

This document is the basis of a joint submission from Saint Joseph's Community Association and Mayfield East Community Association to the next Cork City Development Plan 2022-2028

Saint Joseph's and Mayfield East Community Associations are the acknowledged community representatives of the greater Mayfield area. Following a series of meetings, the board of management members of both associations have reached a consensus in terms of the needs of the wider Mayfield community and this document reflects those needs in the context of the Cork City Development Plan 2022-2028.

Section (e) of the Cork City socio-economic profile compiled jointly by the All Island Research Observatory (AIRO) and Cork City Council identifies the Mayfield area as part of the RAPID areas of disadvantaged communities. The government funded Pobal in their HP Deprivation Index has also included Mayfield and identifies Mayfield specifically as "very disadvantaged". In such circumstances given Cork City Council's acknowledgment together with national government's clear acknowledgement on the extent of Mayfield's disadvantaged status, we as community leaders in the Mayfield community have a reasonable expectation that the forthcoming City Development Plan 2022-2028 will address in a meaningful way the issues that have caused the Mayfield area to be of "great disadvantage". It is clear that Mayfield has been left behind other areas of the City in terms of infrastructural development, housing quality, transport and general economic development. It is in this light we the community leaders representing the wider Mayfield area request that Mayfield be included in a full regeneration project to address the many deficits that have caused and brought about it's current "very disadvantaged" status. We list hereunder some of the issues that were a matter of discussion and are of ongoing concern to both community associations.

North Ring Road :

The North Ring Road is a circuitous route from Silversprings skirting Mayfield and the Glen as it winds its way to Blackpool to join the N20 national primary roadway. Its lack of development has been a cause of concern for the local communities and political representatives alike. When compared and contrasted with the South Ring Road it is apparent that the North Ring Road is the "poor relation" even in its general appearance. It does not have the required ongoing maintenance to facilitate proper road markings and there is a very distinct lack of shrubbery and general landscaping which is not the case for its counterpart servicing the southern part of Cork City. Whereas the Southern Ring Road has a multiplicity of various industries like retail, wholesale and general industrial units directly bordering this route, the North Ring Road for the most part is bordered by poor quality and very old NBA local authority social housing. There is no scarcity of land adjoining the North Ring Road and the development of industrial units would bring economic benefit to the Mayfield area. All weather playing pitches could be a part of the overall development. Cycle lanes and pedestrian walkways should be developed with adequate lighting as cited in Map 5.

Transport:

There is a big reliance on public transport in the Mayfield area due to its current socio-economic status. When one examines the demographics of Mayfield it is easy to establish that high unemployment levels coupled with an aging population contribute significantly to this high dependency on public transport. A more frequent bus service is warranted in such circumstances. Given the approved development of nearly a thousand housing units near White's Cross bordering the Ballyhooley Road leading directly onto the North Ring Road suggests a much greater need for public transport. It is inevitable that young families moving to this area will need a quality bus service for schools and employment purposes. Given the most recent extension of the Cork City boundary Glanmire is now also a part of the North East Electoral area. It is imperative the Mayfield bus route be extended to include Banduff, Lotamore and Glanmire. National policy would necessitate the development of cycle lanes when road widening is necessary. Mayfield should be included in any proposed light rail development given the density of population in the Mayfield / Glanmire area.

Housing :

A major landbank starting from the Ballyhooley Road junction with the Northern Ring Road sweeping in a circuitous route east towards Our Lady Crowned church and turning towards the Old Youghal Road has perhaps the greatest concentration of poor-quality local authority housing units in Cork City. Most are old National Building Agency (NBA) houses and flats that were constructed by that semi state body in the 1960's. They are nowhere near the current specification and standards required for modern domestic housing units. Dampness and poor insulation are indicative of the problems with such builds and other NBA schemes in Cork have already been demolished and rebuilt with carbon neutral housing units. The most recent NBA demolition sites were in Togher and Knocknaheeny. A complete regeneration project in Mayfield on a scale with the aforementioned areas is therefore warranted. The regeneration project must take cognizance of the need for development of playgrounds, community services and childcare facilities. The project should incorporate a good mix of social and private housing. Particular emphasis must be put on the elimination of alleyways and pathways which have led to anti social behavior by young people and also frequent dumping and littering in areas of Mayfield where such conditions currently exist. Current demographics also shore up the need for a balance of mixed housing incorporating single, 2 bed, 3 bed and 4 bed housing units. Older people living alone in 3 bedroom houses in Mayfield should be given an incentive to downsize and thus make larger properties available to families with a greater accommodation need.

Roads and public realm:

Whereas the North Ring Road is mentioned specifically for the purpose of this submission, there are other roads and traffic issues that must be addressed. The realignment of the area that is Tinkers cross adjoining the North Ring Road is long overdue. This project was given the green light for development back in 2013.

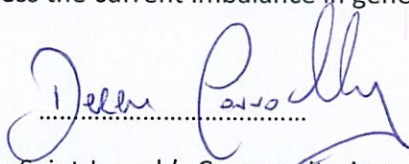
The adjoining open public space should be considered as a part of a Neighborhood and Local Centre status. Given the inevitable rise in traffic volume due to the development of large scale housing projects near White's Cross it is imperative that minor roads leading to the Fox & Hounds junction be upgraded and widened. A new upgraded traffic light system and pedestrian crossing at the Banduff Road / Old Youghal Road junction near Cara school is also warranted given the ever-increasing traffic volume. The cornfield site located near the top of Boherboy Road adjoining Silver Heights should be considered for some amenity. Dressing rooms to facilitate a sports area together with new fencing and paving are warranted. Part of this site has also potential for the development of a playground and perhaps outdoor exercising equipment. Given the increasing demand for general community services together with increased requests to accommodate voluntary area based sporting groups the Board of Management of Mayfield East Community Association located nears Tinker's Cross see the need to redevelop and upgrade its existing facility. Preparatory site work has been carried out in that regard and they seek the support of Cork City Council to further this aim.

General Observation and Recommendations :

Apart from general practitioners there is a paucity of medical services in the wider Mayfield area. Given the proximity of Saint Stephen's hospital Sarsfield's Court which is currently totally under utilized we believe the vast acreage on which it is located is an ideal footprint to develop a much needed hospital facility for Cork City.

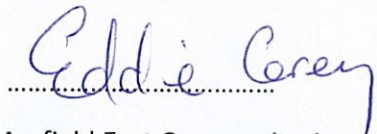
We hope and expect careful consideration will be given to this joint submission from both Mayfield Community Associations to the Cork City Development Plan 2022-2028. One of the basic principles of community development is the element of consultation. Saint Joseph's and Mayfield East Community Associations therefore submit this consultation document in keeping with this principle. Time and effort have been given to consult as far as possible to enable Cork City Council gain a good community perspective from the wider Mayfield community. We hope this submission will be considered in a meaningful way and deliver a suite of measures which will address the current imbalance in general infrastructural development in Cork City.

Signed :



Chairman Saint Joseph's Community Association

Signed :



Chairman Mayfield East Community Association

Date : 24/9/'21