CORA Cork Open Research Archive
Cartlann Taighde Oscailte Chorcaí

Title	Tower and Cloghroe Collaborative Town Centre Health Check (CTCHC) Report 2023
Authors	Fitzsimons, Jeanette;Harpur, Carol;O'Regan, Cathal;Dineen, Ciaran;Cernea-Hayes, Dana;Glenn, Gemma;Bennett, Jake;Cullen, John;Cotel, Kelly;Costello, Lauren;Noll Venables, Mary;Carroll, Muireann;O'Callaghan, Rachel
Publication date	2023
Original Citation	Fitzsimons, J. (2023) Tower and Cloghroe Collaborative Town Centre Health Check (CTCHC) Report 2023. Available at: https://www.corkcity.ie/media/2rxekjog/tower-cloghroe-collaborative-town-centre-health-check-report-2023.pdf (Accessed: 23 April 2025)
Type of publication	Report
Link to publisher's version	https://www.corkcity.ie/media/2rxekjog/tower-cloghroe-collaborative-town-centre-health-check-report-2023.pdf
Rights	© 2025, the Authors.
Download date	2026-11-15 04:43:05
Item downloaded from	https://hdl.handle.net/10468/17308



UCC
University College Cork, Ireland
Coláiste na hOllscoile Corcaigh



Tower & Cloghroe

Collaborative Town Centre Health Check (CTCHC) Report

2023















Tionscadal Éireann Project Ireland 2040

Ár dTodhchaí Tuaithe Our Rural Future

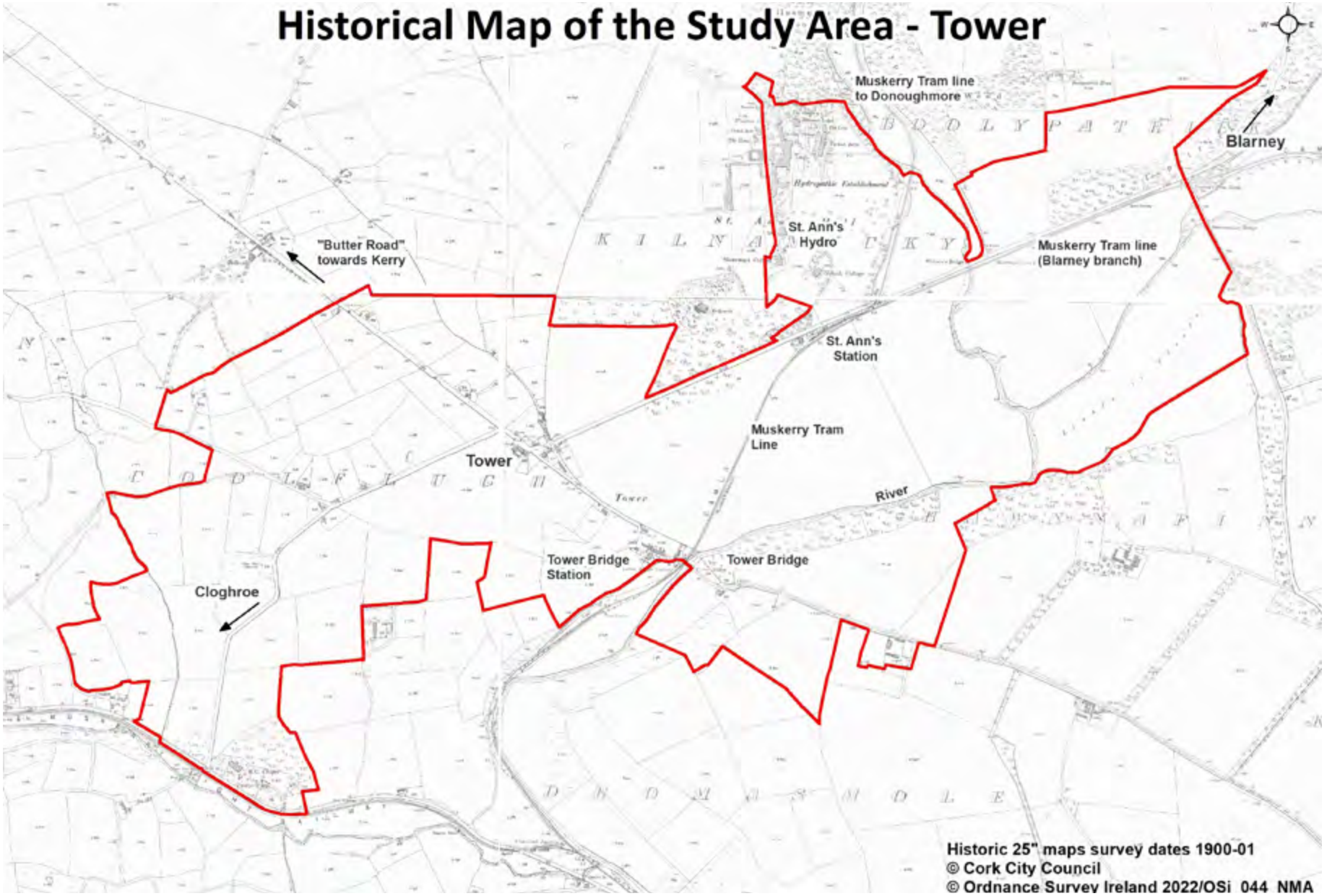
UCC Centre for Planning Education & Research

UCC University College Cork, Ireland Coláiste na hOllscoile Corcaigh

Comhairle Cathrach Chorcaí Cork City Council

An Chomhairle Oidhreachta The Heritage Council

Historical Map of the Study Area: Tower in 1901



Aims of the Study

This report describes the findings that were gathered in Tower & Cloghroe as part of the 15 step Collaborative Town Centre Health Check (CTCHC) Programme. The CTCHC Programme is being funded under Project Ireland 2040 and it is being conducted by the Heritage Council along with a variety of partners.

The data collected will be used to inform future decisions for the area and it will also be used to deliver policies and plans from the Cork City Development Plan 2022-28. The findings of the CTCHC Programme will inform plans and strategies in relation to the following:

- Arts, Heritage and Culture
- Climate Change Adaptation
- Community Health and Well-being
- Public Realm, e.g parks, greenways and public spaces
- Cultural Tourism
- Heritage-led regeneration
- Living in the Town Centre
- Strategic Planning and Place-making

Tower and Cloghroe Stakeholders:

Tower Tidy Towns

Local residents











Tionscadal Éireann Project Ireland 2040

Ár dTodhchaí Tuaithe Our Rural Future

UCC Centre for Planning Education & Research

UCC University College Cork, Ireland Coláiste na hOllscoile Corcaigh

Comhairle Cathrach Chorcaí Cork City Council

An Chomhairle Oidhreachta The Heritage Council

Survey Methodology



The CTCHC research for Tower and Cloghroe took place in 2021 and it was conducted by Masters in Planning and Sustainable Development students from University College Cork. Due to Covid restrictions at the time, the research focused extensively on these steps of the CTCHC Process: Landuse Survey & Vacancy, Footfall/Pedestrian Survey, and Survey Natural Desire Lines. Business surveys were undertaken in October 2021. Prior to site work the students virtually met with Alison Harvey co-ordinator of the CTCHC project in the Heritage Council and steering group members from Cork City Council for an overview of the project, process and place.

Land Use Survey & Vacancy

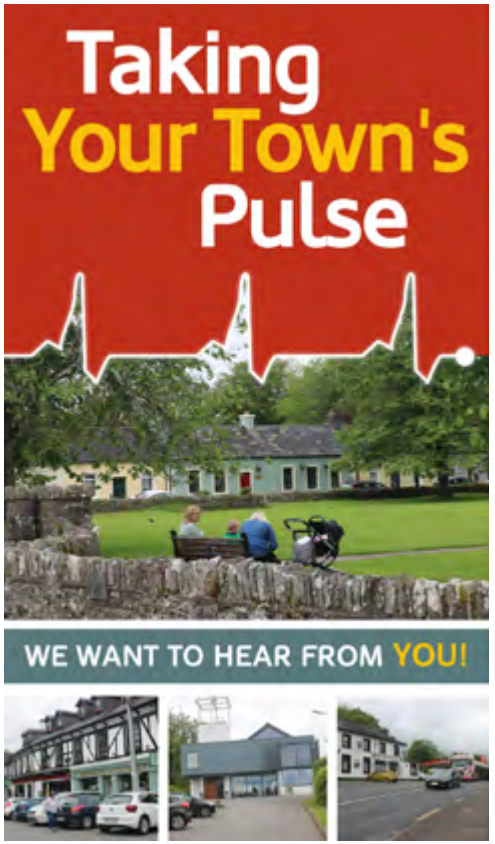
A survey of building uses and vacancy was conducted by UCC Planning students using ArcGIS Online. The students noted whether each building was vacant or active, and if it was active, they noted its ground floor use, only. Each building use was selected in accordance with the GOAD Classification of Land Use to ensure consistency with other CTCHC surveys. Using smartphones or tablets, this data was then inputted into the ArcGIS programme, in order to create a map showing the building uses in Tower and Cloghroe at that time. These findings were peer reviewed in March 2022.

Footfall/Pedestrian Survey

Students observed four different locations in Tower and Cloghroe to count the number of pedestrians passing on either side of the road. This was repeated at three different times across two days, including the morning and the afternoon. The data was inputted to a table showing the locations and times, in which pedestrian footfall was at its highest and lowest.

Survey Natural Desire Lines

Students observed areas in Tower and Cloghroe, in which pedestrian crossings were absent and large numbers of pedestrians were attempting to cross the road. These are known as ‘desire lines’.



Public Engagement Meeting

Due to Covid-19 restrictions, the project team held an online public engagement meeting on Thursday 10 June 2021. The aim of this meeting was to hear the views of the community in relation to the positive and negative aspects of Tower and Cloghroe. The Place Standard Tool was used as a tool to facilitate the conversation. Attendees were invited to submit further thoughts by email afterwards.

Introduction to Tower and Cloghroe

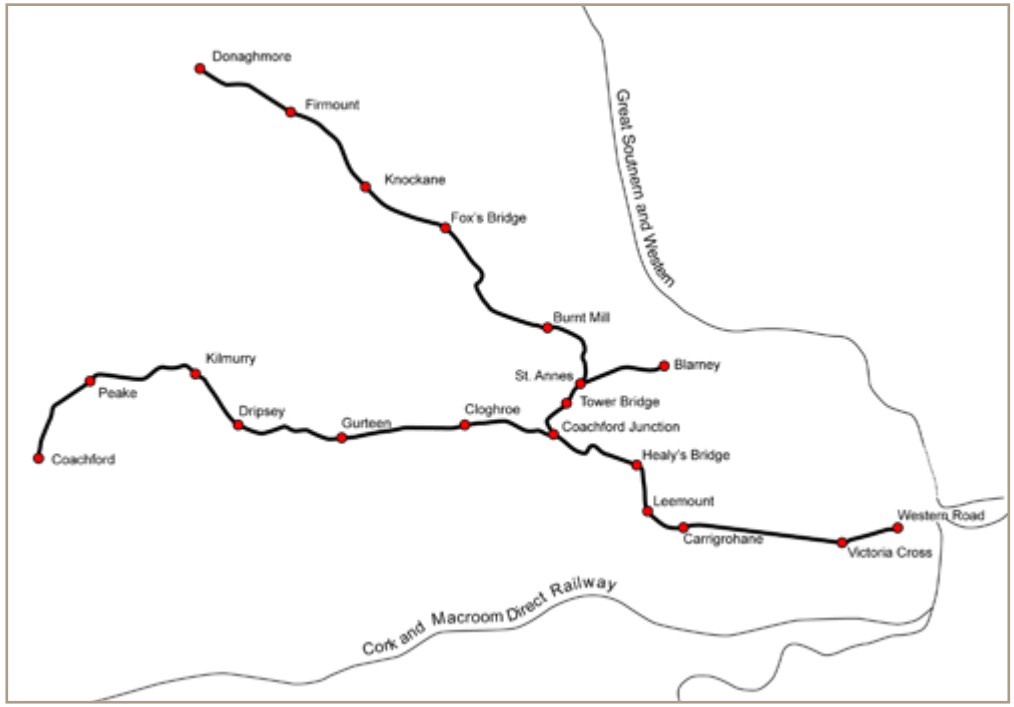
Tower is located approximately 11km to the north-east of Cork city at the junction of the townlands of Coolflugh, Kilnamucky and Cloghphilip. As of 2016, it had a population of approximately 3,274 people (2016 Census). It lies 3.5km west of Blarney along the R617. Cloghroe village is just over 1km further west of Tower on the R617. Tower and Cloghroe are within the jurisdiction of Cork City Council since the city's boundary extension in May 2019.

Historical Context

The establishment of the Cork and Muskerry Light Railway Line or Muskerry Tram in 1887 connected Tower and Cloghroe via stations at Tower Bridge and St. Ann's Hydro to the Blarney line which linked Blarney to Victoria Cross in Cork City. The Donoughmore line connected north from St. Ann's station. Cloghroe Station was on the Coachford line, which connected to the Blarney line at Coachford junction. The Cork and Muskerry Light Railway Line closed in 1934.

St. Ann's Hydropathic Centre (Hydro) was opened by Dr Richard Barter in 1843 and closed in 1952. It is located between Blarney and Tower. It was an internationally significant location for Turkish Baths for the treatment of ill health. Dr Barter took out a patent in 1859 for an Improved Turkish Bath which is still known internationally as the "Irish-Roman bath". The Hydro is currently derelict.

Tower is also on the historic route of the northern "Old Butter Road" or the "Kerry Road" along which butter was brought from Kerry via Killarney and Milstreet through Tower to the Butter Exchange in Cork City. The Butter Road was in operation from the mid 1700s.



Above: The Cork and Muskerry Light Railway Line.
(Image source: By Stabilo boss - Own work, CC BY-SA 3.0, https://commons.wikimedia.org/w/index.php?curid=8869734)



Right: 25" OS map from the late 1800s of St. Ann's Hydro.

The Built and Industrial Heritage of Tower

There were mills in the Tower area in the mid 1800s on the Shournagh River. There was a water-powered flax spinning mill at Tower Bridge around 1810. Tower also had a paper mill, later known as Burnt Mills, and a flour mill. The Burnt Mills (pictured below) is currently in complete ruins.



(source: https://censusconnections.ie/burnt-mills-shournagh-line/) Image Lawrence collection National library of Ireland via census connections website.

Tower village was expanded in 1906 as a result of an initiative by Daniel Desmond Sheehan, an MP in Westminster along with the Irish Land League Association who advocated for improved housing rights, which ultimately resulted in the construction of approximately 7,000 new dwellings in Cork County alone. Sheehan constructed a "Model Village" in Tower with seventeen cottages, a school and a meeting hall. These cottages, known as 'Sheehans cottages' (pictured below) and the local community hall are still standing and in use.





Protected Structures in Tower

Tower Bridge (1800-1840) Ref No. PS1159
"This bridge is a solidly constructed example of a nineteenth-century road bridge. The upstream cutwaters were designed to lessen the impact of water on the bridge, thus protecting its structural integrity. The additional square-headed span at the north-west end appears to have been added at a later date to accommodate the Great Southern railway line. It uses cut limestone blocks in its construction, typical of railway bridge building." (NIAH – Surveys, https://www.buildingsofireland.ie/buildings-search/)

Hydropathic Establishment (St. Annes Hydro) Ref No. PS1168
Also classified as a national monument C0062-235.

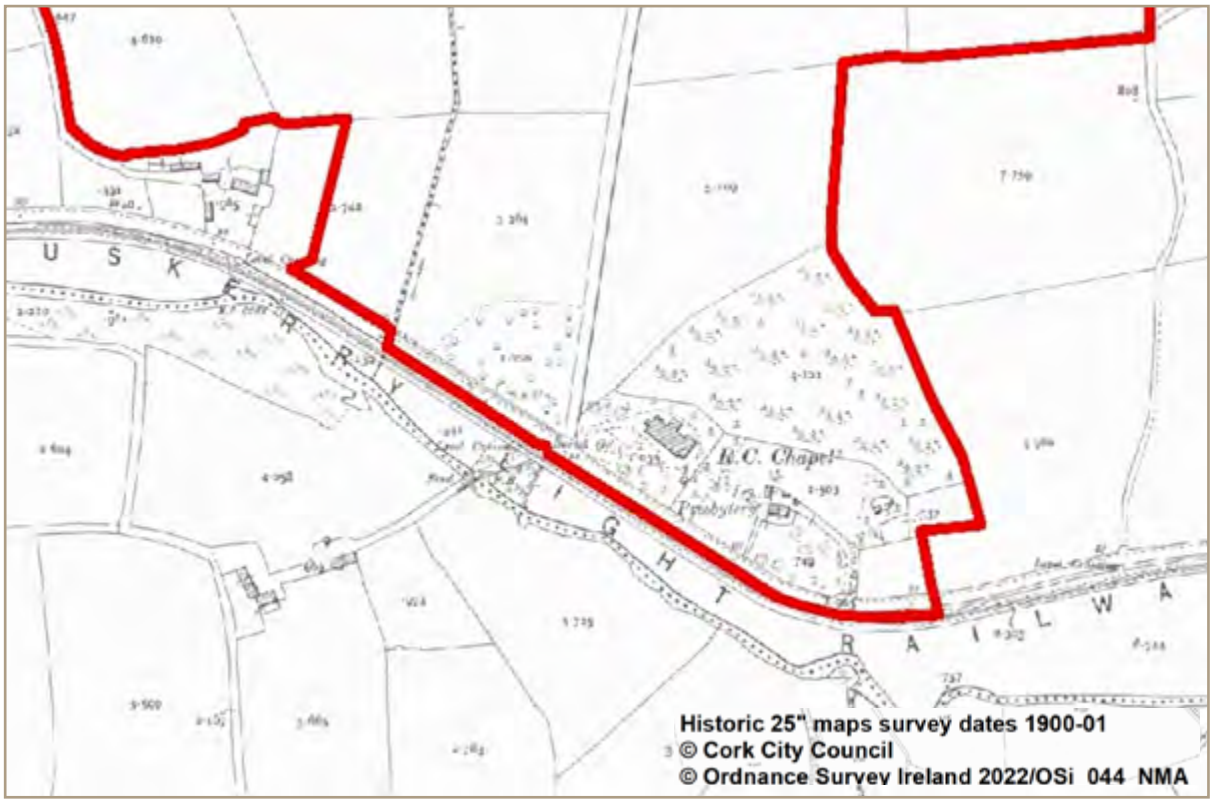


Left: Maranatha House.
Source: https://www.buildingsofireland.ie/buildings-search/building/

Other structures on the National Inventory of Architectural Heritage (NIAH)
Maranatha House (1840-1880) Reg. No. 20906225
Farm house and outbuildings Reg. No. 20907334
Gate lodge Reg. No. 20907317

The Built Heritage of Cloghroe

At the junction of R617 and R579 is the small village of Cloghroe, it is just over 1 km from Tower and they are connected by road including a footpath. Cloghroe translates as Cloch rua, or Red Sandstone. The only school in the study area is St. Senan's Cloghroe National School, which was constructed in 1968. A Bullaun stone, which is now sited within the grounds of this school is thought to have been associated with Inishleena Abbey which dates back to the early 1700s or before.



Above: Historical Map of Cloghroe, Historic 25" maps survey dates 1900-01.

Below: Sheeps Bridge, Cloghroe, Protected Structure.
(source:https://www.buildingsofireland.ie/buildings-search/building/20907318/sheep-bridge-cloghroe-cork)

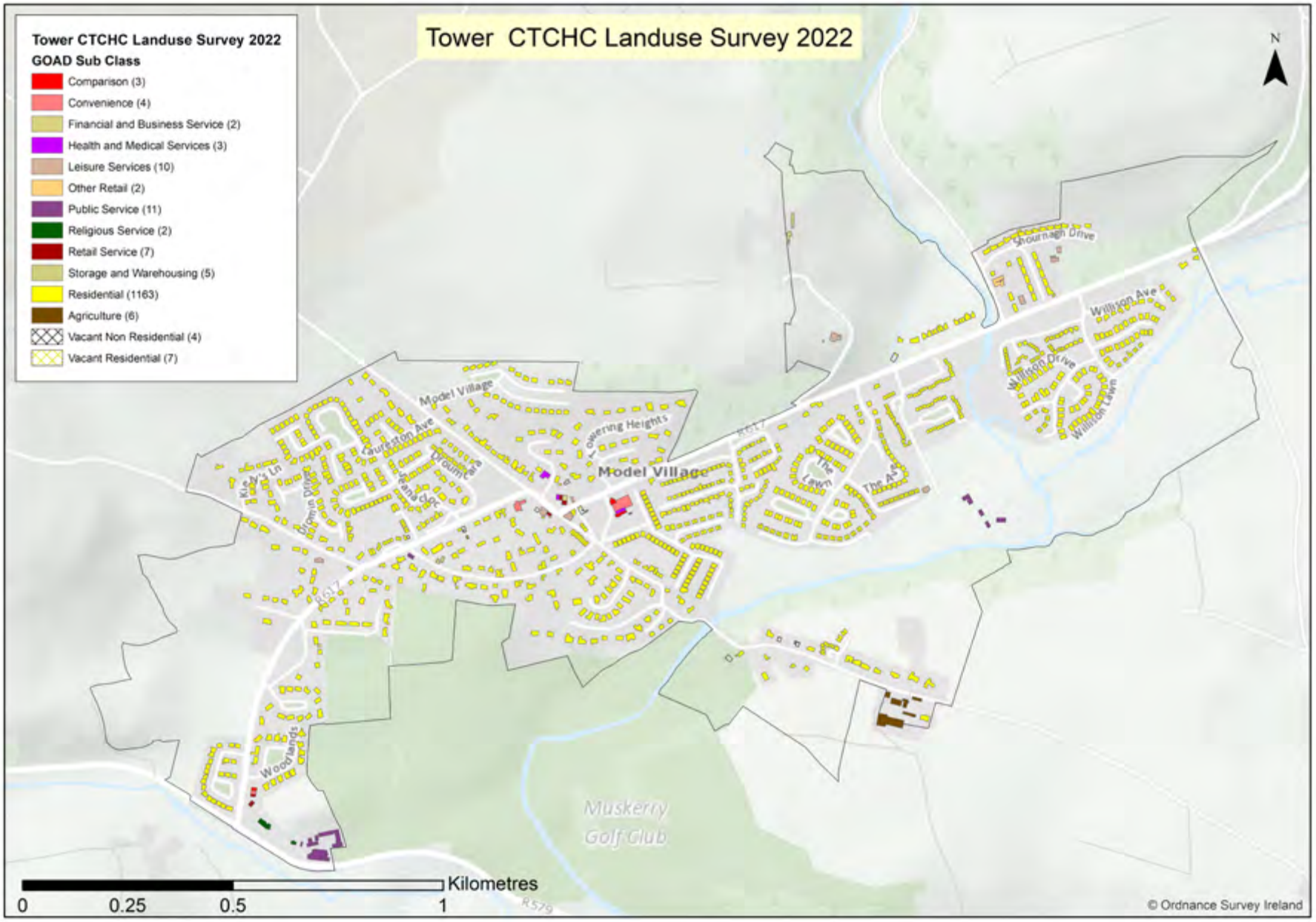


Protected Structures

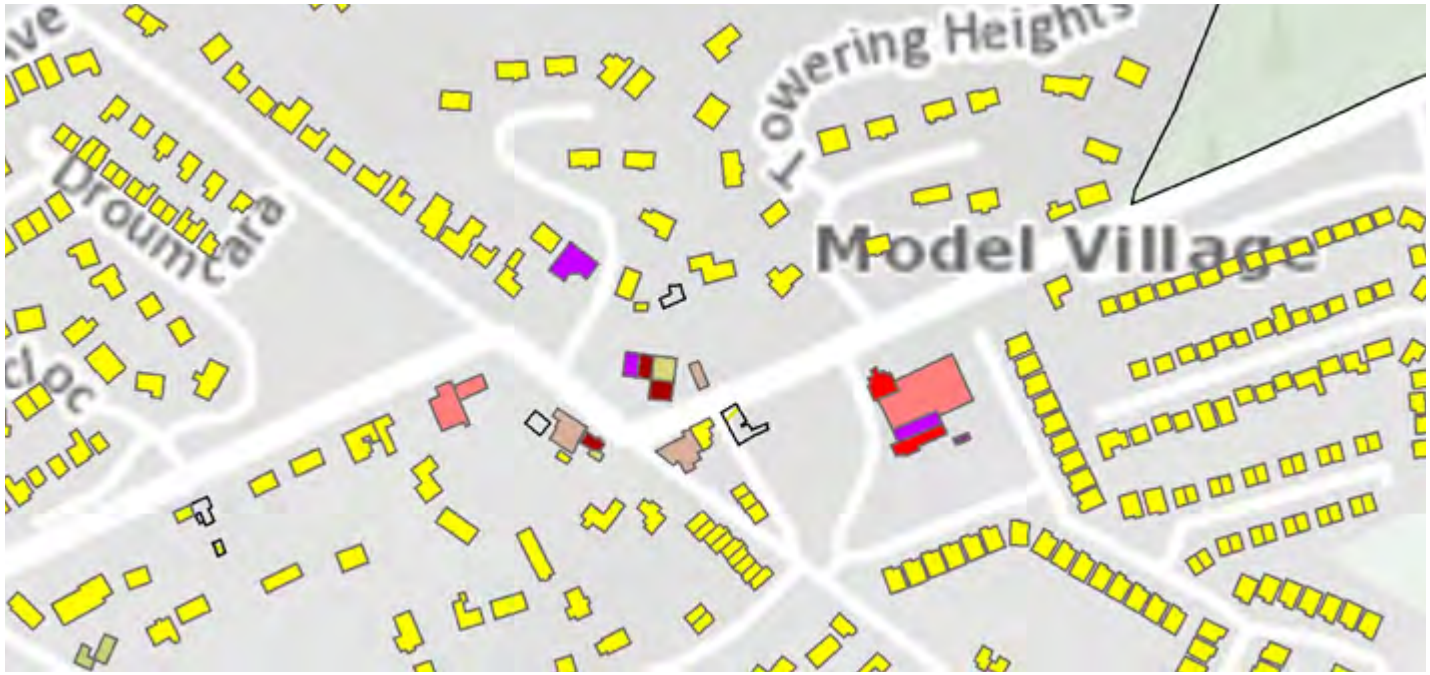
There is one protected structures within Cloghroe.

Sheep's Bridge, Cloghroe (1760-1800) Ref No. PS1158
A triple arched humpback road bridge which was built in the 1780s and forms a crossing point spanning the Ownnagearagh River is listed as a protected structure and is sited just to the west of Cloghroe village.

Tower and Cloghroe CTCHC Survey of Land Use



Tower Town Centre CTCHC Survey of Land Use



Comparison 3	Health & Medical Services 3	Public Service 11	Storage & Warehousing 5
Convenience 4	Leisure Services 10	Religious Service 2	Vacant Non Residential 4
Financial & Business Services 2	Other Retail 2	Retail Service 2	Agriculture 6

These totals are all the non residential units within Tower and Cloghroe LAP area.



Tower Town Core (surveyed in May 2021)

Mix of land uses including Supervalu, petrol station, pharmacy, medical and dental centre, florist, hairdresser, launderette, barbers, pizza restaurant and pubs.

Most non-residential units were in use at the time of the survey. The small outbuilding beside the Huntsman Pub is shown as vacant.

Upper floors appear to be in use, including City Council local offices above the florists.

Three vacant residential units in town centre.

Vacancy Non Residential

7.7%

(Calculated using all GOAD landuses surveyed excluding residential)

Vacancy including Residential

0.9%

(Calculated using all GOAD land uses surveyed in town)

Residential in Tower & Cloghroe

95%

Non Residential

5%

Cloghroe Village Centre CTCHC Survey of Land Use



- Comparison 3
- Convenience 4
- Financial & Business Services 2
- Health & Medical Services 3
- Leisure Services 10
- Other Retail 2
- Public Service 11
- Religious Service 2
- Retail Service 2
- Storage & Warehousing 5
- Vacant Non Residential 4
- Agriculture 6

These totals are all the non residential units within Tower and Cloghroe LAP area.





Cloghroe Village Core (surveyed in May 2021)

Land uses include Cloghroe retail store and post office, Cloghroe primary school, St. Senan's Catholic Church and adjoining burial ground, a pharmacy, a hairdressers, beauty salon and nutritionists office.

0%

No ground floor retail vacancy in Cloghroe at the time of the survey

0%

No vacant residential units in village centre

Tower Business Survey – Opportunities and Suggestions

What Businesses would do well?

- **75%** of survey responses suggested a **Café would do well in Tower**. A **Bakery** and **Restaurant** were also included in the suggestions.
- One response suggested that **small boutique shops** in a similar fashion to the layout in Cloghroe would be nice in the village.
  There are **no independent clothing retailers** in Tower at present.



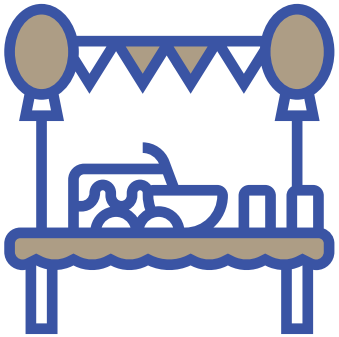


Improvements to Town Centre

- Along with Cafés and places to eat, **creating areas to sit down** was identified as something that would improve the town. There was a strong sense in the survey responses that the town **lacked a focal point** and **reason to stay** in the centre of the town.
- A **community centre** and **public walking trails** were identified as amenities that were needed.







Events in Tower

50% of respondents were **willing to participate in organising events**.
Suggestions for future events included a **community BBQ**, **Picnic in the Park** and **family orientated events**.

Cloghroe Business Survey – Opportunities and Suggestions

Cloghroe represents a specific neighbourhood retail location (historic location), where shops are all aligned in one specific location with a small adjoining car park. The shops represent local services for the surroundings and including a post office and shop, pharmacy, beauty salon and a gym.

Survey respondents: 3





Business profile

This neighbourhood shopping area is long established with shops trading for up to 36 years. They represent a total of 11 full-time and 3 part-time employees between them. Ownership is concentrated with one shop owner owning a number of retail units which are rented out.

Strengths

- **A dynamic retail area:** Investments were made in this area in the last two years. During the pandemic, a row of the commercial units was reorganised, giving more space to the pharmacy and changing the space of the shop and post office. A new gym was opened a few months before this survey was undertaken.
- **Cloghroe, an attractive area:** respondents mention the wide roads and easy parking as well as the amount of new housing attracting people to the area. Community is mentioned as main strength of the area by two respondents. Green spaces and parks are also seen as good.

Improvements recommended

- **More seating, including benches, around the green areas**
- **Fix the roads and flooding**

Challenges

School traffic times: parking is haphazard at school drop-off and pick-up times with people double and triple parking. Respondents highlighted the safety risks for children at these times and recommended more designated pedestrian crossings.

Opportunities

Events/Other retail: two respondents would like to see more events. Ideas put forward: Christmas market, fun events such as mini marathon or games on the green. Two respondents would like to see a coffee shop in the area where people could meet up.

Tower Business Profile

Retail and professional services are found in two main clusters in Tower, one at Tower Cross and the other at Tower Shopping Centre. The range of services that can be found here include a supermarket, pharmacy, filling station, florist, pubs, restaurants, barbers, hair and beauty salons, a launderette, along with various medical centres.



Location of business clusters within Tower village.
Basemap source: Heritage Maps

- On average **businesses have been trading in Tower for approximately 13 years**.
- **75% of businesses identified Blarney and 25% identified Ballincollig** as the main competition to Tower.
- All businesses indicated that **they had made investments within the last 5 years** while **50% have future investments planned** over the next 5 years.
- All businesses with **upper floor space indicated that it was in use for business purposes**.
- All businesses that responded indicated that **they are happy with their current premises**.

Business Owners' Opinions on Tower Town Centre

Positive
50%



Neutral
50%

75%
of businesses see improvement in trade over the next two years

- *"More housing"*
- *"More staff"*
- *"Updates to Business"*

Business Owners' Opinion of Tower Town Centre

Business owners were asked to rate aspects of Blarney Town Centre on a scale from 1 to 5.

1 - Very Poor
2 - Poor
3 - Neither Good nor Bad
4 - Good
5 - Very Good

Feeling of safety and security during the day in town centre	4.25
Feeling of safety and security at night in the town centre	4
Standard of service in shops in the town centre	4
Value for money of shops in the town centre	4
Variety of goods available in shops in the town centre	4
General ease of getting around Tower	4
Pavement quality	4
Attractiveness of Tower Town Centre	3.5
Parking in the town centre	3.5
General feeling of vibrancy in Tower Town Centre	3.25
Pavement cleanliness	3.25
Traffic flow in the town centre	3
Café/Restaurant quality in the town centre	2.75
Quality of shops in the town centre	2.75
Café/Restaurant choice in the town centre	2.5
Range of events in Tower Town Centre	2
Parks and green space in the town centre	2
Variety/Range of shops in the town centre	1.75
Seating and areas to congregate	1.5
Attractions in the town other than shopping	1
Cycling facilities – cycle parking	1
Cycling facilities – cycle lanes	1

Strengths of Tower Town Centre



Overall opinion of Tower is a mix of positive and neutral attitudes: "Busy with large residential population" "Plenty of services" "Good shopping facilities" "People-friendly"

Quality of Services: Supervalu was identified as the main attraction to Tower in many responses along with the various hairdressers and professional services.

Safe and Navigable place: The feeling of safety and security at night and during the day scored the highest in the survey. The quality of the pavements along with the general ease of getting around Tower were also considered good.

Challenges of Tower Town Centre



Community Amenities: "Not much around" "nothing to do in the village" "young people/teenagers have nowhere to meet in the afternoon/ evenings"

Lacks a defined centre: The overall score for seating and areas to congregate was rated between very poor and poor. Similarly attractions to the town other than shopping was rated to be very poor. Comments: "The only central green area was replaced with a carpark a number of years ago" "More public seating would be good but this could lead to loitering in some areas"

Footfall Survey of Tower and Cloghroe

A footfall survey was undertaken at different locations across Tower and Cloghroe on Friday 28th May and Saturday 29th May 2021. Three time slots were recorded on Friday and two time slots were recorded on Saturday. Pedestrians were recorded at both sides of the road at each site. These locations are identified on the map and described below.

There were very few pedestrians seen in either Tower or Cloghroe during the survey times. The exception to the low pedestrian numbers was when school ended on Friday afternoon in Cloghroe.

At survey point 3 it was noted that some pedestrians chose not to use lights and crossed informally at the opposite side of the vehicular entrance.



Day	Time	1A	1B	2A	2B	3A	3B	4A	4B
Fri 28 May 2021	12.15-12.30pm	10	2	2	1	7	10	0	0
	2.15-2.30pm	1	3	2	1	0	3	46	26
	4.15-4.30pm	10	10	2	3	0	2	4	0
Sat 29 May 2021	10.15-10.30am	2	1	1	1	3	5	1	3
	12.15-12.30pm	4	4	4	7	1	6	4	2
Total		**27**	**20**	**11**	**13**	**11**	**26**	**55**	**31**



Survey Point 1: This survey point on the R617 was at the pedestrian lights linking the village green to the path near the petrol station.



Survey Point 2: This point on Kerry Road is a crossing close to the vehicular entrance to the park and playground. No formal crossing infrastructure at time of survey.



Survey Point 3: This survey point on the R617 was at the pedestrian crossing lights close to the Supervalu building.



Survey Point 4: This survey point on the R617 was at the pedestrian crossing lights linking the Cloghroe retail stores to the Senandale estate.

Tower Desire Line Observations

Improved footpaths and crossings

It was observed that due to the lack of wide and continuous footpaths there are a number of points in Tower that a crossing or inclusion of footpaths would improve the walking environment. Some of these are shown on the map with a blue circle and in photos 1, 2 and 3. There is no footpath at Tower Bridge (6). People took shortcuts at Point 7, opting to cross the road away from the traffic lights further east.

Shortcuts through grassed areas and fence

There was patterns of short cuts through informal green areas as shown in the images below. Students saw groups of school children using the grassed area pictured on the left and people using the gap in the fence to move between housing areas. Public feedback noted this route was safer than using the main road. Antisocial behaviour was noted as an issue here.

Desire to access the riverside

The riverbank is inaccessible as an amenity. Members of the public said they would like to access it.



Desire lines are informal paths or short-cuts used by walkers away from designated footpaths, sometimes evident by worn trails through grassy areas.



Desire Line 1: Footpath finishes without a safe crossing point to the opposite footpath.



Desire Line 2: No safe crossing point, children seen using this route rather than going through supermarket carpark.



Desire Line 3: No crossing at Kerry Road to access park and playground.



Desire Line 4: Shortcuts through grassed areas and fence.



Desire Line 5: Shortcuts through grassed areas and fence.

Cloghroe Desire Line Observations

Connection to Ballyanly

Community mentioned that the only safe method to go to the Ballyanly sports grounds 4.2km from Cloghroe is by car.

Improved access to the primary school

Some children “cut through” the church grounds for a safe access to the school. Planning students observed primary school students cycling on footpath, and assumed this was for a safe journey. Feedback from the public consultation was this area can be dangerous in on school days with school drop offs / collections.

Potential greenway link to the primary school

Suggestion that a greenway link to old “Tram line” to Tower could be included.





Location No.1

Church carpark



Tower and Cloghroe Public Engagement Summary

Using the Place Standard Tool the online community engagement had focused discussions on eight topics: Identity and Belonging, Jobs and Businesses, Nature Tourism and Landscape, Countryside, Transport and other services, Streets and Spaces, Amenities and facilities for all, Housing for Living and Moving Around. Each topic was introduced by a student with some prompt questions.

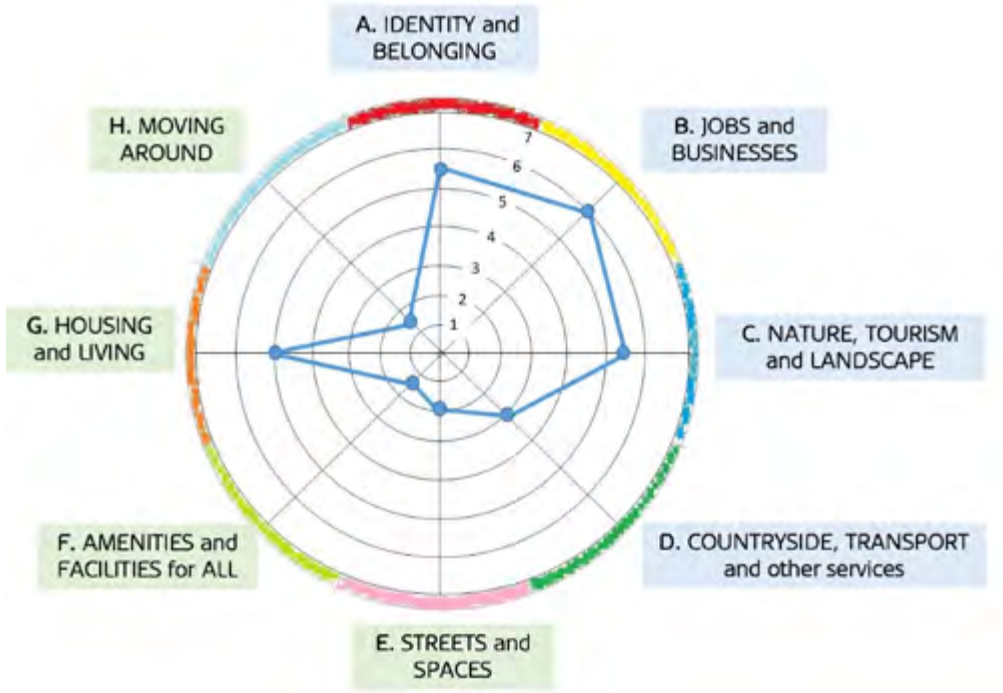
Then the community group of 12 participants spent 5 minutes discussing each topic, before giving it an overall rating on a scale of 1 – 7, where a score of 1 denotes a weak performance and lots of improvement is needed, and 7 implies that it is performing well and little improvement is needed.

All those who attended were from Tower and though they primarily discussed Tower, they occasionaly mentioned Cloghroe.

This breakdown of the ratings was shown to the community:

7 **Doing really well**
6 **Doing quite well – a few things to be worked on**
5 **Doing well – but some actions needed**
4 **Doing ok – but it could slip back without attention**
3 **Weak-ish – but can improve if worked on**
2 **Quite weak – many actions needed**
1 **Very weak – a lot of improvements needed**





Topic discussed and rated	Community rating
Identity and Belonging	5.5
Jobs and Businesses	6
Nature, Tourism and Landscape	5.5
Countryside, Transport and other services	3
Streets and Spaces	2
Amenities and Facilities for all	1.5
Housing and Living	5
Moving Around	1.5

Summary of the Key Points Raised by the Community

A) Identity and Belonging (score: 5.5)

The Tower/Cloghroe area has grown significantly in population in past decades. The group feel Tower is disjointed, a feeling enhanced by the busy road. There is a need to preserve and commemorate the local history of the area to help to create a better sense of place, foster community spirit and rekindle identity. The Hydro, Muskerry Tram, village pump (now gone) and Mills are historic aspects of the area.

B) Jobs and Business (score: 6)

With large employers like Apple in close commuting distance, the group believed this provides sufficient employment. There was a discussion that large commercial/industrial use in the immediate vicinity would detract from the traditional village feel of Tower and Cloghroe.

C) Nature, Tourism and Landscape (score: 5.5)



'Tower is a community, not a motorway'. The group want people and not the roads to be the priority in Tower. There is a major desire to open up access to the river and make it an amenable area for all to use, not simply an abandoned grassland between housing estates.

D) Countryside, Transport and other services (score: 3)

Tower serves a large rural hinterland providing retail, education and health services. The poor quality of roads leading in and out of Tower and Cloghroe is concerning.

Wide, safe footpaths and traffic calming are a necessity to reduce the high speed of vehicles and provide a safe physical environment for pedestrians. An integrated mobility plan may prove fruitful in the development of the riverside walkway.

A frequent bus service to and from Ballincollig is highly sought-after, especially to meet young people's needs.

E) Streets and Spaces (score: 2)

All contributors from the group were very much in agreement. There seemed to be quite a lot of appreciation for the Village Green, particularly during daylight hours, but the layout of street networks and the considerable amount of traffic were seen as the fundamental areas that need to be urgently addressed.



Summary of the Key Points Raised by the Community

F) Amenities and Facilities for all (score: 1.5)

The group raised concerns that there is a serious lack of facilities, which is not being addressed as new housing is being planned and built. Overall, there was strong agreement that facilities, particularly for young people, should be provided to meet the needs of the growing population of the village. The distance to the GAA, rugby, community hall, pitch and putt at Ballyanly sports facilities (5.2km) and the potential for the disused hockey pitch were discussed (pictured right).



G) Housing and Living (score: 5)

The group feel that there is adequate housing provision in Tower, but acknowledge it is suffering the same affordability issues as the rest of the country. There is a need to offer housing opportunities for downsizing.

H) Moving Around (score: 1.5)

There is very poor connectivity for pedestrians, with existing footpaths very narrow and uneven in many places and disjointed. Cycling infrastructure is non-existent and the current state of speeding traffic flow makes it very dangerous for both cyclists and pedestrians. As a result the village feel of Tower is lost. Need for a cycling plan and to address concerns raised over the transition from Cork County Council to Cork City Council.

Recurring concerns raised by the public

(at webinar or via email)

- Negative impact of the traffic passing through the Village.
- Disconnection or lack of footpaths.
- Frustration that the additional housing growth in the village is not matched with improvement in facilities.
- Additional facilities are needed particularly for young people.
- Antisocial behaviour by the river and in open spaces at night.

Recurring opportunities suggested by the public

(at webinar or via email)

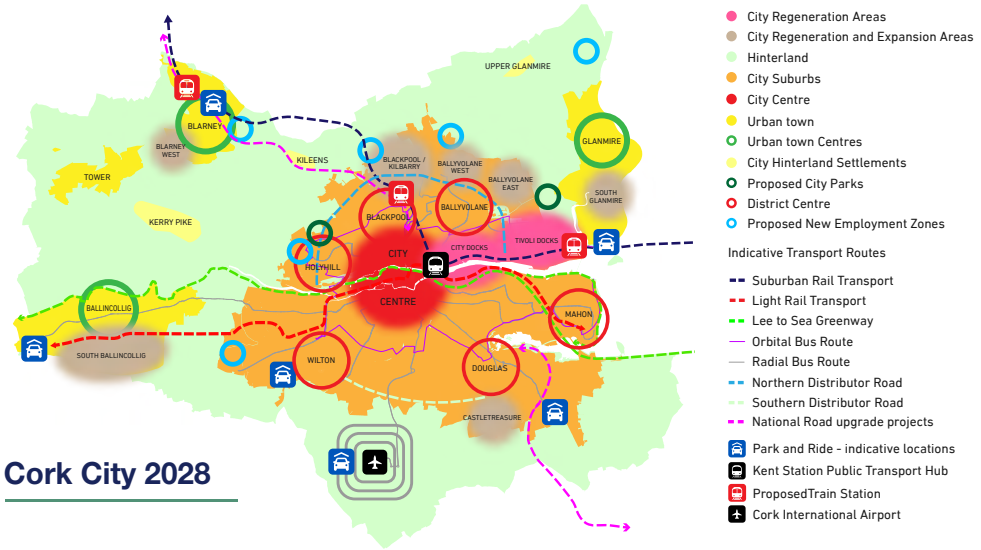
- Riverside Walkway and proposed walkway/cycleway along the former Muskerry Tramline has huge potential and would bring great benefits in terms of amenity and connectivity.
- Signage about the Butter Route
- Heritage and history should be promoted to help create a sense of identity in a growing community. Signage was mentioned.
- Employment and retail needs are met within a short commute. The public transport connection to Cork City is good. An additional orbital connection to Ballincollig would be a great benefit, particularly to young people.



Planning Policy Context for Tower and Cloghroe

Regional Development and Regional Spatial and Economic Strategy (RSES)

The Southern Regional Assembly's RSES identifies Tower as located within the Cork Metropolitian Area. The RSES supports the delivery of the UN Sustainable Development Goals SDGs along with the concept of 10-Minute Towns, Place-making and regeneration.



Cork City Council Development Plan 2022-2028: Tower an Urban Town

Cork City's Core Strategy in the Cork City Development Plan 2022-28 sets out a land use strategy for Compact Liveable Growth for the plan period and beyond. The National Planning Framework population targets, detailed in chapter 2, are distributed to enhance and grow the existing network of neighbourhoods, towns and settlements in the city. Tower is identified as an Urban Town centre and is earmarked for growth in the plan lifetime, population increase from 3,274 (2016) to 4,437 by 2028.

Cork City Council Development Plan 2022-2028: Objective 10.72: Tower Public Realm Strategy

During the lifetime of this Plan Cork City Council will seek to provide and implement a framework for heritage-led redevelopment and revitalisation of the town centre and the coordinated provision of services, infrastructure, land use, movement urban design and development. (p.415)

Cork City Council Development Plan 2022-2028: Open Space Strategy

In the Development Plan's Open Space strategy, a project for Tower is identified. It is the River Shournagh Amenity Protection and the enhancement and protection of linkages to the wider settlement. (Table 6.12, p.199) The plan notes that the scale of growth in population evisaged may not require significant investment in large scale social infrastructure however there is a need to enhance the quality of life for existing residents through the provision of improved community facilities in the form of a cultural facility, possibly provided jointly with Blarney, improved off-road pedestrian and cycling facilities, shared greenway route, improved footpaths and improved children's play facilities. Enhanced connections to Kerry Pike and Ballincollig will also be examined during the lifetime of this Plan. (p.413)

AIRO Neighbourhood Profile – Tower Socio-Demographic information

This study sets out a socio-economic profile of the network of neighbourhoods, towns, and communities in the city. It uses a series of indicators based on census data to provide individual profiles for neighbourhoods and towns. This study shows a socio-demographic profile of Tower and will be useful to analyse in relation to the results of the Town Centre Healthcheck. This study is also due to be updated in the coming years with the new census results. The commuting flows are particularly interesting in this context and shows the net export of workers commuting from Tower, as a residential area. Tower is extremely car dependent with 85% of the population travelling by private means (car, van, motorbike, etc.) to their place of work or education.

Considerations and Opportunities for Tower and Cloghroe

United Nations Sustainable Development Goals (UN SGDs), Programme for Government, Town Centre First (TCF) and CTCHC Approach

The CTCHC Programme is included in the Programme for Government (PfG) and is at the centre of the Town Centre First (TCF) Policy, i.e. the CTCHC Programme is the key collaborative framework to gather and lead actions around the country. The new TCF policy presents significant opportunities and potential benefits for Tower and Cloghroe. In addition, the CTCHC Programme has been selected as one of five best practice case studies by EU ESPON, which seeks to promote Cultural Heritage and Societal Well-being throughout Europe. As Tower is a member of the CTCHC Programme, it is envisaged that links with EU Member States will widen and deepen significantly in the future through ongoing programme operations, as part of the UN SDGs New European Movement (NEB) and the EU Green Deal.

Community Health and Well-being

The community feedback supported improvements to and widening of the footpaths in Tower and the creation of safe crossing points throughout the town. Opportunities for better pedestrian or cycle links to the primary school in Cloghroe and to the secondary schools in Ballincollig and Blarney.

The community highlighted creating biodiversity links that connect with the existing walkways, parks and green spaces. The potential for improved pedestrian linkages around the town, to Cloghroe National School, the potential for a Greenway along the River Shournagh and /or along the former Muskerry Tram line. They expressed desire for a new community area and a central gathering space. Funding for such projects could be sought and this report would support such applications. Any future plans could link with Cork City Age-friendly strategy.

Celebrate the History

The community would like to know more about the history of Tower and Cloghroe and suggested signs and landmarks to inform residents and visitors to the area of the rich history of this location.

Muskerry Tram Greenway and Riverside Walkway

The role potential for a greenway along the Muskerry Tramline and along the river that links Tower and Cloghroe to Blarney, the Lee to Sea route, and the wider area was raised as an opportunity for the area. Potential to connect into the wider Green and Blue Infrastructure network proposed in Cork City Draft Development Plan 2022-28.

Amenities for all

The community feedback highlighted the need for more public amenities in Tower and Cloghroe that are within safe walking and cycling distances of residents. Suggestions made include a community use on the old hockey pitch, new walkways and a new community hall within Tower or Cloghroe.

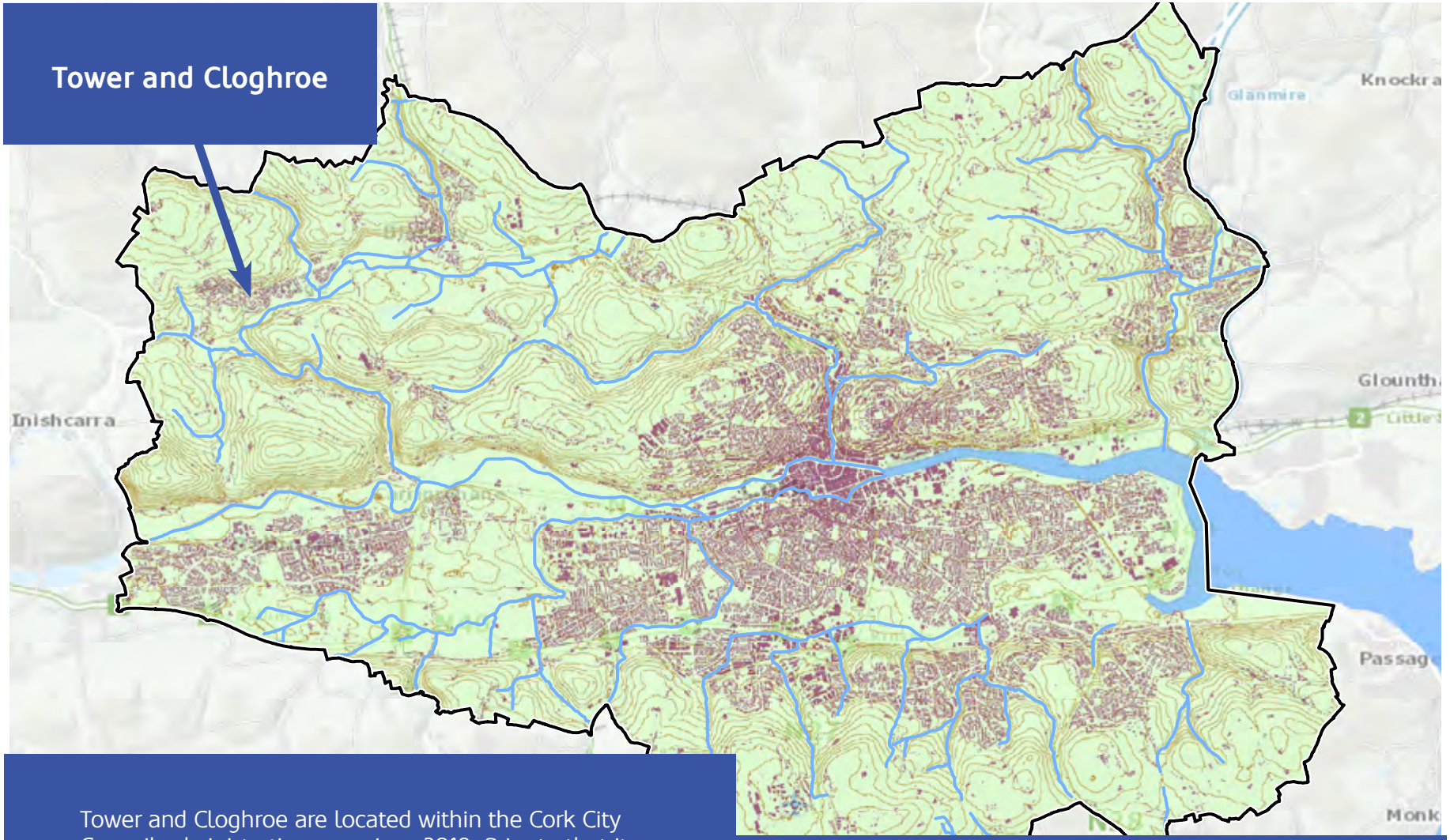
Reducing the speed limit in the centre of Tower and Cloghroe

The speed and noise of through traffic was raised by the public and observed by the project team. Is there potential to slow traffic through lowering the speed limit and increasing traffic calming measures?

Crime Prevention through Environmental Design (CPTED)

Feedback from public and evidence from the site visits is that some areas of Tower have antisocial behaviour. Is there potential to include crime prevention through environmental design?

Location of the Study Area



Tower and Cloghroe are located within the Cork City Council administrative area since 2019. Prior to that it was within the administrative area of Cork County Council. It is located to the north west of Cork city centre.

Tower and Cloghroe located within the Cork City's jurisdiction
(source of basemap: Cork City Development Plan 2022-2028 p.24)

Tower and Cloghroe CTCHC Project Team and Contributors

Tower and Cloghroe CTCHC Project Team

Alison Harvey, CCTCHC Programme Founder and Co-ordinator, The Heritage Council

Jeanette Fitzsimons, Lecturer, Centre for Planning Education & Research, University College Cork

Stephen Murphy, Social Inclusion Development Officer, Cork City Council

Martin McCormick, SEE Roads Operations, Cork City Council

Ciara O'Flynn, former Conservation Officer, Cork City Council

Serena O Connor, ICT GIS Officer Cork City Council

Tower and Cloghroe CTCHC Project members would like to thank **Dr Luke Kelleher** (UCD) who undertook the Tower and Cloghroe Town Centre CTCHC Land Use Surveys peer review.

The team would also like to thank **Kelly Cotel**, **Lorcan Griffin** and **Kevin O'Connor** from Cork City Council's Planning Policy Unit and **Ashleigh Murray**, Cork City Council Executive Architectural Conservation Officer.

The project team would like to thank the staff at the Centre for Planning Education and Research, and **Kevin Burke** who is a guest lecturer on the M.Plan.

This project is funded by the Department of Rural and Community Development and Cork City Council under the Town and Village Renewal Scheme using the Heritage Council's Collaborative Town Centre Health Check methodology.

#CTCHC
#towncentres
#lovetowncentresCTCHC
#datamatters
#heritagematters
#towercloghroe

Masters in Planning and Sustainable Development (M.Plan) Students who participated in the Tower & Cloghroe CTCHC in 2021:



Carol Harpur, Cathal O'Regan, Ciaran Dineen, Dana Cernea-Hayes, Gemma Glenn, Jake Bennett, John Cullen, Kelly Cotel, Lauren Costello, Mary Noll Venables , Muireann Carroll, Rachel O'Callaghan.

Tower and Cloghroe CTCHC Report written by Jeanette Fitzsimons and the M.Plan students and graduates with input from the project team.

Tionscadal Éireann Project Ireland 2040
Ár dTodhchaí Tuaithe Our Rural Future
UCC Centre for Planning Education & Research
UCC University College Cork, Ireland Coláiste na hOllscoile Corcaigh
Comhairle Cathrach Chorcaí Cork City Council
An Chomhairle Oidhreachta The Heritage Council