events such as festivals and concerts. The development of such a venue in Carrigwohill could service the entire East Cork area, and help to facilitate integration and raise quality of life for the whole area as the population continues to grow quickly.

Thus, Carrigwohill has potentially high value recreational spaces and is surrounded by a beautiful environment, but for a rural location, it is fair to say that it has been very poor at developing such spaces. Arguably, Carrigwohill now has fewer free access natural spaces than it had 50 years ago. The development of the N25, although badly needed for traffic relief in the main street, has also compromised access to certain areas.

2.3 Proposed Sites and Potential Developments Around Barryscourt and Belvelly Bridge

As noted in the previous section, Carrigwohill has potentially high value recreational spaces, although they are in private ownership. This section highlights one that seems to offer the promise high impact development:

A piece of land of circa 17 acres of land adjacent to Barryscourt Castle has been identified as high potential. This site has a number of advantages:

- It is within easy walking distance of the housing estates in Carrigwohill, which means that it would be ideal for the local community.
- It is adjacent to the N25 and within walking distance of both bus and train connections. This means that the site would be easily accessible as a park for the wider region.
- It is a historic site that already contains the powerful attraction of Barryscourt Castle and has the benefit of the OPW’s significant investment and development.

The owner of the land has made land at this location available to the community in the past in connection with the highly successful Medieval Festivals and has signalled that he would consider selling some land subject to being satisfied as to proposals for the acquisition and development of the land.

2.3.1 Barryscourt and Surrounding Area (Figure 1)

Better pedestrian access from the village at both ends and the opening of a linking pathway would unlock this potential instantly with the promise of a circa 5km circular walk as well as providing opportunities for playgrounds, exercise trails, cycle lanes and businesses in the service sector.

2.3.2 Circular Walkway (Figure 2)

An additional attraction of this land which makes it unique is that it offers the possibility of a connection to Belvelly bridge along the stream that runs through these fields and past the existing nature reserve at the western end of the village.

This opens the door to creating an attractive circular walk of great historical and natural interest with absolutely no vehicular interference at all (except on the way back into the west end of the village which is equipped with a walkway parallel to the road) which has been measured at approximately 5km. Such a route would be a gift for the community and offer a platform for the development of a playground and other exercise facilities at the Barryscourt end. Business opportunities may also exist adjacent to the castle where passing families might appreciate the availability of beverages and sandwiches.

The opening of this complete route would be extremely rapid and economical, delivering immediate benefit to everyone in the community.

2.3.3 Recreational Facilities (Figure 3)

Once this infrastructure is in place, the opportunities to leverage it beyond the land and the walkway will be plentiful. Playgrounds in key locations, low maintenance 5 a side pitch and basketball courts, exercise paths, cycle paths dedicated to young children to learn to cycle would also be easy to integrate in the facilities around the Castle.

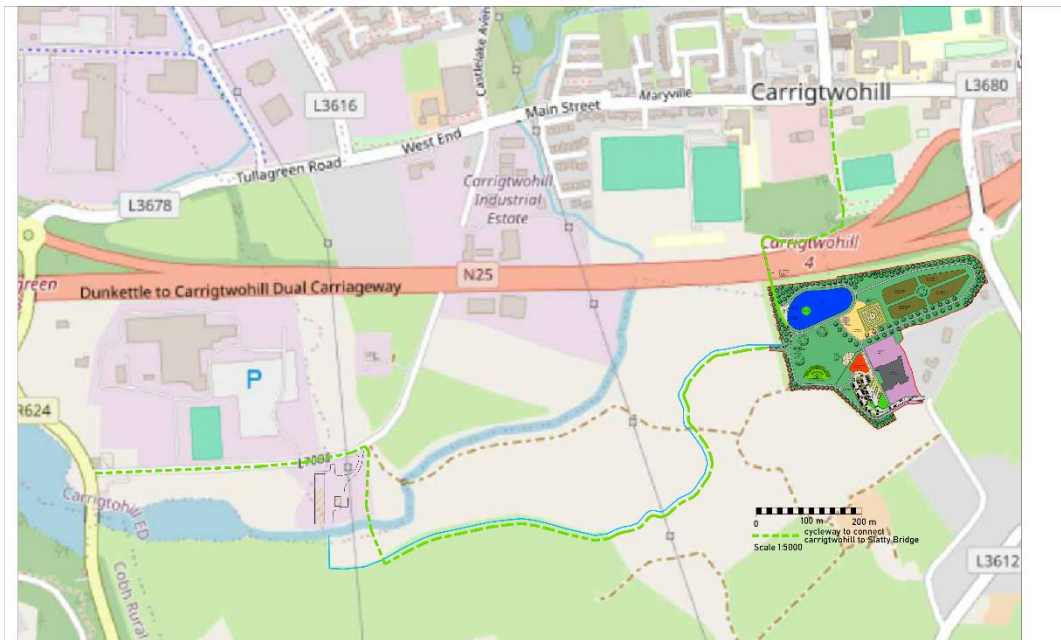
At the other end of the walk, at Slatty bridge, the existing nature reserve could be enhanced to include more than just the wild birds and fowls that live there, to include other species, such as common farm animals or deer. Observation points could be added in suitable locations where members of the public, as well as schools could come and learn about wildlife and the need to preserve their environment.

The complete development plan could be achieved over time, with tangible benefits being delivered to broad segments of the community very quickly.

Beyond walkways and recreational facilities, the site at Barryscourt Castle is also extremely well suited for further developments such as an amphitheatre/event pavilion and a Norman Interpretive Centre.

2.3.4 Propose Plans

Overall Scheme Plan (Figure 1)

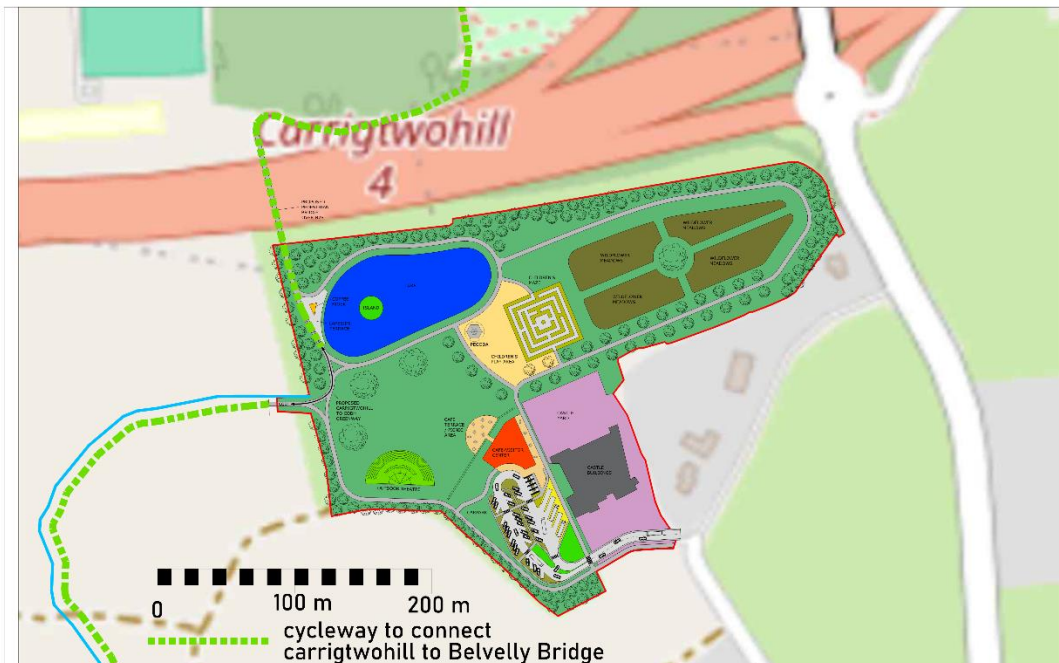


Overall Scheme plan

scale 1: 5000
DATE 30 October 2024
(C) Copyright OSI

Proposal for expansion of Barryscourt Castle lands to include public Park and walkways and cycle way to connect Carrigtwohill village to the Cobh Road at Slatty Bridge
Drawing Number 01

Cycleway between Barryscourt & Belvelly Bridge (Figure 2)

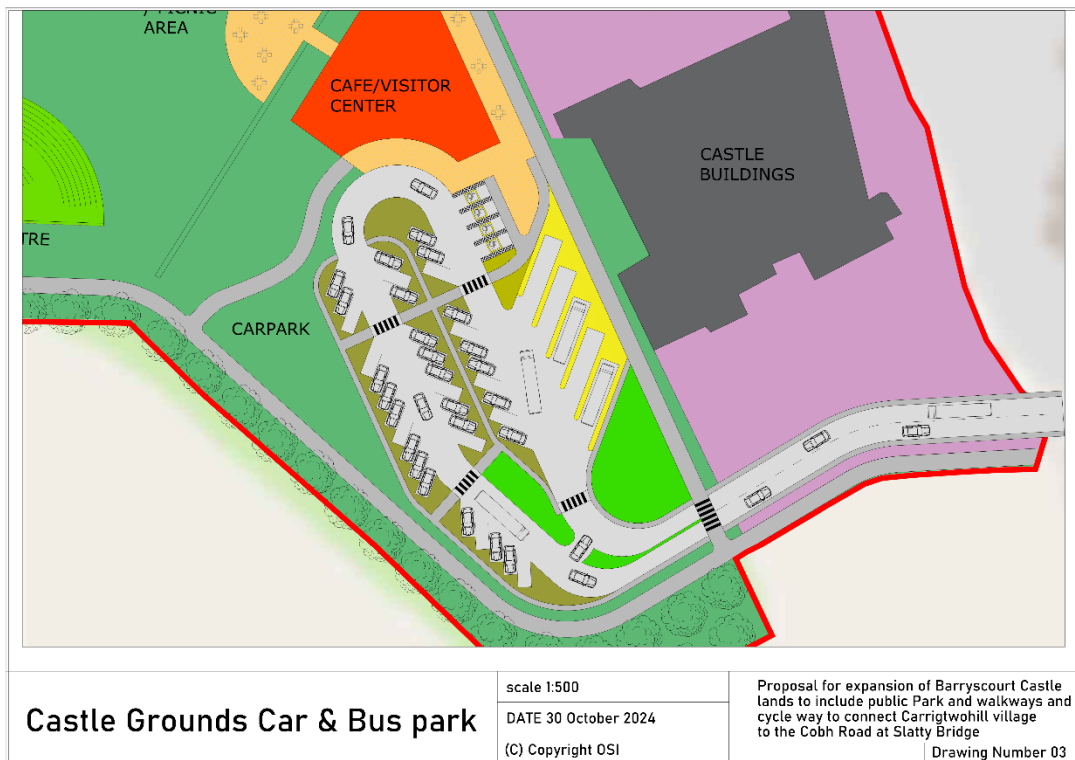


expanded Castle Grounds

scale 1: 2000
DATE 30 October 2024
(C) Copyright OSI

Proposal for expansion of Barryscourt Castle lands to include public Park and walkways and cycle way to connect Carrigtwohill village to the Cobh Road at Slatty Bridge
Drawing Number 02

Castle Grounds Car & Bus Park (Figure 3)



2.3.5 Amphitheatre/Event Pavilion

- Studies have shown that outdoor music pavilions strengthen community connections and social cohesion across socio-economic and racial boundaries and spur economic activity in their vicinities. These benefits are needed in Carrigtwohill, which is home to a population that is increasingly racially and economically diverse. With many new residents moving into the area from around Ireland and around the world, investment must be made in infrastructure that has been proven to encourage social cohesion.⁸
- A major study found that outdoor arts festivals contribute to local communities by providing “opportunities for arts education, employment, and civic engagement.” Festivals bring people in from surrounding areas and “attract segments of the community that might not normally spend time together or celebrate with each other. Festivals contribute to local economies and foster a sense of pride within communities.” In order to gain these benefits for Carrigtwohill and East Cork, a suitable venue for high-quality outdoor events is needed.⁹
- Ballykeeffe Amphitheatre in Kilkenny (pictured below) cost €100,000 to complete in 2011 and was the first of its kind in Ireland. Since then, it has successfully continued to provide regular theatre and concert offerings that build local and area community and economy and attract visitors and investment. A similar development in Carrigtwohill could greatly increase the cultural, educational, economic, and quality of life development of the entire region of East Cork.¹⁰

⁸ Setting [The Stage For Community Change: Reflecting On Creative Placemaking Outcomes](#)

⁹ source [National Endowment for the Arts, Washington, DC](#)

¹⁰ source [Irish Times :Music on the rocks – An Irishman’s Diary on the Ballykeeffe Amphitheatre in Kilkenny, & the Irish Examiner : Spectacular reclaimed quarry amphitheatre is ready to rock.](#)



Ballykeeffe Amphitheatre, Kilkenny

2.3.6 Norman History Interpretive Centre

An iconic landmark in Carrigtwohill, Barryscourt Castle was the seat of the great Cambro-Norman Barry family and is one of the finest examples of a restored Irish Tower House. Dating from between 1392 and 1420, this authentic Norman Castle has an outer bawn wall and largely intact corner towers. The ground floor of the Tower House contains a dungeon into which prisoners were dropped via the 'drop-hole' located on the second floor. The Barrys supported the Fitzgeralds of Desmond during the Irish rebellions of the late sixteenth century. To prevent it being captured by Sir Walter Raleigh and his army, the Barrys partially destroyed the Castle. During the Irish Confederate War of the seventeenth century, Barryscourt Castle was once again successfully attacked. Cannon balls lodged in the wall above the Castle entrance bear witness to this conflict. The last head of the Barry family was Lord David Barry.

Barryscourt Castle is one the finest examples of a restored Cambro-Norman structures ever undertaken by the Office of Public Works (O.P.W.), consisting of an outer bawn wall and largely intact corner towers. The Main Hall and Great Hall have been completed and fittings and furnishings reinstated. The Barryscourt Trust was formed in 1988 to develop the castle as a heritage, tourist, and cultural centre. The castle was reopened to visitors in 1998 but has since closed once more.

An interpretive centre serves various functions and offers numerous benefits, primarily focused on educating and engaging visitors about a particular topic or place. The specific reasons for needing an interpretive centre in Carrigtwohill derive from the local context, including its history, culture, natural resources, and the interests and needs of its community. The most compelling reasons for establishing an interpretive centre in Carrigtwohill are (in alphabetical order):

- Community Engagement,
- Cultural Heritage and Preservation,
- Economic Development, Employment and Tourism,
- Education and Awareness,
- Environmental Conservation,
- Leisure and Recreation.

These are described in more detail in appendix of this document.

In addition to these compelling reasons, it is useful to note that such an interpretive centre at Barryscourt would afford further opportunities to organise cultural events, such as:

- **Historical Artefacts**
Display and interpret artefacts, documents and relics associated with the castle including weaponry, clothing, manuscripts, and other items that provide a tangible connection to the past.
- **Interactive Exhibits**
Incorporate interactive exhibits that engage visitors of all ages. These may include touchscreens, virtual reality experiences, or hands-on activities related to the castle's history.
- **Temporary Exhibitions**
Rotate temporary exhibitions, delving into specific aspects of the castle's history, the Norman period, and related topics to keep the interpretive centre fresh and appealing to returning visitors.
- **Interpretation**
Interpret complex or abstract concepts in a way that is understandable and engaging for visitors, often through interactive displays, exhibits, and guided tours.
- **Cross-generational Learning**
Appeal to visitors of all ages, making it a valuable resource for families, school groups, and individuals interested in lifelong learning.
- **Promotion of Regional Identity**
Assist the community in showcasing its unique identity and history, promoting a sense of pride and identity.

The location of Barryscourt at the heart of Carrigtwohill's newly opened green spaces would confer to it immediate attractiveness and draw into its exhibition a constant flow of visitors.

2.4 Proposed Sites and Potential Developments at the Glen and Tibbotstown

Another high potential undertaking, although not a very easy one to implement, would be the opening of the "Glen" and connecting walk to the reservoir at Tibbotstown. Measured at 3 km with the addition of a one kilometre loop of the existing path that circles the lake (offering a potential 7 kilometre loop), this walk would be aimed at a different audience. The sharp profile and breathtaking views, as well as the abundance of wildlife in and around the lake at the dam (with cormorants, waterfowls, wagtails, foxes, and a pair of Buzzards easy to observe) would make this space unique in the region, with over 100 metres in elevation to make it possible to train and prepare for more serious mountaineering endeavours. The profile of the Glen could even offer the possibility of two paths to be created on either side of the river, making this walk a circular route.

2.4.1 The Glen and the Reservoir at Tibbotstown



Figure 2: Aerial views of the “Glen” snaking its way up to the dam in Tibbotstown (approximate distance on foot 3 km with over 100 metres climbing in elevation) and the reservoir show the enormous recreational potential of the area.

In terms of access, the entrance in the Glen is ideally located and only a fence separates it from the end of the IDA enterprise centre at the western end of Carrigtwohill. This actually means that this 7 kilometre walk could be connected to the 5 km loop described in the previous section, delivering for Carrigtwohill, a pedestrian infrastructure unmatched in the region, equal in its diversity and extent to the regional park in Ballincollig which is considered to be a bit of a bench mark in our area of the country. Having such a network of walks would set Carrigtwohill aside for years to come as few towns have 12 kilometre walks in their immediate vicinity. The variety of landscapes, from the flat and calm water’s edge sections at Slatty bridge and the sharp profiles of the upper sections of the Glen would make this a compelling route.

In comparison to the “Barryscourt walk”, the “Glen-Tibbotstown” is perhaps not an easy plan to implement due to the more complex ownership of the areas involved. Nonetheless, the very high impact that the opening of a right of way all the way to the dam, connecting with the existing walk makes this venture difficult not to consider.

2.5 Funding and Development Proposal

The funding of the ideas in this report is not a simple matter, in view of the amount of land which may be required. Some of the land in the Glen is of little developmental value due its sheer profile, but it does not follow that right of way and right to develop would be easy to obtain. The lands surrounding the castle and the linking section towards Slatty bridge may be easier to acquire in as much as there are in unique ownership.

The transformation and re-opening of Barryscourt Castle may be more straightforward, but not so simple given that it has been closed again for a long time, following a period of activities of both a cultural and business nature.

On the plus side, there are precedents for local authorities requiring, as a condition of planning, that developers either provide green/recreational spaces at a different location to serve the new and existing communities or that they make a financial contribution which allows the local authority to acquire and develop the necessary land.

It is an objective of Cork County Council to target its population growth into Carrigtwohill. The type of development proposed (dense and compact) is not generally popular outside of cities in Ireland. Something is required to make this more acceptable in Carrigtwohill. The development of a high-quality regional park could make an enormous difference to the perception of Carrigtwohill as a place to live.

Financial contributions collected by Cork County Council from the extensive development proposed in Carrigtwohill should, therefore, be used in Carrigtwohill to develop the infrastructure, including the social, amenity and green infrastructure required to accommodate the expanded population. The acquisition of the land and development of the parks can be funded in this manner for the greater good.

Other sources of funding could also be called upon to accelerate the fund raising necessary, not only for the purchase of the lands, but also for their development into the set of facilities listed in this report.

There is at least one precedent that can be called upon to support the validity and viability of the PaReSp proposal, as illustrated below.

2.5.1 Mallow Castle and Gardens Case Study



Mallow Castle and surrounding lands (30 acres in total) were purchased by Cork County Council in 2011 at an affordable price and a committee was setup locally to decide upon its future and organize its opening to the public. Its development as a park as well as for the purpose of organizing events of various kinds, including open air concerts were planned since the acquisition of the lands.

According to the Cork County Council web site: “Mallow Castle Park has undergone a remarkable transformation, featuring a brand-new playground, restored walled gardens, and a convenient car park. Key highlights include new access to Mallow Castle/House, a spacious, inclusive children's playground, restoration of the historic landscape and walled gardens with repairs and conservation of stone walls and garden features and finally wayfinding signage and amenities. These works, a crucial part of Mallow's overall development received €1,134,565 in funding from the Department of Housing, Local Government, and Heritage under the Urban Regeneration and Development Fund.

Enhancing both the visuals and connectivity of Mallow Town Centre to Mallow Castle and Spa House Grounds, significant Public Realm Improvement works have been delivered including new hard and soft landscaping, a stunning water feature with foam jets and lighting, upgraded pathways, lighting, seating, bike stands, and signage and finally paved enhancements to provide a more enjoyable park experience. This transformative project received €345,936 in funding from the Department of Housing, Local Government and Heritage under the Urban Regeneration and Development Fund.

Cork County Council's framework plans to create an integrated park network and tourist destination for Mallow Castle Park, Mallow Town Park and the Spa House Park continue with new pathways within Mallow Town Park, funded in part by a €200,000 grant from the Department of Rural and Community Development's Outdoor Recreation Infrastructure Fund with additional funding from Cork County Council. These works include, a 3m-wide pedestrian pathway connecting Park Road to the River Walk, reinforced pathways between tree avenues,

planting of a second tree avenue and installation of park amenities, including map boards, nature boards, signage, bike stands, and seating.

Mallow's newest attraction, the Skate Park on Park Road, is now complete and adding a thrilling dimension to the town's recreational offerings. Delivered by experienced local contractor, Browne Bros Site Services Ltd, this cutting-edge skate park was funded by a €150,000 grant from the Department of Tourism, Culture, Arts, Gaeltacht, Sport, and Media under the Sports Capital & Equipment Program (SCEP).”



[Reviving Mallow's Recreational Charm: Unveiling the New Castle Playground, Skate Park, Public Realm and Town Park Pathways | Cork County Council (corkcoco.ie) Accessed November 20th, 2023].

Strand:3 Heritage & Culture

Section 1: - Legally Protected Structures

1.1 Objectives and Benefits

This section documents the legally protected structures and locations of Carrigtwohill and explains how they are fundamental in promoting Carrigtwohill into 2040. More specifically, it addresses the following:

- Carrigtwohill's cultural heritage and place in history

To discuss how the existing Protected Structures and locations with those yet to be included in the future are fundamental to Carrigtwohill's cultural heritage; many of which have a genealogical aspect. Such locations include Ann Grove for the Cotter family, Barryscourt for the Barry and Coppinger families, Fota for the Smith Barry family, just to name a few.

- Promoting genealogical research

Over many years the Community Council, the Historical Society, and members of the local community have been approached from members of the global diaspora seeking information of their ancestors, who want to learn more of their ancestral home.

- Tourist Attraction

In 1881, William Henry Barret of New York published his 'Pictorial Descriptive & Historical' account following a visit to Ireland within which he declared that:

"...close to the Youghal railway, lies the small village of Carrigtwohill, with little to recommend it to the notice of the tourist..."

Nothing has changed, as all too often the village is bypassed by visitors and tourists on their way to and from Midleton or Youghal.

This document seeks to address issue by promoting Carrigtwohill as a major tourist attraction, highlighting its rich historical and cultural heritage. As such, it will also assist and contribute to other elements of the C2H2040 project more generally.

- Legal Status

To briefly outline the legalities, and the government authorities who were established to manage the recording of the legal status of the various structures and locations. This element will include Cork County Council's responsibility.

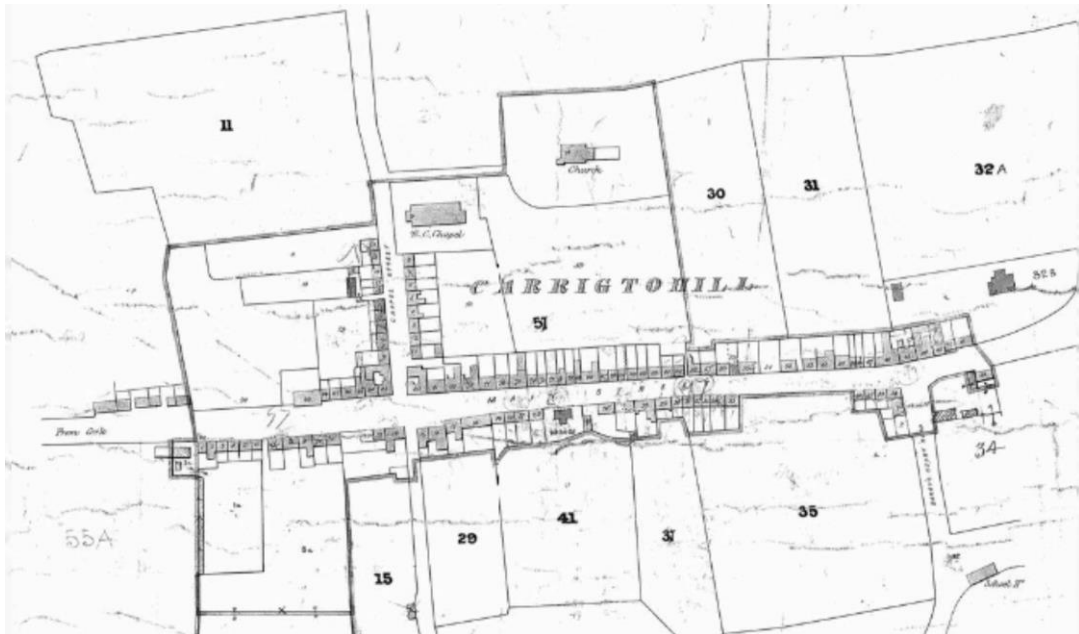
- Carrigtwohill & District Historical Society

To briefly outline the participation of the Historical Society with regard to their activities in promoting an awareness of the rich cultural heritage the parish has to offer to the local community membership, the membership of the international native diaspora, and those who have an interest in the parish history for whatever their reasons.

One of the proposed projects instigated by the committee was the twining of Carrigtwohill with Manorbier, the ancestral original home the Barry clan. This has now been handed over to the C2H240 project, and is currently being investigated.

- Into 2040

To preserve the remaining structures and locations before they fall into a further ruinous state. Main Street, Chapel/Church Lane/Station Road, with Well Lane constitutes the original village, yet unlike our neighbours of Midleton whose Main Street structures are mostly totally legally protected, Main Street Carrigtwohill has not one! Many were recorded during the 1830/40s valuations, and clearly identified by the contemporary accompanying original 6" First Edition map.



1.2 Introduction and Overview



Over many generations of local and overseas historians, the Manor and Parish of Carrigtwohill with its rich cultural heritage has been documented in various forms, from essays, newspaper articles, and specialist journals. Yet none have adequately identified all these structures and locations in a single document; many of which are now legally protected. There is a real great fear that nothing will be done to ensure their legal status.

Within the Manor and its surrounding district, the many legally protected structures and locations include Ringforts, Middens (refuse pits), Fulacht fiadh (burned mounds), to important medieval constructs such as Barryscourt and the related Augustinian Canon Abbey now in a ruinous state surrounded by its ancient burial ground, to more modern structures such as the two parish churches, and the various family estates houses and grounds.

There is only one domestic dwelling accordingly legally protected. The famous caves have all but been quarried out, and now totally inaccessible.

There are a few vacant properties in the village worth consideration, such as the Garda Station, the only one not privately owned.

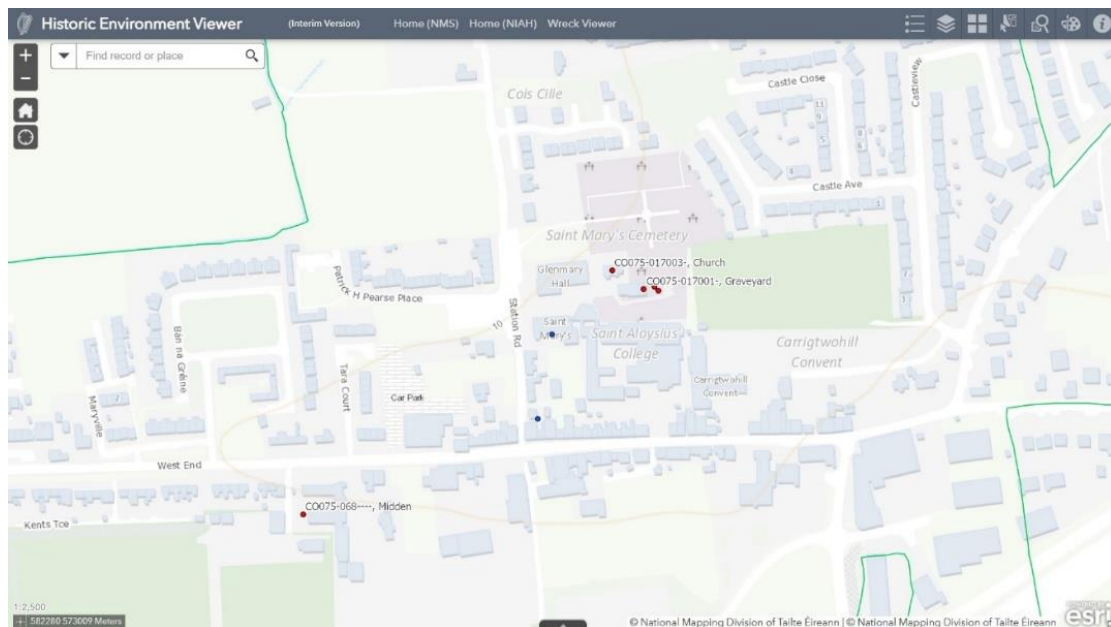
Many of the remaining sites are on privately owned lands, with only a few publicly accessible in the village; namely Barryscourt under the management of the OPW and the Abbey Ruins with its Belfry and ancient cemetery accessible via a laneway. It is these two locations particular

attention shall focused as they are the origins of the Cambro-Normans of the historic Manor and parish of Carrigtwohill.

These protected structures and locations have been identified by the National Inventory of Architectural Heritage (NIAH), and the National Monuments Service (NMS), under the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999, and the Planning and Development Act, 2000.

Within the National Inventory of Architectural Heritage (NIAH) listings there are 35 sites recorded in Carrigtwohill and surrounding district, and for the Record of Monuments Places (RMP) there are 104, with some overlap between the two schemes. To ensure accuracy we consulted both catalogues, and the 5 on the Cork County Council's own listed within the County Development Plan 2023/28, all the while crosschecking against the 'Historic Environment Viewer' (HEV) online mapping system.

As an example, there follows a screenshot showing the protected structures of the Augustinian Canon Abbey and St David's Church, identified by the RMP with the C0 prefix for Cork against their red dots. The blue dots are those of the NIAH, showing St Mary's Church, and the only private dwelling on the originally named Church/Chaple Lane, todays Station Road.



1.2.1 The Manor of Carrigtwohill and the Cambro-Normans

The Anglo-Norman period (1066-1300) refers to the time following the battle of Hastings when William the Conquer, Duke of Normandy, and his forces ruled England. This term has consistently been incorrectly attributed to those Normans who arrived in Ireland. They were in fact Cambro-Norman of Pembrokeshire, Wales; in particular, the founder of the de Barra family by a Norman Knight believed named Odo. For his military support of William, Odo was granted estates in Pembrokeshire including Barry Island just off the coast from where the Barry surname has its origin. Further, it is known William de Barry of Manorbier Castle, Pembrokeshire, is the ancestral home of the clan of the same name who settled in Cork, on lands which were eventually to become the Barony of Barrymore (or cantred, a subdivision of the county Lordships of Ireland during the Cambro-Norman era). William de Barry married Angereth, daughter of Nesta and sister of Robert FitzStephen, and by her they had four sons, Robert, Philip, Walter, and Gerald who assumed the Latin form of his name, Giraldus Cambrenis (Gerald de Barry).

The Manor with its village can be traced to the Cambro-Norman origins, when William, son of Philip de Barry, who by a grant of King John, bearing date, 24th February 1206. (8 King John – in the 8th Year of his reign), obtained ‘Barrys Court’ (CO075-018001) coming under the jurisdiction of Olethan (Castlelyons, or Castle Lehan). Barryscourt Castle, the Manor House Lord Barry with its lands of the parish of was one of three ‘cantreds’ of land in ‘Corcaia’ granted William de Barry that day. The others were ‘Muscherie’, and ‘Dunegan’.

It is currently the author’s believed these lands did not include Buttevant whose website makes the following observation in relation to their two former religious’ communities, from which it is clear, it is their understanding that construction of the Ballybeg Augustinian Canon Abbey commenced circa, 1229, following the arrival of the de Barry family. This was followed a generation later by the Franciscan Priory, with construction commencing circa, 1251.

1.3 Barryscourt (RMP CO075-018001)

Barryscourt (Barry’s Court) strategically located between two Medieval ports of Cork and Youghal was established by Philip de Barry of Manorbier, Pembrokeshire, Barry’s Court was built on land granted him by Royal Charter dated, 24th February 1206, by Henry III, King of England at Woodstock. It has had a rich and colourful history, and over the centuries it has gone under many transformations.

The Barrys intermarried with other Cambro-Norman families. Lord David Barrymore, created circa, 1261, and held the subsidiary titles of the Barony. In 1267, Henry III appointed Lord David de Barry as Chief Justice of Ireland.

In 1385, Richard II raised John Barry to the viscountcy as Viscount Buttevant. There is a theory that John (Sean Ciotach) Barry, who was Head of the family from 1393 to 1420 was the most likely builder of the present castle, around 1400. Though this has not been substantiated.

Lord James Barry of Barryscourt supported the Earl Fitzgerald of Desmond during the rebellions of 1569–1573 and 1579–1583, resulting with his imprisonment at Dublin Castle where he died, 1581. He was succeeded by his son, David, during the second rebellion, and was an active partisan, causing Sir Walter Raleigh to write in his letter dated Cork, 25th Feb 1581, ‘David Barry has burnt all his castles and gone into rebellion.’ It was Raleigh’s desire to capture Barryscourt and Great Island.

The following year, Queen Elizabeth pardoned David who installed himself at Barryscourt. He married then Ellen Roche. Over a window is a Latin inscription:

DB ET ER ME FIERI FECER – ADO 1586.

It has been interpreted as meaning: "David Barry. and Ellen Roche made me in the year of our Lord 1588."

Then, another over a fireplace is another:

*A * D'O * 1588 * IHS * D * B * ET * E * R * ME * FIERE * FECE-RUT **

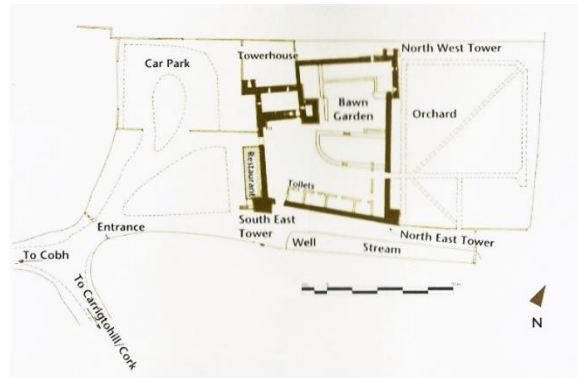
It has been interpreted by Monsignor Reidy as being:

"A[nn]o DO[mini] 1588 I[esu]s H[ominu]m S[alvator] D. B. ET E.R. ME FIERE [FIERI] FECERUT [FECERUNT]."

Translated as "In the Year of our Lord 1588 of Jesus the Savior of Humanity David Barry & Ellen Roche made me". David died circa, 1617.

Next came the Irish Confederation War (1641-1653), when Barryscourt was once again targeted. Cannon balls lodged in the wall above the castle entrance bear witness to these conflicts. From about this time the Coppinger family took possession of Barryscourt; the reasons for which are currently unknown. Then, upon the death of William Coppinger in 1863, Barryscourt passed to Morgan John O'Connell, his nephew and nephew of the Liberator, Daniel O'Connell.

Barryscourt is one the finest examples of a restored Cambro-Norman structures ever undertaken by the Office of Public Works (O.P.W.), consisting of an outer bawn wall and largely intact corner towers. The Barryscourt Trust was formed in 1988 to develop the castle as a heritage, tourist, and cultural centre. The castle was reopened to visitors in 1998, but has since closed once more.



1.3.1 Ballybeg Augustinian Canon Abbey

Construction commenced here circa 1229 soon after the arrival of the de Barry family. Ballybeg was an Augustinian establishment and as such would have been much larger than the nearby Franciscan monastery in the town itself. Augustinians played an administrative, organisational, quasi-political role in Norman society and as such were a wealthier order than their Franciscan counterparts who played a more strictly religious role in society.

1.3.2 *Buttevant Franciscan Priory*

As regards to structure and architectural quality, the Friary was, and still is, historically a masterpiece of its time. Construction of the Priory was started in 1251 and progressed over several phases bankrolled by the ever more wealthy and powerful de Barra family. There originally stood a Bell Tower as part of the complex that towered over the site, but after many years of neglect and disrepair this collapsed in 1814; the Franciscans having left the Buttevant in the 1780's.

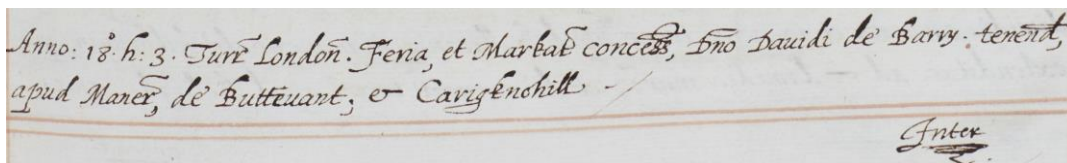
As has already been demonstrated, the manor of Carrigtwohill was created by Royal Charter, 24th February 1206. Thus, predating the arrival of the de Barra family in Buttevant by at least a generation of twenty-six years. Traditionally, a Manor would have a church associated with it. In the case of Barryscourt we know there was a chapel within its structure. This Manor likely consisted of tracts of agricultural land, woodlands, with a village or hamlet whose inhabitants would have worked the Barryscourt estate.

Was the Church/Abbey built for the village parishioners at the same time is the question to be still answered.

1.3.3 *Market Towns of Carrigtwohill & Buttevant*

According to John Lodge, 'The Peerage of Ireland', 1754, at the council of Merleburgh, Wiltshire, 12th September 1234, Edmund Rich of Abingdon, Archbishop (1234-1240) was a signatory to the granting of Sir David de Barry's manor at 'Karetto Thell' of a weekly Friday market. On the same date he granted a Saturday Market at Buttevant with an annual Fair there, to continue for eight days from the Vigil and Festival of St Luke the Evangelist.

The following extract has been edited from the original ledger page facsimile received from Lambeth Palace, London, by Carrigtwohill & District Historical Society. The ledger appears to be a synopsis of a research document by an unknown author.



Courtesy of Lambeth Palace Archives, London.

Latin: Anno: 18 h:3 Turra London, Feria, et market concess, dno Davidi de Barry ten end apud Maners de Buttevant et Carrigtwohill.

English: Year 18: Henry 3 Tower of London, Fair, and Market grant, held by David de Barry in the manors of Buttevant and Carigtwohill.

This is confirmed within the appendix of Richard Caulfield's transcribed version of the 'Council Book of the Corporation of Kinsale (1682-1800), publish and compiled, 1879.

David de Barry. Marleberg. 26 Sep., 1234 (18 Hen. III).	<i>Carrigtwohill</i> .—A Friday market, at his manor of Karretochell.
David L. Barry.	A Fair, on 1 March and the day after.
Jas. E. Barrymore. July 20, 1732.	A Tuesday market, and two Fairs on 1 May and 28 Oct. and the day after, rent 13s. 4 <i>l</i> .
David de Barry. Marleberg. 26 Sep., 1234.	<i>Buttavant</i> .—A Saturday market, and a Fair for eight days, <i>viz.</i> , the Eve and Feast of S ^t . Luke and six days following.

1.4 Churches & Their Burial Grounds

Typically, a Manor would have its Church and graveyard within its consecrated grounds, located in or near the village for its parishioners. Carrigtwohill, appears to have had a Parish Church at Kilcurfin (Templecurraheen) and an Augustinian Canons Abbey in the village. Both had adjoining ancient cemeteries.

1.4.1 Kilcurfin Parish (CO075-015001 & 02)

On the west side of the road leading north from Anngrove (CO075-051), is located the former Parish Church of Kilcurfin (Templecurraheen) with its accompanying graveyard. The church, now in a ruinous state, is just evident with only a few walls still visible. Sadly, the origins of Kilcurfin are lost to the mist of time.

CARRIGTOWIL.

- 1291 "Ecce de Carrugtochil XVI^{mr.} unde decima XXI^{s.} III^{id.} Ecce de Kyleurfyn XX^{s.} unde decia II^{s.}" [Tax. P. Nic.]
 1319. JOHN DE BARRY was sued for the advowson of Carrigtowil by Thomas, Prior of Botavaunt. [Rot. Com. Banc.]
 1524. EDWARD TYRRY appears as V. Carrigtowil. [D.R.] And Edmond, or Edward Tyrry, "Vicar de Karrigthwohyll," is witness to a deed, dated at Cork, 9th Feb. 1528. [Caulfield MSS.]

Source: Clerical & Parochial Records of Cork, Cloyne, and Ross.

An extract of the 'Clerical & Parochial Records of Cork, Cloyne, and Ross', by Rev William Maziere Brady, D. D., records the following entry for 1291:

"Ecce de Carrugtochil XVI mr. unde decima XXI^{s.} III^{id.} Ecce de Kylcurfn XX^{s.} Unde decia II^{s.}"

This double barrel statement is interpreted as being the Ecclesiastical Tax collections on all church properties by Pope Nicolas IV during the reign of King Edward, the Longshanks (1272-1307):

"Behold, for Carrigtwohill 16 marks one tenth 21s 4d; Behold, for Kilcurfin 20s one tenth 2s."



In genealogical terms it is interesting to note that according to O Buachalla and Henchion JCHAS article of 1964, the cemetery contains approximately 150 headstones dating from the 1720s, concentrated at the Southeast side of the former church. Of these, one in particular is of substantial significance, being the family vault of William Coppinger, the last resident of Barryscourt, who died 1863. From fragmentary records of burial register between 1937 and 1989, containing 407 records, it has been possible to transcribe the burials and has been used to form an online database.

1.4.2 Augustine Canon Abbey (CO075-017002 to CO075-017004)



Of the Abbey, Samuel Lewis, in his ‘Typographical Directory of Ireland’, 1837, incorrectly identifies the former abbey as Franciscan, a belief surviving until today. The following is an extract highlighting this error:

“... Near the village are found the ruins of a Franciscan abbey, founded and endowed by the Barry family: one of its towers serve as a steeple for present parish church, which, and the Roman Catholic chapel, are erected on its site; there are several detached portions of the buildings remaining, but they are rapidly falling to decay....”

Our Augustinian Canon Abbey dedicated to St David is known to have been allied to Augustinians Canons of Ballybeg, founded by Philip de Barry, who dedicated it to St. Thomas, the favoured saint of that age. It is widely accepted that he endowed the Abbey in 1229; 'in remembrance of which, his equestrian statue in brass was erected in the church'. One account by Ware gives the date as 1237, and that it was Philip's grandson David who had endowed the Abbey. Still another in his 'A Short History of the Kingdom of Ireland', 1885, Charles George Walpole offers a date of 1224.

Whatever the truth, the question is, which came first; Carrigtwohill, or Ballybeg? It is the considered opinion, as the King's grant of 1206 did not mention Ballybeg, it was Carrigtwohill that must be the senior religious house.

The next reliable reference we find for Carrigtwohill and Kilcurfin was within Henry Savage Sweetman's 'Calendar of Documents, relating to Ireland for the years 1302-1307', published in 1886. They both appear under the heading, 'Taxation of the Churches of Olethan forming part of the de Barra estate of Olethan, now called Castlelyons.'

The Down's Survey (1656-1658) shows the ruins, but does not name them.

Church.	Value.	Tenth.
Chapel of Fitz Robert - -	3l. 2s.	6s. 2d.
Church of Moyossich, Hospital- lers are rectors.	32s.	The vicar's tenth, 19s. 3s. 2½d.
Thomas Mac Bram and John de Lees, deceased, deputed rectors for another portion.		
Church of Castro Cheri - -	3 marks	4s.
Chapel of Inchenebaky - -	2 marks	2s. 8d.
Church of Castlemartyr - -	5 marks	½ mark.
Moyell - - - - -	7 marks	9s. 4d.
Chapel of Dangundonwan - -	2 marks	2s. 8d.
Church of Kyll - - - - -	10 marks	1 mark.
Tachteskyn - - - - -	2 marks	2s. 8d.
Taxation of the Churches of OLETHAN.		
Church of Ratherum - - - -	8½ marks	11s. 4d.
Church of the castle of Olethan -	20 marks	2 marks.
Church of Athcarne - - - -	30s.	3s.
Chokerume - - - - -	10s.	10s.
Chapel of Moyl - - - - -	2 marks	2s. 8d.
Chapel of Balach - - - - -	20s.	2s.
Chapel of Newtown - - - -	12 marks	16s.
Clonnolt - - - - -	30s.	3s.
Dungorn - - - - -	6 marks	8s.
Balyspellan - - - - -	20s.	2s.
Drummor - - - - -	3l.	6s.
Incheoolyn - - - - -	30s.	3s.
Chapel of Lyskul - - - - -	23s.	2s. 9½d.
Balyaranich - - - - -	2 marks	2s. 8d.
Carrigtwohil - - - - -	16 marks	21s. 4d.
Kyleurfyn - - - - -	20s.	2s.
Taxation of the Churches of FERMOY.		
The church of Mallow - - - -	11l.	20s.
Cathrigan - - - - -	16 marks	21s. 4d.
Russach - - - - -	5 marks	½ mark.
Dunneil - - - - -	13 marks	17s. 4d.
Closdufog - - - - -	8 marks	10s. 8d.
Cleuwy - - - - -	5 marks	½ mark.
Carrug - - - - -	5 marks	½ mark.
Rahin - - - - -	5 marks	½ mark.
Monamun - - - - -	4 marks	5s. 4d.
Church of the castle of David -	16 marks	21s. 4d.
Balygiggin - - - - -	6 marks	8s.
Sonnachgowin - - - - -	5 marks	½ mark.



Henry Savage Sweetman's 'Calendar of Documents', 1886



In a detailed description by the SMR of the Abbey, they conclude:

'The evidence is not sufficient to warrant accepting this as the location of an archaeological monument'.

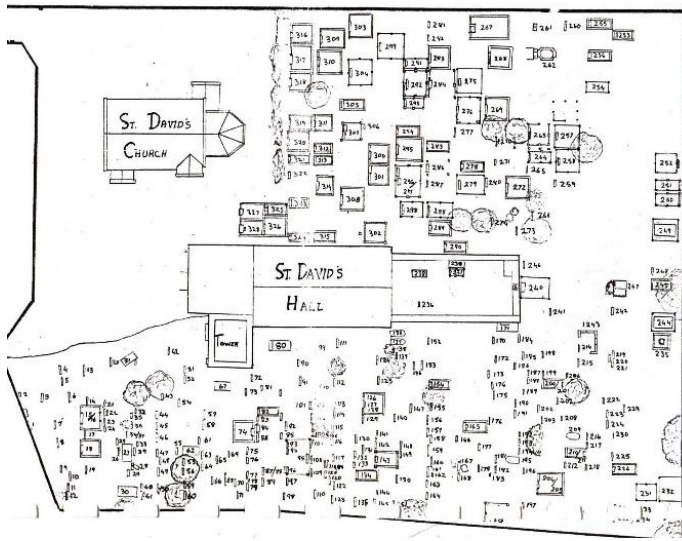
In an effort to correct this, Carrigtwohill & District Historical society have recently had an onsite meeting with a specialist conservationist whose association are to prepare a report of their findings and quote for a ground penetrating radar survey to determine the extent of the ruins; for which permission has been sought and granted by the Church of Ireland Diocesan authorities who own the land. Based upon their findings we shall be better placed to ensure the ruins and accompanying belfry are listed as protected structures. They have provisionally suggested the ruins are of the 13th/14th century, and would coincide with the earliest record we have traced. They have further suggested that the belfry was not part of the original structure, but rebuilt after its collapse. This conceivable, could have occurred during or before Hugh O'Neill's encampment at Woodstock in 1599, when it is alleged, he destroyed much of the village; the Confederation War (1641 and 1653); or Cromwellian War (1649–1653), but to date no evidence to this possibility has been discovered.

There are only two known Victorian authors who found the Abbey and burial ground noteworthy of commentary that have so far surfaced. The first was by T Gragoe article of Penhellenickin his article entitled 'Recollections of Remarkable Burying Place', 1870:

"Near the village of Carrigtwohill, in the county Cork, are the extensive ruins of the religious house, and close by a graveyard which no stranger ever forgot. A sea of gravestones. Surely no man ever saw so many in one place before. Some were six and seven feet high, and all venerable with age. Perhaps in England, which has been a Protestant country so long, a truly ancient place of this kind is rarely seen. This struck me forcibly at the time. These stones seemed to guard no particular space, being nearly as close together as they could stand, and at all angles. Some were upright, others were prone -- here three colossal slabs, side by side, were leaning forward in a line, whilst those in the advanced rank were sloping backward to meet them. The abbey roof and every vestige of it had long mouldered to decay, but the walls were still standing, and you might yet see, from the grim workmanship of the deep-wrought windows, that the men who built that edifice meant it to weather out all time. The tower was crowned with ivy; and, alone in the twilight, I thought I could almost fancy the monkish head of some old "Father Abbot" peering over the top."

Lady Georgina Fullerton, in her essay published by the 'Irish Monthly', 1876, correctly comments on the then unknown origins of the structure which has recently been researched by Carrigtwohill & District Historical Society, and found to be of Augustinian origin, linked to the Abbey of the same Order at Ballybeg in Buttevant. During this process, enquiries to the Franciscan Order's archivist confirms the ruins were not of their Order.

"Just beyond the churchyard walls is seen in the distance an ancient picturesque building, once the Catholic church of Carrigtwohill. A conventional one, tradition says, though of what order there is no clear record. It fell, of course, into the hands of the Protestants, and some of the additions which have propped up the old walls would have disfigured them but for the friendly Ivey which covers the whole building with its green mantle."



Source: Ancon Site Plan of St David's Cemetery

document containing 328 datasheets was first fully scanned for prosperity. Then, the datasheets were used to create a searchable online database.

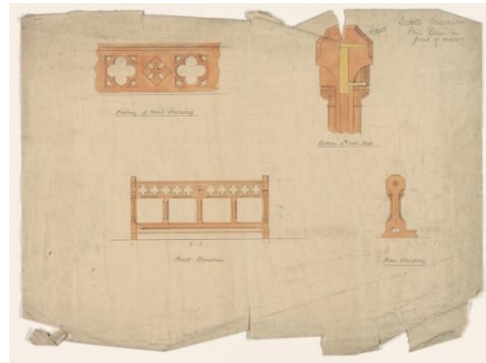
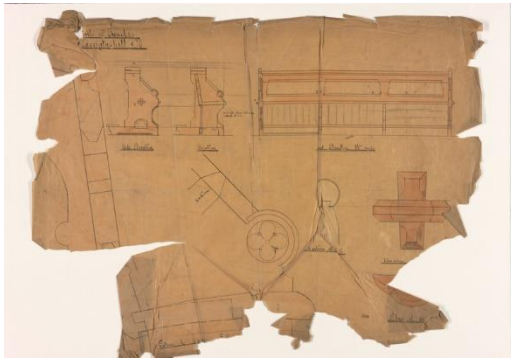
1.4.3 St Mary's Church (NIAH 20907557)



The local community celebrated St Mary's R.C. Church 150th anniversary in 2022. Its addition has been overlooked by many in the community, or at least not known about. The foundation stone was laid in 1869, with the new Parish Church being concentrated in 1872.

The history books incorrectly credit the design of St. Mary's to Edward Welby Pugin who was in partnership with George Coppinger Ashlin from 1861. This partnership was dissolved in the latter months of 1868, retaining its practice's name. Thereafter George Coppinger Ashlin practised in his own right, becoming a nationwide concern. The following year he designed the Parish Church at Carrigtwohill, which was consecrated, 1872, by Bishop William Keane.

The online [Dictionary of Irish Architects](#) does not document St Mary's in the list of projects of the Pugin & Ashlin works. However, there did survive fragmentary drawing of the pews which must have been drawn sometime after the arrival of the Poor Servant Sisters in 1875.



Courtesy of the [Irish Architectural Archives, Dublin](#).

George Coppinger Ashlin was born the third son of an English Corn Agent, John Musson Ashlin, and Dorinda Coppinger of Rossmore, whose family home was “Carrigrenane House”, Little Island.

1.4.4 St David's Church (CO075-017001)

Situated in the northwest corner of the Abbey grounds is St David's C of I Church. Like St Mary's Parish Church, St David's replaced an earlier one. The previous one being attached to the ancient Augustinian Abbey, and abutted the Abbey Tower. The Church was consecrated in 1905, and last used in 1960s.



In genealogical terms it is interesting to note Rosemary Ffolliott works in transcribing the Church of Ireland burial register once held at the former 'Public Records Office'.

These records include the Cotter family of Ann Grove and Rockforest, Dundas of Carrigtwohill and Midleton, Edwards of Little Island. Forrest of Carrigtwohill, Martin of Killahora, Wakeham of Springhill and Waterrock, There are many more whose addresses were not stated.

1.5 The Legal Authorities & Government Management

1.5.1 The Various Irish Government Acts

Section 2 of the National Monuments Act, 1930 defines a National Monument as ‘a monument or the remains of a monument, the preservation of which is a matter of national importance’.

The National Inventory of Architectural Heritage (NIAH) is a state initiative under the administration of the Department of Housing, Local Government and Heritage, established on a statutory basis under the provisions of the Architectural Heritage (National Inventory) and Historic Monuments (Miscellaneous Provisions) Act 1999. This was followed by the Planning & Development Act, 2000, that after consulting with the Minister for Arts, Heritage, Gaeltacht and the Islands, the Minister shall prescribe the form of a record of protected structures:

“For the purpose of protecting structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, every development plan shall include a record of protected structures, and shall include in that record every structure which is, in the opinion of the planning authority, of such interest within its functional area.”

1.5.2 National Monuments Service

The Archaeological Survey of Ireland (ASI) is a unit of the National Monuments Service, established to compile an inventory of the known archaeological monuments in the State.

“The National Monuments Service is reliant on landowners and the general public in fulfilling its role in the protection and preservation of our archaeological heritage and the assistance of the public is gratefully appreciated.”

The collated data is stored on a database and in a series of paper files. These collectively form the ASI Sites and Monuments Record (SMR). For Carrigtwohill the file reference is prefixed by CO.... with the first series of numbers referring to the 6” first edition OSI (Ordinance Survey Ireland) maps, and finally their file reference following the dash ‘-’ such as, CO075-017004 for the Abbey Ruins.

The SMR database contains details of all monuments and locations where it is believed a monument is known to the ASI pre-dating AD 1700 and includes a selection of monuments from the post-AD 1700 period; with in which Carrigtwohill is identified. The SMR database can be viewed on-line through the Historic Environment Viewer, developed to enhance the user’s experience by facilitating access to the databases of the National Monuments Service Sites and Monuments Record (SMR) and the National Inventory of Architectural Heritage (NIAH) in a seamless one-stop application.

1.5.3 National Inventory of Architectural Heritage

“The purpose of the NIAH is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for Housing, Local Government and Heritage to the planning authorities for the inclusion of particular structures in their Record of Protected Structures (RPS).”

A list of such structures in Carrigtwohill can be found in Appendix C, below.

1.5.4 Record of Monuments and Places

“The Record of Monuments and Places (RMP) is the most widely applying provision of the National Monuments Acts. It comprises a list of recorded monuments and places and accompanying maps on which such monuments and places are shown for each county. It can be consulted in county libraries and main local authority offices and an electronic copy may be accessed here. The National Monuments Service of the Department of Housing, Local Government and Heritage will advise on the protection applying to any particular monument or place under the National Monuments Acts by reason of it being entered in the Record of Monuments and Places and should be consulted if there is any doubt as to the status of the site.”

A list of the 105 such Monuments and Places in Carrigtwohill is available in Appendix C, below.

1.5.5 Cork County Council Development Plan

The Cork County Council’s own objectives are set out under two distinct categories. The HE 3-4 on Industrial and Post Medieval Archaeology, seeks to:

“Protect and preserve the archaeological value of industrial and post medieval archaeology such as mills, limekilns, bridges, piers, harbours, penal chapels and dwellings. Proposals for refurbishment, works to or redevelopment/conversion of these sites should be subject to careful assessment.”

Then for their Development Plan for the period 2022-2028 adopted by the elected members of Cork County Council, 25th April 2022, which came into effect, 6th June 2022. Outline a further objective in relation to protected structures the development plan includes clause HE-16-6:

“Industrial and Post Medieval Archaeology Protect and preserve industrial and post-medieval archaeology and long-term management of heritage features such as mills, limekilns, forges, bridges, piers and harbours, water-related engineering works and buildings, penal chapels, dwellings, walls and boundaries, farm buildings, estate features, military and coastal installations. There is a general presumption for retention of these structures and features. Proposals for appropriate redevelopment including conversion should be subject to an appropriate assessment and record by a suitably qualified specialist/s.”

Within its pages, Carrigtwohill is only five times mentioned, but fails to document any of the other legally protected site in the village and surrounding districts of the parish. Whereas for our neighbours of Middleton there are 74 locations identified.

1.5.6 The Carrigtwohill Sites referenced are as follows:

The historical society has identified a further twenty-five sites submitted to the Heritage Department of the County Council for consideration. To date no acknowledgement has been received.

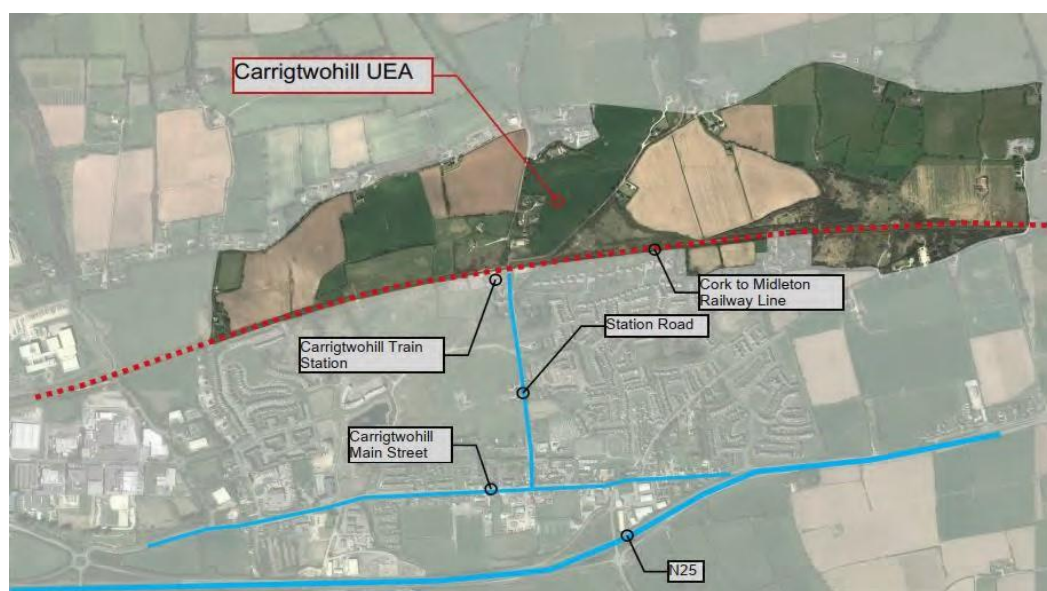
The County Council’s report under the heading ‘Architectural Conservation Areas’, fifty-three locations throughout the county have been identified. Despite the number of ringforts, middens, of the Bronze Age & earlier, and such like; nor the two Norman sites, along with St David’s

and St Mary’s churches, do not get a mention in this category, even though they are fully documented within the Record of Monuments and Places (RMP) database.

Reference	Description
1	00854 Medieval Church of Ireland Tower (in ruins)
2	01315 Parochial House
3	01316 Former Dispensary, Station Road,
4	01317 Rockville, Station Road
5	02993 Barrett’s Forge - Single storey, L-shaped structure, Terrysland

Similarly, John Cronin & Associates produced their ‘Archaeological and Build Heritage Assessment’ of May 2023, on behalf of the County Council forming part of the ‘Carrigtwohill URDF Initiative - UEA Infrastructure - Part 8 Planning Application’ within which they have incorrectly adopted the same approach, stating:

“There are no National Monuments located within the study area and the nearest example is Barryscourt Castle (CO075-018001-) (Nat. Mon. 641) which is located 1.3km to the south of the proposed UEA.”



Site Plan for UEA Infrastructure - Part 8 Planning Application

There are Ringforts, Woodstock, and Anngrove, within Cronin & Associates’ project brief they fail to identify; all of which are in the documented by the RMP database. However, their report does include the following passages:

“The proposed development will not directly impact any structures identified by the NIAH or that are included in the Record of Protected Structures (RPS). However, a separate pedestrian/cycle bridge is proposed to be installed to the east of Barry’s Bridge, a road-over-railway bridge that is recorded on the NIAH (Reg. No. 20297550). The former railway station (NIAH Reg. No. 20907551) and former station master's house (Reg. No. 20297552) are located to the east of the proposed new pedestrian/cycle bridge. The new structure will have a slight negative indirect impact of the setting of the former railway station complex.

Furthermore, the scheme appears to directly impact a former forge and associated dwelling (which is of less significance) in the townland of Terry's-land. The forge is of local heritage significance. The scheme has been amended to ensure the preservation of the forge. Demolition of the associated dwelling is unavoidable, and it is recommended that a detailed Building Survey should be undertaken in order to compile a full record of the extant structure(s) in written, drawn and photographic formats.”

Later in the same document may be found:

“A former forge (and associated dwelling which is of less significance), located in the townland of Terry's-land, is of local heritage interest (it is known locally as “Barrett's Forge”). The proposed UEA Infrastructure has been designed so as to preserve the forge building. Demolition of the associated dwelling will be required.”

1.6 Carrigwohill & District Historical Society

1.6.1 Recent Achievements



The society was established with a constitutionally designed set of objectives; one of which declaims its obligation is to ‘preserve and protect all our remaining historical features’.

The society initially managed to save Barrett's Forge from the bulldozers as part of a Planning application to the County Council which ultimately failed as a result of a stellar effort by the local community and members of our overseas diaspora

with a successful petition instigated by Carrigwohill & District Historical Society. The society took it one step further, and made an application to the County Council to have the forge listed as a Protected Structure. The application was successful, and Barrett's Forge (02993) has been included within their 2022/28 Development Plan.

Another recent submission was made to An Bord Pleanála to save the bridge at Ballyadam from the same fate by the society, and was similarly supported. Its demolition was proposed as part of CIE's planned twin-tracking project between Glounthaune and Midleton. An oral hearing was held between 26th-28th June, attended by members of the historical society, with the decision being imminently announced. All indications are that the Bridge shall be saved with all parties seemingly having no objections. If the submission is successful, their intention to secure protected status for the bridge at Ballyadam.



In Appendix C, below, a list is provided detailing further structures to be considered for submission on Protected Structures.

Section 2: - Proposal to Preserve St David’s Abbey Site

Carrigtwohill & District Historical Society

2.1 General Overview

2.1.1 Society Objectives

Carrigtwohill & District Historical Society (CDHS) was established by a group of local enthusiasts with a constitution adopted and signed at the AGM, 13th June 2013, with the aim of achieving the following objectives:

- 2.1 To generate a greater awareness and appreciation of our historic area, especially among the local population.
- 2.2 To preserve and protect all our remaining historical features.
- 2.3 To encourage research into and the recording of local history, archaeology, folk-life and folk lore and preserve and protect local heritage, songs, stories, photographs etc.
- 2.4 To actively promote the Carrigtwohill area as a significant tourist centre.
- 2.5 To encourage and undertake the publication of books and periodic reviews and the collection and copying of archives.
- 2.6 To build a local archive of documents (or photocopies of documents), illustrations and artefacts relating to the local history of Carrigtwohill and the surrounding area.
- 2.7 To organize historic lectures and talks by guests and members.
- 2.8 To extend any of the above and develop additional activities as opportunities arise.

As a society (CDHS) it has long seen that there is an urgent need to secure the stability of the remaining St. David’s structures described in the Ordinance Survey of Ireland (OSI) maps as an ‘Abbey in ruins.’ So much so, and in accordance with the constitution just described, a decision was made to explore all possible avenues to secure the stability of the existing structures for future generations to admire and enjoy. This would also be in accordance with the Cork County Council’s own objectives set out under two distinct categories. The HE 3-4 on Industrial and Post Medieval Archaeology, seeks to:

“Protect and preserve the archaeological value of industrial and post medieval archaeology such as mills, limekilns, bridges, piers, harbours, penal chapels and dwellings. Proposals for refurbishment, works to or redevelopment/conversion of these sites should be subject to careful assessment.”

Then for their Development Plan for the period 2022-2028 adopted by the elected members of Cork County Council, 25th April 2022, which came into effect, 6th June 2022. Outline a further objective in relation to protected structures the development plan includes clause HE-16-6:

“Industrial and Post Medieval Archaeology Protect and preserve industrial and post-medieval archaeology and long-term management of heritage features such as mills, limekilns, forges, bridges, piers and harbours, water-related engineering works and buildings, penal chapels, dwellings, walls and boundaries, farm buildings, estate features, military and coastal installations. There is a general presumption for retention of these

structures and features. Proposals for appropriate redevelopment including conversion should be subject to an appropriate assessment and record by a suitably qualified specialist/s.”

2.1.2 Research into the Site’s History

Research by CDHS would indicate that the ruins are those of the Augustinian Canon Order which were allied to the same Order of Ballybeg established between, circa, 1185 and 1206.

Following the Synod of Kells in 1152, the monasteries came under the authority of the diocese, so were no longer independent of the church authorities. For the papal tax from 1291 the structures in Carrigtwohill and Kilcurfin were described as churches within the cantred of Oletan of Castlelyons, administered by the descendants of David de Barri’s family of Barryscourt.

2.1.3 Funding Applications

In 2023 Eirgrid announced and launched their phased Celtic Interconnector Community Benefit Fund to be spread over a three-year period. It was decided by our committee that we avail of this fund, and commenced the application process for phase I, 5th July 2023, which was finally submitted after many redrafts by our committee, 14th September 2023. This application consisted of three elements:

I.	Schools Project	€1,0000
II.	Book of Parish History	€26,799
III.	Abbey Ruins & Belfry	€12,750
IV.	Village Signage Programme	€1,205

For this, our constitution was further endorsed, 21st September 2023, by the committee in accordance with the requirement of the contract being administered by SECAD on behalf of Eirgrid.

Our application was approved, 18th December 2023, and was specifically allocated for the sole purpose of financing the Parish History Book, and the Village Signage elements of the application, amounting to €5,205, split over a two year period, with the first payment of 50% made immediately upon signing the contract which was electronically done the same day.

In relation to the Abbey Ruins element, a quotation was obtained from conservation specialist, Southgate Associates of South Mall, Cork City, who have an office in Middleton. Their quotation consisted of two elements as their proposal for submission to the County Council’s Community Monuments Fund (CMF) which they would make on our behalf.

1	Ground Penetrating Radar Survey (Shanarc)	€4,305
2	Southgate Professional Services	€8,445
	Total:	<u>€12,750</u>

2.2 Architectural evidence of Abbey Ruins

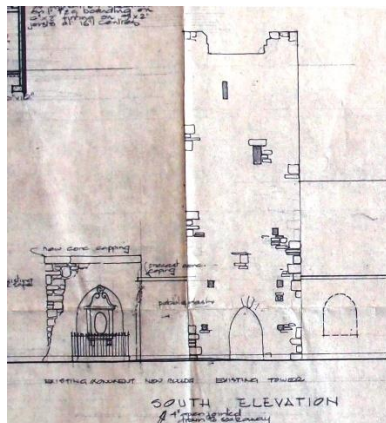
Enquiries were made to the Church of Ireland RCB Library by CDHS, seeking copies of drawings they had advised they had. These were received, 8th February 2024.

2.2.1 O'Flynn Architects

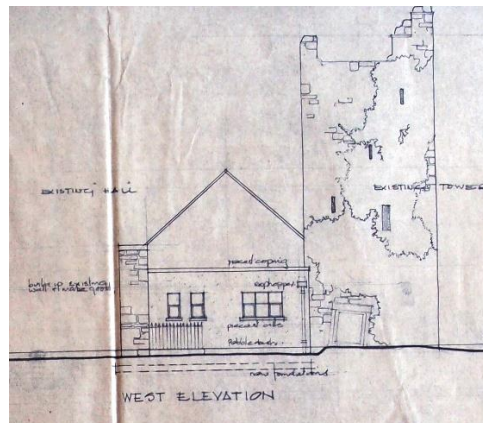
The first of these most important drawings was of O'Flynn Architects dated, 15th May 1979, for the extension to abut the north face of the tower. From the south elevation it is clear the Cotter vault was in the middle of the carpark attached to the remnants of the Abbey wall on the north wall, with a construction note stating, 'build up existing wall & make safe'. With wall was to 'new conc [concrete] capping'.

The west elevation also shows an outline of the Cotter vault in the same location. The construction note against the north face of north wall states, 'build up existing wall & make good,' and on the tower is a feature which could possibly be a doorway into the tower which has partially subsided. It is equally possibly a family vault which has suffered the same fate. The ground level at this point shown to be higher. This elevation proves the then surviving wall was of substantial thickness. As the images of these drawings are not to scale, it is impossible to determine its thickness. It is also sadly noted that this wall no longer exists, and must have been removed during the construction of the extent.

These drawing were in a very poor state, and have been edited and cleaned up to offer more clear images.

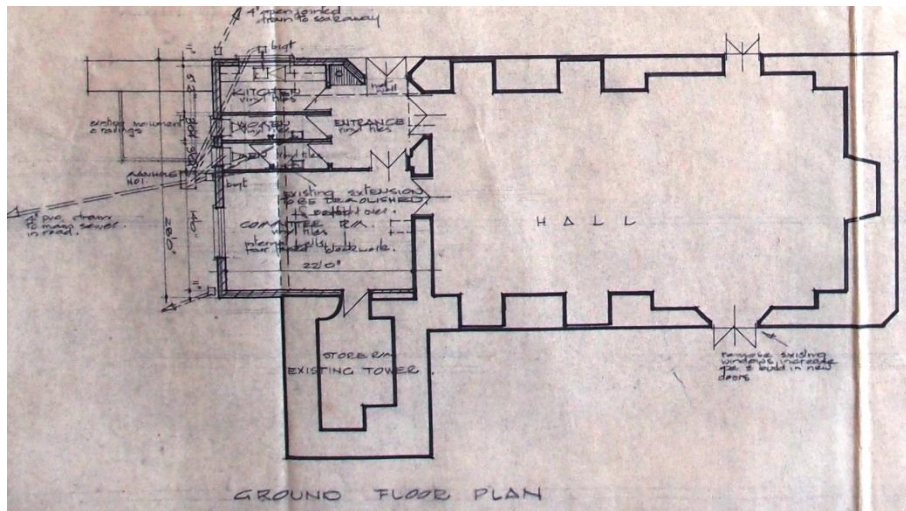


South Elevation of Tower



West Elevation of Tower

From the ground floor plan, it is clear to see the remnants of the Abbey outline forming the 'Hall', and the thickness of these walls which are shown as a shadow line beneath to the north elevation of the extension, presumably used as foundations, but there is no comment to that effect on the drawings.



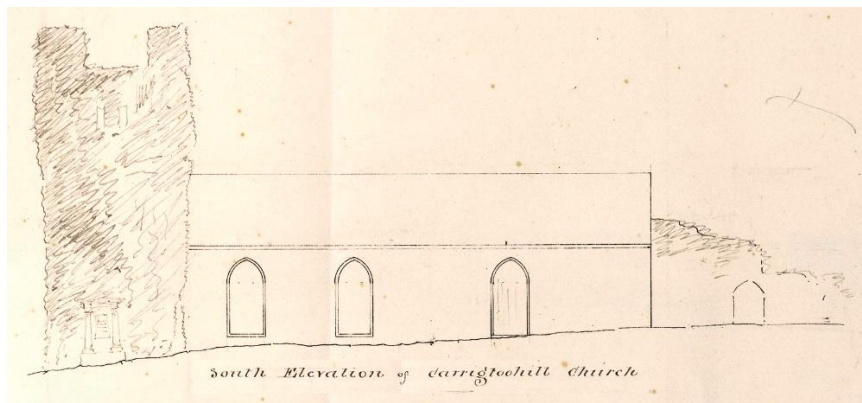
Ground Floor Plan

2.2.2 *James Pain 1835 drawings*

Brothers James and George Richard Pain were commissioned by the Board of First Fruits to design churches and glebe houses in Ireland. In 1833, James Pain became one of the four principal architects of the Board of Ecclesiastical Commissioners.

Another set of drawing ordered were those by James Pain dated 1835, and gives a slightly different view of the site. These have been similarly edited to produce a cleaner image. Of the church, a few years later, Samuel Lewis' in his publication of 1837 describes it as, 'a small but venerable structure, was repaired and much improved in 1835, by grant of £144.8. from the Ecclesiastical Commissioners.'

The south elevation appears to indicate a family vault near, or abutting the tower. It also seems to indicate a sloping ground east to west just below the window opes. The rough sketch manner in which the details of the tower and ruins drawn would seemingly indicate that they were of no relevance to the architect. Whereas the church outline is clearly defined. There were no other elevation drawing in this series.

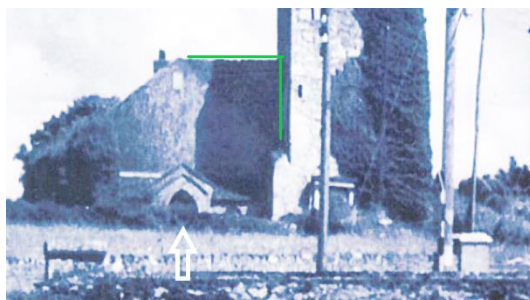


James Pain's South Elevation (1835)

Pain's ground floor plan indicates a wall running northward off the northwest corner of the tower described as in 'ruin' was of the same thickness of the tower walls which is consistent with a recent photograph highlighting this junction as a vertical straight line. It is also consistent with Samuel Lewis' description of the church when he said, '... the chapel is situated on the site of an old abbey near the churchyard, and near it is a parochial house for the priest.' If correct, this must have been the location of Father Horgan's Church which was replaced by Father Seymour's Church.



This wall may have originally been joined with north 'wall of ruin' where Cotter's vault once stood.

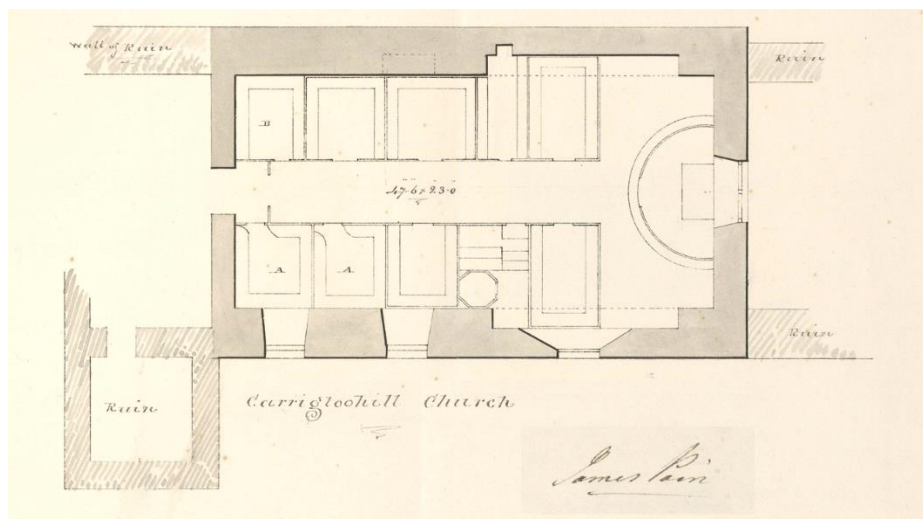


Carrigwohill Through the Centuries

A structure can clearly be seen alongside which has been modified and zoomed into from its original which appeared in the publication, Carrigwohill Through the Centuries. The date and source are unknown. There appears to be a peaked doorway in front of a wall and structure seemingly running north-south as seemingly is shown below.

The plan seems to indicate that the church was built on the ruins of the Abbey. At the eastern end it would appear is a window behind the altar which today is filled in.

The plan seems to indicate that the church was built on the ruins of the Abbey. At the eastern end it would appear is a window behind the altar which today is filled in.



James Pain Ground Floor Plan

There is a site plan in the series, but shows nothing of consequence. It does not even indicate the graveyard headstone, so there is no way of knowing the extent of the burial grounds.

Section 3: - Proposed Conservation Works

From the very beginning of the society's formation, concerns were frequently aired in relation to the stability of the Abbey tower, and how best our society may preserve them.

3.1.1 Southgate Associates

Onsite Meeting

Following the successful saving for prosperity Ballyadam Bridge, scheduled for demolition as part of CIE proposal as part of the twin tracking between Glounthaune and Midleton, an enquiry was made to Southgate Associates of South Mall, Cork City; and of Cork Road, Midleton; to seek their assistance to preserve our Abbey ruins who had supported our submission to save this bridge.

The meeting was arranged for 8th August.

Those Present

Carrigtwohill & District Historical Society:

Jim Barry	Chairperson
Frank Hannigan	Committee Member & Team Leader C2H2040
André Saubolle	Secretary & Team Member of C2H2040 Project
Ollie Sheehan	C2H2040 Coordinator <i>(Formerly Chair & Secretary for the Community Council and similarly for the historical society)</i>

Southgate Associates

Chris Southgate	Director & Conservation Engineer
-----------------	----------------------------------

Site Survey

The party initially met in the carpark from where we proceeded towards the tower at which place preliminary discussions commenced. Chris immediately began examining the tower construction, paying particular attention to the mortar used which he judged as being of various types, and likely of differing eras. A sample was taken, but Chris explained how the bureaucratic procedure for sample taking for testing may be complicated by serious procedural requirements, and necessary licenses being obtained before being tested in Belfast. Without the mortar test he could only speculate as to its age.

We then continued to walk the perimeter of the remaining structure. Chris was fairly confident that if this was a Monastery, or Abbey, there would be Cloisters attached to it, suggesting the most likely location would be to the north. He then advised that a ground penetrating geophysical radar survey would be able to confirm this, and would determine the full extent of the site.

Chris noted the various construction phases, but was having difficulty understanding the numerous construction methods associated with the Church of Ireland structure built using the Abbey ruin walls as foundations.

Returning to the tower, having studied the various structures, Chris astonished us by declaring it was his considered opinion that tower had originally formed an integral part of the church which we had just been discussing, had collapsed, and the tower we see today was its replacement built circa, 13th century.

The external survey conducted the meeting adjourned to the former St David's Church built in the 1830s, now used as a storeroom for the Church of Ireland Authorities. It was here, when, after his initial survey of the internal structures, and with particular regard to the vaulted ceiling structure that Chris made another astonishing observation which once again took us all totally by surprise, declaring that in his opinion the vaulted ceiling supported a central tower we had just been discussing outside. The material was likely used to build in its new location as the tower we see and love today.

Chris directed our attention to the arches to the north and south wall explaining that it was from these where the transepts would run out of the church. He then outlined his theory in a sketched drawing of what he believed to be the likely shape of the former church the 1830s Church of Ireland incorporated within its own construction.

Mortar Test Results

A preliminary mortar sample from the west elevation of the tower was taken by Chris Southgate for his personal observation and information purposes to be considered in association with other research in the future. Chris explained that mortar samples on their own can contribute to an understanding of the building. However, absolute evidence for dating requires other factors to be taken into account. Carbon dating, which is an expensive process, which in the case of 'Clonmacnoise' for instance has not been totally accepted as sufficiently accurate to challenge the historical record. The scientific analysis (Archaeological Inventory of County Cork. Volume 2: East and South Cork' (Dublin: Stationery Office, 1994)) challenges the historical record of 1128, suggesting this is the 3rd phase of construction.

Chris further explained that the mortars from the central section of the Eastern section of the tower were compared as a preliminary exercise. The mortars were all found to be constructed from an hot lime process considering the presence of lumps of lime in the mix. All the mortars were 'competent and hard' suggesting a good knowledge of building techniques consistent with monastic orders.

Concerning other structures of the site, Chris found it interestingly apparent that the older eastern section appeared to be the mostly constructed of 'competent mortar with fine well prepared mainly limestone aggregate and was surprisingly hard. This showed a high competence of an experienced mortar mason.'



He further explained that the central section (St David's church circa 1830s) differed by the inclusion of Cork Red sandstone. The addition of this rounded aggregate from a riverbed typically 8mm down suggested to him it was of different phase of construction. On the Northern wall of this section, he found that lower and wider course at foundation level had been pointed in sand and cement with no mortar being visible. He confirmed that this course was not visible on the southern

wall, suggesting that this section may have been constructed on an earlier structure.

Lastly the mortars in the tower differ again with a larger rounded Cork Red sandstone composed with river aggregate of a larger grading approx. 20mm down. Chris stressed that 'whilst this kind of analysis does not give exact dating, it can provide (together

with research and other information) useful information to establish for instance when an opening is blocked or altered and other aspects of phasing by comparison.’ He advised that forensic building inspection be undertaken being an iterative process during a research phase, from which much can be gleaned by visual assessment and comparison.

In closing his preliminary report Chris was full of admiration with which enthusiasm and dedication of the society had, declaring it to be ‘inspiring’.

Meeting Conclusion

At the close of the meeting Chris made another intriguing statement. He stated that the Abbey was once a seat of learning and culture, and that it would be fabulous if it could become so again in the heart of the community.

Chris agreed to prepare and submit application on our behalf to the various funding authorities.

3.1.2 Meeting with County Council Heritage Department

Objective

After months of discussions at our regular society committee meetings since our initial meeting with Southgate Associates, a discussion was made to seek the assistance and guidance of Cork County Council’s Heritage Department (CCHD) to enquire of best practice they would recommend to safeguard the remaining structures from falling into a further ruinous state, with particular attention being drawn towards the tower which had sustained a recent dislodgement of stonework to the southeastern corner.

Additionally, the stability of the tower belfry was reason for considerable concern, as it is known that the supporting metalwork had begun to rust. Should it fail, it potentially could cause further untold damage to the remaining structure and its stability.

Another objective was to discuss all Government and County Council grant funding options that are available that our society may avail of.

With this in mind an invitation was made to the County Council, which was accepted with an onsite meeting arranged for, 12 noon, 20th June 24.

Those present

Cork County Council Heritage Department:

Annette Quinn	Archaeologist Heritage Department
Elena Turk	Architectural Heritage Officer
Conor Nelligan	Heritage Officer & Commemorations Coordinator

Carrigtwohill & District Historical Society:

Jim Barry	Chairperson
Michael Cummins	Treasurer
André Saubolle	Secretary & team member of C2H2040 Project
Ollie Sheehan	C2H2040 Coordinator

(Formerly Chair & Secretary for the Community Council and similarly for the historical society)

Site Survey

The meeting began with a general survey of the site with particular emphasis made to the recent evidence of stone displacement to the southeastern corner of the tower. There was an additional complication as a recent grave almost abuts this corner. The construction at this corner provides potential evidence of a possible joint at this corner suggesting a wall might extend either eastward, but more likely to the southerly direction.

There is further evidence of stone collapse at the base of the tower to the south face at a former window/doorway at ground level which had been closed in by stonework at some point in its long history.

On the eastern elevation of the tower there is a prolific infestation of ivy which could potentially cause instability to the tower structure, and further irreparable damage.

Discussion then focused on the belfry and the very real fear that the bell would be dislodged from the rusting support and come crashing down, once more, potentially causing irreparable damage.

It was the Council's considered recommendation that the Tower with its Belfry be the top priority, with a professional survey of the structure being conducted as a matter of extreme urgency, and must include an ecological assessment. For this survey and subsequent remedial works the County Council would favourably consider an emergency grant to cover this immediate requirement.

It was considered by the Council that a geophysical survey was not a priority at this stage, but would be advantageous at some future date to determine the full extent of the ruins no longer visible above ground which are known to extend westward beneath the gravelled carpark.

It was mentioned that there was a proposal to develop the location at the current tennis court which came as a surprise to the Council representatives. We (CDHS) were informed that as part of any planning application the applicant must conduct a geophysical survey to be included in their application.

We were advised that under no circumstances can any work be undertaken without the expressed approval of the Heritage Department. To do so would be a criminal offence as it is already a protected structure listed in the County Council's Development Plan, 2024-28.

The meeting then moved into the former St David's Church, where the Council representatives were astonished to see the remains of a vaulted ceiling designed to hold in place a substantial structure that Chris Southgate had also previously observed.

Plan of Action

It was strongly recommended that we (CDHS) prepare a detailed plan of action, placing in order the priority of each proposal. It was further recommended that the highest priority be given to the undertaking of a survey of the tower, and the immediate remedial works required as discussed during site meeting.

Official Grant Aid

Another of our (CDHS) concerns was the nature of official funding government agencies and the County Council would offer, and how we could best avail of them.

These include the:

In a follow-up email from Conor Nelligan (CCC) regarding our meeting on 24th June 2024, he confirmed that there are a few potential avenues for funding, ‘given the rich archaeological heritage on site and that the tower’, legally protected as ‘RPS ID No. 854’. In relation to the latter, being the tower, he advised that there are currently two key schemes; the Built Heritage Investment Scheme, and the Historic Structures Fund. These schemes are both operated by Elena Turk and her colleague Emma Baume, at the Heritage Department. Applications for this year’s schemes closed in mid-January.

Emma had previously supported our application to save Ballyadam Bridge during the An Bord Pleanála public consultation process of the twin tracking between Glounthaune and Midleton.

Regarding the Community Monuments Fund, it is anticipated that applications will be accepted again towards the end of this year.

“In regard to the 2024 application, and as noted, it was a good proposal, and while it scored higher than some of the other proposals received under Stream 2, it did not score as highly as the two applications put forward. When reapplying, consider an application under Stream 2 and Stream 3 as discussed and be sure to strongly emphasise the urgency of the works, and how the project is of such importance to the community. The holding of a Heritage Week event on site this year, or regarding the site, could also be of benefit and could be referenced in any further application.

Other potential avenues of funding, particularly for the Geophysics side of things, include the Heritage Council’s Community Grant Scheme and Cork County Council’s County Cork Heritage Grant Scheme – these typically open in February/March each year.”

During the site meeting Conor acknowledged that official funding streams could not fully support the anticipated or unforeseen costs of the proposed conservation works. Therefore, would encourage all efforts to seek additional funding from alternative sources, and complemented the fundraising efforts already such as the GoFundMe campaign which he endorsed.

Section 4: - Market and Fair Day:

4.1 Carrigtwohill Market and Fair Day: Preparing for the 800th Anniversary.

In 2034 Carrigtwohill will celebrate 800 years since the grant of a Market and Fair Day. C2H2040 is about designing things that reflect what's best about where we live. For a number of reasons developing a Market and Fair Day can deliver on this:

- It reflects the deep heritage that enriches Carrigtwohill.
- It allows us to create events that can have national significance and exposure.
- It is a platform that allows us to come together to tell our story and to have fun.

There have been a number of very successful Fair Days in the recent past and we should learn from them:

- Do fewer things, but do those things with very high production values.
- Partner with national sponsors who become invested in the success of our events.
- Seek financial support that ensures a 10 year programme fully funded in advance.
- Build a powerful team of local people to manage logistics well in advance.

This should be a weekend event – over two days, three to five strands should emerge simultaneously:

- Home Farm

Experts and retailers bringing to one place all the ideas and tools needed to grow an amazing garden whether the size of a window box or an acre. Bloom is a really ambitious example of this idea being executed at scale¹¹.

- Children's Arts Festival

Each year 3-4 arts partners develop simple programmes that expose our kids under 16 to Theatre, visual arts, writing and more. The hope is that this programme provides a path to some of our kids engaging in the arts locally and beyond. Barboró is a good example of what is possible in Ireland, we may start small, but we can dream big¹².

- A national Sports event

We are investigating winning Carrigtwohill as a home for one annual event. We have pitches in the GAA, Soccer and Fota Hotel that in combination could host a significant event. Kilmacud Crokes National 7's is a great example of scale and ambition for this strand¹³.

- Music Festival

We are talking to an internationally recognised Music and Arts professional about curating a music concept that would generate national attention on our weekend. There are lots of interesting ideas, but we are still at the stage of defining the strategy around this. The hope is that we can settle on a concept where Carrigtwohill "owns" the theme, but that theme has to matter to our own people and be nationally interesting. We are too small and with too few resources to deliver a tier 1 event like the Fleadh Cheoil, but we could run a two day festival that really matters nationally and could be great fun.

¹¹ [Bord Bia Bloom](#)

¹² [Baboró International Arts Festival](#)

¹³ [The Beacon Hospital All-Ireland 7s Series](#)

Blackwater Opera Festival is a great example at the right scale. Opera would not be the right content but there is a huge spectrum of other content within trad, roots and rock to choose from. A festival that was chilled and family centric would suit – events from noon to 6pm would be an example of how to ensure the right tone and audience.

- **Dúchas**

This could be a small strand that allows people to plug into expertise around their surnames. East Cork has a huge array of surnames, Gaelic, Viking, Norman and newer. TV shows like [Who do you think you are?](#) Have popularised genealogy. Cheap and available DNA and platforms like Ancestry.com have allowed the numbers engaged in genealogy to swell. We should aim to be a centre of excellence around a number of surnames; Barry, Buckley, Sheahan, Cotter, Verling and Broderick for example. An annual event may lead to more opportunities for the village.

4.2 Where?

- Fota House and its grounds will be owned and managed by [Irish Heritage Trust](#). The scale and purpose of our Market and Fair day is completely aligned with the objectives and culture of this trust.
- There are multiple external spaces, including two very large spaces, that would suit most of the ambitions set out for the Market and Fair Day weekend.
- There are multiple internal spaces that lend themselves to smaller and more niche events both within the house and dotted around the grounds.
- The Trust own 1700 car spaces, and a potential charging mechanism that would allow access to be controlled and commercialised.
- The team running the trust have said they are completely onboard to discuss the holding of an event over a 10 year period from 2025.
- We have also discussed running something small as a pilot in summer 2024 to test logistics and capabilities.
- There are other venues that could be used to generate width to the weekend.
- The local pubs should be supported.
- The Castle and its grounds are a real opportunity.
- The schools could be fabulous for elements like the children's arts festival and Dúchas.
- The community hall and grounds offer further opportunity.

Section 5: - Voice of Youth – Folklore Program

5.1 Background

The Irish Folklore Schools Collection, also known as the Schools' Folklore Collection, is part of the National Folklore Collection, a significant and extensive collection of folklore and oral traditions gathered in Ireland. The Irish Folklore Schools collection was compiled during the 1930s as part of a nationwide project by the Irish Folklore Commission, under the direction of Séamus Ó Duilearga and Séan Ó Súilleabháin, Honorary Director and Registrar of the Commission respectively. Its aim was to preserve Ireland's rich cultural heritage.

The collection is primarily in handwritten manuscript form, with contributions from thousands of schoolchildren, making it a treasure trove of authentic voices and perspectives that provide cultural insight, and represent the diversity of Ireland's regions. Of the 740,000 pages of folklore and local tradition that were compiled by pupils from 5,000 primary schools in the Irish Free State between 1937 and 1939, Over 80 entries from school children in Carrigtwohill have been digitised and are available on www.duchas.ie, making them accessible to a wider audience for research and exploration. The collection is a valuable primary source for researchers, historians, and folklorists interested in Irish culture and traditions.



The [National Folklore Schools Collection Manuscripts](#) by [Dúchas](#) © National Folklore Collection, UCD is licensed under [CC BY-NC 4.0](#).

5.2 The Carrigtwohill Schools Folklore Program 2024

The Carrigtwohill Schools Folklore Project 2024 in collaboration with the Carrigtwohill Community Council and in consultation with the Cork Folklore Project, plans to replicate the spirit of the Irish Folklore Schools Collection in today's society by collecting, preserving, and celebrating the living traditions and folklore of our community. The project will follow a similar model to that of the 1930s school's collection on a more localised level. The project will be rolled out to senior classes of students in the three primary schools in Carrigtwohill during the 2024/2025 academic year and extended to secondary school TY Students in the 2025 academic year. It is hoped that a collaboration with the Carrigtwohill Historical Society will enable TY students to receive some ethnographic fieldwork training, after which they will interview people and groups in the community that have expressed interest in taking part in the project.

5.3 How Our Community Will Benefit From This Program

- **Cultural Preservation**

The project helps preserve and safeguard the community's unique cultural traditions, stories, songs, and practices, ensuring they are not lost over time.

- **Cultural Identity**

It strengthens the community's sense of cultural identity and pride by recognizing and celebrating its heritage.

- **Intergenerational Connection**

Encourages intergenerational dialogue and interaction, fostering a greater understanding and appreciation of the community's cultural history among younger generations.

- **Community Engagement**

The project will involve active participation from community members, fostering a sense of ownership and engagement in the preservation of their culture.

- **Education**

Provides valuable educational resources for local schools, allowing students to learn about their own culture and heritage as part of their curriculum.

- **Increased Visibility**

Highlights the community's cultural richness and diversity, potentially attracting cultural tourism and promoting local arts and traditions.

- **Storytelling and Oral Traditions**

Encourages the continuation of storytelling and oral traditions, passing down knowledge and wisdom from one generation to the next.

- **Community Cohesion**

This can serve as a unifying project that brings community members together, strengthening social bonds and cohesion.

- **Economic Opportunities**

Cultural events and activities stemming from the project can create economic opportunities, such as cultural tourism, artisan crafts, or cultural festivals, local fairs etc.

- **Research and Documentation**

Provides researchers and scholars with valuable insights into the community's history, culture, and traditions.

- **Archival Resources**

Creates an archive of cultural materials that can be accessed by community members for various purposes, including research, artistic inspiration, and cultural events.

- **Cultural Exchange**

Facilitates cultural exchange with other communities, fostering a broader appreciation of cultural diversity in the Carrigtwohill area this can serve as a valuable resource for the community.

- **Cultural Diplomacy**
Promotes the community's culture on a regional, national, or even international scale, enhancing its visibility and influence.
- **Cultural Tourism**
Attracts tourists interested in experiencing and learning about authentic local culture, potentially boosting the local economy.
- **Artistic Expression**
Provides inspiration for artists, writers, and musicians within the community, leading to the creation of new cultural expressions and artworks.
- **Empowerment**
Empowers community members to take an active role in preserving and sharing their cultural heritage, reinforcing a sense of agency.

The benefits of a project of this kind are evidenced in national and international publications in academia, tourism and culture, heritage, and the arts to name a few, that cite the National Folklore Collection and in particular the National Folklore Schools Collection. The fact that the youth of 1930s Ireland has had such a far-reaching positive impact on the world suggests that a project of this kind will be successful again in achieving its goals.

5.4 Clearly Defined Purpose and Goals for this Program

- **Community Involvement**
Engage with local communities, schools, and cultural organizations to garner support and participation.
- **Technology**
Leverage modern technology, such as smartphones, audio recorders, and digital cameras, to capture audio, video, and written records. Create a user-friendly app or website for data collection.
- **Training and Guidelines**
Provide training and guidelines to participants, including students, teachers, and community members, on how to properly collect and document folklore, oral traditions, stories, songs, and customs.
- **Collaboration**
Collaborate with educational institutions, libraries, and museums to ensure the collected material is catalogued, preserved, and made accessible to the public.
- **Consent and Ethics**
Ensure that participants and contributors understand the project's scope and their rights. Respect cultural sensitivities and obtain informed consent for recording and sharing materials.
- **Curation and Archiving**
Create a centralized repository for the collected material. Organize and archive the data for long-term preservation.

- **Promotion and Outreach**
Raise awareness about the project through social media, local media, and community events. Encourage participation and contributions from a wide range of demographics.
- **Digitization**
Making the collected material available online, either through a website or a dedicated platform, to increase accessibility and reach a global audience.
- **Funding**
Seek funding from government grants, cultural organizations, and philanthropic sources to support the project's sustainability and expansion.
- **Feedback and Evaluation**
Continuously gather feedback from participants and users to improve the project's processes and ensure it remains relevant.
- **Education and Outreach Programs**
Develop educational programs and resources based on the collected material to promote cultural awareness and appreciation.
- **Long-Term Commitment**
Understand that a project like this is a long-term commitment. Ensure its continuation beyond the initial data collection phase.

It is important to mention that the community of Carrigtwohill has grown significantly since the National Folklore Schools collection took place in the 1930's more importantly, the community is more diverse in terms of the nationalities of newer community members. Collecting folklore in 2024 will include the folklore of these newer community members and will serve as a valuable tool to improve relationships, and create healthier work environments, which will in turn result in a stronger, more compassionate community for all.

5.5 Carrigtwohill 2040

Angela Byrne as the Voice of Youth sponsor says:

“I believe it is imperative for the youth in our community to be involved in the future of the community.”

This project will ensure that the youth will be engaged and empowered to have an active role in safeguarding the cultural heritage of their community while moving forward in creating and embracing a new more exciting, diverse, and inclusive Carrigtwohill 2040. Utilizing technology that has far surpassed the comprehension of most of us born before 1980 the young people in our community will successfully navigate their way to achieving the Carrigtwohill they wish to see and be part of in their near future. This project will provide a platform for the younger community members to engage with members of the community from a different generation. It will allow them to learn from our past mistakes and share in our many triumphs, and they will develop and form their own opinions on a creating a community for all.

Section 6: - An Ghaeilge i gCarraig Thuathail The Irish Language in Our Community

6.1 A Practical Campaign To Make Our Language Part Of Life In Our Community

Is linn uile í an Ghaeilge de cheart, mar chuid dár n-oidhreacht, agus mar chuid dár bhféiniúlacht – Irish belongs to us all by right, as part of our heritage, and as part of our identity. As Article 8 of the Constitution asserts ‘Ós í an Ghaeilge an teanga náisiúnta is í an phríomhtheanga oifigiúil í’ – as the Irish language is the national language, it is the primary official language. While the greatest source of Irish language knowledge is the education system, the greatest challenges facing the Irish language outside the Gaeltachtaí is lack of contact with the language and lack of opportunities to speak it outside of the education system. Current government policy recognises this¹⁴ and aims to address it while surveys of public opinion over the last decade consistently show high levels of interest in and support for the language.¹⁵

Despite goodwill towards the Irish language locally and greater interest amongst many to engage with the language, adults in the Carrigtwohill community presently have few, if any, chances to use Irish locally. Our strategy intends to remedy this deficit by bringing the Irish language visibly onto the centre stage in the public life of Carrigtwohill. We will provide members of the community with multiple ways to engage with Irish to the extent they desire and to create an environment where people are aware of these positive opportunities and where they encounter Irish naturally in their ordinary lives. By 2040, all living in Carrigtwohill should be aware of the Irish language as part of our local heritage and as part of contemporary life in our community and should feel welcome to be involved.

Hopefully this greater social connection to the Irish language and local heritage will also contribute to supporting individual community members to develop a stronger locally-based identity and personal resilience as a bulwark against the current forces which distract people from the areas they live in, from their own heritage, from the people they live amongst, and which subject them to a constant bombardment designed to get inside their heads and manipulate their feelings, thoughts, and actions not always with positive results for mental health. Our strategy should also contribute to increased connections between residents who originate in Ireland and those who have come from abroad.

¹⁴ See An Straitéis 20 Bliain don Ghaeilge 2010-2030: Tuarascáil ar Dhul Chun Cinn 2014, for the state’s 20 year plan & Acht na Gaeltachta, 2012 which support the Gaeltacht and Irish networks; Cork County Development Plan (pages 370-2); Cork County Culture and Creativity Strategy (part of Creative Ireland).

¹⁵ Read Tuairisc [March 2018 issue](#); [April 2018 issue](#); [December 2020 issue](#); [August 2021 issue](#); and [August 2022 issue](#)

6.2 Our Goals

- To make the Irish language visible and a part of the fabric of day-to-day life in our community.
- To provide introduction and access on an ongoing basis to the Irish language itself to those who have not had the opportunity learn it and, in particular, to those who grew up outside of Ireland or never did Irish at school.
- To provide opportunities to use the language to those who have some Irish and who rarely speak it but would like to do so.
- To promote awareness of the local heritage associated with Irish among the wider community and provide opportunities for deeper knowledge and engagement for those who are more interested.
- To establish and maintain a focused network of those who are already confident in speaking Irish to provide regular social opportunities for Irish speakers, to organise the opportunities for beginners and learners mentioned above, and to work towards our other goals, both independently and in co-operation with other parts of the community. Organisational Approach.

The first step is to draw together a founding group of proficient Irish speakers by advertising widely and by direct invitation. This group will choose a way of organising itself that is both efficient on a day-to-day basis but also ensures that the group continues to function into the long term. As such, initial actions will be those that are easily achievable, are repeatable year upon year with little extra effort, and have high impact in reaching our goals. One clear and easy to implement way to achieve this is to establish a local branch of Conradh na Gaeilge. This has a number of key advantages: ongoing external organisational support, access to resources and ideas, and links to other local and national groups with similar goals.¹⁶

6.3 Short Terms Actions

- Set up core group/committee to establish a branch of Conradh na Gaeilge in Carrigtwohill. Time frame: Autumn - Winter 2024.
- Assess public interest in and demand for a variety of accessible Irish language activities, assemble resources, recruit individuals for specific actions. Time frame: Spring - Summer 2025.

6.4 Medium Term Actions

- Run first ‘Gaeilge Ab Initio – Irish For Complete Beginners’ course in Autumn 2024.
- Run first ‘Reintroduction to Irish’ classes for those who have some Irish in Autumn 2024 in an accessible public space, e.g. in the Community Centre, GAA clubhouse, or in local schools.
- Review success of the Autumn classes and identify areas for improvement. Respond by providing follow-on courses in Spring 2025 if viable and repeat Autumn/Spring cycles in following years adding courses and activities.
- Advertise all classes and activities widely on social media as part of reaching out to the community and of increasing the visibility of Irish.
- Put up some highly prominent physical signs from time to time to increase the visibility of Irish.

¹⁶ Formation of a branch is straightforward: [Conas Craobh A Bhunú](#). See [Céimeanna](#) for an example of additional supports available.

- Canvas local businesses to identify how they would be willing to raise the profile or use of Irish in their routine activities, e.g., Irish in signage, advertising, digital footprint, etc.
- Link in with other local community groups to see how they may like to raise the profile or use of Irish in their day-to-day activities, and to identify other possible areas of co-operation. This can be incorporated into other relevant actions of the C2H2040 plan itself.

6.5 Longer Term Actions

- Develop a short night course on local and national placenames and their historic context.
- Develop a short night course highlighting other major aspects of Irish-language related culture, e.g., the history of how recently Irish was spoken in the district, major Irish poets & writers connected with the area, etc.
- Look at incorporating a range of other inclusive enjoyable social activities centred around the language particularly those that have proven popular and effective in the case of learners of lesser spoken languages in other countries, but which have been underutilised in Ireland (e.g. group singing).
- Look at holding a number of events with an Irish language framework which can be attended by the wider public who have no Irish or don't wish to participate actively, e.g. traditional music sessions. The re-opening of Barryscourt Castle could allow such events to be held there as was done previously.
- Lobby private developers and the planning authorities regarding the naming of new housing estates to ensure that the names are directly connected to pre-existing local placenames or features (and are in Irish where possible). This objective is fully in accordance with the requirements of past and current county development plans but has not been adhered to in some new housing estates.
- Liaise with and lobby other public bodies and private developers with a view to increasing Irish language usage and visibility in their signage and activities, in the naming of new buildings and other infrastructure, etc.

6.6 Scope for Additional Actions and New Goals

Once the group gets established the only limits are the imagination, enthusiasm and energy of group members and those with whom they co-operate. A few of the many possibilities include, for example:

- Bringing existing national programmes such as Seachtain na Gaeilge and Glór na nGael to Carrigtwohill,
- Pushing out the boat by developing, championing and piloting new initiatives which can then be rolled out on a national basis, e.g. one current Conradh na Gaeilge proposal under discussion is 'Aoine le Gaeilge' ('Friday with Irish') which would aim to co-opt workplaces, schools, community groups, etc., to facilitate the use of Irish on the last Friday of every month,

Encouraging and identifying potential for creating partnerships with other community groups who may be open to taking a more active role in supporting the use of Irish within their own spheres of activity.

Ní neart le cur go chéile!

An Ghaeilge abú!

Strand:4 Social Protection & Integration

Section 1: - Social Infrastructure Case Study

1.1 Carrigtwohill Family Resource Centre

1.1.1 To 2040 & Beyond

Carrigtwohill Family Resource Centre (CFRC) is a partly state-funded voluntary group that aims to promote community self-sufficiency and break the cycle of poverty by working in solidarity with those who are marginalized to achieve social justice.

CFRC provides accessible community-based services for all who are experiencing difficulties and challenges in their lives, with particular emphasis on children and families.

CFRC has been providing extensive support to families in the local community since 1991, helping them with presenting issues such as marital and financial difficulties, bereavement, drug/alcohol addiction, literacy, elder abuse, child protection, parenting difficulties, school attendance, domestic abuse, and gender-based violence. CFRC also undertakes advocacy on behalf of families and individuals in situations where people experience homelessness or need assistance with family court.

The CFRC has been delivering services to over 600 service users annually. This represents over 10% of the total population of 5,568 (Census 2022). Of these, 1,400 were born outside Ireland, a figure which is well above the national average. Family supports are often minimal within this cohort's circle which has frequently led to a higher dependency on the services provided by the CFRC. However, the majority of service users (approx. 90%) are native-born Irish.

Furthermore, we would like to express our concerns regarding planned high-rise, high-density accommodation developments without the necessary social infrastructure in place, leading to a demand on our services which is already unprecedented. The CFRC has limited resources and faces challenges in terms of finances, people, and space. With the exponential growth (400%) in population (1,411 Census 2002 to 5,568 Census 2022) the FRC needs a purpose-built Mental Health and Family Support Hub, properly funded and resourced, to meet current and future demand.

1.2 Insights into the Challenges Faced

The challenges faced by the CFRC are multifaceted and include financial constraints, limitations in personnel, and a lack of adequate space.

1.2.1 Financial Constraints

The CFRC operates with limited resources, relying on government grants, donations, and community initiatives to maintain our services. As the demand for our services continues to grow, our current budget has become insufficient to meet the expanding needs of the community. Government provides funding for the core Family Support and Counselling services, but this funding has consistently failed to meet actual costs. Having received a 4% increase in this funding since 2018 levels, the shortfall is in the region of 20% which has to be made up through fundraising, philanthropy and other sources. With the cost of living and energy crises, it has become increasingly difficult to make up the shortfall year on year.

1.2.2 Personnel Limitations

To maintain the quality of our services, we need to expand our team. Additional family support workers, counsellors, community development workers and support staff are required to address the diverse and complex needs of our service users. At this time, the bulk of our psychotherapy counsellors are Munster Technological University (MTU) students who offer services in exchange for working up accreditation hours. Whilst this arrangement works wonderfully well, we would like to be in a position to employ a number of counsellors on a fulltime basis which would lead to an exponential increase in available counselling hours (provided a suitable premises is sourced/constructed).

1.2.3 Space Constraints

Our facility, while welcoming and nurturing, has become a limiting factor in delivering our services. A shortage of meeting rooms, counselling spaces, and areas for group activities hampers our ability to provide support efficiently. We could make serious inroads into our current waiting lists across all services if we had a fit for purpose building to house our operation.

1.3 Services Delivered Today With Limited Resources

Despite these challenges, the CFRC has managed to provide a range of essential services, including:

- Family Support Services: These programs offer assistance to individuals and families facing various challenges, including financial difficulties, parenting issues, and relationship problems.
- Counselling Services: Our counselling programs provide support to individuals of all ages, addressing issues such as mental health, family dynamics, and the concerns of adolescents.
- Childcare: Subsidised childcare to allow.
- the participation of the low-waged in the workforce.

1.4 Where we are Today in Terms of the Topic Proposed

1.4.1 Family Support

- The services that Carrigtwohill Family Resource Centre provides play an integral role in the social protection and integration architecture of Carrigtwohill. There is no other body that addresses the issues and provides the range of services that are delivered by the CFRC.
- In the month of October 2023 alone, two Family Support Workers, one full time and one part time dealt with clients experiencing the following issues:
 - Domestic and gender-based violence,
 - Child protection issues (x 4),
 - Engagement with adoption services (underage client),
 - Marital breakup,
 - Parents with children with additional needs,
 - Medical issues affecting children,
 - Parental anger management,
 - Addiction,
 - Problem Gambling,
 - Housing Support,

- Terminal illness,
- Suicide intervention,
- Along with providing this individual service, the Family Support workers facilitated the following preventative group work:
 - Supporting Each Other Group – parental peer support group for parents of children with additional needs,
 - Baby Massage – helping new parents to form relationships with their babies and each other, creating a community around family.
 - Chair yoga – providing an opportunity to those with mobility issues to engage in exercise and socialisation, helping to address health issues and end isolation for vulnerable people,
 - Women’s Self Care – addressing emotional wellbeing and self-esteem,
 - Circle of Security - building Infant mental health and enhancing parenting skills,
 - Gambling Awareness – a community-based seminar to highlight the blight of problem gambling and its effect on communities and families,
 - Carrig Aware – highlighting the resources available to people experiencing suicidal ideation.
- There is a waiting list to access help from our Family Support workers due to understaffing vis-a vis demand and also the space constraints of having to operate from a building which lacks the capacity to accommodate clients seeking help.

1.4.2 *Adult, Family, Adolescent and Pre-Adolescent Counselling*

- The CFRC provides a low/no cost counselling and psychotherapy service to the people of Carrigtwohill, Lisgoold and Leamlara. These services are provided by our Mental Health & Family Support Team Lead and her team of 10 pre-accredited Counselling and Psychotherapy BA students from Munster Technological University, two family therapists and two contracted adolescent counsellors. Clients are self-referred or come to us through a range of other services e.g. An Garda Siochana, doctors, social workers, homeless and domestic violence shelters, public health nurses, Tusla, schools, youth workers etc.
- In the month of October 2023 alone, the counselling and family support service delivered the alongside.

Element & Sessions

Adult Counselling	68
Family Therapy (Student)	6
Family Therapy (Accredited)	9
Problem Gambling (GAT)	14
Parents of Adolescents in Counselling	2
Adolescent Counselling	42
Total Sessions:	171

1.4.3 Subsidised Childcare

CFRC provides an Early Years preschool and after schools service for the community. Over thirty of our families are in receipt of a government subsidy which covers the majority of childcare fees. Without this service, many low-waged families could not afford to go to work, adding to the social welfare load of Government. The service currently has ca. 90 service users and has a waiting list for places. Despite several separate measures which enabled expansion since 2012, the service is at capacity. This begs the question, where are the parents of the children living in future high-density housing in Carrigtwohill to find a childcare facility which enables their participation in the workforce? With an expanded Family Resource Centre, this situation would be considerably ameliorated.

1.5 Impact of Recent Developments: Castle Lake

The recent opening of 95 housing units (apartments) in Castle Lake Carrigtwohill has had a direct impact on the CFRC where we have already witnessed a surge in demand for our services from the new residents. Since the complex opened in early 2023, we have seen 19 residents on an ongoing basis. This represents 20% of occupants, an extraordinary number by any standard. Many of these residents come from challenging situations, including homelessness and addiction. Thus far, the Carrigtwohill FRC is the residents' only resource for supports of all kinds. If one is to extrapolate the Castle Lake numbers and apply them to the 750 planned high-rise high-density accommodation units in the Cork County Development Plan, one can see at a glance all of the conditions are in place for a societal disaster. There is no reason to believe the residents of the planned accommodation units will have any less needs than the Castle Lake residents and without the necessary social infrastructure (starting with a new Family Resource Centre), our communities' worst fears will be realised. The need for social support exists now, before a single brick is laid in any new development, highlighting the importance of strengthening our social infrastructure to provide necessary assistance to our community.

1.6 Population and Diversity in Carrigtwohill

The greater Carrigtwohill, Lisgoold and Leamlara area is now home to over 10,500 residents, reflecting a diverse community with over 60 nationalities living here. The unique and vibrant tapestry of our village brings both opportunities and challenges for social services. The CFRC is at the heart of this community and needs to be in a position to meet the ever-growing demand.

1.7 Capacity to Scale and Desired Service Levels

The CFRC is currently operating at full capacity. To meet the growing needs of our community and continue delivering essential services, we must expand into a purpose-built facility. There are services and service levels that we would love to provide but cannot due to personnel, space, and financial constraints. The impact of a higher than average social housing mix necessitates investment in soft infrastructure, including a Family Resource Centre, community centres and support services, to ensure the social fabric remains strong. ESRI research around area-level deprivation, neighbourhood factors and associations with mental health suggests that positive perceptions of area safety, service provision, and area cleanliness were associated with better mental health, as was [involvement in social groups](#). For one of the most worrying impacts of poor mental health on society, one has only to consider that, amongst the Irish prison population, for all mental illnesses combined, rates ranged from 16% of male committals to 27% of sentenced men, while in women committed to prison the rate was 41%, with 60% of sentenced women having a mental illness ([Kennedy Mental Illness in Irish Prisoners](#)). ESRI research suggests broad ranging policies including investing in neighbourhoods could have benefits for mental health, which may be especially important for deprived communities. It is

our contention that the build cost of approx. €2.8m for a purpose built 10,000 sq. ft. community centre which hosts a new FRC is dwarfed by the cost of a keeping prisoners with mental health issues incarcerated. CFRC wants to be in a position to deliver the aforementioned benefits to 2040 and beyond.

1.8 Likely Trends in the Future

Drawing from reports by the Economic and Social Research Institute (ESRI) and similar institutions, we can anticipate trends in Carrigtwohill mirroring those in other high-growth urban areas. These trends underscore the continued need for social protection and inclusion services as urbanisation and diversity continue to increase.

1.9 Funding for Family Support and Counselling Services

To address the pressing needs of our community, it is essential to secure increased funding for family support, counselling, and childcare services. The rationale for budget increases is based on several factors.

1.10 Present Day Logic for Increases in Budget

- Population Growth

Carrigtwohill, Lisgoold and Leamlara's population has exceeded 10,500 (census 2022), necessitating a proportional increase in services.

- Rising Costs

Inflation and increased operating costs require a larger budget to maintain existing services.

- Program Expansion

Expanding services to meet the needs of current and new residents and address additional areas of concern is essential.

1.10.1 Where we want to be in 2040

For the first time since we started to deliver services, we are in a position where someone has to move through in order for another client to be seen. With a 400% increase in population over the 20 year period 2002-2022, this situation can only get worse unless we are funded to the point where we have a fully staffed Family Resource Centre that has the physical capacity to meet the growing needs of this community.

1.10.2 What the Must Win Battles or Objectives will be to get From Here to There

- A root and branch examination of the Cork County Development Plan which matches the built environment with the necessary social infrastructure.
- Societal infrastructure cannot be an afterthought or piecemeal, drip fed to address problems as they occur. The problems already exist and will only be exacerbated by unprecedented development without the accompanying social infrastructure.
- Both national and local government needs to realise there is an opportunity here to redefine urban development. Carrigtwohill can become a beacon, both nationally and internationally, to exceptionally well thought out planning which includes the social infrastructure alongside the physical.

1.11 The "What Got Us Here Won't Get Us There" Argument

To ensure the success of the Carrigtwohill Experiment, we must acknowledge that our current level of funding and resources will not suffice. We propose the following strategy:

- To address this community's current and future Family Support, Mental Health and Childcare needs, a properly funded, staffed and fit for purpose Family Resource Centre needs to be constructed *alongside* planned development.
- In conclusion, the Carrigtwohill Family Resource Centre is an essential component of our community's social protection and integration architecture. We have been resilient in providing critical family support and counselling services, even with limited resources. However, we now face pressing challenges related to financial constraints, personnel shortages, and limited space. We call upon your support to secure increased funding and resources to ensure the continued success of the Carrigtwohill Experiment and the well-being of our community.

Section 2: - Social Inclusion and Integration

2.1 Introduction: Where We Are Today

The aim of this strand is to promote and support social inclusion and integration in Carrigtwohill. Integration is the: “ability to participate to the extent that a person needs and wishes in all of the major components of society without having to relinquish his or her own cultural identity.”¹⁷

Means and markers such as work, housing, education, health and social care, and leisure demonstrate progress towards integration as well as facilitating greater integration. Social connections contribute to integration. They include social bonds (connections with others with a shared identity), social bridges (connections with people of a different background) and social links (connections with institutions, including local and national Government services). Facilitating factors for the process of integration include; language, culture, digital skills, safety and stability. Finally, rights and responsibilities represent the basis upon which the process of integration can take place. (HO, 2019).



Source: <https://depositphotos.com/photo/diversity-people-with-integration-112664846.html>

This strand will look to identify how best to engage with new communities, recognising diversity between and within new communities. It will create platforms where new communities have meaningful engagement and input into developments in Carrigtwohill, using a structured approach, learning from best practice in Ireland and further afield.

The focus recognises that failure to engage with new communities would result in a fragmented non-cohesive society within Carrigtwohill, a loss of valuable diverse contributions and developments and contribute to a lack of a sense of belonging and a sustainable community.

2.2 Target Group

The strand will focus specifically on new communities, migrants, refugees, and asylum seekers. Carrigtwohill’s community comprises approximately 60 different nationalities. 25% of the population was born outside of Ireland with those born in Poland comprising the single largest group (see Table 1). The ethnicity of over 30% of the population is other than white Irish (see Table 2).

Usually resident population by Birthplace & Citizenship

Location By	Birth	%	Citizenship	%
Ireland	4163	75.11%	4498	81.16%
United Kingdom	179	3.22%	52	0.93%
Poland	477	8.60%	432	7.79%
India	52	0.93%	22	0.39%
Other EU countries (Exec Ireland & Poland)	260	4.69%	259	4.67%
Rest of World	411	7.41%	209	3.77%
Not stated		-	70	1.26%
Total:	5542	100%	5542	100%

Table 1: Usually, resident population by place of birth and citizenship, Census Year 2022. Source: CSO, 2023

¹⁷ Government of Ireland, Migrant Integration Strategy 2017 – 2020 Progress Report to Government Office for the Promotion of Migrant Integration 2019.

Population & Percentage of population

Ethnicity	No	%
White Irish	3764	67.91%
White Irish Traveller	13	0.23%
Other White	1026	18.51%
Black or Black Irish	268	4.83%
Asian or Asian Irish	215	3.87%
Other	105	1.89%
Not stated	151	2.72%
Total:	5542	100%

Table 1: Usually, resident population by place of birth and citizenship, Census Year 2022. Source: CSO, 2023

Barriers to social inclusion experienced in Ireland;;

- Limited proficiency in the English language
- Access to employment opportunities
- Racism and discrimination within the workplace
- Recognition of

Source: The Role of SICAP in Supporting New Communities, Learning Brief by Pobal, March 2021

Over 39% of the population of Carrigtwohill is under 25 years (CSO, 2022). The strand will therefore also seek to engage specific cohorts of young people including young people from new communities.

Source: Guide for Inclusive Community Engagement in Local Planning and Decision Making.



2.3 Methods

Supporting social integration will be based on 9 principles of inclusive community engagement.

It will recognise that new communities are not homogenous groups with factors like nationality and cultural background playing an important role.

It will take a multi-dimensional and multi-directional approach to:

- identify and respond to the various economic, social, and cultural **needs** of new communities,
- identify and address the barriers to integration faced by newcomers,
- identify and provide the services and supports required.

Where necessary, targeted engagement will be used, for example, certain cultural or ethnic groups may not naturally mix.

Targeted engagement with young people in new communities will be a key focus.

2.4 Plan

The following actions will be undertaken by the working group to initiate the strand:

- Speak to people who work in the community development sector or have undertaken research in the area to identify issues raised to date by new communities,
- Identify key individuals, ‘ambassadors’ who could act as a key contact with a specific group to recruit participants,
- Promote engagement in the initial consultation process through local networks, community newsletter, social media and Carrigtwohill’s ethnic shops,
- Identify whether targeted engagement is necessary and identify how to do this,
- Recognise that language may be a barrier to participation. Interpreters may be necessary to ensure that complex issues are fully understood, and information may need to be distributed in key community languages,
- Engage with existing structures such as Carrigtwohill Family Resource Centre and churches/church groups,
- Youth: Engage with existing school networks.
 - Engage with existing youth groups e.g. Youth Café, sports organisations.
 - Use online forums and social networks to connect with and engage young people.

2.5 Consult

- Be explicit about the benefits of participating and how the input will be used. Set realistic expectations,
- Explore ‘social integration’ using approaches such as problem analysis: is/is not matrix to identify the focus of the consultation.
- Identify what currently is working well for new communities. Encourage community members to actively participate in and interpret their neighbourhood. Explore why what they have identified is working well.
- Identify barriers experienced by new communities and explore how they could be addressed.
- Identify what participants wish to see in the future to meet their needs, including as new structures.
- Youth: Highlight that the consultation will be short-term and finite.
 - Highlight what is in the project for young people in the short term.
 - Use creative methods to engage youth such as art, photography, and social media activities.

2.6 Implement

- Arrange identified themes e.g. family, work, education and prioritise the areas to be worked on.
- Plan how to develop the areas identified starting with those of priority.
- Set up a planning and implementation group comprising a cross-section of new communities.
- Identify enabling programmes using a two-way model of mutual adaptation by the existing welcoming community such as service provider organisations; school/public institutions, regulatory bodies/professional associations) and new communities.
- Identify new structures if required, prioritise, and develop.
- Provide ongoing feedback and acknowledge contributions made to the wider community.

2.7 Review

- Review progress at regular intervals,
- Amend, adapt, and build on the review findings.

2.8 Outcomes: Where We Want To Be In 2040

- Priorities of new communities including youth, will have been identified,
- Plans to address these priorities will have been developed, implemented, and reviewed,
- New communities will feel a sense of belonging and of being part of the wider Carrigtwohill community where their views are respected, considered, and integrated into plans in the area.
- This greater sense of belonging will contribute to a sense of well-being and citizenship.
- Young people in particular, will see their contributions realised. By 2040, they will form part of the adult cohort and will build on their engagement to date.
- It will contribute to sustainability as new communities will make a long-term commitment to contribute and participate in Carrigtwohill, socially, culturally, and economically.
- The must win battles to get from here to there;
 - Identifying how to reach people,
 - Identifying what is already working well, for example through the CFRC,
 - The phases will include Planning, Consultation, Implementation and Review.

2.9 Sample Inclusion Initiative: Flags of Our Community

As noted above, a quarter of the population of Carrigtwohill was born outside of Ireland. A major factor in inclusion and integration is visibility. We want our community to be one that celebrates its diversity and allows everyone who calls Carrigtwohill their home to feel welcome, accepted, and seen.

One initiative, which could be established in the near-term, and which would draw positive attention to the vast array of cultures that provide a positive addition to our town, would be the prominent display of national and other culturally significant flags in prominent locations.

Carrigtwohill Community Council is excited to act as the initial sponsor of this initiative. It is foreseen that a call will be put out to the community to submit proposals for the flying of flags at the Community Centre on specified dates annually. As such, the community itself would have ownership over the choice of flags that are displayed, with each representing a specific aspect of our diverse town heritage.

Alongside the familiar Irish tricolour, displayed on St. Patrick's Day (March 17), we might expect to receive requests, for example, for the flying of the Scottish Saltire on St. Andrew's Day (November 30), the Flag of Europe on Europe Day (May 9), the flag of the African Union on Africa Day (May 25) or the flag of Poland on Polish Independence Day (November 11). Such recognition need not be limited to nationality; our LGBTQ+ community might request the display of the Progress Pride Flag to celebrate Cork Pride.

In the medium term, it is hoped that other locations around the town (schools, businesses, etc.) will join us in this colourful expression of inclusion, solidarity, and celebration of our town's diverse makeup. As a community, we should all be flying the flag of inclusion.

Strand:5 Industry, Tourism & Innovation

Section 1: - Innovation, Enterprise, and Retail

Business development in Carrigtwohill is critical our success as a community.

We are a better Carrigtwohill if we:

- Foster stronger relationships with our Foreign Direct Investments (FDI) in Carrigtwohill.
- Create an environment that attracts more domestic Entrepreneurs to invest here.
- Actively engage with retailers to come to Carrigtwohill.
- Actively engage with hospitality businesses to enrich the Carrigtwohill experience.

1.1 FDI Engagement

To engage effectively is to create more trust and understanding. There needs to be a dialogue, a two-way conversation that allows us how to partner with the firms in the IDA Park and elsewhere. These firms are invested in the success of the town where they do business. When we look for financial support or for volunteering by their employees, we should be as professional and as reflective as they are.

We also need to map our plans to their needs, their constraints and map to the reality they face when seeking approval of projects from Head Office. The feedback we have got is that bigger projects with more significant outcomes are more valuable than a large number of small projects.

A quarterly breakfast, where we give an update to this business community and allow networking between them and local community leaders, would be a great start. When we engage, we need to be well researched, clear and we need to speak as a single voice as a community. The Community Council should be the arbiter of what “One Carrigtwohill” says – both in terms of content and tone. We should use the quarterly breakfasts to frame a buffet of ideas. The buffet should represent the cream of the crop in terms of sponsorship opportunities.

We should ensure that each opportunity generates more value for the sponsor than we capture.

1.2 Domestic Entrepreneurs

As we grow as a community, it would be natural to see the number of local entrepreneurs grow. We can, as a community, aim to put several elements of infrastructure in place to capture these new businesses. If we do the right things, we may attract new businesses from other parts of Cork and beyond:

- The paper below, “A Space to Innovate” outlines a place where Carrigtwohill could become famous for innovation.
- In addition to shared workspace this could be a 4th level research platform supporting research relevant to the Medical Device and Pharma sectors that are so strong in our regions. AI, Hydrogen, Robotics, Industry 4.0 could be part of our story.
- It could be a place that generates lifetime learning for Industry and a place where local people can be upskilled.
- This space could be a place for SMEs and FDIs to collaborate. IMR in Longford is a very good example of how this can generate huge value for the economy.

1.3 A Space to Innovate

This proposal presents a comprehensive plan to drive innovation, leverage hydrogen technology, deploy robotics, and harness artificial intelligence (AI) to transform the development and sustainability of Carrigtwohill, a vibrant community in Ireland. By embracing these cutting-edge technologies, we aim to foster economic growth, enhance environmental sustainability, improve the delivery of public services, and elevate the overall quality of life for residents. This proposal outlines a roadmap for implementing innovation-driven initiatives in Carrigtwohill, highlighting potential benefits, strategies, and expected outcomes.

1.3.1 Where we are Today?

- **Local Initiatives**

These could include innovation hubs, maker spaces, entrepreneurship programs, or technology-focused events.

- **Business Landscape**

Are there startups or technology-focused companies operating in the area?

- **Education and Research**

Determine if there are educational institutions or research centres in Carrigtwohill. Such establishments can foster a culture of innovation through research projects, knowledge exchange, and collaborations with local businesses.

- **Digital Connectivity**

Consider the quality and availability of digital infrastructure, including high-speed internet access, which is vital for enabling innovation and the adoption of technology-driven solutions.

- **Community Engagement**

Gauge the level of community engagement and interest in innovation. Look for signs of active participation in community events, technology adoption, and an entrepreneurial mindset among residents.

- **Local Government Support¹⁸**

1.3.2 Objectives

- Establish Carrigtwohill as a recognized innovation hub, attracting startups, entrepreneurs, and established businesses in emerging sectors.
- Create a supportive ecosystem that encourages collaboration, knowledge sharing, and entrepreneurship.
- Nurture talent and enhance the skills of the local workforce through targeted training and educational programs.
- Foster sustainable economic growth by leveraging emerging technologies and promoting research and development activities.
- Enhance the quality of life for residents by utilizing innovation to address local challenges and improve public services.

¹⁸ [Part 8 Proposed Carrigtwohill Urban Regeneration.](#)

1.3.4 Implementation Strategies

- Establish an Innovation Hub
- Develop a dedicated physical space that serves as a focal point for innovation, collaboration, and entrepreneurship.
- Provide co-working spaces, labs, and shared resources for startups, entrepreneurs, and researchers.
- Facilitate networking events, workshops, and mentoring programs to foster collaboration and knowledge sharing.
- Hydrogen Infrastructure
- Conduct a feasibility study to assess the viability of implementing a hydrogen production and distribution system in Carrigtwohill.
- Collaborate with local renewable energy providers to establish a hydrogen production facility powered by clean energy sources, such as solar or wind.
- Develop a hydrogen refuelling network to support the adoption of hydrogen-powered vehicles and equipment, reducing carbon emissions in transportation and logistics.
- Robotics and Automation
- Identify key industries and processes in Carrigtwohill that can benefit from robotics and automation technologies, such as manufacturing, agriculture, and healthcare.
- Deploy robotic systems equipped with advanced sensors, machine learning algorithms, and automation capabilities to optimize productivity, improve efficiency, and reduce labour costs.
- Provide training programs and technical support to local businesses and individuals to facilitate the integration and maintenance of robotics solutions.
- AI-Enabled Public Services
- Introduce AI-powered systems and algorithms to enhance public services in Carrigtwohill, such as predictive maintenance of infrastructure and personalized healthcare services.
- Enable personalized and accessible healthcare services by leveraging AI-powered telemedicine platforms that connect the residents of Carrigtwohill and the area with medical professionals remotely.
- Support Start-ups and Entrepreneurship
- Offer financial incentives, grants, and tax benefits to attract start-ups and businesses in emerging sectors.
- Develop an incubator and accelerator program that provides mentorship, guidance, and access to funding opportunities.
- Establish partnerships with venture capital firms, angel investors, and industry experts to facilitate funding and growth opportunities for startups.
- Strengthen Education and Skill Development
- Collaborate with local educational institutions to develop tailored programs that focus on emerging technologies and entrepreneurship.
- Introduce skill development programs, workshops, and boot camps to equip the local workforce with the necessary skills for the digital age.
- Foster partnerships between academia and industry (focusing on local businesses) to facilitate knowledge transfer and applied research projects.
- Encourage Research and Development
- Establish collaborations between local businesses, research institutions, and universities to encourage research and development activities.

- Provide funding and resources to support innovative projects in sectors such as renewable energy, healthcare, advanced manufacturing, and AI.
- Promote patent filing, intellectual property protection, and technology commercialization to encourage innovation-driven entrepreneurship.
- Foster Collaboration and Networking:
- Organize innovation challenges, hackathons, and industry-specific conferences to foster collaboration and cross-pollination of ideas.
- Develop an online platform or community portal to facilitate networking, information sharing, and collaboration among innovators, entrepreneurs, and experts.
- Forge partnerships with neighbouring innovation hubs, industry associations, and research centres to create a regional network for knowledge exchange and collaboration.

1.3.5 Where we want to be in 2040 - Expected Outcomes

- Increased
- entrepreneurial activity, attracting startups and businesses to Carrigtwohill, leading to job creation and economic growth.
- Development of a robust innovation ecosystem with enhanced collaboration, knowledge sharing, and networking opportunities.
- Strengthened skills and talent pool, enabling the local workforce to meet the demands of emerging technologies and industries.
- Technological advancements in key sectors, leading to the development of new products, services, and solutions.
- Improved public services and infrastructure through the application of innovative technologies.
- Reduced carbon footprint and improved air quality through the adoption of hydrogen-based energy solutions.
- Increased agricultural productivity and income for farmers through the integration of robotics and AI technologies.
- Enhanced healthcare accessibility and reduced healthcare costs for villagers through AI-powered telemedicine services.
- Stimulated local economy through the establishment of an innovation ecosystem and the creation of new job opportunities.
- Empowered villagers with digital skills, fostering a culture of lifelong learning and adaptability.

1.3.6 Conclusion

By implementing this comprehensive innovation plan, Carrigtwohill can position itself as a thriving hub for innovation, entrepreneurship, and technological advancement. Through strategic initiatives, collaboration, and a supportive ecosystem, the community can drive economic growth, attract investment, and enhance the quality of life for its residents. This plan lays the foundation for a prosperous and sustainable future, where Carrigtwohill embraces innovation to address local challenges and seize opportunities in the digital age.

1.4 Encouraging Domestic Businesses in Carrigtwohill

We have a small but thriving community of indigenous business in Carrigtwohill. This covers everything from software development to printing, Ag Tech and Equipment to Legal Services. There is a Business Association in place and that needs to be encouraged and supported.

1.4.1 We have advantages that attract and retain these businesses

- 20 minutes to the airport, 2 hours to Naas, the train and an improving road system are good for talent acquisition and for servicing clients.
- We have limited but good quality offices and warehousing stock in Carrigtwohill.
- We have excellent broadband, electricity supply and thanks to industry a large eco-system of service companies to support business.

1.4.2 We have challenges too that need to be addressed

- The main street is not what it could be either in terms of looks or in terms of the range of services you would expect in a town the size of Dungarvan, aiming to grow to 15,000.
- This has to be a priority for this plan. The footprint of Carrigtwohill allows for huge expansion. Given the scale of housing planned for the town, it has to be matched by investment in a living heart to the community.
- The road system improvements have been delayed as have the public realm improvements. These are critical to attracting business to the area.
- Carrigtwohill Community has a lot of hidden talent, skills, expertise, and experience that is harder than it should be to discover. The group with the least known skills are the newest of arrivals. These neighbours may also find it hard to engage with traditional tools to find employment whether full time or freelance. Could we build a simple market website where locals can pitch themselves to employers – driving income for the town but also by making it easier to attract talent, attracting more businesses to set up in Carrigtwohill?

1.4.3 Retail has not gone away

- We simply don't have a retail profile that fits with the scale of growth imagined for Carrigtwohill.
- Online commerce is taking a huge bite out of Main Street, but that means Main Street has to evolve, not die.
- People want a real life experience and some elements still make sense in an era dominated by eCommerce.

1.4.4 Hospitality

- We have four modest sized public houses today. Guilders, one of our most beloved spots will disappear shortly leaving three, Jack Sprats, The Cousins Home and D'Trap. A fourth, The Castle has been closed for many years.
- There is no youth focused Pub.
- There is no food focused Pub.
- While people's habits are changing towards drinking at home, the sheer volume of the town suggests that this is not sufficient supply.
- This becomes very obvious at times where there are large sporting or other events impacting Carrigtwohill.
- In the next section we will talk about the need for a second Hotel in the town.
- We have very few food outlets for a town that will be shortly bigger than Dungarvan.
- We have Spring Garden, The Baker's Son, ThaiRish, Annies in terms of dine in.
- Annies and Spring Garden are the only dine in opened 7 days a week
- ThaiRish is closed Monday and Tuesday, Baker's Son, Sunday and Monday.
- We have Frank's – a top class take away, Apache Pizza, San Maria and Jimmy's House of Spice.

- We lack tables in general and specifically we lack mid market options like The [Barn Gastropub](#) for example.
- We have once again, the train station, that might allow us to attract a top end chef to open an even more ambitious Restaurant.
- We need to get this mix right to attract and retain businesses and visitors to Carrigtwohill. This element of retail is core to the branding of any town.
- The community needs to attract in talent and investment to address this deficit.
- This probably is a one-on-one marketing campaign as opposed to PR, spending time with individuals who might invest time to learn more about the future of Carrigtwohill and then might invest in the community.
- General retail is also poor.
- We have an excellent Centra and Mace and a very well run Aldi.
- We will have a Lidl shortly.
- There is demand for a further Supermarket – Dunnes, Tesco or Supervalu.
- We have a good supply of Pharmacies, 3 and opticians, 1.
- We have plenty of hairdressers and beauticians and one dry cleaner.
- We have one butcher, and we have a small IT repair business.
- There is no retail beyond these. That is in marked contrast to towns like Dungarvan or Ballina.

We don't seem to have much passing trade from the 6,000 people who work in the IDA Park.

Section 2: - Tourism in Carrigwohill

2.1 Introduction

We do not have sufficient hospitality businesses and services in Carrigwohill:

- We don't have enough to exploit the tourism potential.
- We don't have enough to attract in new businesses or to exploit the potential served by having 6,000+ employees working on our patch.

We do have the ingredients for a wonderful tourism product:

- We have Barryscourt Castle - An Interpretive centre that allowed visitors to engage with Norman Ireland and the heritage up to Elizabethan Carrigwohill and beyond could be a great draw, as will be the Castle and its gardens.
- We have in Fota Estate - An exceptional tourism offering with a world class Wildlife park, a magnificent manor and gardens, a 5 star hotel and a world class Golf Course.
- History is being unearthed all the time, in 2023 investigations of a possible 13th Century Augustinian Abbey began, adding to prehistoric cooking pits, Oyster Middens and Ring Forts from early Christian eras.
- We have a coastline that is crying out to be discovered.
- We are an element of an East Cork Tourism Experience that is crying out to be discovered by more visitors.

The paper below sets out just one of these opportunities.

2.2 Barryscourt Castle: Commercial Development

Out of all commercial projects suggested so far for Carrigwohill development, a project to develop various activities around Barryscourt Castle stands out as the most realistic and promising endeavour to complete in a short space of time and to stimulate the local economy and tourism sector.

Many of us remember when the castle was open to visitors; witnessed the performance of renowned "Flight of the Earls" composed and staged by Mary Keane, and performed by local people; enjoying a cup of tea with delightful treats at the tea house and brought kids to the magic of Medieval festival around the castle. Since its closure in 2016 we were eagerly awaiting its reopening, which was recently announced to take place in 2024. It sounds so far away, but it is critical that we act swiftly to bring the tourism sector back to the area, as visitors from faraway places are already planning their holidays to Ireland for 2024.

For one, we can look at the Port of Cork located in Cobh, only 20 minute drive from the castle. In 2023 alone 113 vessels (more than 100,000 per ship) are expected to arrive to Cobh, compared to 100 ships in 2019. 2024 will potentially be even better again. By capitalizing on this growing trend, we can position Barryscourt Castle, dated back to 14th century, as a highlight of an attractive day trip for those visitors, complementing it with a visit to the local oyster farm and concluding with a tour of the renowned Jameson Distillery in Midleton.

The project's main objective is to transform Barryscourt Castle into a multifaceted destination that caters to a wide range of interests and create jobs for local people as well as a revenue stream.

The formal Elizabethan Garden, laid out with hedges in the form of Celtic Knot in the style that would have been familiar to Henry VIII, that were discovered during the restoration works, will add a special flavour. Beyond the castle walls the commercial development will include a

tearoom, a number of small specialty shops featuring local artisans and handmade crafts, jewellery, artwork, and other locally sourced products, that will showcase their unique creations.

The idea of creating recreational spaces, such as park and walking trails, dogs' park, allowing visitors to immerse themselves in the natural beauty of the region and creating a vibrant atmosphere for both locals and tourists to enjoy, fits perfectly into this development project.

For local people, the castle might also house a range of commercial ventures that pay homage to its historical significance. Visitors will have the opportunity to browse through the medieval history with a local tour guide. It can be a history student from the village, who would be doing part time job in the castle or a professional guide when the footfall to the castle increases. The castle might be temporarily transformed into an elegant event space, suitable for weddings, conferences, and cultural events, when necessary. Concerts of classical music, history lectures and small scale conferences, art exhibitions can be hosted in the castle.

The grand halls, with their high ceilings and magnificent architecture, will provide a truly enchanting setting for any occasion. Carefully curated exhibitions and displays will offer a glimpse into the castle's history, ensuring that visitors leave with a deep appreciation for its cultural legacy.

To bring the community together and celebrate our shared heritage, we propose organizing an annual Medieval Festival on the castle grounds. This event will provide local businesses with the opportunity to sell their crafts and local food produce. With exciting attractions like ice cream vans, archery demonstrations and pig roast, the festival will draw people from other counties and create a memorable family day out, attracting tourists and fostering a sense of community pride.

It is important to note that the grounds surrounding the castle are owned by local individuals who have always been open to community initiatives, including Medieval festivals in the past. Hence, it is crucial to prioritize approaching them with our business proposition and securing their support.

Planning the activities and tours should start now with an appointing of a project leader of who will agree and coordinate the plan of action. Advertisement in local papers, radio, TV, various web spaces, approaching various cruise lines, etc. is a lot of work to be done before this commercial project is up and running.

The project is a testament to the importance of preserving our cultural heritage while embracing progress, ensuring that future generations can continue to marvel at the magnificence of Barryscourt Castle for years to come.

2.3 The Necessity of Building an Hotel in Carrigwohill

Fota Estate provides a magnificent 5 star hotel experience. It attracts in great wealth and adds hugely to our reputation as a tourism destination.

It doesn't address all the needs we have for hotel beds.

- Industry at large scale drives visitors to the region. Leaving to one side senior management, these visitors are looking for 3-4 star accommodation.
- Fota Wildlife Park has the potential to generate demand for large number of beds to the region, again these need to be priced to attract families.
- The plans to develop our cultural and sporting profile will also drive demand for beds.
- The train line allows Carrigwohill for the first time to be an attractive jumping off point for tourists who want to explore Cork, Cobh, Midleton and beyond.
- The paper below sets out the argument for the community to hunt down and persuade a player in the hotel market to invest in Carrigwohill.

2.4 Transforming a Village into a Thriving Town, a Reliable, Supportive Partner in the World of International Commerce

Carrigwohill is housing one of the biggest strategically important business sites (54 hectares), including IDA Industrial Estate as well as several smaller business estates like Fota Business Park, Barryscourt Business Park, etc. IDA industrial estate housing numerous international businesses like Stryker, Abbvie, Gilliard, ProSys, GE Healthcare, etc. This is a place of thriving international businesses, that continues to grow.

However, the lack of nearby temporary accommodation poses a significant challenge for businesses and their need to bring in specialists and workers from abroad or across the country. The two nearest hotels: Fota Island Resort & Hotel and Radisson Blue in Little Island are expensive and not accessible without a car. Fota Island Resort & Hotel is designed for golfers and rooms are often not available there during summer months. A few B&B places that were operating in Carrigwohill are no longer available. Considering these circumstances, it becomes increasingly evident that building an Hotel in Carrigwohill is an essential step towards accommodating the growing demands of existing businesses as well as local people in the area.

2.4.1 Supporting Economic Growth

An Hotel in Carrigwohill will provide temporary accommodation for specialists visiting companies and this aligns with the region's vision for economic development. The IDA industrial estate has already brought significant job opportunities to the area, with approximately six thousand people currently employed. By providing temporary accommodation for specialists visiting the businesses in the estate, an Hotel would enhance the efficiency of their operations, encourage further investments, and attract new businesses to Carrigwohill. By meeting their needs through a well-equipped hotel, Carrigwohill can establish itself as a reliable and supportive partner in the world of international commerce.

2.4.2 Convenience and Accessibility



An Hotel in close proximity to the IDA industrial estate would offer convenience and accessibility for visiting specialists, would provide a convenient place for meals and business meetings for the people working in the businesses. A few places available for lunches (Brambley Launch, Ballseedy, The Elm Tree, ThaIrish) are overcrowded during lunchtime. Many of them are closed for dinner.

The site across from the entrance to the IDA estate would make an excellent location for an hotel as it would facilitate traffic flow to and from Cork City without adding to the traffic within the town. Alternatively, next to the ALDI. There is a big field ready for development. Both sites are within walkable distance from the IDA industrial estate and other business.



2.4.3 Community Development

The transformation of Carrigtohill into a town necessitates the establishment of various amenities and services. An Hotel would not only cater to the needs of businesses but would be beneficial to local community to have a place to meet and have a nice meal in the evenings. It would also create job opportunities, both directly and indirectly, by generating new employment for local people.

Tourism Potential: Beyond catering to the needs of industrial businesses, an hotel in Carrigtohill would open doors to the tourism sector. The region boasts rich cultural heritage, scenic landscapes, and proximity to attractions and landmarks like Barryscourt Castle, that will be open to the public in 2024. With a comfortable and accessible place to stay, tourists visiting the area can explore the surroundings, contributing to the growth of the local tourism industry, while also providing a base for exploring the wider region.

2.4.4 Conclusion

Building an hotel in Carrigtwohill is not just a matter of convenience but a strategic step towards transforming the village into a thriving town. With the presence of the IDA industrial estate and it's growing workforce, the demand for temporary accommodation has become increasingly evident. By addressing this need, an hotel would support economic growth, enhance convenience and accessibility, contribute to community development, strengthen business relations, and tap into the tourism potential of the region. Ultimately, investing in an hotel would not only benefit Carrigtwohill but also position it as an attractive destination for both business and leisure travellers.

Plan of Action: For a start we need to get support for the idea from the Country Council. Then we can approach a few hotel chains with a suggestion of building an hotel in Carrigtwohill. We can also approach the international companies in IDA estate offering to invest in an hotel in exchange for the availability of temporary accommodation for their visiting specialists.

2.5 Campervan Park

2.5.1 Necessity

The number of campervans registered in Ireland has risen from 11200 in 2018 to 13700 in 2020(these are the only available figures at the moment) that is an increase of 22% in two years. There are 129 registered camp sites in the whole country. The majority of these are in the west of the country to serve the Wild Atlantic Way. While there is a campsite in Carrigtwohill already it is restricted in size due to land availability.

2.5.2 Research

At the moment Clare and Donegal Co and Waterways Ireland have commissioned a survey which is supposed to be available at the end of the year 2023.

2.5.3 Model

In a recent feature on the Irish Times dated. 6th June 2023, about a town called Graiguenamanagh in Kilkenny, it is stated that Ireland needs to catch up with Europe. That town saw the opportunity a few years back and developed a site for 50 parking bays. The town claims the revenue has increased by 1.5 million euro a year due to the increase in tourism. This would help all the local shops, restaurants, pubs, hairdressers, and launderettes.

2.5.4 Why Carrigtwohill

With the huge amount of tourist attractions in the area WHY NOT? Fota Wildlife, Barryscourt Castle, Jameson Heritage, Spike island, Trabolgan along with a choice of 4 golf courses within 8kms. A rail connection to Cork city and numerous beaches within a half hour drive.

2.5.5 What is Needed

Having put in a planning application a number of years ago myself these are the main ingredients ie. Land and funding. This could be done on an existing working farm as an add on or by the community and ran by the Co Council on public land.

2.5.6 Summary

There is an opportunity to develop a site/park near Carrigtwohill, located on the main N25, halfway between the ferry ports of Cork and Rosslare; an ideal stop to either stay or rest for anyone visiting Ireland. Carrigtwohill deserves to be known as the Gateway to East Cork.

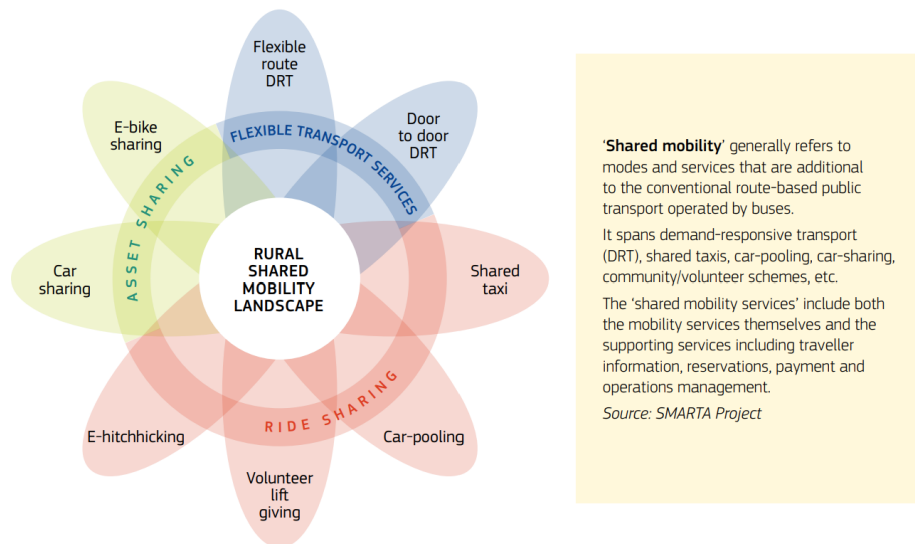
2.6 Carrigtwohill Smart Mobility Plan - Considering Sustainable Modes of Transport

2.6.1 Rural Town and Village Shared Mobility

This summary report is set out to encourage a re-think of the types of transport that would enable the growth of Carrigtwohill whilst reducing the stress, pollution (noise, air and other forms), costs and carbon related emissions relating to the movement of people to, from or within the environs of the village, town and possible future city of Carrigtwohill.

2.6.2 Starting Point

A good starting point for Carrigtwohill's SMART Mobility Plan would be to look at what other areas and communities are doing. Across the EU there is a major programme of research and pilot actions that are led by Local Development stakeholders and are contributing to a growing database of experiences. This is called the SMARTA Project – see below the different focal areas within SMARTA that could provide guidance for Carrigtwohill for further research.



For the purposes of this summary, a few examples, specifically focusing on 'Asset Sharing' ideas, are provided next.

2.6.3 Carrigtwohill SMART Mobility Plan Ideas

- One

Shared e-bikes and e-scooters offered socially distanced options to travel. By integrating them into public transport networks, they provide multimodal options for those living further away from public transport. Because of this, on-demand and micro mobility not only make a community more resilient from crises, but also help combat global warming. As people are less dependent on their cars, they can reduce their carbon footprint and improve road safety in the process.

- Two

In August 2023, the Bloomberg Magazine in the USA noted that the ‘Electric Vehicle that Suburbia Needs Could Be A Golf Cart’.



The article notes the emergence of this trend and referenced that Peachtree City, Atlanta and several towns, villages and numerous suburban areas in the US have started to move towards either specific integrated pathways and roads for Cart (Golf Cart Style) transport options.

2.6.4 Three: Other Ideas to Consider

- (i) Electric Walking Bike. Lopifit developed the electric walking bike – the scooter-like contraption, which is the first of its kind in the world. It was inspired by the idea of having treadmills outdoors. The bike is propelled by a 350W Samsung lithium-Ion battery which turns the treadmill while the user walks.
- (ii) Luminous Walking and Cycling Pathways and Bike Lanes that use the sunlight to glow in the dark are a reality already. However, they might become much more common in the future. The luminosity of the road's surface is created with a synthetic material that includes a substance that is able to absorb solar energy during the day and transform it into a glow at night. Luminous pathways enable better visibility without separate light or power sources. This can improve traffic safety and they can also be used to improve the visual attractiveness of streets and whole cities. These would also improve personal sense of safety for users in darker evenings.
- (iii) Personal rapid transit (PRT), also called podcar, is a public transport mode featuring small, automated vehicles operating on a network of specially built guided ways. The system consists of a fleet of driver-less electric vehicles that follow a network of guided routes that are located at street level.



Section 3: - Marketing Carrigtwohill

3.1 Marketing Strategy for Carrigtwohill: Dream Place to Work, Rest & Play

The completion of the C2H2040 strategy report will provide a vision for Carrigtwohill going forward until 2040. It is imperative that this report does not lie idle on a shelf and this vision is sold to local residents, businesses, clubs and community groups in a proactive manner on an ongoing basis for the next 17 years.

It is proposed that the marketing strategy would sell the **VISION OF CARRIGTWOHILL** as the:

3.1.1 Dream Place to Work, Live and Play

“Fundamentally everyone wants a happier life, living in a beautiful place which supports us financially and emotionally through strong community, social integration, vibrant business and employment and to do so in green sustainable way.”

A marketing strategy would be in place that would consistently message the benefits of an integrated living experience in Carrigtwohill.

3.1.2 Dream Place To Work

Carrigtwohill has a vibrant business economy which consists primarily of Multinationals, SME's and Hospitality.

- IDA Park

Carrigtwohill has one of the best IDA locations in Ireland with international companies such as Strkyer, GE Healthcare, Abbvie, Gilead, Merck, and more. These companies offer high quality employment opportunities which provide a ripple effect through the local economy.

- Small to Medium-sized Enterprise (SME's)



3.1.3 *Technology, Engineering and Construction – IDA Park Synergy*

- The IDA Park offers significant opportunities to smaller technology, engineering and construction companies feeding into their manufacturing processes.



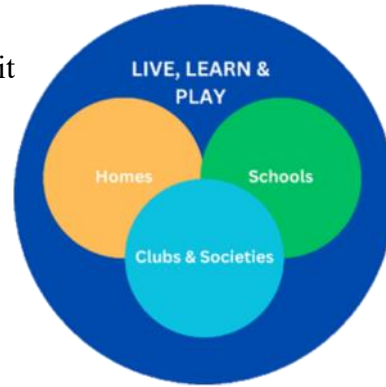
- Retail, Tourism and Hospitality

This foundation of industry in turn offers opportunities for retail and hospitality employment in the area.



3.2 Dream Place to Live, Rest, and Play

Carrigtwohill is known for its strong community spirit and social integration with an estimated 62 different nationalities attending the local schools. It is important to communicate this to people who are working in the IDA park and businesses locally but may not live here. As part of our move to a greener and inclusive society it makes sense that those who work in our area also live in our area.



3.2.1 Dream Place to Live

Carrigtwohill is developing and will continue to do so. There is an opportunity to grow and rebrand as the place to live in East Cork similar to how Ballincollig has transformed over the past 2 decades in its growth. An integrated approach to promoting the image of Carrigtwohill as new homes, schools and facilities are developed.

- New Developments

Carrigtwohill has a huge opportunity to develop with new high and medium density developments available to meet the needs of those who are single, young families and those downsizing into retirement.



- New Schools

New School Infrastructure is completed or underway and this is a key element in attracting people to both work and live in the area.



- Clubs, Societies, Facilities and Community Groups

Carrigtwohill has a vast array of Clubs, Societies, and Community Groups which make up the social fabric of the town. Promoting these elements is essential to improving social integration among existing people in the town but also attracting new people to the area.



3.3 Marketing Strategy to 2040

Marketing and building the Brand of Carrigtwohill will be a long term process that will require consistency, funding and manpower. In the past, this was completed an ad hoc basis with volunteers doing what they could for the area of their specific interest.

It is now proposed that this would be done on a far more integrated basis with one organisation driving the vision forward while all other stakeholders integrate into this vision. By doing so we can achieve far more together, attracting better employment, housing, services and facilities for all in our community.

A full Marketing Strategy will be put together in conjunction with stakeholders to tell the story of Carrigtwohill:

- The Business Successes in Stryker, GE, Gilead, etc. and their employees,
- The Startups and SME's at the core of our small business,
- The Social Integration of Carrigtwohill People, the Work of the Family Resource Centre etc,
- The Sporting, History and Educational successes,
- Any other element that brings together the fabric of Carrigtwohill and its people.

3.3.1 Annual Implementation Plan

It is envisaged that a specific marketing plan would be completed and reviewed annually. This would entail initial research and subsequent promotional campaigning, which would be both online and offline in nature.

3.3.2 Annual Research

It is important that feedback is given annually from all people in the community, and this would be achieved through:

- Holding Focus Groups with all stakeholders (Residents, Employees, SME's, IDA Companies),
- Sending out Place Standard Tool questionnaire or other appropriate questionnaires to provide quantitative research.

3.3.3 Online Digital Marketing - Key Objectives

- Key promotional videos showcasing Carrigtwohill to the IDA and their customers internationally,
- Specific promotional videos of Carrigtwohill town as a place to Live, Rest and Play targeted at IDA Park employees and new employees coming to the area,
- Promote this content internally through IDA company intranets,
- On completion of report produce promotional Video explaining the Vision of CH2- 2040,
- Revamp of [Carrigtwohill Business Association website](#) to integrate not only businesses but community groups, clubs and societies and be the central point of access for the community.



- Social Media Campaign
- focusing on GREEN living, eliminating the commute, improving lifestyle by walking, cycling or using the proposed ekarts/ebikes for short travel distances around the area,
- promoting Schools, Clubs and Societies,
- promoting Community Council, Community Spirit of Carrigtwohill, Integration and Diversity
- promotion of SME's, Retail and Hospitality,
- Social Media Campaign around new Public Realm, Linear Park, Castle,
- Build Email Database of Local Residents and IDA Park Employees and use as promotional tool,
- Digital signage throughout Carrigtwohill and at IDA Park to sell the Vision of Carrigtwohill.

3.3.4 *Humans of Carrigtwohill – Integration*

The most powerful tool to integrate a society is finding empathy and common values with people in our community. Many people are simply not aware of others, and we have less and less opportunity to meet and relax in our busy lives.

We can make Carrigtwohill COME ALIVE as we showcase the people and their individual life stories, find common ground, and be intrigued and proud of the talent, character and spirit of Carrigtwohill people.



Source: <https://www.humansofnewyork.com>.

3.3.5 *Offline Marketing Key Objectives: Experience Work, Rest and Play*

Offline Marketing will entail using a range of promotional events to bring people together to actually experience what we have promoted online. This would entail:

- Networking events with IDA companies and local businesses,
- Corporate social responsibility events and sponsorship opportunities to support community groups such as Carrigtwohill FRC etc,
- Food festivals, fair days, key open days in various clubs and societies,
- Signage and branding throughout the town that is associated with C2H2040 vision helping people buy into the plan we are aiming to achieve,
- Flyers explaining our C2H2040 vision and plan,
- Public events giving updates regarding our progress each year.

3.3.6 *Execution and Marketing Funding*

There will be a considerable budget required to provide the above services and will require a full time agency or staff to implement this ambitious developments. It will be important to secure a marketing budget to implement the strategy annually primarily through:

- Town Development Fund and other government sources,
- Sponsorship from IDA companies,
- Monthly standing order contribution from Businesses.

Strand:6 Lifetime Education & Health

Section 1: - Interpretative Centre Barryscourt Castle: Where History Comes to Life

1.1 Introduction on Historical Background & Where We Are Today

An iconic landmark in Carrigtwohill, Barryscourt Castle was the seat of the great Cambro-Norman Barry family and is one of the finest examples of a restored Irish Tower House. Dating from between 1392 and 1420, this authentic Norman Castle has an outer bawn wall and largely intact corner towers. The ground floor of the Tower House contains a dungeon into which prisoners were dropped via the 'drop-hole' located on the second floor. The Barrys supported the Fitzgeralds of Desmond during the Irish rebellions of the late sixteenth century. To prevent it being captured by Sir Walter Raleigh and his army, the Barrys partially destroyed the Castle. During the Irish Confederate War of the seventeenth century, Barryscourt Castle was once again successfully attacked. Cannon balls lodged in the wall above the Castle entrance bear witness to this conflict. The last head of the Barry family was Lord David Barry.



'A traveller's view looking north from the road between Great Island and Carrectothell. Vigil Hours, 29th January 1424 (Julian Calendar),' acrylic painting by Alan O'Connor, © Alan O'Connor.

Barryscourt Castle is one the finest examples of a restored Cambro-Norman structures ever undertaken by the Office of Public Works (O.P.W.), consisting of an outer bawn wall and largely intact corner towers. The Main Hall and Great Hall have been completed and fittings and furnishings reinstated.

The proposal for the restoration of Barryscourt castle was first begun by the Carrigtwohill Community Council under the guidance of renowned sculpture Ken Thompson in the mid 1980's. The Barryscourt Trust was formed in 1988 to develop the castle as a heritage, tourist, and cultural centre. The castle was reopened to visitors in 1998 but has since closed once more.

1.2 An interpretive centre in Carrigtwohill

An interpretive centre serves various functions and offers numerous benefits, primarily focused on educating and engaging visitors about a particular topic or place. The specific reasons for needing an interpretive centre in Carrigtwohill derive from the local context, including its history, culture, natural resources, and the interests and needs of its community. The most compelling reasons for establishing an interpretive centre in Carrigtwohill are (in alphabetical order):

- Community Engagement
- Cultural Heritage and Preservation
- Economic Development, Employment and Tourism
- Education and Awareness
- Environmental Conservation
- Leisure and Recreation

1.3 Community Engagement

Carrigtwohill was a largely agricultural, monocultural community, but today it has grown to become a multicultural community of 6,000 people in part of the Cork rail commuter belt. Carrigtwohill boasts more than 50 different nationalities amongst its residents. Testament to the sense of community in existence, Carrigtwohill won the Pride of Place competition in 2017.

An interpretive centre in Carrigtwohill would reinforce the current sense of community by serving as a gathering place for locals and visitors as well as a focal point for events and activities. This would result in the fostering of connections and in increased community pride.

Local input and stories from residents and from the Carrigtwohill Historical Society would make the history more relatable to residents.

Nios Galai N Gaeil Fein; Hiberniores Hibernis Ipsis; more Irish than the Irish themselves. What better place to build on this saying about the Normans than a community that is home to more than 50 different nationalities.

1.4 Cultural Heritage and Preservation

Within the Manor and its surrounding district are many legally protected structures and locations including.

- Ringforts,
- Middens (refuse pits),
- Fulacht fiadh (burned mounds),
- Important medieval constructs such as Barryscourt Castle,
- The related Augustinian Canon Abbey now in a ruinous state and surrounded by its ancient burial ground,

- More modern structures such as the two parish churches and various family estates houses and grounds. Barryscourt Interpretive Centre would contribute to the preservation of cultural heritage by showcasing local history including the Norman influence on the development of the village and its culture. Furthermore, by supporting research and the study of the area and providing access to historical documents and artefacts, the value and significance of the natural and cultural heritage would be further preserved and the unique identity of Carrigtwohill and its people showcased. The story of the restoration of the castle itself is a fascinating look all that's great in relation to our crafts people and others who helped create this wonderful amenity. Barryscourt castle should nurture links with Castletyons and Buttevant, two other areas with strong Norman links in cork.

1.5 Economic Development, Employment and Tourism

An interpretive centre serves as a hub for information, maps, and guided tours. An interpretive centre in Carrigtwohill would attract tourists, leading to increased spending in the local community, boosting the economy and creating jobs and revenue. Carrigtwohill Village is fortunate to be located.

- On the new Cork-Waterford Greenway: an ambitious cycleway from the quays in Cork to the dockside in Waterford has been granted National Pathfinder Programme status and should be fully completed by 2025,
- On the doorstep of one of the world's largest natural harbours, Cork Harbour, and its 104-acre island, Spike Island, the “Alcatraz of Ireland” (voted one of the leading tourist attractions in all of Europe),
- Close to Fota Island (including Fota House and Gardens and Fota Wildlife Park) and Fota Island Golf Course which hosted the Irish Open golf tournament in 2001,
- Near the vibrant town of Cobh: steeped in history and culture, not least the Titanic Experience, and welcoming thousands of tourists annually from visiting cruise liners,
- Close to tourist hotspots Midleton, Kinsale and Cork city,
- In the heart of East Cork: famous for its picturesque towns, beaches, natural beauty, artisan food and drink.

Discussions have taken place on the twinning of Carrigtwohill, Manorbier in Wales is within the Pembrokeshire Coast National Park and is a popular tourist attraction with Manorbier Castle, St James's Church, the sandy beach, cliffs, and part of the Wales Coast Path. This twinning is an opportunity which could be utilised to increase tourism between these two towns.

The Carrigtwohill Initiative Urban Expansion Area Plan has earmarked land for development to the north of the railway line. It will include the creation of several additional new cycleways and walkways which will connect to large industrial parks in the area and to the railway station.

1.6 Education and Awareness

An interpretive centre provides educational resources and information about the local & national history, culture, and natural environment. It also interprets complex or abstract concepts in a way that is understandable and engaging for visitors, often through interactive displays, exhibits, and guided tours. This helps residents and visitors to learn more about the area and its significance.

An interpretive centre in Carrigtwohill could offer educational programmes and guided tours for school groups and other interested parties. These programmes would be tailored to different age groups and educational levels. With five schools in Carrigtwohill, including the largest school campus that the Department of Education has ever undertaken, there is great scope for such a facility to be used in earnest. It is important to enhance the knowledge and awareness of students who are educated in Carrigtwohill and residents of Carrigtwohill as this fosters a sense of appreciation and understanding.

1.7 Environmental Conservation

An interpretive centre can be a means of promoting the conservation of natural resources and ecosystems, can raise awareness about the need for preservation and sustainability, and can educate visitors about the importance of environmental stewardship.

From September to December 2017, a dynamic community-led strategic planning process was facilitated by SECAD Partnership CLG in conjunction with Cork County Council and the communities of Passage West and Carrigtwohill. One of the actions in the Town and Village Renewal Plan was to produce a standalone Biodiversity Action Plan for Carrigtwohill. Community consultation was of prime importance and people of all ages and from all types of backgrounds were included in the process. The following details are presented in the Wild Work¹⁹ document produced by William O'Halloran, Finbarr Wallace²⁰, and the Carrigtwohill Community.

- Over 70 bird species have been recorded in the immediate Carrigtwohill area,
- Mammals such as fox, badger, hare, rabbit, red squirrel, hedgehog, pygmy shrew, wood mouse, stoat and otter have all been recorded in and around Carrigtwohill (NBDC, 2017)²¹. Most of these species are afforded some level of protection under Wildlife and/or Animal Cruelty protection laws (NPWS, 2017 b)²², (Wildlife Crime, 2017),
- Seven species of bat, out of the 9 native Irish bat species, have been recorded here (NBDC, 2017),
- Grassy areas where the bedrock comes close to the surface could be home to relatively scarce plant species such as the bee orchid and vervain (Finbarr Wallace, pers. comm.),
- Wetland areas may provide habitat for the Common Frog and Smooth Newt, while drier areas with low vegetation and exposed rock would be useful for the Common Lizard. During consultation for the Biodiversity Action Plan, a sighting of Common Lizard from 10 years ago in the Bog Road area was reported (Alan O' Connor, per. comm.). These 3 species are protected,

¹⁹ Wild Work: Helping People Help Nature Help People

²⁰ Wild Work: Wallace et al. (2019) [Biodiversity Action Plan for Carrigtwohill 2019 – 2023](#). Accessed January 22, 2024.

²¹ NBDC. (2017). [National Biodiversity Data Centre-Biodiversity Maps](#). Available at: Accessed January 22, 2024.

²² NPWS. (2017 b). [National Parks and Wildlife Service Legislation](#). Available at: Accessed January 22, 2024.

- As part of road development over the past 20 years, some new woodland habitats have been created along the N25 and associated slip-roads. Although these have a high number of non-native tree species, they still provide good cover for animals.

In the face of the development of Carrigtwohill as a large urban town, it is important that environmental conservation is a priority of the community. The Community Garden has already engaged local residents who appreciate their local environment and understand the benefits of such a project. An interpretive centre is a means to ensuring conservation of the local environment becomes a priority.

With the building of Slatty bridge in 1807 it was not possible to access the castle directly by boat but up to the 1800's boats would have sailed within 100 metres of the castle walls. What rich history remains hidden in this channel.

1.8 Leisure and Recreation

Carrigtwohill has the potential to be a destination for recreational and leisure activities.

- The new Cork-Waterford Greenway: An ambitious cycleway/pedestrian corridor from the quays in Cork to the dockside in Waterford has been granted National Pathfinder Programme status and should be fully completed by 2025,
- There is a potential 17 acres available to develop an interpretative centre and leisure space for the community,

1.9 Where we want to be in 2040: Opportunities afforded by the interpretive centre.

Going forward, the interpretive centre envisions a dynamic future for Carrigtwohill, capitalizing on the following:

- **Historical Artefacts**
Display and interpret artefacts, documents and relics associated with the castle including weaponry, clothing, manuscripts, and other items that provide a tangible connection to the past.
- **Interactive Exhibits**
Incorporate interactive exhibits that engage visitors of all ages. These may include touchscreens, virtual reality experiences, or hands-on activities related to the castle's history.
- **Temporary Exhibitions**
Rotate temporary exhibitions, delving into specific aspects of the castle's history, the Norman period, and related topics to keep the interpretive centre fresh and appealing to returning visitors.
- **Interpretation**
Interpret complex or abstract concepts in a way that is understandable and engaging for visitors, often through interactive displays, exhibits, and guided tours.
- **Architecture**
Exhibits, models, or multimedia presentations can help visitors understand the castle's layout, defensive features, and the innovations that Norman architecture brought to the town of Carrigtwohill.

- Life in the Castle

Offer insights into daily life within the castle, including the roles of various individuals, such as knights, lords, and servants. Interactive displays and reconstructions can bring this history to life.

- Norman Influence

Explore the Norman influence on the local culture, language, and governance. Discuss the lasting impact of the Normans on Carrigwohill and its development.

- Inspiration and Connection

Inspire visitors to connect with Barryscourt Castle and the cultural heritage of Carrigwohill on a deeper level, potentially leading to increased advocacy or support for related causes.

- Cross-generational Learning

Appeal to visitors of all ages, making it a valuable resource for families, school groups, and individuals interested in lifelong learning.

- Promotion of Regional Identity

Assist the community in showcasing its unique identity and history, promoting a sense of pride and identity.

1.10 What the must win battles or objectives will be to get from here to there

The local community must engage with all relevant government departments including the cork county council, tourism Ireland, landowners, and other interested parties.

Section 2: - Lifelong Learning

2.1 Introduction

Lifelong learning is essential to the growth and development of any thriving community. The skills achieved through lifelong learning allow for a community that is based around a progressive and forward-thinking culture.

Lifelong learning begins in the early stages of childcare and is a learning process that establishes a new way of learning for children right up to adulthood. There is also a great emphasis now on the health benefits of being outdoors for persons of any age.

According to figures from the 2022 census, Carrigtwohill has 5,568 people living within its community. These numbers are growing all the time with a new housing development being established on a regular basis. In the 2022 numbers, 2,000 of these people are between the ages of 0 and 19 years. There are no areas in the local community where people of all ages can come together and work/play/learn and develop in a community way. To promote a lifelong learning environment, it is important for children and adults to come together to learn from each other. A way to do this is by having a large outdoor learning complex that promotes lifelong learning for a variety of age groups.

Carrigtwohill currently has one playground for more than 2,000 children, has one small local garden area, and has no other lifelong learning outdoor areas unless persons are into sports which not everyone is. Carrigtwohill is in need of an area where people can come and learn together, where they can socialise and interact with each other and where people can feel a part of the local community.

2.2 Business Plan

This large outdoor leaning complex would be designed in a way to allow persons of varying ages to come together and learn from each other's life skills due to the number of activities available here. It would be designed for all age groups. The complex would have walkways joining each area together. Some of the areas in this complex would include the following.

2.2.1 Community Garden – Vegetables and Herbs

According to bordbia.ie, gardening can help children because it 'teaches two virtues that will help them throughout their life: responsibility and patience. Why? Because growing any sort of plant requires daily attention, care, and a level of responsibility.' An article written by [Greenside Up](#) that promotes environmental awareness and a 'grow your own' ethos, explained that having a local community garden such as the ones above, allowed 'people an opportunity to develop their knowledge and learn about growing plants'. Their project, which would be the same as this one, helped everyone to have pride in their community as well as employment and adult education opportunities that have led to higher education, teaching, and social enterprise.' Trainers from Fota gardens or Ballymaloe could come and give talks in the local community for anyone that would like to participate which further enhances community involvement and lifelong learning.

2.2.2 *Natural Construction Play Areas with an Emphasis on Imaginative Play*



In the complex would be an area with natural materials for the children to use. They would use their imaginations and work together to come up with designs and construction projects. Items in this area would include natural materials such as blocks, tree trunk wedges, sticks, stones etc. Adults and children could come together for group projects, where adults could impart knowledge of construction with younger people. Woodwork and construction classes could also take place here.

2.2.3 Natural playground structures

This playground would be designed in a way to enhance the children’s development using natural materials from the local woodlands and farms instead of metal climbing frames. There would be different levels of climbing structures to test the children’s agility and challenge them to enhance their skills and further their development. According to [Grounds for Play](#):

“Children can be challenged through physical play elements such as boulders and tree stumps that increase strength and balance. Items such as plants, rocks, and animal feeders in an open, natural play space encourage children to collaborate with each other improving social skills, problem-solving, empathy, and more as they work together.”



2.2.4 Picnic Bench Area for Family Picnics and Games

This area would be designed to be an area for families or members of the community to come together and interact and learn from each other. This could be in the form of games such as the image across or it could be through a simple meal together to celebrate a cultural festival such as Christmas or Chinese New Year.

2.2.5 Book Exchange

A book exchange area is a great way for people in the community to support and improve literacy levels. All ages can be involved in this, and it is a great way for persons of all ages to get involved in reading and sharing their knowledge and reading habits with others in the community.

2.3 Marketing Analysis

Demographics: This community learning complex would be designed in a way to have areas for persons of all ages to get involved. It would be a full community based learning complex.

Where we want to be in 2040: Ideally, all areas would be established by 2040. A suggested timeline is below:

- 2025 – Identify an area for this complex,
- 2026-2027 - Planners and engineers work together to get the sight ready,
- 2028-2030 - Complete all areas of the complex and open to the general public,
- 2035 - Review and update necessary areas.

Recreational Facilities: This leaning complex will be designed to engage lifelong learning for all ages in the community. It will be an area for persons to come together, socialise and impart their knowledge and skills with each other. There will be walking paths to each area, an open green area for ball playing and imaginative play, flower beds, book exchange area, vegetable and herb garden area, natural playground, natural construction area, games area, picnic area as well as an area available for creative play from art and craft activities to yoga classes to charity event days.

Health and wellness: This complex is an area that will promote both physical and mental health. This will be done through physical exercise, social interactions, educational learning experiences and will provide everyone with a sense of belonging and community spirit.

2.3.1 Marketing and Sales Strategy

- Digital presence

This complex will have its own local community Facebook/ Instagram and TikTok page where events can be advertised, images can be uploaded, and persons of all ages can display their experiences in the complex.

- Signage

Local signage will be established in both Midleton and Cork to promote this community learning complex. Drone footage of the site along with images would be sent to local community groups such as the local schools and creches to promote this area as a place to visit and explore.

- Events

The area would be promoted as a place to hold outdoor events from charity days to culture festivals.



2.3.2 Operational Plan

- Location

The site across from the new local school campus would be ideal for this as it would be an area for the children to go from school as well as being close to the main street.

- Construction and development

Engineers, health and safety representatives, solicitors, builders, and architects would be consulted and commissioned to work on this project. The local community would have a say in the design and concept through the Facebook page where voting could be done on development elements of the project.

- Legal and regulatory compliance.

Comply with all relevant regulations, permits and any other legal documents that would be needed in order to create this complex. health and safety.

2.3.3 Financial Projections

- Revenue

Community day projects will be established to generate revenue. These will include:

- Donations at any and all events taken place in the local community such as sporting events, parades etc.
- Schools and creches will raise funds through fundraising events such as no uniform days, art project display nights, bake sales etc.

Section 4: - A Spiritual Carrigtwohill

For a relatively small community we have a large number of religions and we spoke about the lack of formal connectivity between these communities of committed people who have more in common than not.

Sr. Kathleen Coleman spoke of her experiences in London where they created interfaith spaces which started as cups of coffee but ended in joint efforts to support their community with Sikh, Muslim, and Hindu communities building powerful programmes and relationships with each other as well as with her own Catholic Community.

The Community Council have a number of people working on this and other programmes who could become the kernel of this interfaith space, meeting for a coffee and a chat, sharing experiences and expertise, searching for projects upon which they can work together, and building stronger bonds of understanding and trust.

East Cork is predominantly Catholic, probably still in the region of 80%; it was 83% in 2020 according to this [profile of the Constituency](#).

The conversation continued to consider creating a space for people of all religions and none to pray or reflect. These are quite often found in Universities, and example being the [London School of Economics](#). Less so in communities but our feeling is that they could really hammer home our culture of diversity and inclusion as a town.

<https://www.faithstogetherinlambeth.org/about-us/who-we-are>

Section 5: - Retirement in Carrigtwohill

5.1 Housing and Resources for the Older Population

A critical part of the future for Carrigtwohill is the housing planning and resources for the older members of our community. While there is some suitable housing in Carrigtwohill, we need to learn from the planning mistakes of the past. Carrigtwohill's nearest nursing homes are excellent facilities but with their rural location make them difficult to get to and the local connection with the area is lost.

Why is this topic so important? With an aging population and people living longer, often the only option for some is the move into a nursing home when illness or disability occurs, which is often not the most suitable place in that person's time of life. The number of people aged 65 years and over is increasing and is projected to continue an upward trend over the next three decades (CSO 2022). The main challenges as we get older, apart from the physical ones, are isolation, loss of connection to your community and reduced access to resources which reduces independence.

In 2040, we want Carrigtwohill to be a place where older people want to live and continue to be part of our community. Not everyone has the same opportunity to age in comfort and security, and not every older person is empowered to participate and engage in society.

Carrigtwohill needs different accommodation types and resources to best facilitate the current and increasing numbers of people in our community. These are Independent living accommodation, Sheltered housing, Nursing homes and a Day Care Centre. This is a multi-building project that can be built together or individually. Often a community starts with one type of housing and the rest develops over time. Ireland has some impressive examples of this.

5.1.1 Independent Living



Courtesy of McAuley Place in the centre of Nass town on the grounds of the former Convent of Mercy.

Independent Living is self-contained housing of one or two bedrooms for people to downsize to once they are ready to. These houses are adapted to cater for any future physical restrictions that a person might have. It does not provide any medical assistance but promotes comfort, security, keeping active and access to the community. These can be individual self-contained units or apartment style. A great Irish example of this is [McAuley Place](#) in Nass Co. Kildare.

5.1.2 Sheltered Housing

This is purpose-built housing that allows residents to live independently, with the help of some additional supports. Sheltered housing schemes are best when integrated within the wider community giving older people access to the facilities that they require while also feeling part of a community.

As an example, [Merrick House](#) in Dublin is great addition to the community of Terenure, offering quality, affordable private accommodation for older people who need it, offering social support with encouragement to live Independently.



Merrick House in Terenure, Dublin 6.

5.1.3 Nursing Homes or Residential Care

These are usually needed after a spell in hospital, where you are ready to leave the general hospital, but not quite well enough yet to manage at home alone. It can also be the best option when an older person becomes unable to live alone, through illness or disability. Only about 5% of all older people ever need residential or nursing home care (HSE 2023). Having a nursing home within a town is important for family members and friends to continue to provide links to the older person living there. Care Choice [Montenotte Nursing Home](#) in Cork is an excellent example of this.



Care Choice Montenotte in the heart of the locality.

5.1.4 Day Care Centres



St. Lukes Day Care Centre, Mahon. Co. Cork.

These are of great benefit to our communities. They allow people living on their own or with relatives to have a social outlet and receive any medical assistance they require, therefore promoting independence. This also benefits the family members that may be residing with the person attending the day care centre.

St. Luke's Day Care Centre in Mahon is an excellent example of the benefits to a community that a facility like this can bring.

5.1.5 Planning

This is a challenging process and one that will have to be undertaken by the members of Carrigtwohill community. Most organisations researched in Ireland are either privately owned or a local limited company with charity status. This limited company would be run by a group of board members from within the locality.

5.1.6 Site Acquisition

With the assistance of local councillors, the backing of the Community Council the Cork County Council would be approached to allocate land for the development in the new town plans for Carrigtwohill. Developers and local authorities can also be contacted.

5.1.7 Funding

This can be achieved through grants, HSE financing, donations, local authority funding and fundraising from the local community.

5.1.8 Ongoing costs

Residents and service users will provide some income.

5.1.9 Retirement Village

The purpose of this section is to outline the concept and strategy for establishing a High-End Retirement Village in Carrigtwohill, County Cork. In recent years there have been several retirement villages built in Ireland ensuring the increased demand for accommodating an aging population. However, most of them look like the "final stop" in life, which makes people unwilling to go there, until they need permanent care.

This is very different in other countries.

Retirement villages in the USA, often referred to as Retirement Communities or Active Adult Communities, are usually designed for residents aged 65 and older and offer a wide array of amenities and services tailored to the needs and preferences of residents, including golf courses, swimming pools, fitness centres and social clubs. Residents of these communities might spend time travelling abroad, visiting their families, without a worry about their houses left with nobody in it to take care of.

Retirement communities in Malaysia are geared towards residents from other countries who are looking for high quality and reasonable prices for services.

In Ireland, a Retirement Village is a place associated with assisted living and nursing. There is nothing that stops us to build a high end retirement community in Carrigtwohill, which will be the first of its kind in the country.

According to a study done by Trinity College Dublin the projected number of people aged 65 and over will double in the period between 2011 and 2031. The projected increase from 2011 to 2041 is 160%. The early stage of retirement group of people does not need much care, but simply needs to minimize their living space and to live a comfortable life with as little burden of maintenance as possible. These people usually have money to pay for their comfort owing big houses where they live on their own and getting the lump sums on retiring.



The retirement village of this type should provide a luxurious and comfortable living environment, offering a range of amenities and services to enhance their retirement experience.

5.1.10 Business Overview

With the plan of building a high rise area close to the train station, it would be easy to dedicate one or two blocks to this purpose. The upscale purpose-built accommodation units should have 2 bedrooms, 2 bathrooms, a spacious living area with a kitchenet, a balcony, recreational facilities, and a range of activities including yoga, meditation, drawing and art classes, and an area available for gardening. Something like the image below, but with bigger balconies and wider yard in the middle with benches and tables.



5.1.11 Market Analysis

Demographics: Ireland has a significant senior population, with a growing trend of affluent retirees seeking premium retirement options.

Competitive Landscape: Currently, there are limited high-end retirement options available in Ireland. Carrigtwohill upscale facility will present a great opportunity to capture market share and differentiate the retirement village as a premium offering.



5.1.12 Product and Services

- Accommodation

The retirement village will offer well-appointed, spacious units with modern amenities, including private balconies or gardens.

- Recreational Facilities

The village will feature beautifully landscaped gardens, walking paths, fitness centre, potentially a swimming pool and spa facilities, and various indoor and outdoor recreational spaces, as well as an area available for communal gardening.



- Dining

A fine dining restaurant, a café, if not available nearby, will provide residents with a range of culinary options and personalized dining experiences. Residents will have an opportunity to meet with their families and friends in these places. Restaurant may also be open to non-residents.

- Health and Wellness

On-site healthcare services, fitness programs, wellness classes, and access to medical professionals will be available to ensure the physical and mental well-being of residents.

- Personalized Services

The retirement village will offer concierge services, housekeeping, transportation, 24/7 security, and a dedicated staff to cater to residents' needs.

5.1.13 Marketing and Sales Strategy

- Branding and Positioning

Establish the retirement village as the premier choice for high-end retirement living through targeted marketing campaigns, highlighting the luxury amenities, personalized services, and vibrant community.

- Digital Presence

Develop a comprehensive website, social media presence, and online advertising to reach the target market.

- Partnership and Referral Programs

Collaborate with local community, healthcare providers, and real estate agents to generate referrals and attract potential residents.

- Advertisement and promotion

Engage with the local and international newspapers and magazines promoting the place for foreigners who had a dream to live in Ireland.

- Events and Open Houses

Organise informational sessions, tours, and community events to showcase the retirement village and engage with potential residents and their families.

5.1.14 Operational Plan

- Location

A site along Bog Road or besides Joyce's would be perfect for this project being close to the Carrigtwohill train station, church, main street.

- Construction and Development

Engage reputable architects, builders, and contractors to design and construct the retirement village with an emphasis on quality, functionality, and aesthetics.

- Staffing

Recruit a skilled and compassionate team, including managers, healthcare professionals, hospitality staff, and maintenance personnel, to provide exceptional service to residents.

- Legal and Regulatory Compliance

Comply with all relevant regulations, permits, and licenses for the operation of a retirement village, ensuring safety, security, and adherence to industry standards.

5.1.15 Revenue Streams

Income will be generated through:

- An entrance fee, which basically means buying the house for a set price, which will be returned to the person or his family minus a percentage (20-25%) at the time of exiting.
- Monthly maintenance fees, which should be no more than €500 per week, that can be paid from the pension.
- Dining services and healthcare services will provide an additional revenue stream.

Appendix: A - Planning, Development, including Public Realm

Visualisation of future development at;

- High density
- Medium A density and
- Medium B density

Includes

Future 'skylines' of Carrigtwohill

Planning Applications

(All Images taken from Cork County Council Public ePlan website)

HIGH DENSITY
High Density Apartments



Planning application Ref:-22/6000

Compass Homes Ltd Applicant: Proposed Development Plan (21/6240)



Illustration photo: This site is located next to graveyard on Station Road



Site Layout Plan

High Density (50 + dwellings per hectare).



Castlelake Site Plan



Panoramic view of Castlelake

Example 1 of High density scheme – Cascade Apartments, Castle Lake. Incorporates 6 no. apartment blocks – 95 apartments in total. Density of scheme: approx. 98 units per hectare.

MEDUM A DENSITY

Connaught Trust Applicant Planning Ref:-22/6000

This site is located near Ballyadam Soccer pitch.



Site Plan Proposal



Medium A density (30-50 dwellings per hectare)



Example of typical Medium A density scheme. Incorporates Semi-detached & terrace type houses + some duplex units for higher density on the eastern side (see image further below) Density of scheme: approx. 36 units per hectare.

MEDIUM B DENISTY
(Murnane O'Shea Ltd. Applicant Planning Ref:-23/4514)
This site is at the Elmbury Development



UNITS A1/A1(m)

PROPOSED RESIDENTIAL DEVELOPMENT AT CARRIGTOHILL (TOWNLAND), CARRIGTWOHILL, CO. CORK
 PROJECT NO.: 22132
 DRAWING NO.: 22132-P-100
 DATE: 21.02.23
 SCALE: N/A@A3



UNITS E1/F1/E1(m)/F1(m)

PROPOSED RESIDENTIAL DEVELOPMENT AT CARRIGTOHILL (TOWNLAND), CARRIGTWOHILL, CO. CORK
 PROJECT NO.: 22132
 DRAWING NO.: 22132-P-400
 DATE: 22.02.2023
 SCALE: N/A@A3



Medium B Density (20-35 dwellings per hectare)



Example of typical Medium B density scheme. Incorporates Semi-detached, terrace and bungalow type houses + some duplex units Density of scheme: approx. 22 units per hectare.

Extracts from Cork County Development Plan 2022-28
(Vol 1 Main Policy Material)

4.9 Approach to Cork County’s Settlement Hierarchy

4.9.1 Objective HOU 4-7 sets out the new density categories in the Plan and Table 4.1 sets out the new tiered density approach recommended to respond to the diverse settlement scales within the County’s hierarchy.

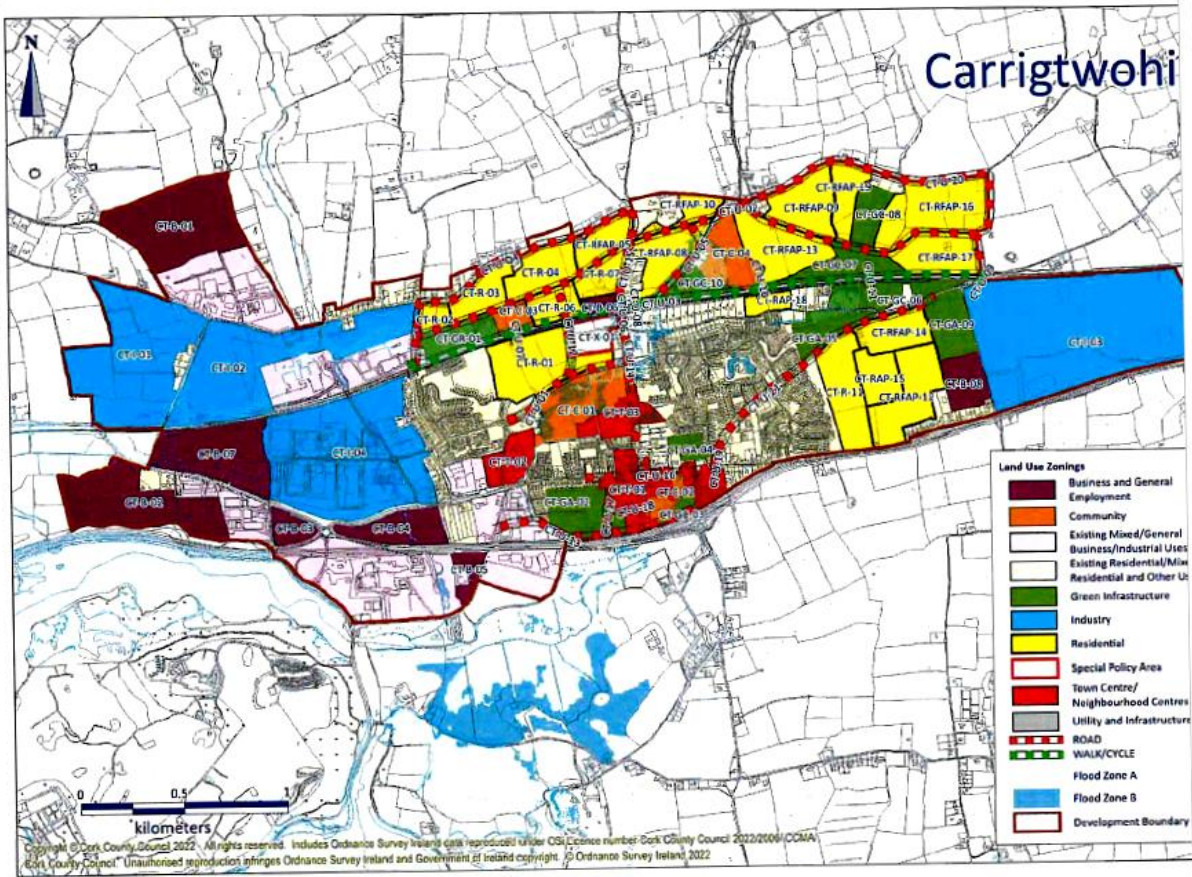
County Development Plan Objective			
HOU 4-7: Housing Density on Residentially Zoned Land			
	Min Net Density	Max Net Density	Comment
High	50	No Limit	<ul style="list-style-type: none"> Applicable to town centres of the larger towns with a population >1500 throughout the county and in other areas identified in the Settlement Network normally in close proximity to existing or proposed high quality public transport corridors; This will normally involve a mix of unit formats including terraced housing and/ or apartment units. May include the subdivision of larger dwellings proximate to existing or improved public transport corridors; A minimum 10% open space provision will be required. Subject to compliance with appropriate design/ amenity standards and protecting the residential amenity of adjoining property and the heritage assets of the town centre.

County Development Plan Objective			
HOU 4-7: Housing Density on Residentially Zoned Land			
	Min Net Density	Max Net Density	Comment
Medium A	30	50	<ul style="list-style-type: none"> Applicable to suburban/greenfield lands of the larger settlements with a population > 5,000 and those planned to grow >5,000 population; In towns with an existing/ planned high quality public transport service a minimum density of 35 units/ ha is recommended. On former Institutional lands which may require concentration of development in certain areas. A minimum of 20% public open space is required at these locations. This category would be the highest density category applicable to the smaller settlements (< 5,000 in population), and would generally apply to central sites within the core of such settlements, unless otherwise stated or where a higher density approach accords with the existing pattern of development; Must include a broad range of unit typologies and normally involves a combination of unit formats including a higher proportion of terraced units and/or apartment type units.
Medium B	20	35	<ul style="list-style-type: none"> Normally applicable to lands in the suburban/greenfield lands of the smaller towns <5,000 population and key villages as part of sequential development. In larger towns with a population >5,000 or planned to grow >5,000 population, may be applicable in a limited instance (outside Metropolitan Cork) for edge of centre sites and sensitive sites with difficult topography, heritage constraints to allow for a broader typology within the urban envelope.
Medium C	5	20	<ul style="list-style-type: none"> A limited number of sites at the edges of the smaller towns (<5,000 population) as an alternative to one off housing in the countryside. The layout needs to include a strong urban edge, where appropriate. A lower standard of public open space provision will be considered where larger private gardens are provided. Broad housing mix normally required including detached/ serviced sites. This category cannot exceed 20% of new housing requirements.

Table 4.1: Settlement Density Location Guide					
Settlement Type	Settlement	High (50 units/ha+)	Medium A (30-50 units/ha)	Medium B (20-35 units/ha)	Medium C (5-20 units/ ha)
All Towns	Town Centre Locations	Applicable in town centre locations	--	--	
Towns with proposed high quality Public Transport Corridor Potential	Carrigtwohill Carrigaline Cobh Midleton Passage West/ Glenbrook/ Monkstown Monard SDZ Glounthaune# Little Island#	Applicable in locations close to existing/ future high quality public transport proposals of the larger towns with a population >1500	Generally applicable for future development	May be applicable in a limited number of peripheral/ sensitive locations.	

ZONING MAP FOR CARRIGTWOHILL

see below for objective for each residential area.



Objectives for each area zoned for residential development including proposed densities.

Specific Zoning Objectives

2.4.116 The following specific zoning objectives apply to zoned land in Carrigtwohill. Development proposed in these areas must also comply with the General Objectives at the beginning of this section.

County Development Plan Objectives Specific Development Objectives for Carrigtwohill		
* Flood Risk Obj. See Objectives in Volume One, Chapter 11 Water Management		^ TIA and RSA Required
Objective No.		Site Area (Ha)
Residential / Residential Further Additional Provision (Including Carrigtwohill North Phase 1)		
CT-R-01	High density residential development. High quality pedestrian and cycle connectivity, particularly to adjoining schools campus and station quarter, to be provided. *	10.5
CT-R-02	Carrigtwohill North UEA. Medium A density residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.6 and 4.2.7. *	1.8
CT-R-03	Carrigtwohill North UEA. Medium A density residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.6 and 4.2.7.	4.4
CT-R-04	Carrigtwohill North UEA. Medium A density residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.6 and 4.2.7.	6.2
CT-RFAP-05	Carrigtwohill North UEA. High density residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.6 and 4.2.7.	4.0
CT-R-06	Carrigtwohill North UEA. High density residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.6 and 4.2.7. *	3.8
CT-R-07	Carrigtwohill North UEA. High density residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.6 and 4.2.7.	3.7
CT-RFAP-08	Carrigtwohill North UEA. High density residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.6 and 4.2.7. *	7.3
CT-RFAP-10	Carrigtwohill North UEA. Medium A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.6 and 4.2.7.	2.6
CT-R-11	Medium A density residential development. Proposals should include a tree planted buffer, of suitable depth, to the southern boundary of the site and screening to protect views from the N25.	8.1
CT-RFAP-12	Medium A density residential development. Proposals should include screening to protect views from the N25. Ecological corridor or buffer to be provided to protect the biodiversity of the site as much as possible.	9.5
Residential / Residential Additional Provision / Residential Further Additional Provision (Including Carrigtwohill North Phase 2)		
CT-RFAP-09	Carrigtwohill North UEA. Medium A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.6 and 4.2.7.	7.8

County Development Plan Objectives Specific Development Objectives for Carrigtwohill		
* Flood Risk Obj. See Objectives in Volume One, Chapter 11 Water Management		^ TIA and RSA Required
Objective No.		Site Area (Ha)
CT-RFAP-13	Carrigtwohill North UEA. Medium density A residential development. Development on this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.6 and 4.2.7. A way leave for an existing high voltage powerline is in place on this site and prospective developers will need agreements with ESB networks regarding required separation distances for developments in proximity to the powerlines.	9.4
CT-RFAP-14	Medium A density residential development.	5.8
CT-RAP-15	Medium A density residential development.	4.9
CT-RFAP-16	Carrigtwohill North UEA. Medium A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.6 and 4.2.7.	12.9
CT-RFAP-17	Carrigtwohill North UEA. Medium A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.6 and 4.2.7.	7.4
CT-RAP-18	Medium B density residential development.	2.2
CT-RFAP-19	Carrigtwohill North UEA. Medium A density residential development. Development of this site requires provision to be made for the delivery of the infrastructure described in Tables 4.2.6 and 4.2.7. This site contains habitat of particular biodiversity importance and an ecological corridor, linked to open space zoning adjoining this site to the east, is to be provided to protect this biodiversity function. *	3.7
Industry		
CT-I-01	Industrial type activities including warehousing and distribution. This land is proximate to the Cork Harbour SPA and the Great Island Channel SAC. Appropriate buffering and screening will be required along the western boundary of the site adjoining the greenbelt and also at the eastern boundary to minimise the impact on adjoining existing residential properties. * ^	30.22
CT-I-02	Develop this site for industrial type activities giving priority to high quality manufacturing. * ^	29.4

Link to County Development Plan 2022-2028 Volume 4

<https://www.corkcoco.ie/sites/default/files/2022-06/volume-4-south-cork.pdf>

Appendix: B Public Realm

Main Street Analysis

Introduction



Figure 1: Aerial Image of Main Street

The Cork County Development Plan 2022 looks at major developments throughout Carrigtwohill including a high-density housing zone north of the train station. In order to facilitate the influx in population, the urban realm of the town needs to be improved for both the future and current residents.

This document is an analysis of the current condition of the main street. It highlights the primary aspects of the main street that need to be approached to improve the public realm.

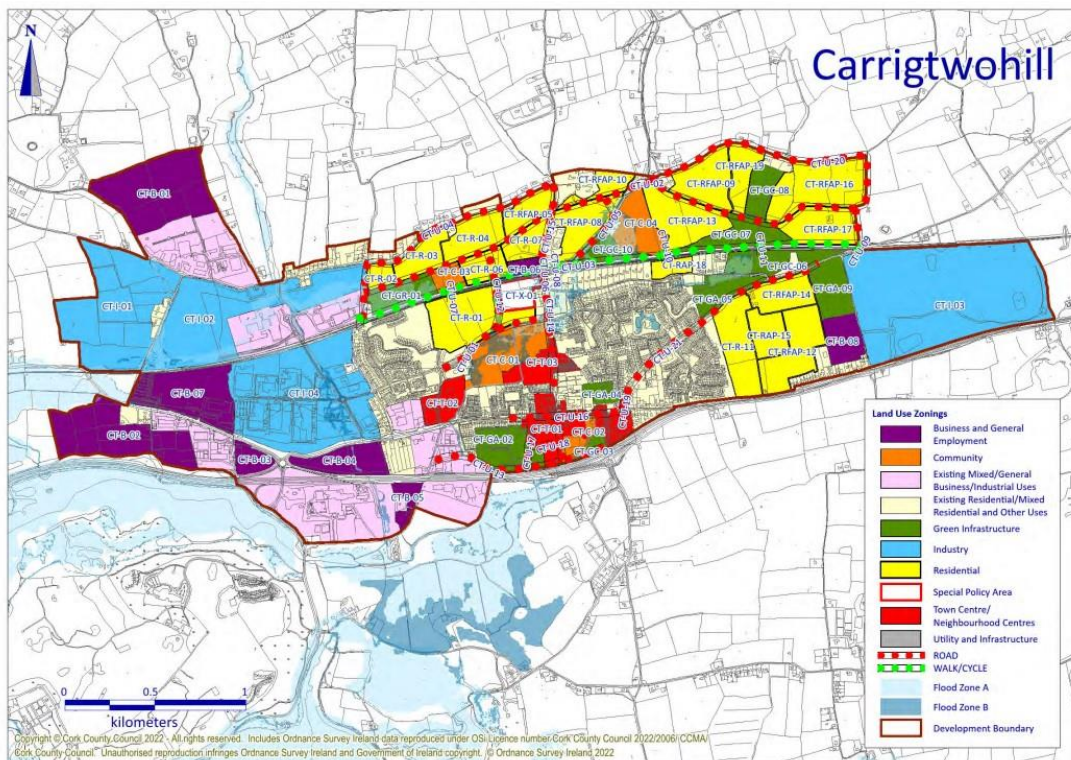


Figure 2: Development Plan Map

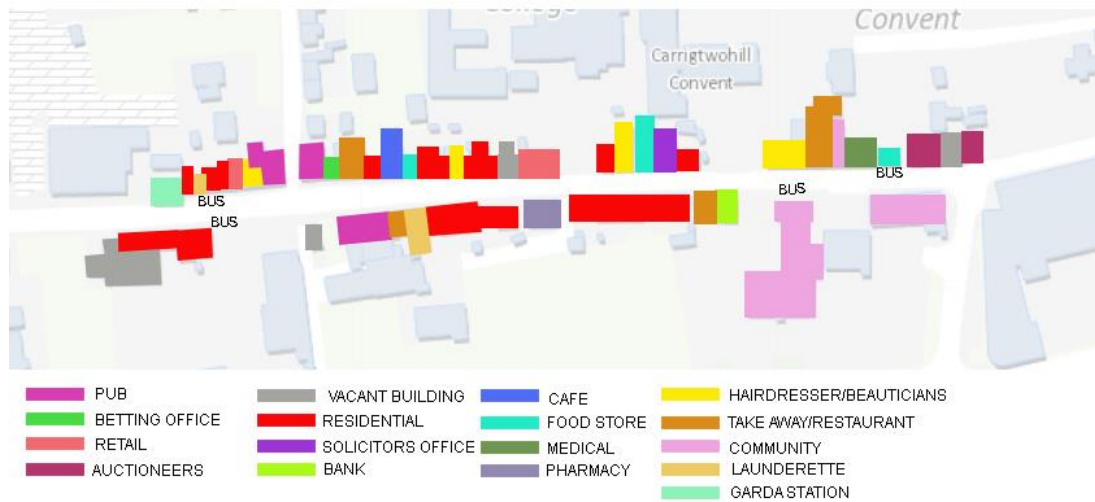


Figure 3: Typologies of Main Street Buildings

Historically the main street has been the heart of the town and is still considered it today. However, it is not serving the residents to its full potential.

The primary amendment that needs to be made is the incentive for people to DWELL in the main street. What this means is that the main street must be improved in ways that make community members want to stay in the main street and use it. It should be a place for residents to stay and interact with one another, rather than a place to pass through.

The main reasons there is a reluctance to dwell are illustrated below:

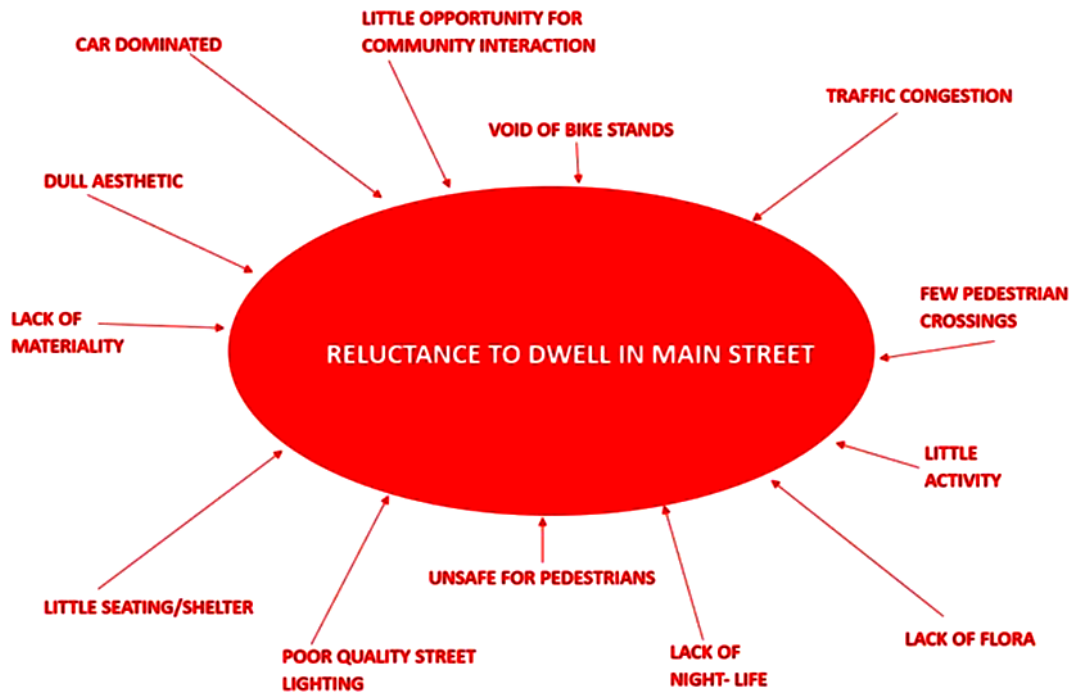


Figure 4: Deficits of Main Street

Section 1 – Street Improvements

Concept 1: Carparking Reduction

The biggest issue, currently, with the main street is that it is car-dominated. The main street's footpaths have been overtaken with parked vehicles, making the town centre uncomfortable and unsafe for people. An approach that could be taken is reducing the amount of potential parking space and redirecting parking to occur off-street.

Site Analysis:



Figure 5: Existing Off-Street Carparking

The below photos were taken on Saturday 13th May 2023 at 11:00. The aim of this activity was to demonstrate the availability of parking in existing off-street carparks.

1. Main Street



2. Centra Carpark



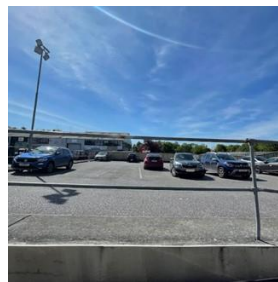
3. Pearse Place



4. Community Centre



5. Mace



The exercise shows that there are available spaces in these car parks that could be used to reduce on-street parking. However, these car parks are dedicated for customers or patrons of the facilities that they are placed alongside.

Below is an aerial of the main street highlighting future opportunity sites marked in the county development plan. These sites could possibly feature parking to alleviate parking from the main street.

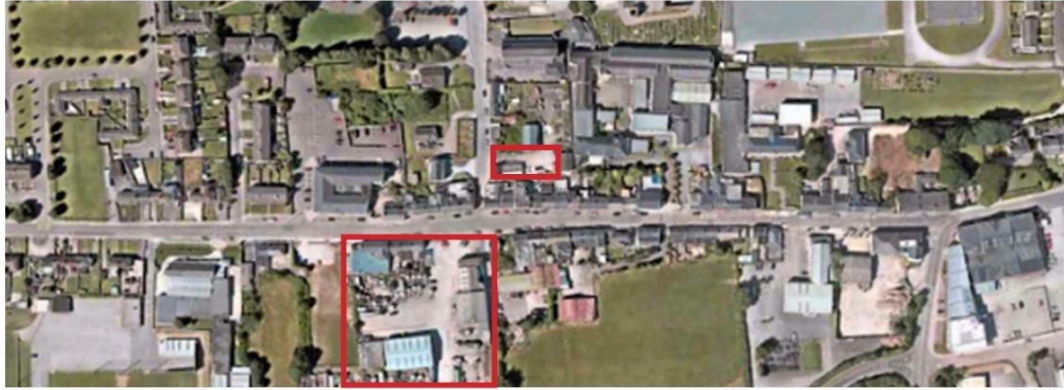


Figure 6: Opportunity Sites

References:

1. Midleton Main Street

If on-street parking is reduced, the spaces can be replaced with more beneficial elements. The photos to the left are of Midleton main street. The footpath has been widened in certain areas to reduce parking spaces. There are now trees, bins, bike stands and seating in these spaces instead. If a similar approach was used in Carrigtwohill main street there would be a reduction in car parking on the main street and instead a much nicer aesthetic.



Benefits:

- Improves air quality
- Reduces noise pollution
- Safer for pedestrians & cyclists
- Reduces traffic congestion
- Improves aesthetic of street
- Allows for outdoor seating, planting, bike stands
- Allows for wider footpaths
- Becomes a place for people and not for cars
- Encourages dwelling

Part 8 Design:

See below a snippet from the Cork County Development Plan. Street parking has been almost completely removed.



Figure 7: Part 8 Drawing Snippet 1



Figure 8: Part 8 Drawing Snippet 2

Concept 2: Outdoor Seating

Seasonal outdoor seating could be an effective way to encourage dwelling on the main street. It can be economically advantageous to businesses that may want to open along the main street. This would be particularly relevant to establishments that serve food or beverages (cafes, pubs etc.).

There is also a need for an increase in public seating, such as benches for elderly members of the community.



Site Analysis

Figure 9: Existing Seating



Annie Macs

Guilders

ThaiRish



Figure 10: Existing buildings of main street which could feature street seating

References:

1. Midleton



As seen in the images on the left, Midleton main street has a combination of public and commercial seating.

There is seating on the footpaths outside the business, public benches on widened footpaths and seating on the road, which has replaced car parking spots.

2. Killeagh



The main street of Killeagh also features elements of outdoor seating at a smaller scale.

Benefits:

- Encourages dwelling.
- Expands businesses customer no.'s
- Enforces the idea that the main st is the town centre.
- Encourages community members to interact with each other and have an opportunity to dwell.

Part 8 Design:

As the Part 8 design proposes to widen footpaths and change the material to a 'high quality finish', there is now an opportunity for businesses to feature street seating. Refer to 'figure 10 Existing Structures of the Main Street that could have on-street seating' to see which structures this could avail of.

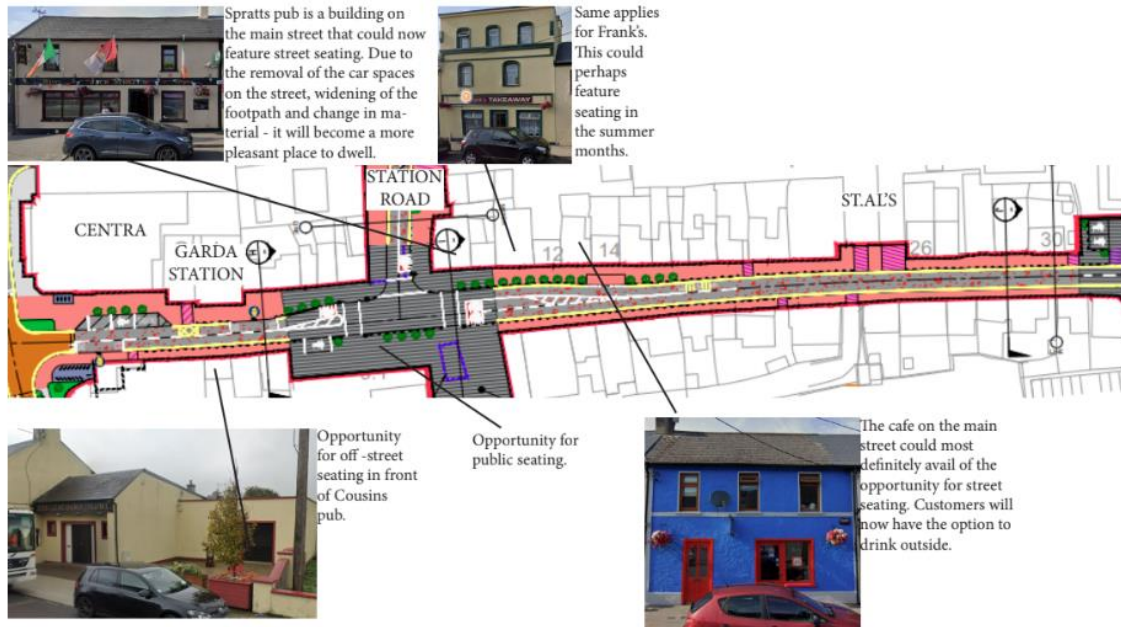


Figure11: Part 8 Snippet

Concept 3: Urban Ecology

Increasing the amount of flora in the main street can have many benefits.

Site Analysis:



Currently the vegetation is limited to a few trees in planters and hanging baskets on the front of buildings.

References:

1. Midleton



2. Cobh



3. Swords, Dublin



The references show multiple methods of introducing ecology into an urban environment. Middleton shows an alternative to introducing flowers to buildings other than traditional hanging baskets. There is also a more aesthetic method of introducing trees to the street. In Cobh, the positive effect of introducing flowers can be seen in the above images. Swords, Dublin is an example of how planters and outdoor seating can relate. The raised beds act as a pleasing partition between people sitting and moving traffic.

Benefits:

- Provides shelter from cars while using outdoor seating
- Improves aesthetic of street
- Absorbing pollutants and improving air quality
- Acts as natural drainage/ SUDs

Part 8 Design:

As well as replacing car parking spaces with a widened footpath, vegetation is also proposed to be planted along the main street.



Figure 12: Part 8 Snippet

Concept 4: Materials

The materials used can have a huge effect on the aesthetic of the main street. The use of paving, for example, can emphasise that this is the town centre - highlighting its importance.

Site Analysis:

The below images show the existing materials of the main street.



References:

1. Midelton



2. Killeagh



3. Cork City



4. Waterford City



Benefits:

- Emphasises importance of main street/establishes town centre
- Improves street aesthetic
- Makes the main street more enjoyable to dwell in.

Part 8 Design:

One of the biggest changes to occur in the main street is the change of material. Part 8 design proposes a revamp of the main street's footpaths from cracked cement to a "high quality finish".

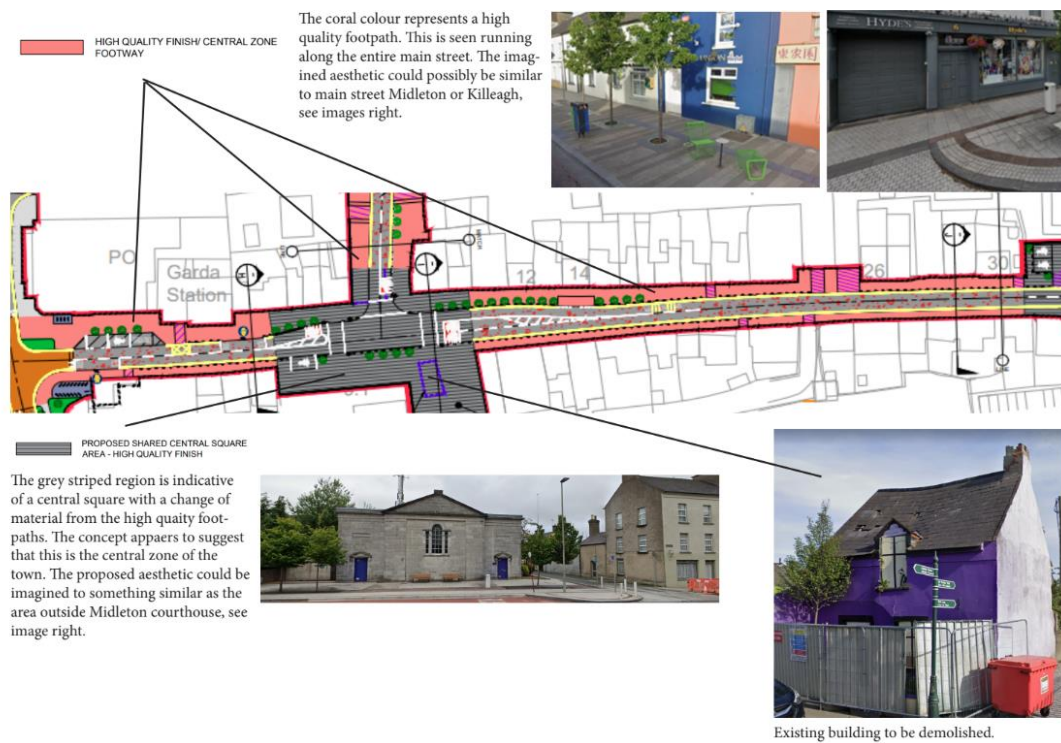


Figure 13: Part 8 Snippet

Concept 5: Street Lighting

Street lighting can have an effect on the street's aesthetic from a higher perspective. Currently the street's lighting are attached to telephone poles and are entangled in overhead cables.

Site Analysis:

The below images show the existing condition of the main street's lighting.



References:

1. Waterford City



Waterford City shows how street lighting doesn't just have to be poles, but can instead be lighting elements under benches or on the ground emphasising buildings. If the main street were to feature public benches to be accompanied by strip lighting underneath.

2. Castlemartyr



Both references show different, yet effective ways of providing street lighting. Castlemartyr's main street provide a more ornate style of street lighting. This may appeal to the historical factor of Carrigtwohill's main street, if used.

Benefits:

- Safer at darker hours
- Makes the main street a usable space at later hours
- Improved aesthetic

Concept 6: Street Art

The additions of street art to the main street is a more unorthodox method of improving the fabric and aesthetic of the towns centre.

Site Analysis:

The below images show possible locations in the main street that could feature murals.



References:



1. Cork City



2. Waterford City



Benefits:

- Spark an artistic movement within the community
- Give a sense of identity and provide something unique
- Improve aesthetic

Section 2 – services & amenities

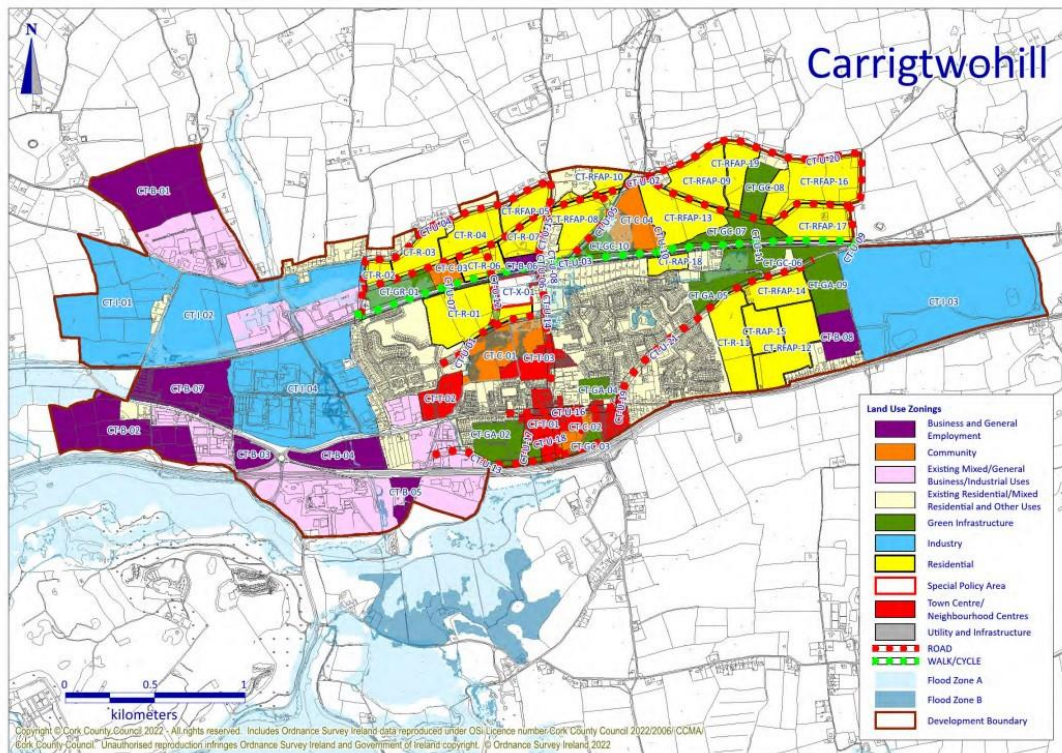


Figure 14: Development Plan Map

Anticipating the residential development of northern Carrigtwohill, there will be a demand for services and amenities for the residents. Logically you could think to duplicate the existing ones. However, when you analyse the existing services, you see the deficit for the existing community members. It then begs the question - why would we begin to consider services and amenities for residents that have not arrived, when we don't have them for those who are already here?

Some of the existing facilities include:

hairdressers/barber	dry cleaners	charity shop	community centre
solicitors	schools	beauticians	recycling
grocery shops	sports recreational	butcher	dentist
ethnic grocery shops	green spaces	car wash/valet	doctors
cafes	pharmacy	accountant	real estate
takeaways	opticians	dermatologist	florist
pubs	garden centre	car sales	petrol station
tech repair	retail	playground	mechanics
ATM	childcare		car wash/valet
gym			

Site Analysis:



KEY:

SPORTS GROUNDS	TAKEAWAY/RESTAURANT	COMMUNITY CENTRE	CHILDCARE
PETROL STATION	PUB	MECHANICS	GARDA STATION
HAIRDRESSER/BARBER	SCHOOLS	FLORIST	CHARITY
SOLICITORS OFFICE	PHARMACY	REAL ESTATE/AUCTIONEERS	
FOOD STORE	TECHNOLOGY STORE/REPAIR	MEDICAL	
ETHNIC FOOD STORE	DRY CLEANERS	DENTAL	
CAFE	GREEN RECREATIONAL SPACES	CAR WASH/VALET	

Figure 15: Existing Amenities & Facilities

A major deficit of Carrigtwohill is the lack of nightlife. Below explores the current situation:



Appendix: C Legally Protected Structures

NIAH Carrigtwohill Structures

	Townland	Ref	GPS	Period	Description
1	Johnstown	20907546	178596, 73208	1925 - 1935	House
2	Killacloyne	20907548	179777, 73227	1855 - 1860	Killacloyne Bridge
3	Garrancloyne	20907549	181386, 74477	1920 - 1940	House
4	Killacloyne	20907550	182005, 73781	1855 - 1860	Barry's Bridge
5	Carrigtwohill	20907551	182042, 73777	1856 - 1860	Carrigtwohill Old Station
6	Terrysland	20907553	181012, 73512	1855 - 1860	Wise's Bridge
7	Carrigtwohill	20907552	182063, 73749	1856 - 1860	Carrigtwohill Stationmaster's House
8	Carrigtwohill	20907554	181982, 73658	1870 - 1890	Surgery/Clinic
9	Carrigtwohill	20907555	182078, 73654	1870 - 1890	Parochial House
10	Carrigtwohill	20907557	182111, 73097	1860 - 1900	Saint Mary's Church
11	Carrigtwohill	20907558	182099, 73025	1820 - 1840	House
12	Carrigtwohill	20907558	180638, 72563	1810 - 1830	Tullagreen House
13	Tullagreen	20907560	180710, 72298	1870 - 1890	Gate Lodge
14	Tullagreen	20907561	180688, 72188	1805 - 1810	Bridge
15	Fota	20907562	180676, 72091	1810 - 1830	Gate Lodge
16	Fota	20907564	180733, 71789	1810 - 1830	Gate Lodge
17	Fota	20907564	178252, 71840	1880 - 1885	Slatty Viaduct
18	Fota	20907567	177961, 71558	1810 - 1830	Quay/Wharf
19	Fota	20907568	178246, 71600	1810 - 1830	Worker's House
20	Fota	20907569	178169, 71548	1860 - 1865	Fota Railway Station
21	Fota	20907571	178143, 71519	1860 - 1865	Stationmaster's House
22	Fota	20907573	179029, 71351	1800 - 1840	Farmyard complex
23	Fota	20907574	179239, 71325	1800 - 1840	Walled Garden
24	Fota	20907575	179224, 71481	1800 - 1840	Garden structure misc.
25	Fota	20907576	179288, 71323	1800 - 1840	Conservatory
26	Fota	20907577	179154, 70832	1810 - 1830	Gate Lodge
27	Barryscourt	20907613	182538, 71812	1810 - 1850	House
28	Ballintubbrid West	20907613	183750, 71152	1730 - 1770	Ballintubbrid Villa
29	Ballintubbrid East	20907615	184026, 70772	1780 - 1800	House
30	Ballintubbrid East	20907616	184288, 70368	1875 - 1885	Quay/Wharf
31	Ballyvodock East	20907617	185704, 71196	1840 - 1860	House
32	Ballyvodock East	20907618	185709, 71181	1840 - 1860	House
33	Ballyvodock East	20907619	185801, 70789	1840 - 1860	Farmyard complex
34	Ballyvodock East	20907620	186218, 70348	1815 - 1820	Ahanesk House (Hotel)
35	Gortnamucky	20907621	182142, 75103	1780 - 1820	

RMP Carrigtwohill Structures

	Townland	Map	Ref	GPS	Brief Description
1	Ballycurreen	C0064-070			Mill - Paper
2	Ballinbrittig	C0064-078	11/2	17864/07744	Ringfort
3	Ballinbrittig	C0064-079	11/6	17940/07721	Ritual Site - Holy Well
4	Ballinbrittig	C0064-080	15/2	17850/07642	Ringfort
5	Ballinbrittig	C0064-081			Ringfort - Rath
6	Ballinbrittig	C0064-082			Ringfort - Rath
7	Ballinbrittig	C0064-083			Ringfort - Rath
8	Ballinbrittig	C0064-084			Ringfort - Rath
9	Ballinbrittig	C0064-085			Ringfort - Rath
10	Ballinbrittig	C0064-086			Ritual Site - Holy Well
11	Ballyregan	C0064-087			Ringfort - Rath
12	Forest-Town	C0064-088			Ringfort - Rath
13	Killacloyne	CO064-089001			Fulacht Fiadh
14	Ballinbrittig	CO064-089002			Church
15	Tibbotstown	CO064-090			Fulacht Fiadh
16	Tibbotstown	CO064-091			Fulacht Fiadh
17	Tibbotstown	CO064-092			Ringfort - Rath
18	Tibbotstown	CO064-093			Ringfort - Rath
19	Fahydorgan	CO064-094			Ringfort - Rath
20	Longstown	CO064-095			Ringfort - Rath
21	Longstown	CO064-096			Enclosure
22	Longstown	CO064-097			Enclosure
23	Longstown	CO064-098			Enclosure
24	Longstown	CO064-099			Enclosure
25	Longstown	CO064-100			Fulacht Fiadh
26	Garranes	CO064-102			Ringfort - Rath
27	Garranes	CO064-103			Ringfort - Rath
28	Garranes	CO064-104			Ringfort - Rath
29	Garranes	CO064-105			Standing Stones
30	Garranes	CO064-106			Ringfort - Rath
31	Garranes	CO064-107			Ringfort - Rath
32	Lackenbehy	CO065-050			Ringfort - Rath
33	Lackenbehy	CO065-051			
34	Lackenbehy	CO065-052			
35	Lackenbehy	CO065-054			
36	Lackenbehy	CO065-055			
37	Ballyleary	CO065-056			Ringfort - Rath
38	Ballyleary	CO065-057			Ringfort - Rath
39	Woodstock	CO065-059001			
40	Woodstock	CO065-059002			Souterrain
41	Woodstock	CO065-060			Ringfort - Rath
42	Curragh	CO065-061			Hilltop Enclosure
43	Curragh	CO065-108			Enclosure
44	Carrigtwohill	CO075-017001			Graveyard
45	Carrigtwohill	CO075-017002			St David's Church (C o I)

	Townland	Map	Ref	GPS	Brief Description
46	Carrigtwohill	CO075-017003			St David's Church (C o I)
47	Carrigtwohill	CO075-017004			Abbey Ruins
48	Barryscourt	CO075-018001			Barryscourt Castle
49	Barryscourt	CO075-018002	08/06	18220/07252	Fulacht Fiadh
50	Barryscourt	CO075-018003			Bawn
51	Tullagreen	CO075-019	08/5	18104/07235	Country House
52	Foaty	CO075-046	11/1	17787/07151	Folly
53	Foaty	CO075-047	11/2	17914/07127	Country House
54	Carhoo	CO075-050	04/4	18025/07392	Country House
55	Anngrove	CO075-051	04/1	18066/07428	Country House
56	Carrigtwohill	CO075-068	08/3	18190/07302	Shell Midden
57	Barryscourt	CO075-070	08/6	18205/07236	Fulacht Fiadh
58	Barryscourt	CO075-071	08/6	18206/07233	Fulacht Fiadh
59	Barryscourt	CO075-072	08/6	18206/07233	Fulacht Fiadh
60	Foaty	CO075-077	11/3	17970/07184	Occupation Site
61	Foaty			20907572	Country House
62	Foaty	CO075-089			Pit
63	Foaty	CO075-090			Pit
64	Foaty	CO075-091			Fulacht Fiadh
65	Foaty	CO075-092			Fulacht Fiadh
66	Foaty	CO075-093			Excavation - Miscellaneous
67	Terrysland	CO076-001	01/4	18260/07361	Lime Klyn
68	Clyduff	CO076-002	05/1	18302/07276	Linear Earthwork
69	Terrysland	CO076-003	01/4	18273/07363	Cave
70	Clyduff	CO076-005	05/2	18338/07283	Flint Scatter
71	Ballintubbrid East	CO076-006	05/5	18400/07238	Ringfort
72	Barryscourt	CO076-007	09/1	18259/07173	Lime Klyn
73	Ballintubbrid West	CO076-008	09/2	18382/07175	Circular Enclosure
74	Ballintubbrid East	CO076-009	09/2	18385/07115	Natural Feature
75	Ballintubbrid East	CO076-010	09/5	18409/07093	Lime Klyn
76	Rossmore	CO076-011	13/1	18321/07011	Shell Midden
77	Ballintubbrid West	CO076-012	09/6	18419/07017	Shell Midden
78	Ballintubbrid West	CO076-013	09/6	18478/07016	Shell Midden
79	Ballyvodock West	CO076-014	09/6	18485/07073	Shell Midden
80	Ballyvodock West	CO076-01501	10/4	18543/07054	Shell Midden
81	Ballyvodock West	CO076-01502	10/4	18543/07055	Tower House
82	Ballyvodock West	CO076-016	05/6	18491/07219	Possible Ringfort
83	Ballyrichard More	CO076-017	02/4	18556/07388	Tree Ring
84	Water-Rock	CO076-018	02/5	18628/07411	Lime Klyn
85	Ballyvodock East	CO076-019	10/2	18586/07171	Possible Ringfort
86	Ballintubbrid West	CO076-065	09/6	18451/07015	Shell Midden
87	Ballyvodock East	CO076-067	10/5	18601/07036	Garden Feature
88	Ballyvodock East	CO076-068	10/6	18659/07029	Shell Midden
89	Ballyvodock East	CO076-069			Garden Feature
90	Clyduff	CO076-071	05/1	18313/07271	Possible Ringfort
91	Ballyvodock West	CO076-089	10/1	18591/07167	AP: Circular Enclosure

92	Ballyvodock	CO076-090	10/1	18591/07125	AP: Sub-Circular enclosure
93	Ballyvodock East	CO076-091	06/5	18642/07248	AP: Circular Enclosure
94	Ballyvodock East	CO076-092	06/2	18621/07291	Linear Earthwork
95	Ballyvodock West	CO076-103	10/1	18586/07140	AP: Linear Feature
96	Ballyvodock East	CO076-104	06/5	18651/07248	AP: Linear Feature
97	Ballyvodock East	CO076-105	06/1	18569/07261	Fulacht Fiadh
98	Ballintubbrid West	C0076-114	09/2	18420/07128	Bee Boles
99	Ballyrichard More	C0076-117			
100	Ballyadam	C0076-119			Excavation - Miscellaneous
101	Ballyadam	C0076-120			Fulacht Fiadh
102	Ballyadam	C0076-121			Fulacht Fiadh
103	Ballyadam	C0076-122			Burnt Mound
104	Ballyadam	C0076-123			Fulacht Fiadh
105	Carrigtwohill	C0076-124			Fulacht Fiadh

List to be considered for submission on Protected Structures

		Lat	Lon	RMP	NAIH
Starting at the Church turn right at the railway bridge up the Woodstock Road to Broe's cross. At the L- 3606-27 turn right onto the L -7634-25 Boher Bo Finne and down Heamount.					
1	The Grotto at Rockville on Station Road Carrigtwohill. It exists over 100 years and is marked on HEV Cassini 6-inch map as 'Rockville Statue'.	51.91294	-8.26175		
2	Old Lime Kiln probably part of Old Farmstead Ruin over 200 years old.	51.91458	-8.25431	CO076-001	
3	The earliest known survey was conducted by historian and antiquarian, Thomas Crofton Croker with his partner Robert O'Callaghan Newenman, who reported to the Society of Antiquities of London, 15 th December 1829. A little over a century later it was the turn of C J Coleman to publish his report in the Naturalist Journal of 1945 his survey findings a series of chamber discovered, December 1933. RMP recommendation: No	51.91470	-8.25225	CO076-003	
4	Tuber na Casa a Holy Well and source of the first water to be piped to the Village of Carrigtwohill has been written about and is well known.	51.92807	-8.25520		
5	Birthplace of the renowned farmer & Irish Poet, Dáibhi de Barra (1757-1851) scholar of the Irish Language.	51.92839	-8.25391		
6	Broe's Forge on Bother Bo Finne the Road of the White Cow steeped in legend there is still visible signs of the Forge. Identified on HEV Historic 25 inch map, marked as 'Smithy'.	51.94121	-8.25155		
7	Woodstock House marked on HEV Historic 25 inch map as 'Woodstock Stud Farm' home of the celebrated Lawton family Horse dealers.	51.93847	-8.24146		
Back to the railway bridge again and continue on the L-7632-15 to Hegarty's cross.					
8	Old Farmstead on the right-hand side of the road, remembered locally as Kate Sheehan's and still more or less intact. Identified on HEV Historic 25 inch map, but not named.	51.92557	-8.26142		
9	On the left the remains of an old country Grocery Shop still more or less intact, and remembered locally as Sis Barry's Shop. Identified on HEV Historic 25 inch map, but not named.	51.94348	-8.26138		
Back Now to Ann grove Cross Take the L-7635-0 up the hill to Ballinakilla Cross					
10	On the left-hand side of road are the ruin of Killcruffin Church. RMP recommendation: Yes And the Cemetery known as Temple na Curraheen. RMP recommendation: Yes	51.92474	-8.27783	CO075-015001 CO075-015002	
11	At Cloneen reservoir there is a trough which provided a source of drinking water for working horses traveling the road, which is still intact and in good condition.	51.93854	-8.2752		
12	Further on the left hand side at what is now a modernised Farmyard was Horgan's Country shop. Identified on HEV Historic 25 inch map, but not named.	51.94760	-8.27807		
13	Near Ballinakilla Cross was a very popular Dance platform Which provided cross roads dancing in the 1930's & 40's.	51.95031	-8.27806		
At Anngrove Cross take the L-3615-0 to the T junction to the left					
14	On the right is what's remaining of the entrance to the site of the demolished Anngrove House the entrance in intact except the Pillars are missing	51.91624	-8.28297		
15	Direct at opposite side of the road is the gatehouse associated with the above entrance in good condition and occupied.	51.91604	-8.28289		
16	Further on right side of road in a stone built arch over a Stream associated with Anngrove House. Identified on HEV Historic 25 inch map, marked as 'Waterfall'.	51.91617	-8.28373		
At Anngrove Cross take The L-3616-0 to junction with the L -3678-0					
19	On left side is Barrett's Forge, an unoccupied dwelling. It is a stone built structure in very good condition. It was the subject of a recent planning application to which we submitted a petition to prevent it being destroyed. Planning application was refused. Identified on HEV Historic 25 inch map, marked as 'Smithy. It also appeared on HEV Cassini 6-inch. Although identified, it was unnamed.	51.91573	-8.27641		
At the L- 3678-0 heading towards the roundabout on the N25					
20	Near the roundabout on the R-624-1 is Tullagreen House Period house looks in very good condition and occupied. NAIH: Architectural, Artistic, Historical, Social	51.90543	-8.28211		20907559
On the N25 at Ballyrichard/Milebush going towards Midleton					
21	On the left and on high ground is a fine period residence with entrance from road. Identified on HEV Cassini 6-inch and Historic 25 inch as 'Glebe House'	51.91499	-8.21985		

- | | | | |
|--|--|----------|----------|
| 22 | On the wall after the entrance to the above house inlaid into the wall is an old-style milestone. | 51.91452 | -8.21911 |
| 23 | Still on the left a laneway off the road leads to a Historic House which was burned out during the War of Independence and now re-built along with an old style walled Orchard. | 51.91639 | -8.21724 |
| On the Carrigane Road L-3617-0 heading East towards Midleton | | | |
| 24 | After the Railway Bridge on the right-hand side is lovely limestone built gate lodge at the entrance to an old Farmstead with occupied dwelling and a large number of stone built farm outhouses along with a large stone built walled in area.
Identified on HEV Historic 25 inch map, marked as 'Ballyadam House'. | 51.91840 | -8.23172 |
| On the Murty's Cross to Midleton road turn off on the L- 7646.0 | | | |
| 25 | There is a very unusual well in a field just off the left-hand side of the road. This well is underground (possibly medieval) down a flight of about 30 stone steps with incline of about 30°. It is still possible to reach the well by this stairway.
There are two openings like ventilation shafts from the well. | 51.89989 | -8.23956 |