

**Proposed Development of
93 units at Shangan,
Ballymun, Dublin
Social Infrastructure Audit**

Dublin City Council

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1 INTRODUCTION

1.1 Background

The purpose of this report is to provide an audit of existing community facilities serving Ballymun, Dublin 9, which is the location of the subject proposed development. Social Infrastructure Audits are carried out to ensure that new developments take account of the 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 is a brownfield site, that was formerly residential housing. It measures 1.77 ha. The location is illustrated in Figure 1 below. The proposed development consists of 93 units in total. The mix of units is:

- 73 Apartments for senior citizens in one rectilinear courtyard block:
 - 67 no 1-bed
 - 6 no 2-bed
- 20 housing units for general and particular needs to include:
 - 4 no. 2 bed duplex apartments
 - 16 houses (6 no. 2-bed; 8 no. 3-bed and 2 no. 4-bed).

A community room and office are also proposed. The scheme will include an internal courtyard with fitness equipment and a large area of public open space to the east. This open space includes a playground and a basketball court. The scheme is designed for the senior citizens and particular needs.

1.2 Report Structure

The report is structured as follows:

- **Introduction** – This Section
- **Area Context** – Considers the site and surroundings in addition to transport accessibility.
- **Demographic Review** - 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.
- **Benchmarking and Standards of Provision** – Considers standards against which provision can be assessed.
- **Existing Community Facilities**- Reviews existing local community, recreational and social infrastructure.
- **Assessment** - Identifies gaps in the existing provision of community infrastructure; and
- **Conclusions** - makes recommendations to address deficiencies.

2 AREA CONTEXT

2.1 General Area

The subject site is located adjacent to the centre of Ballymun, 5km north of Dublin city. The site is located under 300m from Main Street. Main Street forms the central spine of Ballymun. Ballymun has seen significant regeneration with the demolition of the old tower complexes and construction of a new town centre and residential area, fronting the R108 road.

The brownfield site is c.1.77ha and is acting as an informal open space. It is located to the east of the Main Street. Previously on this site were former 1960's tower blocks, that have since been demolished as part of the regeneration scheme ongoing since 1997.

The site is bound to the north by the Shangan Road, with the Virgin Mary Church and National School located directly across. Three-storey residential units are also located north of the Shangan Road, these are of modern build. The rear gardens of Oldtown Avenue and the Trinity astro turf pitches bound the site to the south. The Gateway Student complex is located immediately west of the site. The complex ranges in height from 4 to 6 storey on its north, east and south perimeters and includes a ten-storey landmark building on its frontage with the Ballymun Road. A five storey residential block is located to the rear of the Axis, an arts and theatre venue forming a new "central point" for the redevelopment of Ballymun and overlooks onto the west of the application site. The prevailing architecture in the area is modern, dating from the 2000s and 2010s, with the exception of Oldtown Avenue, where the housing stock dates back from the 1950-1960s and consists of typical two -storey suburban housing. The south western boundary of the site forms the external curtilage of Trinity Comprehensive School, and its sports grounds.



Figure 1: Outline of the subject site in red, Ballymun, Dublin.

The site is zoned Z1 ‘to protect, provide and improve residential amenities’ in the Dublin City Development Plan (CDP) 2016 – 2022.

2.2 Transportation

The site is located just off the main thoroughfare that runs north / south through the centre of Ballymun. Main Street is one of the main radial routes to the city centre. It links the M50 to the city centre. It is wide, with three lanes each way, one of which is a Quality Bus Corridor (QBC) that provides a fast and frequent connection to the city centre. There are also two marked cycle lanes and these are shared with the QBC.

The various bus routes are operated by Dublin Bus and Go Ahead and connects Ballymun to various locations in the city centre. There are cross city services to other suburban locations including Kilbarrack and Blanchardstown.

Dublin Bus / GoAhead Routes				
Bus Route	Inbound (Towards City)	Outbound	Peak Frequency	Off Peak Frequency
13	Grange	Old Airport Road	10-15 mins	15-20 mins
13A	Merrion Square	IKEA	12 mins	20 mins
17A	Blanchardstown SC	Kilbarrack	15 mins	20 mins
220	Lady’s Well Road	DCU	15 mins	30 mins
220A	DCU (Helix)	Parslickstown Ave	40 mins	40-60 mins
155	Bray	St Margaret’s Road	10 mins	15-20 mins
42 D	DCU (Helix)	Portmarnock Bridge	10 mins	12 mins

Table 1: Bus Routes

The Main Street is also marked as the “E Spine” part of the proposed Bus Connects strategy, a programme designed to significantly improve bus services across Dublin.

Ballymun Main Street is earmarked as the proposed location of a new Metro station as part of the Metrolink project to connect Swords/Dublin Airport to the city centre. This station is to be located underground at the junction of Main Street and Shangan 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.

Reference is also made to the Ballymun Local Area Plan 2017. One of the objectives of the LAP is the balanced delivery of development and infrastructure. SR08 of the LAP particularly seeks the provision of new neighbourhood parks, one of which to be located at Shangan Road. It further notes *‘these spaces should be appropriately designed and landscaped in consultation with the Parks Department.’*

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 radius of the site. It has been conducted to identify constraints or capacity issues and intends to highlight where there are deficiencies in relation to any service or facilities that may need to be addressed.

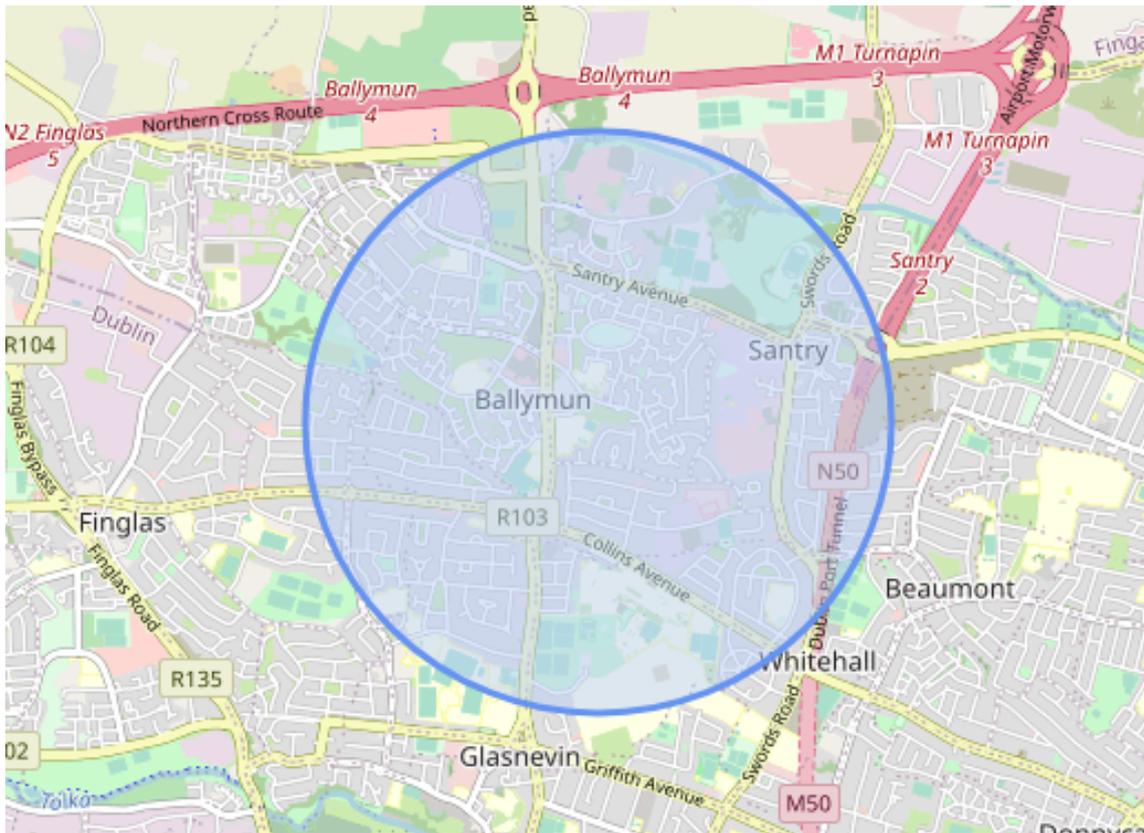


Figure 2: 1.5km radius of site at Ballymun

This approach is adapted 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, i.e. 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 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.

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.

Facility	Description
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.

Table 2: Categories of Community Facilities

4 DEMOGRAPHIC TRENDS

Demographic trend analysis has been undertaken using Central Statistics Office (CSO) data from the 2016 Census of population, the most recent undertaken in the State. Conducting an analysis of the surrounding Electoral Divisions (ED) in which the subject site is located, and those of which are encapsulated within 1.5km of the subject site confirmed a total population of the study area to be 37,304 persons. This figure was achieved by selecting all EDs that were within the 1.5km radius of the subject site. The site is located in the 'Ballymun C' ED. The list of Electoral Divisions used, and their respective populations, can be seen in the table below. It is noted that the Eds presented below are allocated their full population. In some cases, only parts of the ED falls within the 1.5km catchment of the site. This particularly applies to 'Airport', 'Turnapin' and 'Ballymun A', where around 50% of the spatial footprint is located within the catchment. As a result, the total number presented below would be slightly higher.

Electoral Division Name	Population
Whitehall A	3,286
Whitehall C	2,153
Ballygall C	3,521
Ballymun A	4,765
Ballymun B	4,379
Ballymun C	6,112
Ballymun D	2,458
Ballymun E	1,562
Ballymun F	2,350
Airport	5,018
Turnapin	1,700
Total	37,304

Table 3: List of Electoral Division within 1.5km of site at Ballymun

The 2016 census shows that 7.3 % of the resident population were aged between 0 and 5, or a total of 2,737 children. A further 3,042 persons are aged between 6 and 12 years old or 8.1% of the total population. The 13 to 18 years old cohort comprises 2,727 persons or 7.3% of the total population. The 2016 Census indicates that 1-2 person households now comprise a majority of households and this trend is set continue. Analysis of urban housing need indicates that the majority of households will comprise 1-2 persons and approximately half of the remainder will be three person households.

The proposed development in Ballymun, is for 93 residential units. Of these units, 67 one-bed and 6 two-bed apartments will be for older persons. The remaining 20 are a mix of two, three and four bed apartments and houses. 67 one bed units will accommodate with an average 1.5 persons and the remaining 26 units will comprise an average household size of 2.8 persons per unit. Occupancy rate of 2.8 is derived from the household size of Ballymun C Electoral Division in which the site is located and which is characterised by two storey housing. Therefore, the proposed development could generate an indicative population **173 persons**.

It is noted that a majority of units in the proposed development are aimed at catering to the needs of older local residents who are looking to downsize to a smaller property, in addition to catering for particular needs housing. The provision of services directed towards younger age groups would be limited given the low number of general needs housing units provided. There would be a need to address elements and services that are more appropriate and caters to the anticipated older cohort that will reside here. Inclusion of apartments that can be adapted for older persons' needs, through universal design, allows for better flexibility for residents.

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 *Ballymun Local Area Plan 2017* which provides detailed policies, objectives and site briefs for Ballymun.
3. The *National Planning Framework (NPF) 2040* recognises that it is important that the community infrastructure should be considered in tandem to the population 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.
4. 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'*.
5. 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.
6. 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.
7. For new housing developments, *Childcare Facilities Guidelines for Planning Authorities* (2001) recommends an average of one childcare facility for each 75 dwellings.
8. 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.
9. *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.

6.1 Open Space, Sport and Leisure

The principle open space near the subject site is Santry (Demesne) Park located 1.4km to the northeast of the site. The park lies beyond the jurisdiction of Dublin City Council and is operated by neighbouring Fingal County Council. This park is 22ha in size and is formed from the old Santry Demesne. The park contains a children’s playground and an extensive network of pathways to suit walkers, joggers and dog walkers alike. It also includes a community garden.

Poppintree Park is located between Glasnevin, Ballymun and Finglas, and is approximately 1.2km from the subject site. The park has GAA pitches, an amphitheatre, and a playground. It also includes a tree trail, wetlands, wildflowers and a pond.

Balcurris Park is located to the west of Ballymun, approximately 600 m from the site. It includes a GAA pitch and a multi-use games area laid out.

There are several smaller pocket parks / green spaces associated with housing developments in the vicinity of the site. Coultry Park is located 450m north of the site and includes a football pitch and large, fully equipped playground.

With regard to sports, there are several clubs and organisations operating in Ballymun, providing a range of clubs catering to differing and specific interests. A number of sports facilities outside the 1.5 km radius have been included as they directly serve Ballymun.

Some of the facilities identified below are accessible for people with disability and for those who are mobility impaired. There are also fitness, yoga and chair gym classes organised in the Ballymun Family Resource Centre, located at Shangan Green, c.130 m north of the site.

Map ID	Name	Description of Facility	Address	Distance (in km)
1	Ballymun Kickhams GAA Club	Clubhouse, grass pitches, changing rooms.	Collinstown Lane, Ballymun, Dublin 9	2.9 km
2	Saint Pappins Boxing Club	Gym and studio space.	Poppintree community centre, Ballymun, Dublin, D11 E7WR	1.6 km
3	Sports & Fitness Ballymun	Gym, studios, 25m swimming pool, steam rooms, changing rooms.	Ballymun Leisure Centre, Ballymun	0.75 km
4	Sport Taekwondo Ireland	Sportshall and changing rooms.	Ballymun Rd, Santry, Dublin	0.35 km

Map ID	Name	Description of Facility	Address	Distance (in km)
5	Setanta GAA Club	Clubhouse, changing rooms and grass pitches.	Clubteach Setanta, Ballymun Rd, Co. Dublin	0.95 km
6	Riverside / Glasnevin Lawn Tennis Club	8 floodlit tennis courts, changing room, clubhouse with bar and function room.	Glasnevin Ave, Glasnevin, Dublin 11, D11 N7V2	1.8 km
7	Trinity College Sports (Santry Park)	3 5-a-side astro turf pitches, hockey pitch, rugby pitch, soccer pitch, training pitches, changing rooms, gym.	R104, Santry Demesne, Dublin	0.9 km
8	Ballymun United Soccer	Clubhouse, grass pitches and changing facilities, astro turf pitches.	St Margaret's Rd, Ballymun, Dublin 11	2.2 km
9	Larkhill Karate Club	Training studio/ hall.	Santry Hall Industrial Estate, 4 Swords Rd, Whitehall, Dublin, D09 V409	1.9 km
10	Ben Dunne Gym	Gym, studio space.	Northwood Retail Park, Santry, Dublin 9	1 km
11	Bodyworks Gym (part of Trinity Comprehensive)	Two large multi purpose sports halls, 3 all weather tennis courts, a full size astro turf pitch	Shangan Rd, Santry, Dublin	0.2 km
12	Poppintree Community and Sports Centre	Sports hall, all weather pitch, meeting rooms, childcare, conference room.	Poppintree Community and Sports Centre, Balbutcher Lane	1.6 km

Table 4: List of Sports and Leisure Facilities in Ballymun

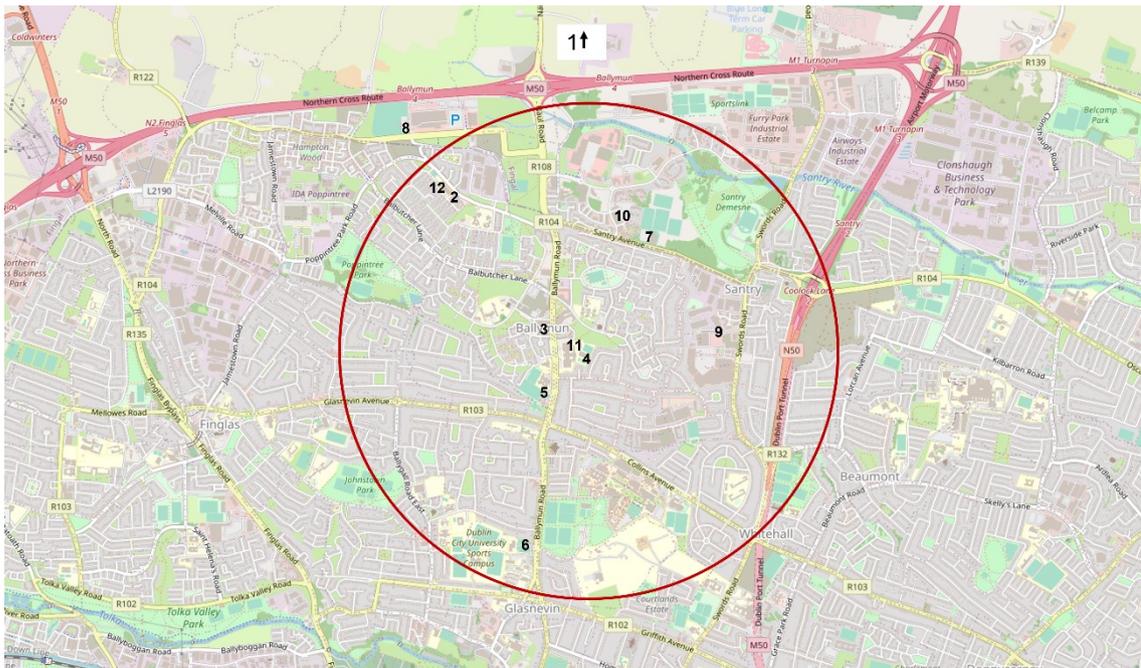


Figure 3: Map of Sports and Leisure Facilities in Ballymun

6.2 Education

There are ten primary schools located within a 1.5km radius of the subject site and an additional two just outside the radius. There is a wide choice of school types available, included single sex, mixed, varying Christian denominations and non-denominational patrons managing these schools. The total number of enrolments at these schools is 2,174 pupils. The enrolment figures were obtained from the Department of Education database for the academic year 2020-2021. The schools are listed with their current enrolment numbers in the table below. The data was extracted from the Primary Schools Enrolment Figures published by the Department of Education.

Map ID	School	Enrolment 18-19	Current Enrolment	Distance (in km)	Gender	Denomination
13	Virgin Mary Girl's School	162	181	0.045	Girls	Catholic
14	Gaelscoil Bhaile Munna	185	165	0.6	Mixed	Non-denominational
15	Our Lady Of Victories (Girls)	No data	214	0.95	Girls	Catholic
16	Our Lady Of Victories (Boys)	No data	94	0.95	Boys	Catholic
17	Our Lady Of Victories Infant	265	214	0.95	Mixed	Catholic

Map ID	School	Enrolment 18-19	Current Enrolment	Distance (in km)	Gender	Denomination
	National School (Infants)					
18	Holy Spirit Girl's NS	335	308	0.85	Girls	Catholic
19	St Joseph's Junior NS	141	151	0.95	Mixed	Catholic
20	St Joseph's Senior NS	143	137	0.95	Mixed	Catholic
21	Sn Na Maighdine Muire B	133	133	0.25	Boys	Catholic
22	St Michaels House Spec School	68	53	1.8	Mixed	Catholic
23	Scoil an tSeachtar Laoch	203	181	0.5	Mixed	Catholic
24	North Dublin National School Project	229	226	1.8	Mixed	Multi-denominational

Table 5: List of Primary Schools serving Ballymun

Enrolment data from 2018 was also collected and compared to the 2021 data to gain an understanding of capacity. It shows estimated capacity. Where no data is available, then it assumed a school as no spare capacity. The total number of spare primary school spaces is **115**, which includes 15 apparent vacant places in St Michael's. These would only be allocated to children with special needs.

There were four second level schools identified as being within 1.5km – 2.5km of the subject site. Collectively, these schools provided, three single sex and one mixed sex school, with a total enrolment of 2,603 pupils. It was noted that all schools identified in this area, had a Catholic ethos. The enrolment numbers were provided by the Department of Education for the 2020/2021 academic year.

No. on Map	School	Enrolment 18-19	Current Enrolment	Distance	Gender	Denomination
25	Trinity Comprehensive	516	504	100m	Mixed	Catholic

No. on Map	School	Enrolment 18-19	Current Enrolment	Distance	Gender	Denomination
26	St. Mary's Secondary School	784	832	2.5km	Girls	Catholic
27	Beneavin De La Salle College	459	563	2.5km	Boys	Catholic
28	St Aidan's CBS	721	704	1.9km	Boys	Catholic

Table 6: List of Secondary Schools in Ballymun

At catchment level, it would appear that there is an existing deficit of post-primary school spaces of 123 places. However, it is worthy to note that the secondary school the closest to the site appears to have some spare capacity.

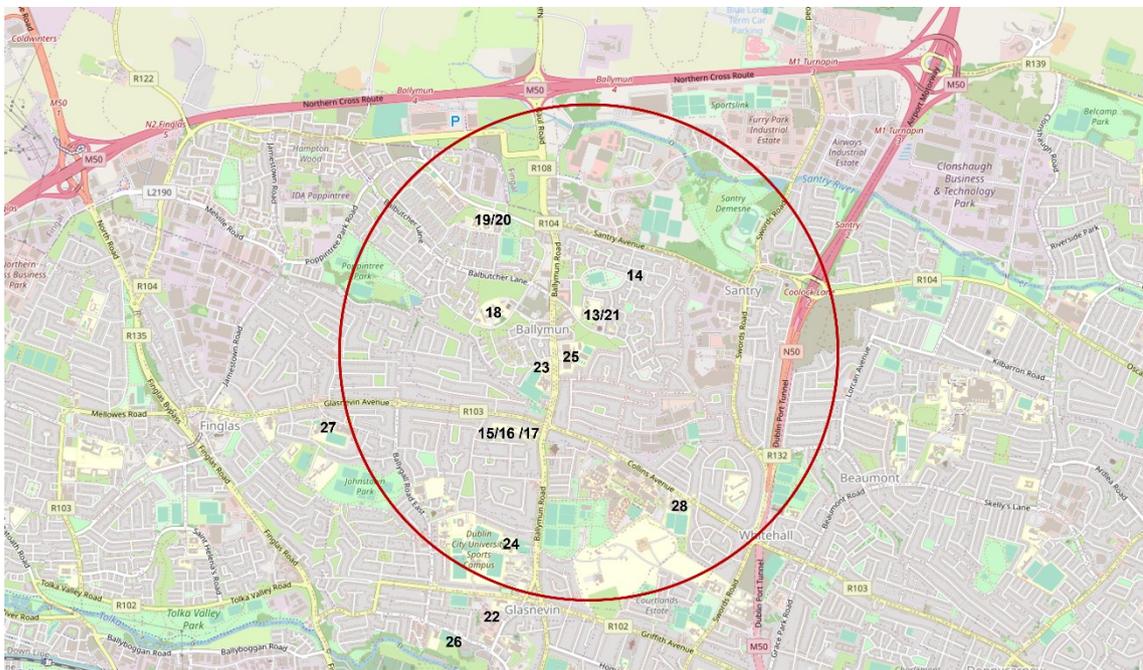


Figure 4: Map of primary and secondary schools in Ballymun

Reference is made to St Michael's House Special National School which is noted in table 5 above. This school caters for children with special needs. It includes sensory rooms and employs 30 special needs assistants. The school works in close collaboration with a multi-disciplinary clinical team to cater for the needs of its pupils. A number of schools listed above provide support for children with special needs. Data extracted from the National Council for Special Education's School Information map shows that both Trinity Comprehensive School and Virgin Mary Girls National School have one special class and caters for autism and autistic spectrum disorders.

DCU in the Community, an outreach programme delivered by Dublin College University operates out of facilities in Shangan Court. The programme delivers accredited and non-accredited learning programmes for residents. Youthreach is also noted and operates out of the Ballymun Library.

6.3 Childcare

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 obtained from TUSLA outline the number and capacity of childcare places located within a 1.5km radius of the subject site in Ballymun. Sixteen TUSLA registered childcare were identified by the Dublin Childcare Committee, which was consulted with during the preparation of this audit. Collectively they provide 757 childcare spaces.

Map ID	Name of the Facility	Type of Services	Vacancies
29	Pinewood Montessori	ECCE	2
30	Ti na nOg Early Childhood Care and Education Centre	ECCE, Sessional, FDC	Around 5
31	Magic Days Creche an Montessori	FDC	0
32	Sandra's Playschool	ECCE, Sessional	-
33	Mother of Divine Grace Playground	ECCE, Sessional	5
34	Our Lady's Nursery	ECCE, Sessional, FDC	-
35	Naionra an T-Seachtar Laoch	ECCE, Sessional	14 (4 AM and 10 PM)
36	Axis Centre	ECCE, FDC	7
37	Aisling Project and Aisling Project Sillogue	SAC, PT	0
38	Ballymun East Community Centre	ECCE, FDC	20 (ECCE only)
39	Naoinra Glor na nGael	ECCE, FDC	4
40	Little Rainbows Santry	FDC, PT, ECCE	20
41	Happy Ways Creche and Preschool	ECCE, FDC	-
42	The Nest Santry	FDC, SAC, Sessional	-
43	Sunshine Creche and Montessori	FDC, SAC, Sessional, ECCE	0
44	Happyway Preschool	Sessional, ECCE	-
45	Pinocchios Little Treasures	ECCE, FDC	1
46	Cocoon Childcare Santry	FDC, ECCE	5 ECCE

Table 7: Audit of Childcare Spaces (Source: Dublin Childcare Committee)

The table above shows childcare providers operating within the vicinity of the area. It shows that as of 2021, 71 childcare spaces were available. In addition, it is noted that at least one creche was currently not operating at full capacity due to Covid 19 restrictions, suggesting that there may be additional capacity when higher attendance rates are made possible again.

The PALS preschool is due to open in Hampton Woods soon. Pals is an early intervention centre servicing autistic children (aged 3-5 years) and their families, because of the specialized supports and intervention that they offer, class size is limited to 6 children with 4 staff members. Services provided at PALS are free to families who avail of them.

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.

However the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities* state 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.’ One-bedroom units can be discounted for the purposes of calculating demand.

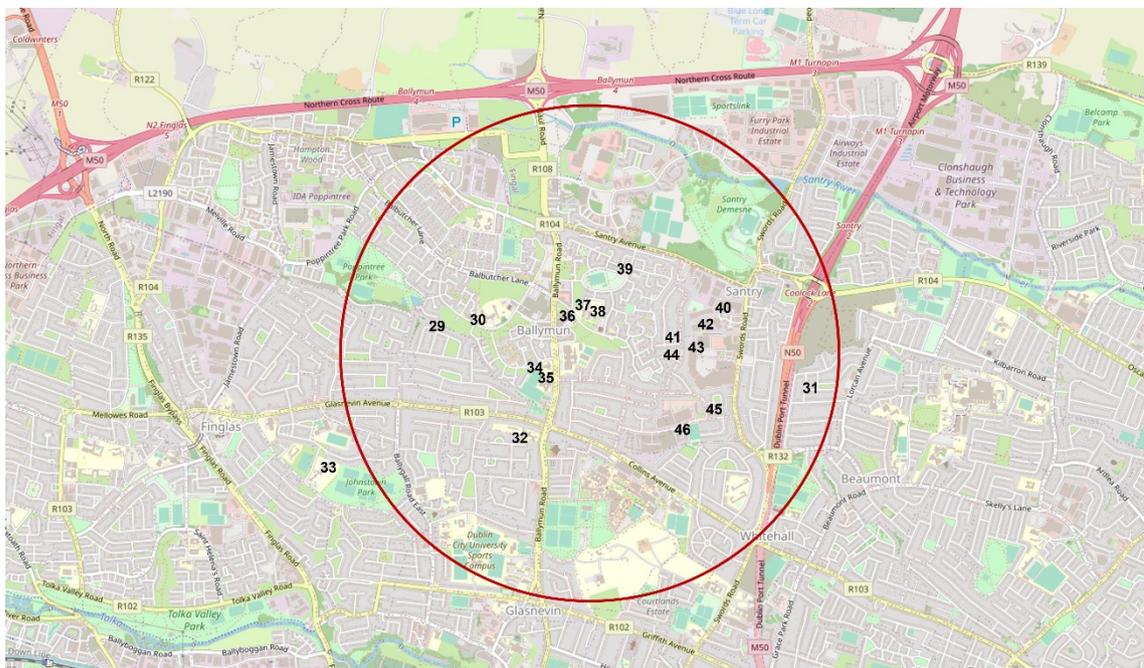


Figure 5: Location of Creche / Montessori facilities in Ballymun

6.4 Health Facilities

A number of health facilities have been identified in the area as shown in the table below. These also include General Practitioners (GP) who work in and around Ballymun. The GPs were identified using the Health Service Executive’s (HSE) website and the internet.

Map ID	Name	Address	Distance from site
47	Ballymun Healthcare Facility	Civic Building, Main St, Ballymun, Dublin 9	0.15km
48	Elmhurst Day Hospital & Nursing Home	Hampstead Ave, Ballymun Rd, Glasnevin, Dublin 9, D09 XNV2	2km
49	Northwood Nursing Home	Old Ballymun Road, Northwood Ave, Santry, Dublin	0.9 km
50	Santry Sports Clinic	Northwood Ave, Santry, Dublin 9	1.5km
51	Ballymun Family Practice	45 Main Street, Ballymun	0.25 km
52	D Doc 24 Hour Surgery	Shangan Road, Ballymun	0.1 km
53	Willow Park Medical	72 Willow Park Cres, Glasnevin, Dublin, D11 X981	1.2km
54	Dr Chambers	167 Glasnevin Ave, Ballymun	1.5km
55	D9 Family Practice	204 Ballymun Rd, Ballymun, Dublin 9, D09 X3P0	0.7 km
56	College Gate Clinic	123 Ballymun Rd, Ballygall, Dublin, D09 W523	1.2km
57	Swords Road Medical	250 Swords Road, Santry, Dublin 9, Dublin 9	1.5km
58	Edward Mac Manus Pharmacy	U2A Alliance Row Ballymun Plaza, Ballymun, Dublin 9, D09 N294	0.45 km
59	McCabes Pharmacy	Unit 8 College View, Silloge Road, Ballymun, Dublin, D11 H342	0.55 km
60	Poppintree Pharmacy	Poppintree Parade, Ballymun, Dublin	1.4 km
61	Laverty's Pharmacy	2c, Shangan Hall, Shangan Rd, Ballymun, Co. Dublin	0.26 km
62	Chambers Pharmacy	Ballymun Road Ballymun Rd, Ballygall, Dublin 9, D09 YY22	1.4 km
63	McCabes Pharmacy	Unit D1ab Gullivers Neighbourhood Centre, Northwood Ave, Santry, Dublin	1.3 km

Table 8: List of Health Facilities in Ballymun

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. Given the central location of the site in Ballymun, there are numerous GP practices and HSE clinics and services available in the vicinity. All of the clinics named in the table above are within the 1.5km radius of the site providing a wide range of healthcare services.

It is also noted that a number of health services are located in the Ballymun Civic Centre, namely the HSE public nurse, HSE occupational therapy services and addiction services.

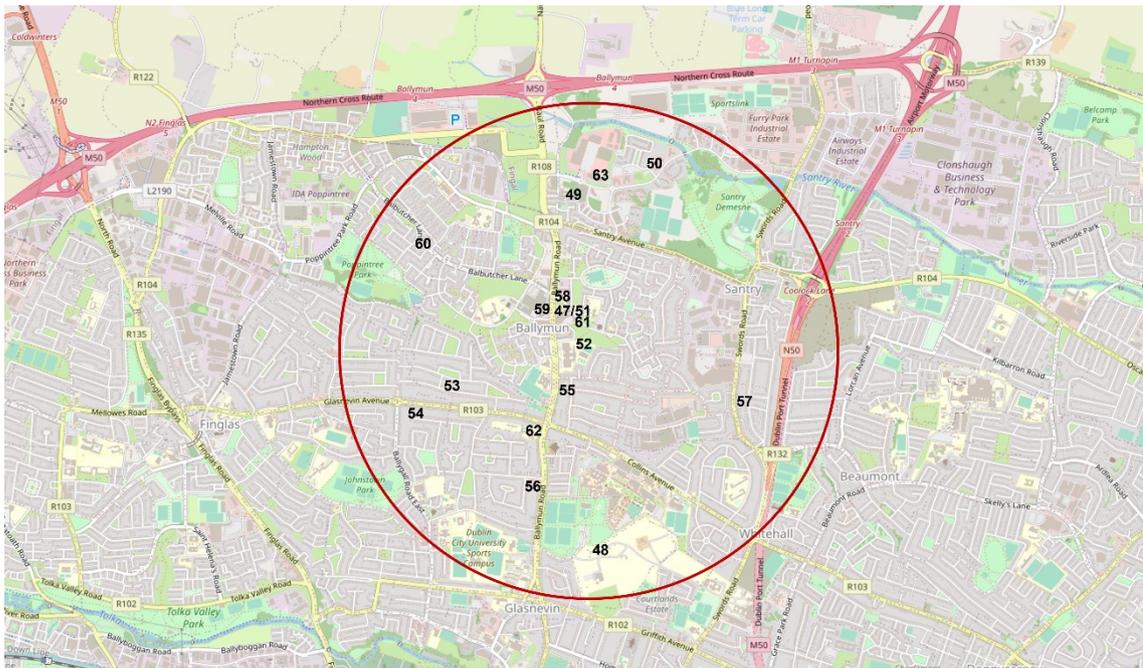


Figure 6: List of GP Services & Pharmacies in Ballymun

6.5 Social Services

There are several important social facilities located within a short walk from the site. The Ballymun Civic Centre incorporates:

- The Citizen Information Centre
- A GP (noted in table 8 above)
- The HSE local Health Office Dublin North Central
- The office of the HSE public health nurse
- HSE Occupational Therapy
- The Housing and Community Services of Dublin City Council
- Dublin City Council's area office
- HSE Addiction Services

The Ballymun Axis centre, located on Main Street Ballymun, immediately adjoins the site providing access to a complex with a theatre, performance spaces. Other services such as the Garda Station and local INTREO (Department of Social Protection) office are located close to the site.

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 Ballymun Child and Family resource centre is located at Shangan Green. It provides services in mental health and counselling, scouts, play therapy and a range of activities aimed at children, including coding classes, homework clubs and fitness activities.

No. on Map	Name	Address	Distance (in km)
64	Ballymun Civic Centre	Ballymun Civic Centre, Main Street, Ballymun, Dublin 9	0.28
65	Ballymun Community Law Centre	Unit 1A Shangan Neighbourhood Centre, Shangan Road, Ballymun, Dublin 9	0.02
66	Ballymun Garda Station	Ballymun Rd, Santry, Dublin	0.3
67	An Post	Ballymun Post Office, College View, Silloge Road, Dublin 11, D11 P8KF	0.45
68	Ballymun Intreo Centre	Main Street Ballymun	0.4

Table 9: Social and civic services available in the catchment

The Ballymun Active Disability Interest Group is also noted. It operates out of the Silloge Neighbourhood Centre, located just over 1km west of the west. The group was set up by local residents with a view to provide a platform for people with a disability living in Ballymun.

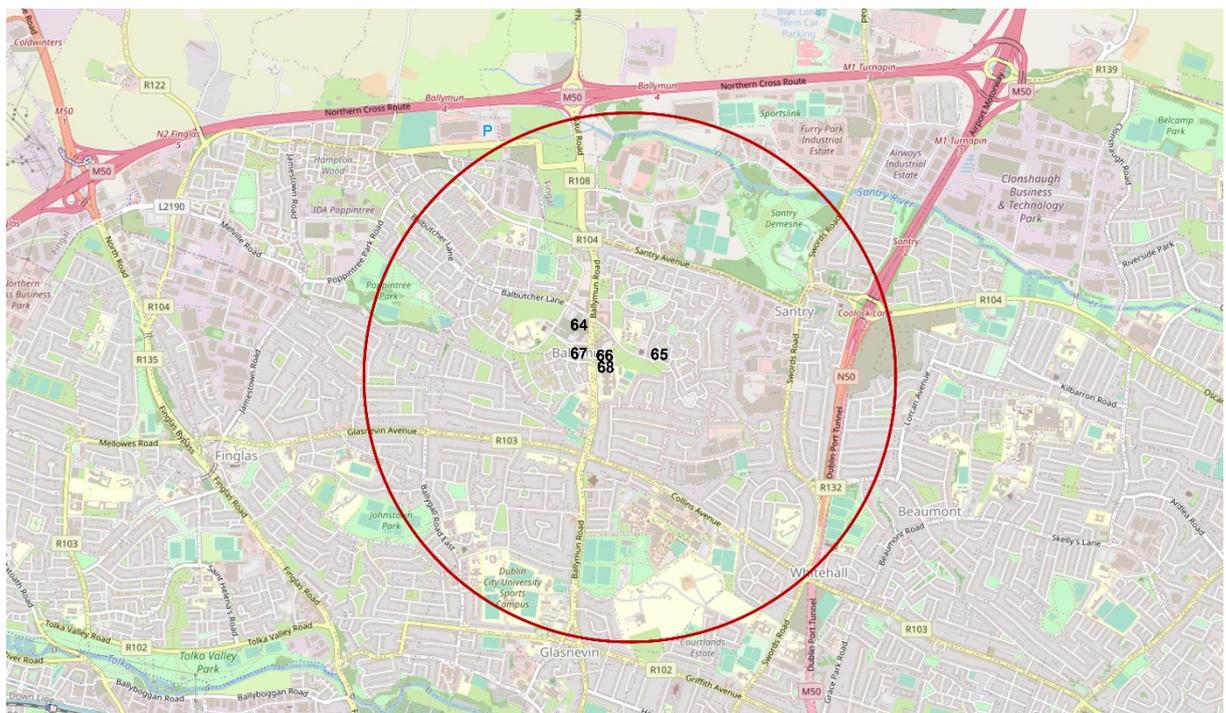


Figure 7: Social and Civic Facilities

6.6 Community and Cultural Facilities

There is a large variety of high-quality community spaces available to the local residents of Ballymun. The Axis Centre mentioned in section 6.4 above is a complex comprising a theatre, performance space and other public facilities. The range of facilities located within 1.5 km of the site is identified in table 11 and map 8 below.

Map ID	Name	Address	Distance
69	Axis Art Centre and Theatre	9 Main St, Ballymun, Dublin	0.28 km
70	Ballymun East Community Centre	Gallaun Rd, Ballymun, Dublin 9	0.14 km
71	Domville House	Domville House Clinic, Ballymun Road, Ballymun, Dublin 9	0.7 km
72	The Sillogue Neighbourhood Centre Ballymun	Marewood Cres, Ballymun, Dublin, 9	0.95 km
73	Poppintree Youth Project	Gallaun Rd, Ballymun, Dublin 9	1.4km
74	Ballymun Community Workshop & Training Centre	Ballymun Industrial Estate, St Margaret's Rd, Ballymun, Dublin	1.4km
75	The Rediscovery Centre	The Boiler House, Ballymun Rd., Ballymun, Dublin, D09 HK58	0.3 km
76	Ballymun Child & Family Resource Centre	Shangan Green, Ballymun, Dublin 9, D09 W921	0.1 km
77	Ballymun Library	9 Ballymun Road	0.75 km
78	Ballymun Youth Action Project	Horizons Centre, Balcurris Road, Ballymun Road	0.5 km
79	The RECO	Ballymun Regional Youth Resource (RECO), Sillogue Road, Ballymun	0.65 km
80	Ballymun Family Resource Centre	Ballymun Child & Family Resource Centre, Shangan Green, Ballymun, Dublin 9 D09W921	0.28 km

Map ID	Name	Address	Distance
81	Ballymun Animal Care Association	3C Balbutcher Lane 11, Ballymun	1.1km
82	St Joseph' Music Room	St Joseph School Balcurris Road	0.65 km

Table 10: List of Community Facilities in Ballymun

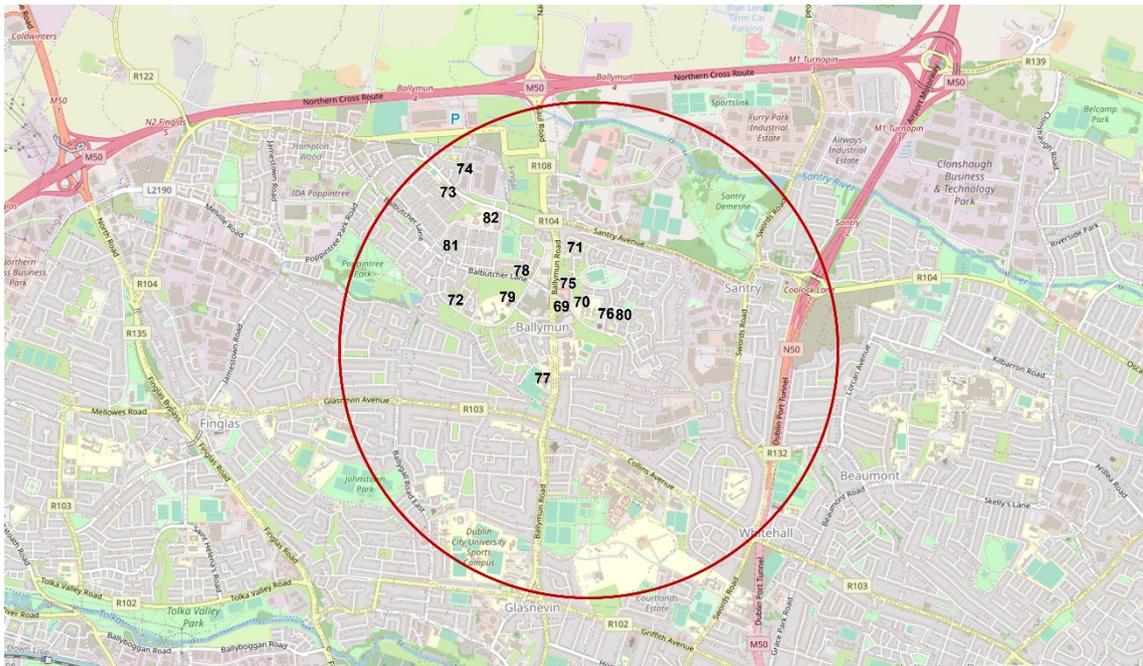


Figure 8: Community Facilities

6.7 Religious & Worship Facilities

There are several churches and religious buildings serving a variety of different faiths within walking distance of the site, catering predominately to the various Christian religious denominations in the community. The below table lists the various religious services available in different places of worship.

Map ID	Name	Address	Distance
83	Catholic Church of the Virgin Mary	Shangan Rd, Ballymun, Dublin 9	15m
84	Our Lady of Victories	Ballymun Road, Glasnevin	1km

Map ID	Name	Address	Distance
	Catholic Church		
85	Community House, Church of the Holy Spirit	Silloge Road.	550m
86	St Pappins, Church of Ireland	Santry Villas, Whitehall, Dublin 9	1.1km
87	Dublin Christian Fellowship	Unit 10, Lilmar Industrial Estate, Coolock Ln, Santry, Dublin 9, D09 R6T4	1.5km
88	Hill City Church	Ballymun Industrial Estate, Unit 1, Ballymun, Dublin	1.4km
89	St. Joseph's Church,	Balcurris Road, Ballymun	1.2km

Table 11: List of Places of Worship in Ballymun

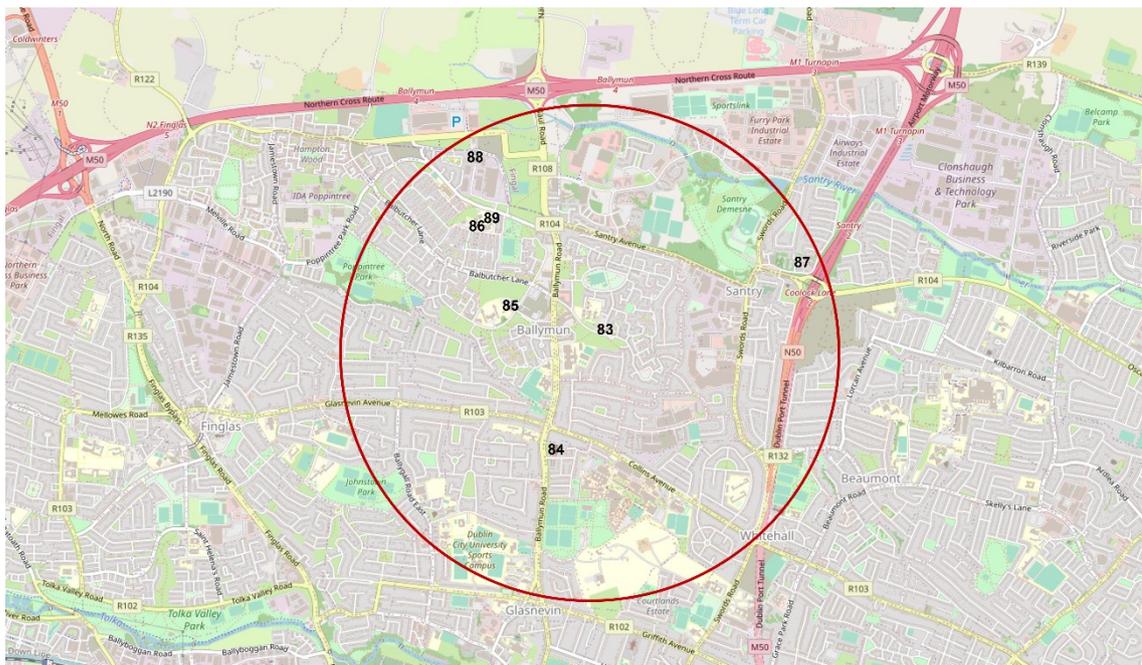


Figure 9: Map of Places of Worship in Ballymun

6.8 Retail & Entertainment

As the site is located close to the centre of Ballymun District Centre, it is well serviced with regard to retail facilities. Along the main street itself in Ballymun there is a large Supervalu supermarket and a Lidl. There are also three pharmacies, and two restaurants, a hotel with bar, and a betting shop. The Axis contains a café.

Omni Shopping Centre located 1.3km to the east of the site provides access to a greater range of higher order goods and retail shops. It has several cafes and restaurants and access to a cinema.

Gulliver's Retail Park provides access to a range of DIY, electrical and furniture shops. There is also another Lidl supermarket located at this site. The retail park is located 1.3km from the site along the R108, Main Street going northwards.

7 ASSESSMENT

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

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

The proposed development is expected to lead to a minor increase in the population; however it is not deemed to have a detrimental impact of service provision and facilities. The subject site of this development is in an existing urban location that has reasonable access to a large variety of services. The site is located close to the Ballymun District Centre. The current *Dublin City Development Plan 2016-2022* recognises the importance of building sustainable neighbourhood. The draft Dublin City Development plan 2022-2028 further reiterates this intent adding that ‘people daily requirements can be reached within 15 minutes by foot, bike or public transport’. It is also noted that the subject site is near a major arterial route into Dublin City Centre, and thus access to a greater range of facilities and services associated with the city centre by public transport. Nonetheless, the site is well served with local facilities to cater for daily needs. For the purpose of the assessment, the breakdown in type of units is reiterated as follows:

- 73 Apartments for senior citizens in one rectilinear courtyard block:
 - 67 no 1-bed
 - 6 no 2-bed
- 20 housing units for general and particular needs to include:
 - 4 no. 2 bed duplex apartments
 - 16 houses (6 no. 2-bed; 8 no. 3-bed and 2 no. 4-bed).

All units are designed to include elements of universal standards. The larger units, specifically the four-beds have a living room at ground floor which could be converted to a bedroom with ensuite if required. While the majority of units to be provided on site are for older persons and particular needs, a small number of general needs housing is also included to allow for a diverse community.

The proposed development includes a large public open space which includes a playground and a basketball court. In addition, a courtyard is provided which will include fitness equipment for the use of the proposed residents.

7.1 Open Space, Sport and Leisure

The subject site at Ballymun is near to many high-quality open spaces which would satisfy the open space / green space needs required by any future residents. There are significant open spaces to the north and north west of the subject site. These are located, in particular, in Santry Demense, an extensive open parkland with a vast array of pitches for different sports and in Poppintree Park which includes a playground, walking trails and pitches.

The Ballymun Sport and Fitness Centre located in the heart of Ballymun offers access to a 25m swimming pool and gym facilities. This centre is operated by Dublin City Council. The centre has been designed to be accessible for the disabled. The Poppintree Sport Centre further adds to the sport offer in the area.

There numerous sports facilities and clubs operating in Ballymun and most are identified within a 1.5km of the site, all of which are accessible on foot or cycle, as many are adjacent to the subject site. It is therefore not considered that the proposed development justifies the provision of leisure facilities in the area, as it is quite well served.

It is important to note that in accordance with SR08 of the Ballymun LAP 2017, a public park is included in the proposed development. It will include a playground and basketball court. This park is located at a prominent location, the intersection of the new development and the existing residential units at Shangan Road. Its central position will contribute to the creation of a cohesive fabric.

Additionally, the site is minutes away from facilities which caters for the needs of older persons or people with particular needs. In particular, reference is made to the Ballymun Family Resource Centre which provides for light fitness classes suitable for older persons or people with impaired mobility.

Lastly it is noted that the proposed courtyard will include exercise equipment which will be beneficial to the prospective residents of the apartment blocks.

7.2 Education

This scheme is to cater primarily for the older persons and people with particular needs. It includes a small number of general needs housing. The school place demands analysis therefore represents a worst-case scenario.

The older persons housing units are taken out of the calculations as they are unlikely to welcome children residents.

There is no specific population benchmark for the provision of primary or secondary school facilities in Ireland. The Department of Education's approach includes a general standard that for every 1,000 dwellings in an area, circa 12% of the population will require primary school places and 8.5% will require post primary school places. The Department of Education uses the assumption that 11.3 % of the population are of primary school-going age.

The number of primary school age children expected to be residing in this development would be 9 children, based on average occupancy rate of 2.8 reflecting the average household size in the Ballymun C Electoral Division in which the site is located. The number of family sized dwellings (two bedroom +) to be constructed being 26 units ($26 * 2.0 / 12\% = \text{total}$). One-bedroom apartments are excluded from the calculation as they are deemed not to accommodate children. The Department of Education's guidelines require a 1:25 teacher student ratio. Applying this ratio would result in a demand, which falls short of the number required to provide additional classrooms.

It is noted that there appears to be 15 spaces available at St Michael's House Special National School. The proposed development would include 10 units which may accommodate persons with medical needs. In some cases, it may be child residents who have specific medical needs. St Michael's House Special National School is highly accessible by public transport from the development site and therefore the 15 spaces may serve those prospective residents.

Using the Department of Education's methods of calculation for post-primary needs, the development may generate 3 children of post-primary going age. There is an apparent deficit in the 1.5 km catchment. However, it noted that capacity exists at the Trinity Comprehensive School, immediately adjacent to the site. It should therefore be able to cater for potential demand arising from the site.

7.3 Childcare Facilities

The scheme is principally for the older persons. However, a small number of children may be expected to live in the larger units for particular or general needs housing.

Census 2016 shows that 2,295 children are eligible for childcare (under school going age i.e. 0-4 years inclusive) in the study area. There is in existence 18 childcare providers identified by the Dublin Childcare Committee, catering to 823 (excluding five facilities for which no data was provided) childcare spaces.

The provision of 93 units within the development is in excess of the 75 units which results in the consideration of a requirement for a childcare facility under the *Childcare Facilities Guidelines for Planning Authorities (2001)*. However, the *Apartment Guidelines (2018)* indicates that one-bedroom units may be discounted for the purposes of an assessing the requirement for childcare facilities. As there are 67 one-bedroom apartments to be delivered on site, it is necessary to deduct the total number of one-bedroom apartments, as they will not accommodate children. This leaves a total of 26 units giving rise to a childcare requirement.

The provisions of the Childcare Guidelines are adopted and effectively form the worst-case scenario. They indicate that 20 spaces are required for every 75 dwelling units, or a rate of 0.26 per unit. This would equate to **7** childcare spaces (0.26×26 units (excluding the 1-bedroom apartments)).

Data provided by the childcare committee shows spare capacity that largely exceed the potential demand arising from the development. The construction of a childcare facility is therefore not warranted having regard to the scale of development and the potential childcare demand arising from it.

7.4 Health and Social Service Facilities

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. There is an extensive list of GP clinics, pharmacies and a dedicated health centre already in operation less than 300m from the subject site. These facilities would have the capacity to absorb the relatively small increase in population that would accrue due to the development.

Ballymun has been the subject of extensive physical and social regeneration and public funding has been allocated to provide varied social services offer. It is considered that there is adequate

provision of health and social services in the area, with a wide range of services provided. These services are likely to be more heavily used by the elderly residents of the scheme.

7.5 Community Facilities

There is a varied offer in the catchment around the site. The site is located a short distance away from the public facilities located on the Main Street. In addition, it is proposed to provide for a community room at ground floor level of the courtyard block. This will be supported by an office. The layout of the proposed community room is such that it opens on the internal courtyard. Together they will provide an attractive offer for prospective residents and should suffice and meeting their needs, therefore avoiding undue pressure on existing facilities.

7.6 Religious Worship

There are several places of worship in Ballymun, particularly Christian denomination churches. Many of these were built in the 1950s and 1960s with the original development of Ballymun. There is no standard measure in place in Ireland regarding the provision of religious places of worship. As places of worship are a matter for various religious organisations, it is not considered that this would be required to form part of the development.

7.7 Retail & Entertainment

The immediate area is well supplied in terms of retail services and facilities. Ballymun Main Street caters for the core retail offer in the area. There is a range of low order commercial needs, several supermarkets, cafes and restaurants and public house, close to the subject site, less than 300 metres away

The nearby Gulliver's Retail Park and Omni shopping centre in neighbouring Santry offers a greater range of higher order goods and retail fashion catering to local residents' needs. The inclusion of any further retail on this site would be inappropriate given the zoning is aimed at predominately maintaining the residential amenity of the site.

The Axis provides a high quality cultural and entertainment offer in the area in the form of a theatre, dance studio, gallery, art room, recording studio, music rehearsal rooms, café / bar and conference room with further space for community uses.

8 CONCLUSION

The Social Infrastructure Audit has demonstrated that the subject site is located in proximity to a range of facilities that will benefit the future residents of the proposed scheme, regardless of their age group or abilities. The proposed development will generate an added demand on the existing services and facilities, such open space, leisure, although this will be in part offset thanks to high quality communal and public open space proposals. The site is located near to both Santry Demense and Poppintree Park which are the largest open spaces in the area. Smaller nearby parks at Balcurris and Coultry Park offer smaller green spaces, with fully equipped children's playgrounds.

The area is well served by schools and childcare facilities in the event that a need arises. The existing offer includes special needs education in close proximity of the site and further out on the Ballymun Road. However, this scheme is principally designed for the elderly.

The subject site is also well served by healthcare facilities with the Ballymun Health Centre located immediately adjacent to the subject site. There are an extensive range of GP clinics and pharmacies located throughout the catchment, the nearest being located in the Ballymun town centre building, just on Main Street.

There are also a wide range of retail and local services directly adjacent to the subject site on Main Street Ballymun. The moderate increase in population at the subject site will continue to support the economic viability of this existent and permitted retail facilities. Local needs are addressed with a wide range of local convenience shops, supermarkets, cafes and restaurants in the area. The proximity of the nearby Omni shopping centre, in Santry, for more extensive retail and entertainment options should be acknowledged.

There is wide offer of community facilities in the area. It is proposed to include a community room as part of the main apartment block for the use of the residents. This room will contribute to meeting their needs. It opens directly onto the courtyard therefore giving opportunity to organise larger meetings in a comfortable environment.

