

**Site at East Wall Road,
Dublin 3**

**Social Infrastructure Audit
to Accompany a Part 8
Application**

Social Housing Bundle 3

February 2022

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1 Introduction

The purpose of this report is to provide an audit of the existing community facilities serving the East Wall area where the site, the subject of proposed part 8 for social housing, is located. Social Infrastructure Audits are carried out to ensure new developments take account of existing social infrastructure and provide for new community services where required. These are facilities that will form elements to the key fabric of the area in terms of social, physical, and mental well-being of the community.

The site of the development is a brownfield site on East Wall Road. The site of c 0.55 ha is located close to the junction of North Strand Road / East Wall Road, near Annesley Bridge. The site lies to the west of Hope Avenue, and to the north of Leinster Avenue. It is located immediately east of the Dublin Fire Station on North Strand Road. East Wall Road forms the northern frontage of the site. The River Tolka flows parallel to East Wall Road, and to the north is the southern edge of Fairview Park.

The proposed development cannot be looked at in isolation from the communities that adjoins it, including facilities and services within the administrative area of Dublin City Council. It is essential that any new development constructed, integrates successfully into the existing community established.

Figure 1: Subject Site outlined in red



The development site is zoned Z4 'to provide and improve neighbourhood facilities' in the Dublin City Development Plan 2016 - 2022.

2 Area Context

2.1 General Area

The site of c. 0.55 ha is located c. 1.5 km north of Dublin City Centre. The North Strand Fire Station abuts the site to the west. The site's principal frontage is to its north on East Wall Road and faces the Tolka River. This boundary consists of a poor quality concrete wall topped with a railing behind which a row of trees is planted. The east of the site is bounded by the rear gardens of Hope Avenue, a street comprising typical 1940s terraced housing. The south of the site is bounded by the rear gardens of Leinster Avenue, which comprises single storey dwellings. There is an existing vehicular entrance via East Wall Road.

East Wall, located to the north of the Dublin Docklands, is one of the longest established residential areas of Dublin City, with strong historical links to the adjacent railways and port infrastructure. There has been increased development of IT and financial services industry in the Docklands area, immediately to south of East Wall. A number of large-scale residential developments have also been permitted in the area in recent years. This increased population and economic activity to the south gives rise to certain demands for social and community infrastructure in the area.

2.2 Transportation

The site avails of excellent transport connectivity being located close to the North Strand, a Quality Bus Corridor (QBC). A bus stop is located at the fire station, 50m west (no.616 North Strand Fire Station / Annesley Bridge) operated by Dublin Bus. This bus stop is served by lines 6, 14, 15, 27, 27/A/B, 42, 43, 53, 130, H1, H2, H3 and H9. It also avails of excellent cycle links, owing to its proximity to the North Strand and to the new cycleway connecting the North Strand to the Docklands which is along East Wall Road. The North Strand is a major arterial route entering the city from the northeast linking to other suburbs in North Dublin City and North County Dublin.

Rail-based transport options are accessible from Clontarf Road Station, located 1.3km to the north of the subject site, offers connections to the DART network. Connolly Train Station is located 1.4km south of the site. This is one of the major railway stations in Dublin, offering a variety of connections to the DART network, suburban and national Rail, and also forms a terminus to the LUAS tram system (red line).

There are good cycling facilities in the area. Dublin Bikes, a commercial bike hire scheme that operates across Dublin city has the nearest bike stand located at Five Lamps, located 900m from the site. There is also a network of cycle lanes developed on the streets surrounding the site, the one of note being along the North Strand Road.

3 Approach and Scope of the Report

Policy SN5 of the Dublin City Development Plan (CDP) seeks *‘to ensure that applications for significant large new developments (over 50 units) are accompanied by a social audit and an implementation and phasing programme in relation to community infrastructure, so that facilities identified as needed are provided in a timely and co-ordinated fashion.*

The CDP sets out the strategic spatial context for the delivery of infrastructure in tandem with developments in Dublin City. It is reflective of higher-level policies namely the National Planning Framework (NPF) 2040 and the Eastern and Midland Regional Spatial and Economic Strategy (ERMA RSES). Both of these strategic level plans promote sustainable communities with residential development delivered in tandem with community facilities. This Social Infrastructure Audit forensically assesses a range of services and facilities that would be expected in a community, conducive to enabling a high-quality standard of living for the existing and future residents.

The report will address key themes that constitute community facilities as outlined below. The themes will be analysed with regard to their context with the defined study area, 1.5km radius of the subject site.

- Open Space, Sport and Leisure
- Education
- Childcare Facilities
- Health Facilities and Social Services
- Community Facilities
- Transport Facilities
- Religious & Worship Facilities
- Retail & Entertainment

These community facilities and services have been examined in the context of a 15-minute walk time / 1.5 km buffer of the site. The audit has been conducted to identify constraints or capacity issues, and it intends to highlight where there are deficiencies in relation to any service or facilities that may need to be addressed.

This approach is abstracted from the “The 15 Minute City” urban planning concept. The 15 Minute City is an ambitious urban planning concept that focuses on community planning, the local economy, and the liveability of a city. Creating a 15 Minute City is about designing walkable communities in which people can live and access most of their daily needs within 15 minutes of active transport, ie. walking or cycling. The concept is reprised in the draft Dublin City Development Plan 2022-2028 which considers that the application of the 15-minute city allows for *‘people daily requirements can be reached within 15 minutes by foot, bike or public transport.’* These places should have diverse housing options and access to safe cycle routes and local public transport, local health facilities, parks, shops, and other local infrastructure. It has been determined by planners that this is the maximum distance that people are prepared to walk to utilise facilities within a neighbourhood.

The below table outlines a range of services and facilities that would be expected to be reasonably accessible for residents, especially on a site that is urban based, close to the city core.

Table 1: Categories of Community Facilities

Facility	Description
Art & Culture	Art Galleries provide exhibition spaces and may offer educational programs as well as meeting and workshop spaces for artists. Galleries are often co-located with libraries, civic facilities and museums. A space for art, rehearsal and performance ranging from small playhouse to a large multipurpose performance centre supporting a wide range of performing arts. Includes arts workshop and music schools.
Community Centre /Halls	General community use facility providing meeting spaces, social, educational and recreational activities and / or health, support and information. Includes community centres, parish centres, local halls and meeting rooms.
Leisure & Recreation Centre	Public indoor facility which caters for indoor sports (eg. Swimming pool, gym, sports) and other multipurpose rooms for pilates, yoga, meetings / classes.
Library	A library caters for a more localised area and offers access to both text and online resources for learning, and can also incorporate meeting spaces and areas for study.
Family Resource Centre	A family Resource Centre is a community centre specialising in meeting the needs of young people and families. It can be funded under Tusla's Family Resource Programme to provide a range of universal and targeted services and development opportunities that address the needs of families. Centres can be accommodated within multipurpose facilities and can be shared with other similar organisations for youths. (Eg. scouts)
Youth Facilities	These facilities include youth clubs, scout dens and clubhouses. Facilities are often shared with other users and service providers.

The report is structured as follows:

1. It provides a demographic analysis of the catchment area and assesses the likely future demographic trends as a result of the implementation of the proposed development.
2. It includes an audit of the local community, recreational and social infrastructure.
3. It identifies gaps in the existing provision of community infrastructure; and
4. makes recommendations to address deficiencies.

4 Demographic Trends

The Central Statistics Office (CSO) has indicated that there has been an increase in the population of Dublin. Dublin City experienced a 4.8% growth in population between 2011- 2016 with a population of 554,554 persons in 2016 (the most recent census undertaken).

The site is located in the Electoral Division (ED) North Dock A, Dublin City. Conducting an analysis of the surrounding EDs where the subject site is located, and that of which are encapsulated within 1.5km of the subject site confirmed a total population of the study area to be 83,043 persons. The list of Electoral Divisions selected and their respective populations can be seen in Table 2 below and is shown in figure 2 below. It should be noted that table 2 presents population data for entire EDs. As a result, the total number presented below would be higher.

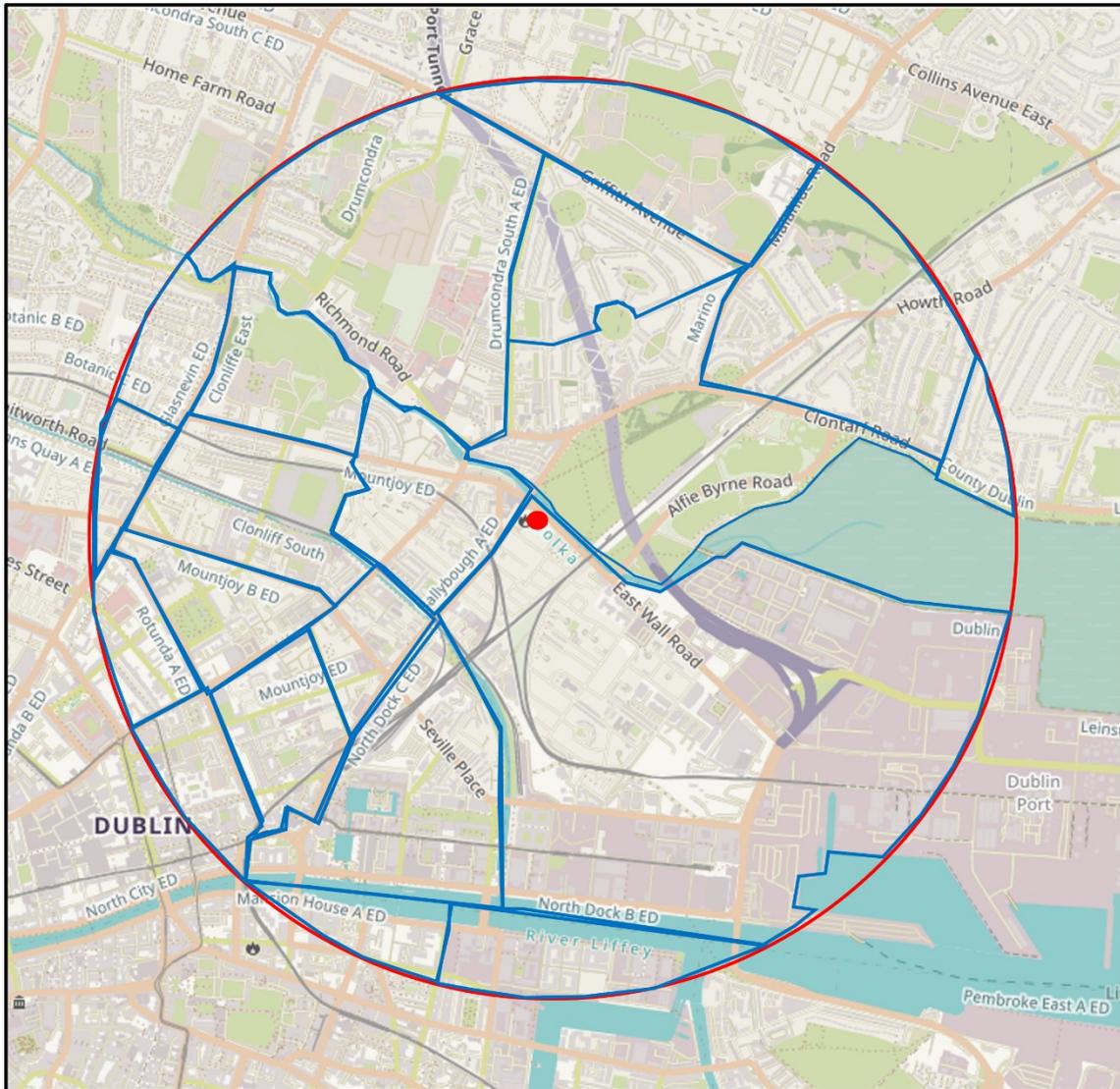
Table 2: List of Electoral Divisions and population.

Electoral Division	Population (CSO, 2016)
Ballybough A	3,672
Ballybough B	3,709
Clontarf East D	2,710
Clontarf West C	3,637
Clontarf West D	2,303
Clontarf West E	2,470
Drumcondra South A	5,100
Drumcondra South B	1,694
Grace Park	5,801
Mountjoy A	5,313
Mountjoy B	3,954
North City	5,441
North Dock A	1,356
North Dock B	7,768
North Dock C	4,162
Rotunda A	5,629
Mansion House A	4,665
South Dock	7,004
Botanic A	3,174
Botanic B	3,481
Total	83,043

The 2016 census of population shows that 5.8% of the resident population is aged between 0 and 5, or a total of 4,829 children. A further 4,188 persons are aged between 6 and 12 years old or 5% of the total population. The 13 to 18 years old cohort comprises 3,924 persons or 4.68% of the total population. The average household size in the study area is 2.6 and is aligned with the State average.

The 2016 Census indicates that 64% of the population live in 1-2 person households this trend is set continue. Analysis of urban housing need points to the fact that into the future, a majority of households will comprise 1-2 persons and approximately half of the remainder will be three person households.

Figure 2: Location of the East Wall site and surrounding EDs (site in red)



The proposed development comprises 68 units to meet the general social need required in the area. The proposed mix of units is as follows:

- 25% 1 bed units = 17
- 42% 2 bed units = 28
- 33% 3 bed units = 23

10% of units are to be designed to universal design standards to accommodate persons with a disability. Assuming that the 17 one bed units will accommodate on average 1.5 persons and the remaining 50 units (both the two and three beds) will comprise an average household size of 2.0 persons per unit. Occupancy rate of 2.0 is derived from the Regional Planning Guidelines (RPGs) for the Greater Dublin Area 2010–2022, as stated in the Dublin City Council Development Plan 2016 - 2022, The proposed development could generate an indicative population of **128 persons**.

5 General Benchmarking and Standards of Provision

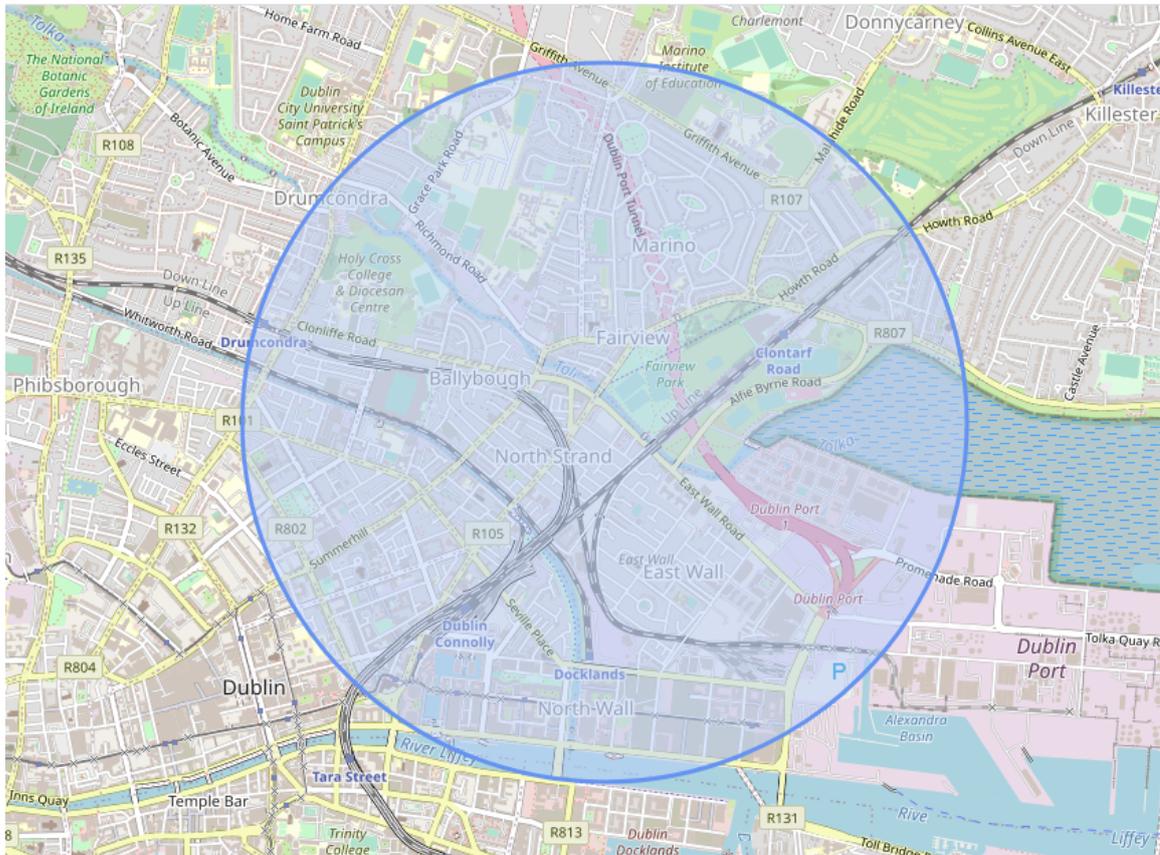
There is no national set of guidelines that specifically outlines how to provide and manage the implementation of community infrastructure in existence. However, there are a number of statutory and non-statutory documents and guidelines setting out standards of provision of community and social infrastructure. Of particular relevance are the following sources of information and policies which guide the spatial development of the catchment:

1. The *Dublin City Council Development Plan 2016 – 2022* has wide strategic objectives for the city which are intended to guide development in the forthcoming years.
2. The *National Planning Framework (NPF) 2040* recognises that it is important that the community infrastructure should be considered in tandem to population growth to ensure that there is a sustainable level of provision. It proposes a hierarchy of social infrastructure, whereby specialist and high-quality functions such as hospitals are expected in larger settlements whereas small communities need to sustain strong community infrastructure such as a multi-purpose hall, primary school, post office, local shop or pub.
3. The *Guidelines on Sustainable Residential Development in Urban Areas* (2009) state that no substantial residential development should take place without an assessment of existing school capacity. This view is echoed by the Department of Education who provide a code of practice on *'The Provision of Schools in the Planning System'*.
4. The *Urban Design Manual* states that there should be an emphasis on the provision of good urban design, open space and public plazas which can facilitate social interaction and provide opportunities that the provision of facilities alone may not.
5. The *Retail Planning Guidelines* (2012) support the provision of local retail units as they provide access to local facilities especially the elderly, persons with mobility impairments, families and those without access to private transport.
6. For new housing developments, *Childcare Facilities Guidelines for Planning Authorities* (2001) recommends an average of one childcare facility for each 75 dwellings.
7. The *Provision of Schools and the Planning System: A Code of Practice for Planning Authorities*; the Department of Education and Science (renamed Department of Education) and the Department of Environment Heritage and Local Government (renamed Department of Housing, Local Government and Heritage) (2008) advised that 12 per cent of the population are expected to present for primary education. Based on this, plus an estimate of future growth, plus an assessment of the capacity of the existing primary and post primary schools in the area, the Department of Education will supply estimates to the local authority for the need for new schools or the extension of existing schools based on the requirements arising from new developments.
8. *Sustainable Urban Housing: Design Standards for New Apartments*, 2020 provides guidance in relation to the specific development of apartment buildings, and the provision of communal and community facilities.

6 Existing Community Facilities

An audit was conducted regarding the existing social and community infrastructure in the vicinity of the site. A distance of 1.5km was used as a reasonable measure of access to facilities and services, in a radius of the site.

Figure 3: 1.5km radius of site at East Wall



6.1 Open Space, Sport and Leisure

Having access to open spaces is a key factor in maintaining good health and wellbeing. This is compounded when living in a dense, built-up urban environment where access to green spaces can be limited. Recreation and open space form an important part of placemaking and community development.

Fairview Park is located north of the site, across the Tolka River. Fairview Park is a substantial formal park developed in the 1920's. It is 20 hectares in size and contains a children's playground, skate park, several sports pitches, as well as extensive open green space.

Further north is Marino Park, (1.3km from site) consisting of a large circular park developed in the centre of the Marino development. This is a formal designed green space of approximately 1 hectare in size.

600m northeast of the site is Alfie Byrne Park. This is a linear, 3 hectare park along the seafront. This includes several football pitches managed by Dublin City Council and also is the site of a

Motocross track. The motocross track facilitates the use of motorbikes and quads in a controlled and supervised environment to provide a safe amenity to use such vehicles. The East Wall Water Sports Centre is located close to the park offering a variety of water sports activities such as kayaking, sailing, rowing, windsurfing etc.

The Clontarf all weather pitches are located directly across Alfie Byrne Park.

Immediately north of these, near the train station (c. 1.2km away from the development site) is the Westwood Club. It is a private facility with a large 50m swimming pool and gym and hosts a variety of fitness classes. There are several smaller gyms located in the 1.5km catchment.

1.4 km to the north east of the subject site is the Clontarf Promenade, beginning in Fairview and stretching east towards Dollymount Strand and Bull Island. This provides a linear coastal walk and green space parallel to the coastline, with public outdoor gym equipment and cycle paths.

To the west of the site towards the city centre, there is access to Mountjoy Square, approximately 1.7km from the subject site. Mountjoy Square is a formal planned Georgian square, of 2 hectares with a well-equipped playground at its centre, tennis courts and an all-weather football pitch.

The National Handball Centre is located just under 1km of the site on Sackville Avenue. There are sports facilities located indoors in the Ballybough Community Centre and a public swimming pool on Sean McDermott Street Lower, 1.3 km south west of the site.

An astro pitch is located at the East Wall Youth Club, 850 m south of the site. The East Wall Recreation Centre is located 1.1 km south of the site. It includes an all-weather pitch and a conference room. Additional all-weather pitches are located adjacent to the Sean O’Casey Community Centre.

The Sean O’Casey Community Centre is located 1.1 km away from the site. The community centre includes a gym and a sports hall and provides a wide range of sport and fitness classes, including inter alia fitness classes, taekwondo, pilates and Irish dancing.

The provision of well-managed and maintained open spaces can provide an amenity that enhances the area and be beneficial to the wellbeing of local residents. Having regard to the open space and existing amenities provided, it appears that the site at East Wall is well served and would provide future residents with choice and variety that would be engaged with. It appears that there are no deficiencies in this area in relation to provision of open space, sport and leisure facilities.

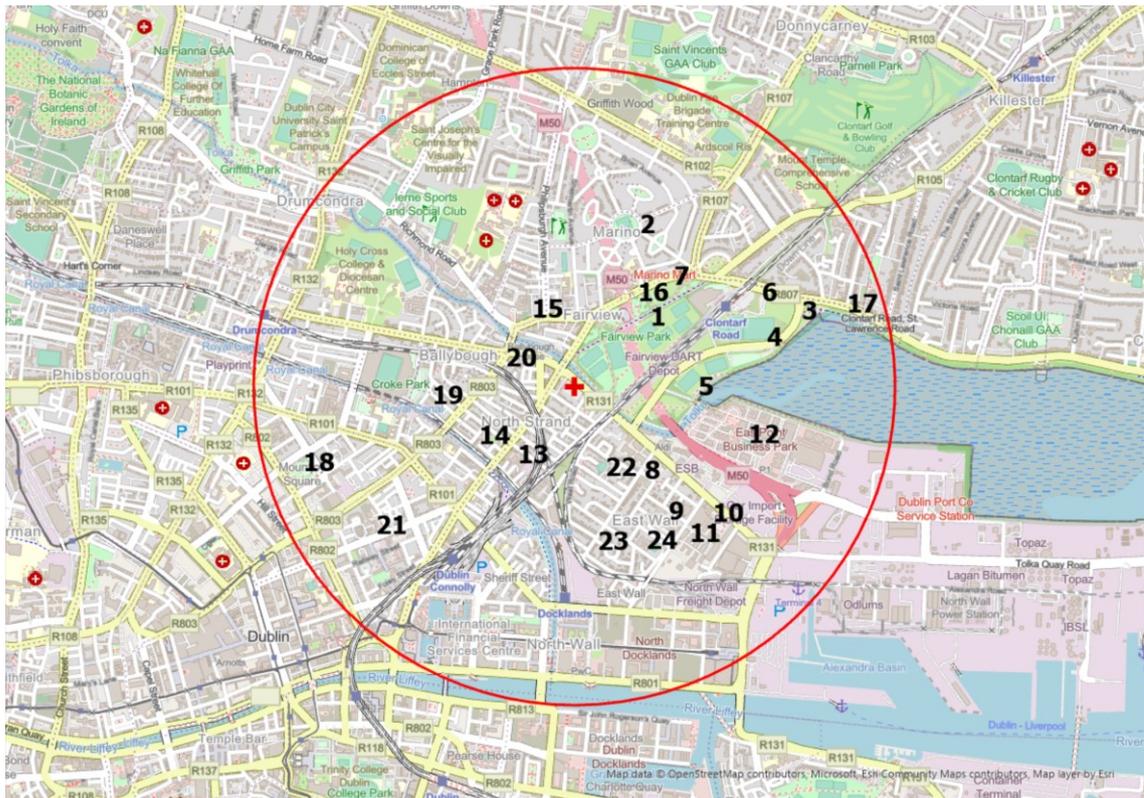
The facilities discussed above are represented in the map below and accompanying table.

Table 3: Open Space, Sports and Recreation Facilities

Map ID	Name	Address	Distance (in km)
1	Fairview Park	Fairview Dublin	0.2
2	Marino Park	Marino Park Dublin	0.95
3	Alfie Byrne Park	Alfie Byrne Road, Dublin	0.9
4	Dublin City Motorcross Track	Alfie Byrne Road, Dublin	1.1
5	East Wall Water Sports Centre	Clontarf West	0.75
6	Clontarf all weather pitches	All Weather Pitches Clontarf, Clontarf West, Dublin	1.3
7	Westwood Club	Clontarf Rd, Clontarf West, Dublin 3, D03 T6T3	1.2

Map ID	Name	Address	Distance (in km)
8	Feel Fit	117a Church Rd, North Dock, Dublin, D03 P6W9	0.65
9	Dublin School of Yoga	Ravensdale Rd Ravensdale Rd, East Wall, Dublin 3, D03 R286	0.8
10	Tribe Fitness and Dance Studio	17, Docklands Innovation Park, E Wall Rd, Dublin	1.1
11	KoCoon Fitness	Unit 13B Docklands Innovation Park, E Wall Rd, Dublin	1.1
12	East Point Business Park Tennis Court	East Point Business Park, North Dock, Dublin	1.1
13	TNDO Fitness	Unit 1, Gaelic St, Ossory Rd, North Dock, Dublin, D03 F9P0	0.75
14	Mud Island Community Garden	Clinch's Ct, North Strand, Dublin 3, D03 F6W2	0.6
15	Rónin CrossFit	3 Esmond Ave, Fairview, Dublin	0.6
16	Fairview Park Skatepark	Fairview Dublin	0.6
17	Clontarf Promenade	Clontarf West	1.6
18	Mountjoy Square Park	Mountjoy Square Park, Mountjoy Square, Mountjoy, Dublin	1.7
19	National Handball Centre	Sackville Avenue	0.85
20	Ballybough Community Centre	Ballybough Community Centre, 49 Ballybough Rd, Ballybough, Dublin	0.45
21	Sean McDermott Street Lower Swimming Pool	Sean McDermott Street Pool, Sean Macdermott Street Lower, Mountjoy, Dublin	1.3
22	East Wall Youth Club	East Wall Youth, Youth Club, St Marys Terrace, Strangford Rd E, North Dock, Dublin	0.7
23	East Wall Recreation Centre	Eastwall Recreational Centre, 59 Russell Ave E, East Wall, Dublin 3, D03 R3H0	1.1
24	Sean O'Casey Community Centre	Sean O'Casey Community Centre, SEÁN O'CASEY COMMUNITY CENTRE, 18-26 St Mary's Rd, NORTH, East Wall, Dublin, D03 AY74	1.1

Figure 4: Open Space, Sports and Recreation within a 1.5km catchment of the site



6.2 Education

There are ten primary schools located within a 1.5km radius of the subject site. There is a wide choice of school types available, included single sex, mixed, varying Christian denominations managing these schools. The total number of enrolments at these schools is 1,497. The enrolment figures were obtained from the Department of Education and Science database for the academic year 2019-2020. The schools are listed with their current enrolment numbers in the table below.

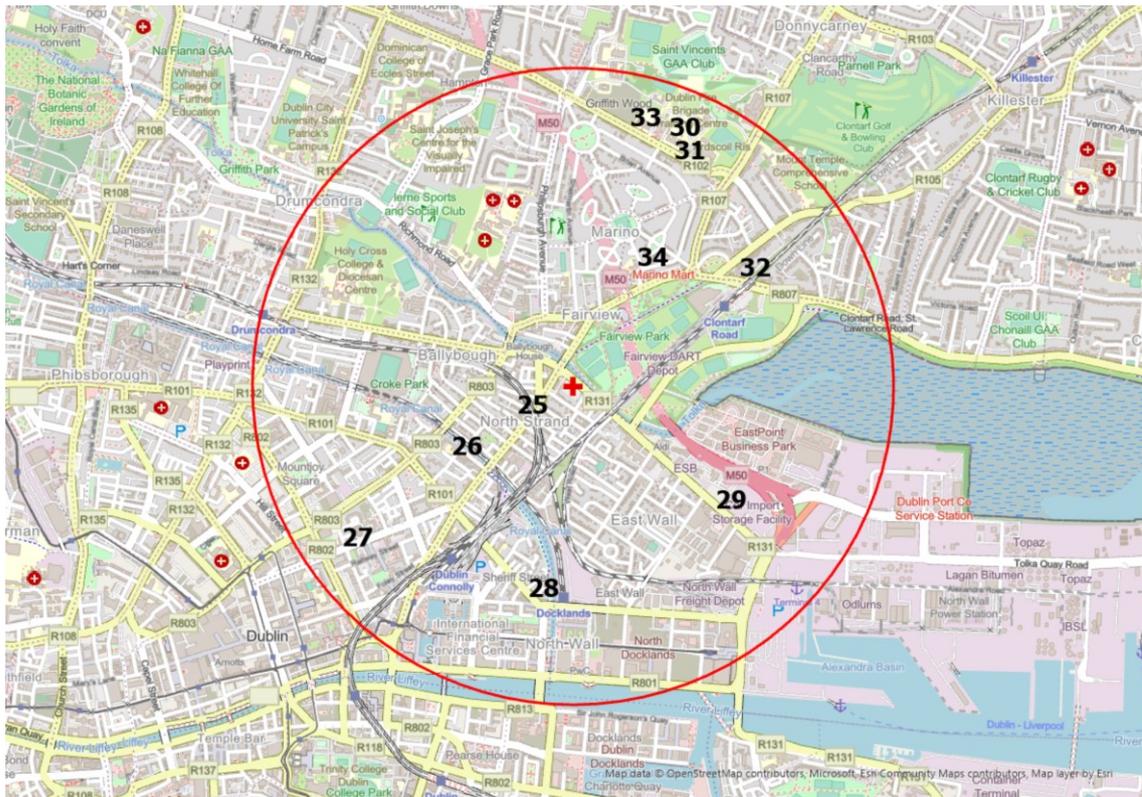
Table 4: List of primary schools within 1.5km of the site

ID	School	Address	Enrolment 18-19	Enrolment 19-20	Enrolment 20-21	Difference 18-21	Distance in km
25	St Columba's National School / Killea	North Strand Road Ballybough D03NH34	127	124	117	10	0.4
26	St Vincent's Infant Boys School	William St N, D01 VW63	101	107	87	14	1
27	Rutland National School	Lower Gloucester Place	155	162	159	-4	1.5

ID	School	Address	Enrolment 18-19	Enrolment 19-20	Enrolment 20-21	Difference 18-21	Distance in km
28	St Laurence O'Toole's Girls & Boys National School	St Laurence Place, Seville Place Dublin 1	158	163	143	15	1.2
29	St Joseph's Co-Educational	East Wall Road	220	222	229	-9	0.8
30	St Vincent Convent Infant NS	67 Griffith Avenue	409	396	380	29	1.6
31	St Vincent's Girls National School	Griffith Avenue	326	333	336	-10	1
32	Howth Road Mixed National School	Clontarf Road	102	98	102	0	1.1
33	Scoil Mhuire Marino Boys' National School	Marino Dublin	348	357	349	-1	1.6
34	S N Seosamh na mBrathar	Marino Park Avenue	126	125	112	14	0.8

Data on enrolment was extracted from the Department of Education and Skills website. Three years were reviewed, between 2018 and 2021 to assess capacity in each school. Although capacity is not evenly spread across all schools, for the school year 2020-2021, there was a capacity of **58 spaces in the catchment**. This number will be used as the basis of the assessment in section 7 of this report.

Figure 5: Primary Schools within a 1.5km catchment of the site



Furthermore, there are two secondary schools located within the 1.5km radius of the subject site. Expanding the radius from the subject site a little further to 2km, gives a greater variety and options for secondary school pupils. Collectively all schools provide a mixture between denominational and non-denominational, single sex and mixed sex schools, with a total enrolment of 1,824 pupils. Data on enrolment was extracted from the Department of Education’s website. Three years were reviewed, between 2018 and 2021 to assess capacity in each school. Although capacity is not evenly spread across all schools, for the school year 2020-2021, there was a capacity of **147 spaces in the catchment**. It should be noted that there appears to be a downward trend in enrolment in two of the four schools identified.

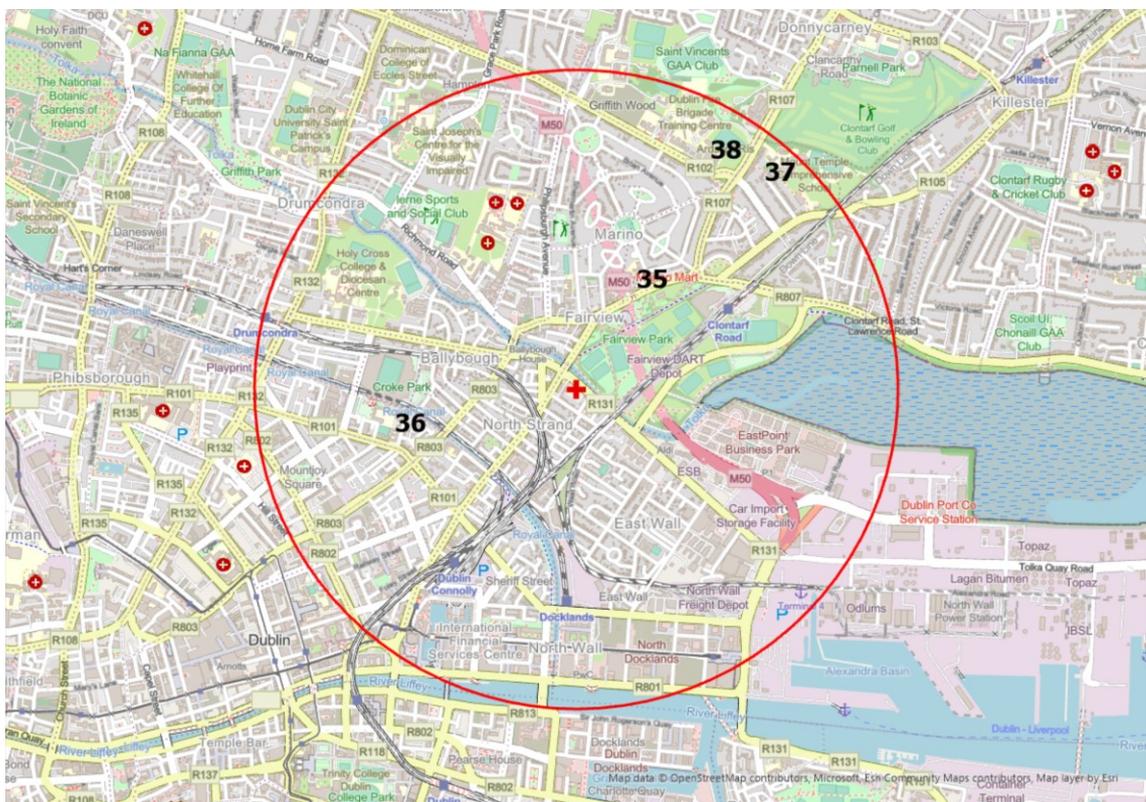
Table 5: List of secondary schools within 1.5km of the site

ID	School	Address	Enrolment 18-19	Enrolment 19-20	Enrolment 20-21	Difference	Distance (km)
35	St Joseph CBS Secondary School	Merville Ave, Fairview, Dublin 3, D03 H524	298	258	203	95	0.65
36	O’Connell Secondary School	Richmond St N, Drumcondra, Dublin	241	206	174	67	1.2

ID	School	Address	Enrolment 18-19	Enrolment 19-20	Enrolment 20-21	Difference	Distance (km)
37	Mount Temple Comprehensive School	128 Malahide Road, Malahide Road, Clontarf, Dublin 3, D03 DX79	892	889	892	0	1.8
38	Ardscioil Ris Secondary School	Griffith Ave, Grace Park, Dublin 09	540	541	555	-15	1.6

The facilities discussed above are represented in the map below.

Figure 6: Secondary Schools within a 1.5km catchment of the site



6.3 Childcare Facilities

Consideration is given during the planning process to ensure there is an adequate supply of high quality, safe childcare alongside the provision of housing itself. It is seen as a prudent measure to ensure that there are local and easily accessible options for families in the vicinity of their homes. TUSLA is the State agency that oversees the provision of childcare and other family support services. Data was obtained from the Dublin Childcare Committee to understand the

number and capacity of childcare facilities located within a 1.5km radius of the subject site in East Wall, as can be seen in the following table.

Table 6: List of Childcare facilities identified by the Childcare Committee within 1.5km

ID	Name of Service	Address	Capacity	Vacancy	Distance
39	CASPR Doodle Den Sean Treacy	Sean Treacy House 27 Buckingham Street Upper, Mountjoy, Dublin 1, D01 K7H1	45/30	0	1.2
40	St Louises ECDS		40	0	0.9
41	Larkin Childcare Facility	57/58 North Strand Road	18	0	0.4
42	Larkin Early Education Service	Ballybough Community Centre, Ballybough Road	30	0	0.45
43	Hyde and Seek Childcare Ltd Tolka Rd	29 ABC Tolka Road, Off Clonliffe Road.	No answer	no data	0.7
44	Links Creche and Montessori Drumcondra Cornmill	Links Cornmill, off, Distillery Rd., Clonliffe Rd, Drumcondra, Dublin	80-90	0	0.85
45	Fairview Creche and Montessori Ltd	22 Addison Road, Fairview	60	0	0.4
46	Lullabys Creche and Montessori	Fairview Close, Richmond Ave.	33	2	0.7
47	Lullabys Montessori	Lullabys Montessori & Afterschool, 80 / 81 Philipsburgh Ave, Fairview, Dublin, D03 H3F1	68	8	0.85
48	First Steps Creche	Carlton Hall, 53A Shelmartin Ave. Marino	36	0	1
49	Smart Kids Creche and Montessori School	25 Malahide Road, Marino	50	3	1.1
50	Westwood Childcare	Westwood Club, Clontarf Road	97	0	1.2
51	Daisy Days Community Childcare	Sean O'Casey Community Centre, East Wall	64	4	1.1

As can be seen in the above table, there is limited capacity in the creches identified by the Dublin Childcare Committee. Data was provided on waiting lists showing a deficit in the area. While it is reasonable to assume that there would be an element of 'double-counting' with families applying to several facilities to ensure a space and therefore inflating numbers, waiting lists do appear to be long for the next two years.

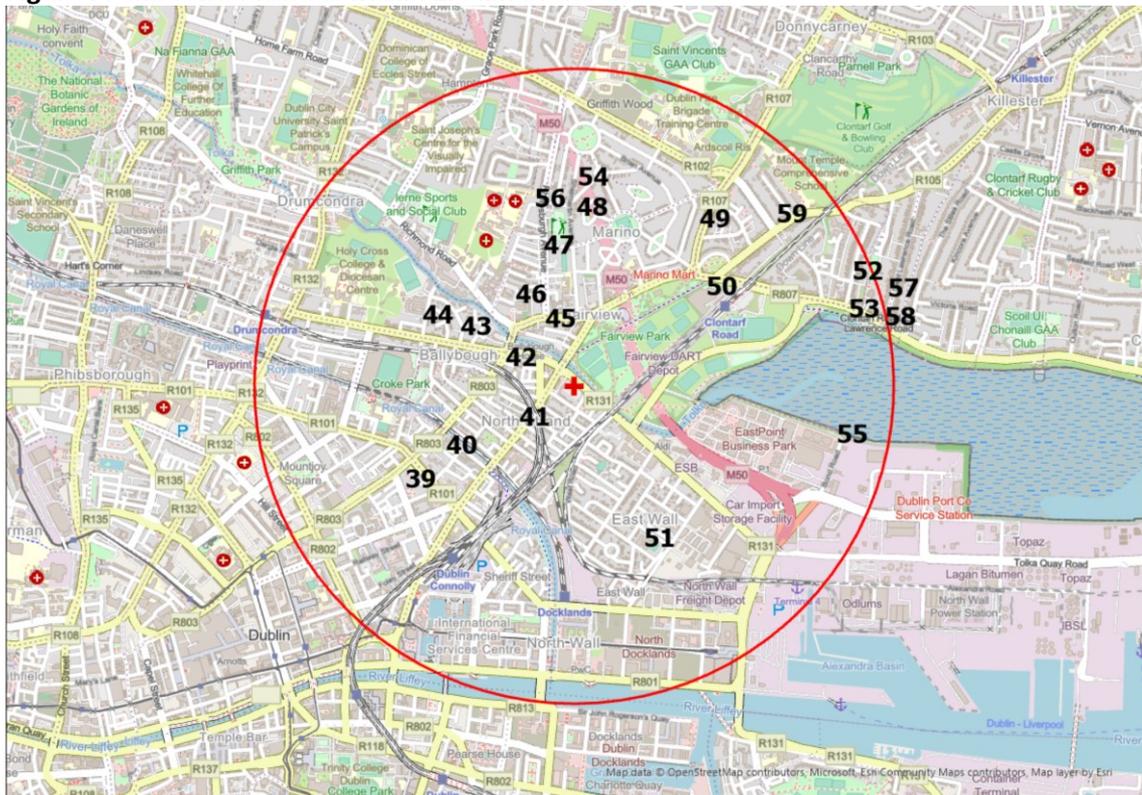
On foot of this, other facilities within 1.5km were identified. These are identified in the table below. No data on vacancies is available.

Table 7: List of Other Childcare Facilities within 1.5km

Map ID	Name	Address	Capacity	Distance in km
52	Castle Creche	St Anthony's House, Off St Lawrence Road, Clontarf	50	1.4
53	Clever Cloggs	Central Hall, St Lawrence's Road	130	1.5
54	First Steps	43 Shelmartin Ave, Marino	12	1
55	The Links Creche & Montessori Ltd.	East Point Business Campus, Clontarf	100	1.3
56	Little Rainbow Ltd	41 Foyle Road, Fairview	30	1.2
57	St Lawrence Montessori School	5 St Lawrence Road, Clontarf	15	1.5
58	St Lawrence Creche	Methodist Church, St Lawrence Road, Clontarf	45	1.4
59	The Rookery Creche & Montessori	60 Howth Road, Clontarf	45	1.2

These facilities are also mapped below.

Figure 7: Childcare facilities within 1.5 km of the site



In addition, the Dublin City Council’s planning register was reviewed with a view to identify potential pipeline capacity. The following applications were noted:

ABP.Ref.308827-20: permission for a strategic housing development on lands at Castleforbes Business Park, Sheriff Street Upper and East Road, Dublin. This includes the provision of a 469.6 sqm childcare facility to cater for over 60 children. Permission was granted on the 31st March 2021. The site is located 1.6 km southeast of the Part 8 site. Bus 53 links the Part 8 site to the permitted facility.

PA.Reg.Ref.2630/21: permission for a childcare facility on the grounds of St Vincent’s GAA Club, Pairc Naomh Uinsionn, Malahide Road, Dublin 3. The planner’s report notes that the facility would welcome 44 children. The final grant was issued on the 21st January 2022. This facility would be located 2.5 km north of the site and is easily accessible by bus from the site as both are in close proximity to the same bus routes.

Together this would add a further 100 spaces. Both these facilities would be accessible in less than 15min from the site using public transport.

The *Guidelines for Planning Authorities on Childcare Facilities* (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings.

The *Sustainable Urban Housing: Design Standards for New Apartments Guidelines* for Planning Authorities nuances the childcare requirement by stating that: ‘*Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development*’.

6.4 Health Facilities and Social Services

There are two major city hospitals nearby. The Mater Misericordiae University Hospital and the Rotunda Hospital that are just beyond 1.5km / 15-minute scope of the subject site. There are two community hospitals to the west of the site, St Vincent’s Fairview and Fairview Community Unit that provide step-down services. These are both easily reachable on foot approximately 10 mins walk to the north-west of the site.

Table 8: Hospitals within Area

Map ID	Hospital Facility	Address	Distance in km
60	The Mater Misericordiae University Hospital	Eccles St, Dublin 7, D07 R2WY	2.3
61	The Rotunda Hospital	Parnell Square E, Rotunda, Dublin 1	2.2
62	St Vincent’s Fairview (Dublin 3)	Convent Ave, Ballybough, Dublin 3	1
63	Fairview Community Unit	3 Griffith Ct, Drumcondra, Dublin, D03 YE04	1.4

Primary Care services are broadly defined as the health or social care services that a person can use and find in a community, outside of a hospital setting. Primary Care includes GPs, Public Health Nurses and a range of other services provided through your Local Health Office, by the HSE (Health Service Executive).

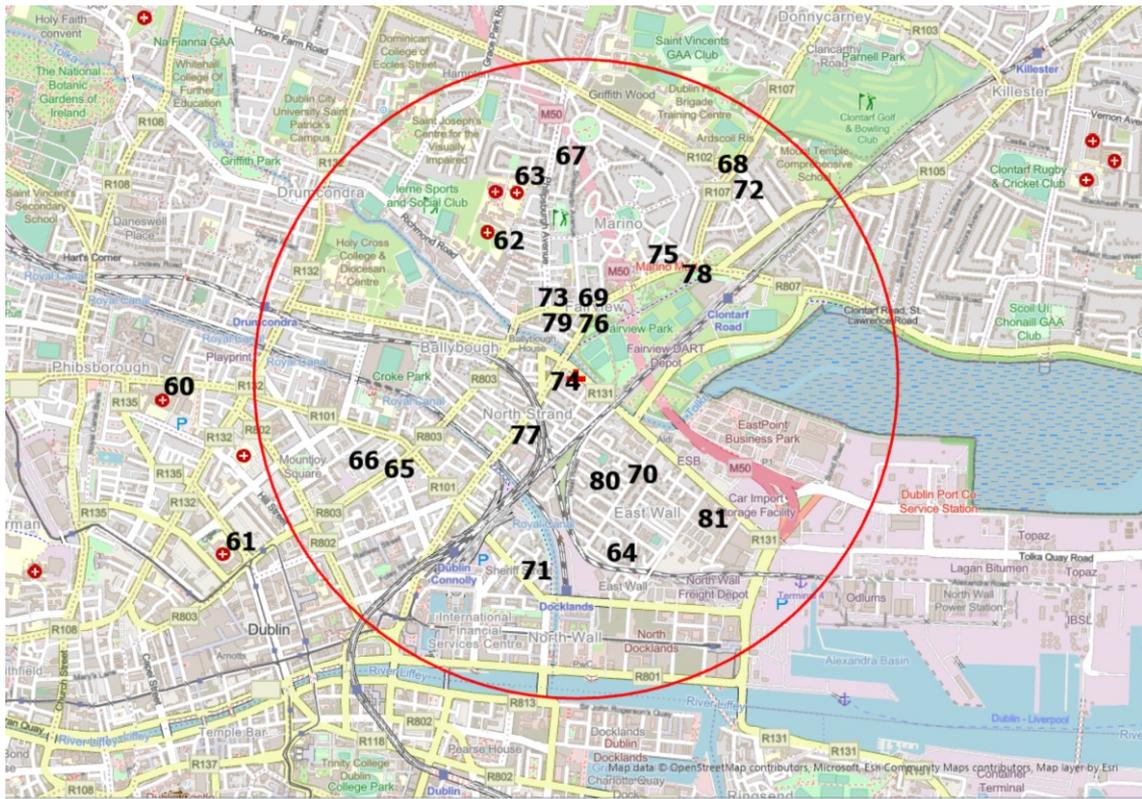
Given the central location of the subject site in East Wall, there are numerous GP practices and HSE clinics and services available in the vicinity. All of the clinics named in the below table are within the 1.5km radius of the site providing a wide range of healthcare services. The table also identifies pharmacies in the same catchment.

Table 9: List of GP clinics and Pharmacies within 1.5km of the site

Map ID	HSE GP Clinics	Address	Distance in km
64	East Wall Health Clinic	51-53 Church Rd, East Wall, Dublin 3, D03 A584	1.2
65	Summerhill Primary Care Centre	46-65 Summerhill, Mountjoy, Dublin 1,	1.2
66	Summerhill Health Centre	Summerhill, Mountjoy, Dublin 1	1.2
67	Marino Medical Centre	144 Philipsburgh Ave, Ballybough, Dublin 3,	1.2
68	HSE Marino Health Centre	1A Griffith Ave, Marino, Dublin, D03 E191	1.4
69	Fairview Family Practice	17 Fairview Strand, Ballybough, Dublin 3,	0.5
70	East Wall Medical Centre	145 Church Rd, East Wall, Dublin 3, D03 X894	0.75
71	The Oasis Centre	2 St Laurence Pl E, North Dock, Dublin	1.4
72	Malahide Road Surgery	80 Malahide Rd, Clontarf, Dublin 3, D03 N9C8	1.4
73	Fairview Medical Centre	37 - 39 Fairview Strand, Clontarf West, Dublin 3	0.55
74	Dr Tomás Houlihan	110 N Strand Rd, North Strand, Dublin 3, D03 KW81	0.22
75	Costello's Pharmacy	25 Marino Mart, Clontarf West, Dublin, D03 R2F8	0.9
76	Morgan's Pharmacy	2-4 Fairview Strand, Clontarf West, Dublin, D03 R8P3	0.4
77	The Strand Pharmacy	149 N Strand Rd, North Dock, Dublin	0.55
78	Marino Pharmacy Limited	25 Marino Mart, Clontarf, Dublin, D03 R2F8	0.9
79	McCartan's Pharmacy Fairview	34 Fairview Strand, Clontarf West, Dublin, D03 HY42	0.5
80	Fitzmaurice Pharmacy	150 Church Rd, East Wall, Dublin, D03 TK80	0.8
81	O'Caseys Pharmacy	Unit 2, Block 2, Island Key, EastWall, Dublin, D03 E6C3	1.1

These facilities are mapped below.

Figure 8: Health Facilities within 1.5 km of the site



6.5 Community Facilities

There are several community facilities easily accessible, near to the subject site. The Charleville Mall Library, located on North Strand Road, a distance of 850m from the site and the Marino Library, also 850m to the north in Ballybough are ten minutes-walk respectively to the site. Both of these are public libraries, operated by Dublin City Council.

Family Resource Centres provide a range of universal and targeted services and development opportunities that address the needs of families and residents in communities. Family resource centres are operated by the TUSLA, the State’s Child and Family Agency. The Sean O’Casey Centre is the largest family resource centre in operation within the 1.5km perimeter of the site that provide services to local residents. It is an important community facility serving the north Dublin Docklands. It provides a large hall, 156 seat theatre, activity classes, gym, bingo, senior citizen’s day care and a playschool, all on one site. Another significant community facility is the Ballybough Community Youth and Fitness Centre. It provides a range of facilities and services to the area, including youth projects, childcare, men’s health, football classes coordination, boxing. The building also supports a range of fitness classes for modest prices. It consists of a hall, a gym, a kitchen to support training and a studio to accommodate meetings. The Marino Community Centre is located in the Carleton Hall, less than 1km north of the site. Managed by the Marino Residents Association, it is available for hire.

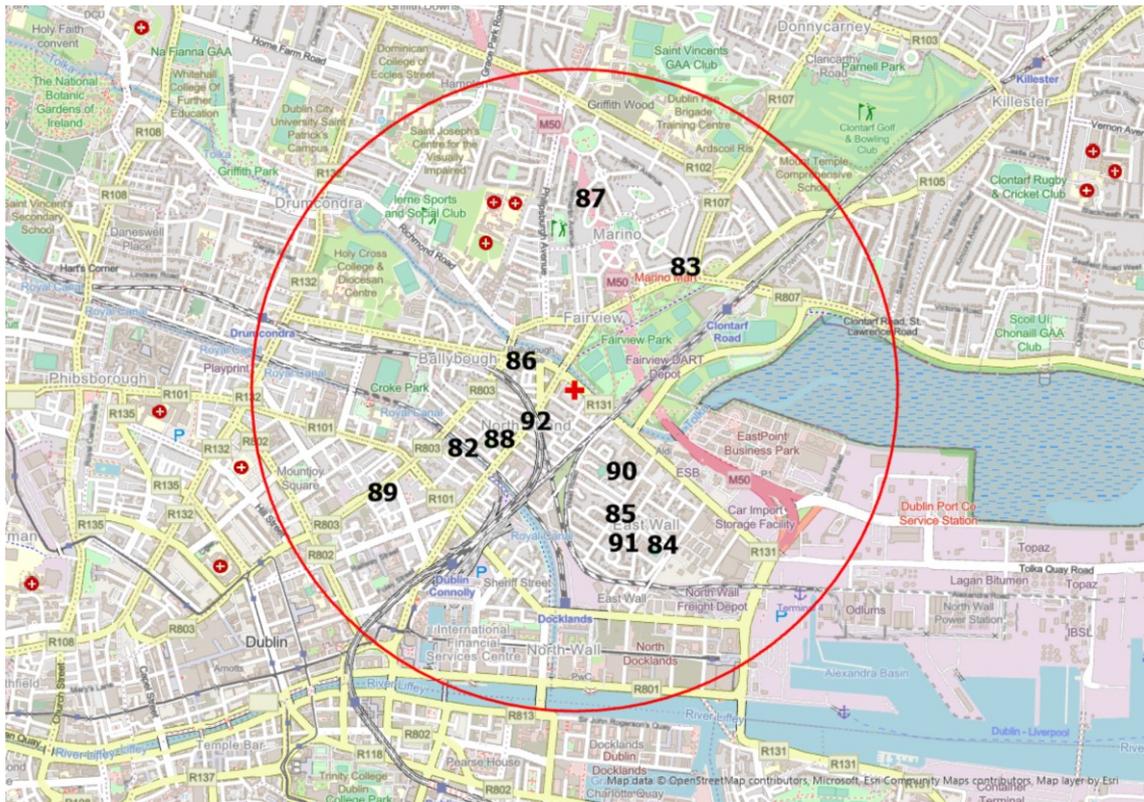
Other facilities are available within 1.5 km of the site, these are shown in table below.

Table 10: Community Facilities within a 1.5 km of the site

Map ID	Type	Name of Facility	Address	Distance from site (km)
82	Library	Charleville Mall Library	North Strand Road	0.85
83	Library	Marino Library	Marino Mart	0.85
84	Community Centre / Family Resource Centre	Sean O'Casey Community Centre	SEÁN O'CASEY COMMUNITY CENTRE, 18-26 St Mary's Rd, NORTH, East Wall, Dublin, D03 AY74, Ireland	1.1
85	Men's Shed	East Wall Men's Shed	North Dock, Dublin, Ireland	1.1
86	Community Centre	Ballybough Community Centre	Ballybough Community Centre, 49 Ballybough Rd, Ballybough, Dublin, Ireland	0.45
87	Community Centre	Carleton Hall, Marino Community Centre	Shelmartin Avenue, Clontarf	0.9
88	community garden	Mud Island Community Garden	Clinch's Ct, North Strand, Dublin 3, D03 F6W2, Ireland	0.65
89	Community Garden	North East Central Community Garden	1 Rutland Street Dublin 1	1.3
90	youth	East Wall youth club	Strangford Road	0.75
91	Support	Arts and Disability Ireland	Arts & Disability Ireland (ADI), 4th Floor, Seán O'Casey Centre, St Mary's Rd, East Wall, Dublin 3, Ireland	1.1
92	Support	Larkin Centre for the Unemployed	57-58 North Strand, Dublin 1	0.4

An Post is located within less a 1km of the site on East Wall Road. The facilities are mapped below.

Figure 9: Community facilities within 1.5 km of the site



6.6 Religious & Worship Facilities

There are places of worship within walking distance of the site, catering to the various Christian religious denominations and for other religions in the community. The below table lists the various religious services available in different places of worship.

Table 11: List of places of worship with 1.5km of the site.

Map ID	Name	Address	Distance (in km)
93	St Joseph's Catholic Church	3 Church Rd, East Wall, Dublin, D03 WA02	0.9
94	North Strand Church	Waterloo Ave, Ballybough, Dublin	0.4
95	St Agatha's Catholic Church	St Agatha's Catholic Church, 46-12 William St N, Ballybough, Dublin 1, D01 C6P7	0.9
96	Church of the Visitation, Fairview	Church of the Visitation, Fairview, 3 Philipsburgh Ave, Fairview Strand, Ballybough, Fairview, Co. Dublin, D03 E165	0.6
97	St Laurence O'Toole Catholic Church	St. Laurence O'Toole Catholic Church, Seville Pl, North Wall, Dublin, D01 KN73	1.4
98	Clontarf & Scots	Clontarf & Scots Presbyterian Church, Clontarf Rd, Clontarf, Dublin 3	1



Map ID	Name	Address	Distance (in km)
	Presbyterian Church		
99	Clontarf Methodist Church	Clontarf Methodist Church, St Lawrence Rd, Clontarf, Dublin	1.5
100	Dublin City Mosque	59 Grenville Ln, Rotunda, Dublin 1, D01 K286	2

7 Assessment

This Social Infrastructure Audit identifies existing gaps in provision of community infrastructure facilities for the East Wall area for the following categories

- Open Space, Sport and Leisure
- Education
- Childcare Facilities
- Health Facilities and Social Services
- Community Facilities
- Transport Facilities
- Retail & Entertainment

It was estimated that the proposed development would generate an indicative population of 128 persons. However, given the site's location in proximity of a QBC and within 1.5km of the city centre, it is expected that the increase would have a minimal impact on the existing social infrastructure in the catchment area.

The subject site of this development is in a location that has an extensive array of services and facilities in existence, and any increased pressure on services would be marginal and would not justify the provision of new facilities on site.

7.1 Open Space, Sport and Leisure

The site is in close proximity to existing open spaces in the vicinity that would satisfy the open space needs required by residents, particularly Fairview Park and Alfie Byrne Park, two facilities managed by Dublin City Council. There is a wide array of sports facilities identified within a 1.5km of the site, all of which are accessible on foot or cycle or public transport. It is therefore not considered that the proposed development justifies the provision of additional facilities immediately. Notwithstanding this, a one-bed unit located at ground floor in the block fronting East Wall has been designed so that it could be adapted as community unit should the need arise in the future.

7.2 Education

The Department of Education uses the assumption that 11.3 % of the population are of primary school-going age. The proposed development of 68 no. units resulting in an increase of 128 no. persons in the area, would create a need for approximately 14 primary school places. Working with a PTR (pupil teacher ratio) of 25:1, this would not result in a need for an additional classroom in the area. There are ten primary schools all located within a 15-minute walking distance of the subject site with a total enrolment of 2,014 pupils.

In section 6, the audit identified that capacity for 58 primary school pupils. The number of school age children expected to be residing in this development would indicate that there is sufficient capacity in the vicinity of this development to accommodate any upward pressure on enrolments of children. The development is not of such scale that it would require the construction of new school facilities.

In relation to secondary school, the audit in section 6 of this report identified capacity for 147 pupils. Assuming that 4.68% of the potential resident population would be aged between 12 and

18, the number of pupils that would attend secondary school yielded by the development would be **6 pupils**.

There is therefore capacity in both primary and secondary schools within the catchment to enrol prospective residents of school-going age.

7.3 Childcare Facilities

The provision of 68 units, 17 of which are one-bed units, would fall below the mandatory threshold set out by the Childcare Facilities Guidelines for Planning Authorities (2001). Applying the Childcare Guidelines requirements of 20 spaces for every 75 units, this would yield a need for 13 spaces. It is important to note here that not all children will require to attend a childcare facility. The Dublin Childcare Committee was consulted. Data provided shows modest existing capacity with 17 spaces available as of Q4 of 2021. The data also indicated that there were long waiting lists for a number of those facilities suggesting that there may be a deficit starting in September 2022. Attendance to a childcare facility is best measured using the CSO's Quarterly National Household Survey (QNHS) which gives an indicator of the number of households using a childcare facility. The survey notes that 25% would attend a childcare facility in Dublin. This means that out of the 13 children, 3 may require childcare. This number is too low to justify the provision in-situ of a childcare facility.

While this audit acknowledges the pressure on existing childcare facilities, it should be noted that the part 8 site is particularly well-served by public transports. Reference is made to permitted facilities as identified in section 6 of this report which would be highly accessible by bus from the development. There is a permitted facility within 1.6 km of the site accessible by bus and another one within 2.5 km also accessible by bus.

Given the low number of prospective children in need of a childcare facility, the excellent public transport connectivity and having regard to planned capacity, it is therefore not deemed necessary to provide a childcare facility as part of the development.

7.4 Health Facilities and Social Services

There are no published standards to facilitate assessment or adequacy of need. However, the Primary Care Strategy, issued by the Department of Health and Children in 2001, provides some form of guidance regarding the implantation of Primary Care Centres and their staffing. The starting point for service delivery in the sector is the Primary Care Team (PCT) consisting of general practice, public health nursing, occupational therapy, physiotherapy and speech and language therapy. These teams support populations of around 7,000 to 10,000 people and operate alongside wider community network services that include oral health services, audiology, dietetics, ophthalmology, podiatry, and psychology services. This would suggest the critical threshold of a population required to sustain the provision of such health services. As the population in the area survey is 83,043 it has more than a sustainable population to maintain services, as outlined by the numerous GPs and Health Service Clinics already identified in this report. The indicative population to be generated by the proposed development will have minimal impact and would be easily absorbed the existing services available.

7.5 Community Facilities & Religious Worship

The area would appear to be well served with three churches within a 15-minute walk of the site. There would also appear to be adequate community services including community centres, day care centres and Family Youth Service facilities. The close proximity to the Sean O'Casey and Ballybough Community Centres in particular with an extensive range of services would more than adequately serve the needs of additional residents. Aside from existing library services, there would appear to be little other cultural facilities within the area. However, the public transport connectivity and proximity of the area and the subject site to a wider cultural facilities on offer within the city centre cannot be understated. Cultural needs are likely to meet the demand and needs of the area on a wider basis.

The *Design Standards for New Apartments* consider the need to provide communal facilities in apartment developments. The proposed development consists of social housing units. Section 6 of this report identifies extensive community facilities provision within the 1.5 km catchment. Notwithstanding this, apartment 4 located at ground floor level in the north-west block has been designed so that it could be converted to be used as a community space, should the need arise.

7.6 Retail and Entertainment

The immediate area is well supplied in terms of retail services and facilities. Fairview, and the North Strand Road service the surrounding area with low order commercial needs, shops, cafes and restaurants, including the area surrounding the subject site. There are two discount supermarkets located 500m east on East Wall Road. Whilst the existing entertainment possibilities within a 15 minute walk of the site are limited, the proximity of the area to Dublin city centre must be acknowledged. The location of a small district centre of supermarkets, shops and local services, located on the North Strand Road and on East Wall Road will meet all of the required retail needs of residents. It would therefore be unnecessary to dilute the existing urban character of the existing district centre by accommodating ground floor commercial uses on the subject site.

8 Conclusion

Social and community infrastructure is essential to achieving a balanced approach to sustainable local communities and it is of critical importance to the economic as well as social development of a district, like East Wall.

The proposed development will generate an added demand on the existing services and facilities, however the demand will be minimal, given the general scale of the development in relation its locality. The audit has confirmed that there is limited capacity in the existing childcare facilities but this capacity will expand in the coming years. There is sufficient school provision in the area to absorb the minimal population increase. There is also numerous GP, health clinics and pharmacies operating in the area, so a dedicated health clinic would not be required given the scale of the development.

The proposed development is located in proximity of extensive outdoor public facilities and amenities, open spaces and public parks that would meet the needs of the residents, it is not considered that the development would generate undue pressure on these.

Important community facilities are located in Ballybough and East Wall. Notwithstanding this, apartment 4 located at ground floor level in the north-west block has been designed so that it could be converted should a need for more community space arise. This would align with the requirements of the Apartment Design Guidelines.

The area is more than adequately supplied with commercial retail facilities with a short walking distance of the development and, it would be unnecessary to cater to additional retail or commercial space on site, as it would detract from the existent retail units located on the North Strand Road, through to Fairview or located further east on East Wall Road.

