

Social Infrastructure Audit

Social Housing Bundle 4, Development at Church of the Annunciation, Finglas

Dublin City Council

May 2024



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Document status					
Job Number: 2209					
Job Title: SHB4 Church of the Annunciation Social Infrastructure Audit					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Review date
0	Internal Draft	MB	RH	RH	12/10/23
1	Revisions	MB	RH	RH	04/03/24
2	Part 8 Submission	MB	RH	RH	31/05/24

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1. INTRODUCTION

1.1 Background

This Social Infrastructure Audit (SIA) was prepared by MacCabe Durney Barnes on behalf of Dublin City Council, to accompany a Part 8 proposal of 110 no. residential units for 'Older Persons' on a site of circa 0.77 hectares in area, located to the south of Cappagh Road (R103) and to the east of Cardiffsbridge Road (R103).

The purpose of this report is to provide an audit of the existing community facilities serving the Church of the Annunciation, Finglas area in which the site is the subject of a 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 located in Finglas West. The Church of the Annunciation was formally located on the site and has been relocated north of the subject site. The subject site is 0.77 ha and its location is illustrated in the figure below. The site is located within Strategic Development Regeneration Area (SDRA) 3 Finglas Village Environs and Jamestown Lands. The development site is zoned Z1 Sustainable Residential Neighbourhoods and Z15 Community and Social Infrastructure in the Dublin City Development Plan 2022-2028.

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.

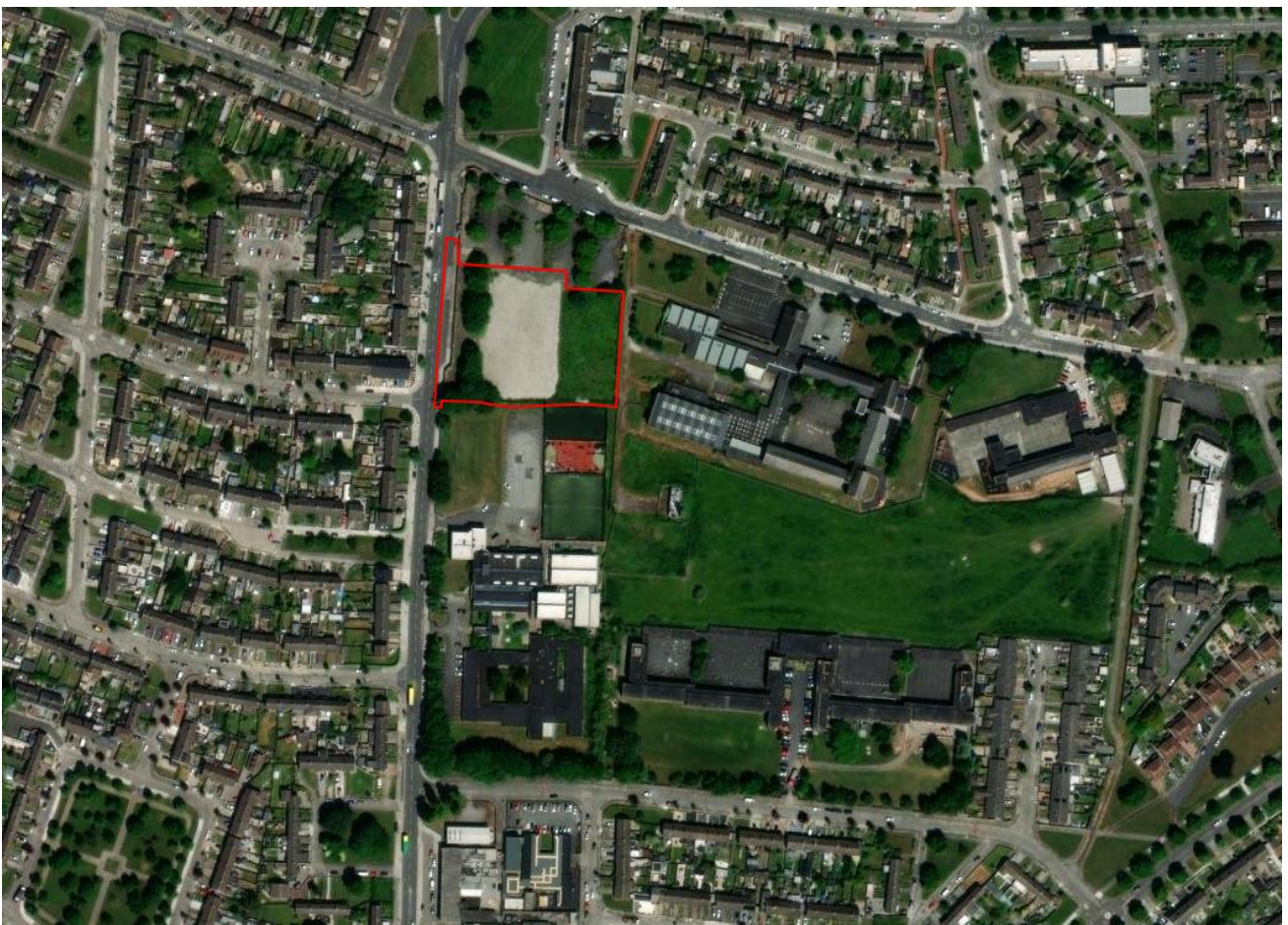


Figure 1: Subject site outlined in red

1.2 Report Structure

The report is structured as follows:

1. **Introduction** – this section
2. **Area Context** – Considers the site and surroundings in addition to transport accessibility.
3. **Context, Approach and Scope of Report** – Outlines the relevant policies at a National, Regional and Local Level and considers standards against which provision can be assessed.
4. **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.
5. **Existing Community Facilities**- Reviews existing local community, recreational and social infrastructure.
6. **Assessment** - Identifies gaps in the existing provision of community infrastructure.
7. **Conclusions** – Make recommendations to address deficiencies.

2. AREA CONTEXT

2.1 General Area

Finglas is located around 5km north west of the City Centre and lies broadly north of the Tolka Valley Park. The area is broadly split into two parts, Finglas East and Finglas West, as it bisected in a north-south manner by the R135. The site of the development is located in Finglas West and is c. 800m from Finglas Village Centre. The Village Centre hosts a range of services and amenities to serve the wider area. Finglas village and environs forms a large suburb located approximately 6km from Dublin City Centre, north of the Phoenix Park and south-west of Dublin Airport, with easy access to the M50 and national road network. The majority of the surrounding areas of Finglas owe their origins to suburban developments from the 1950s to 1970s, which also brought significant changes to the area and the village of Finglas. The site is located south of Cappagh Road (R103) and east of Cardiffsbridge Road (R103). The site is located immediately west of Coláiste Eoin and north of Coláiste Íde College of Further Education.

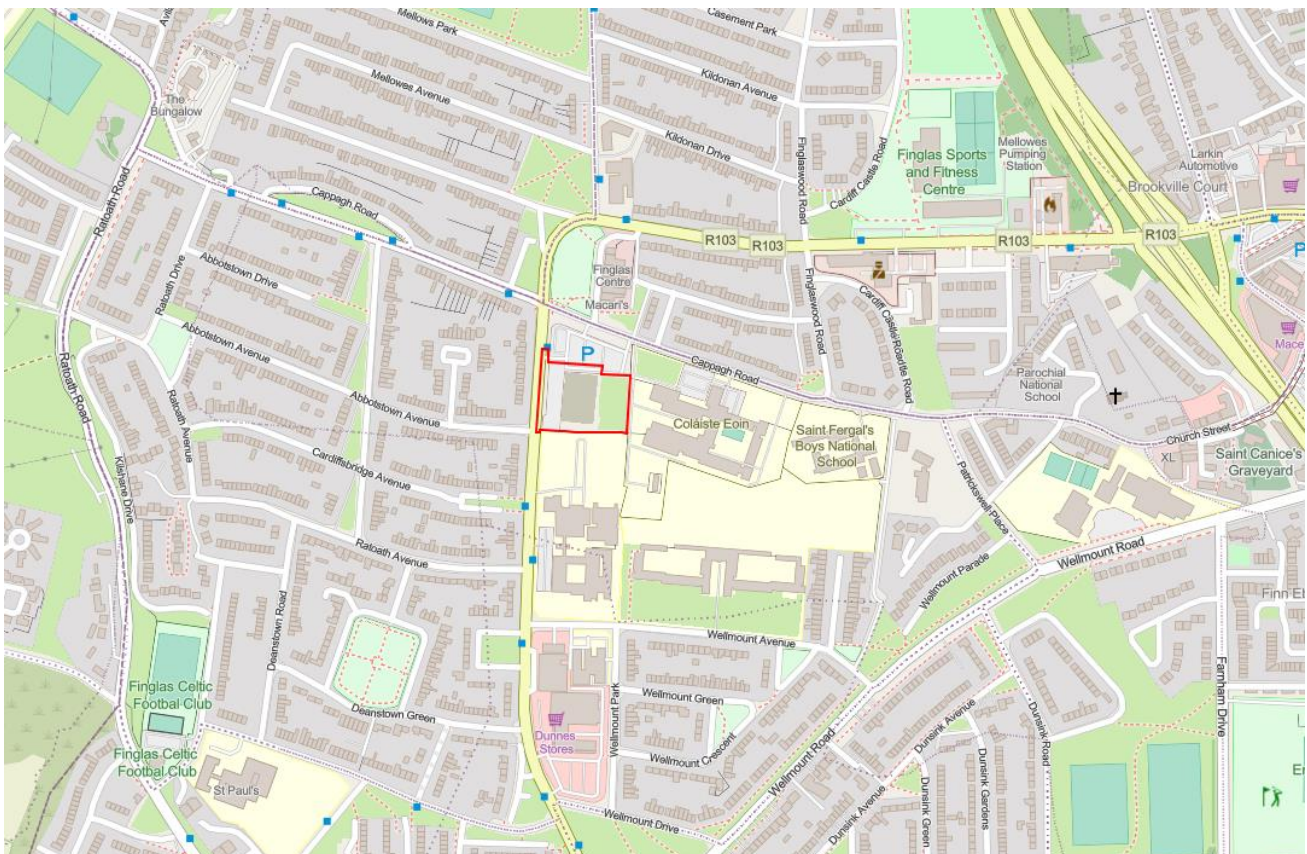


Figure 2: Site Location Map

2.2 Site Description

The site forms part of a formerly institutional enclave which include four schools (Coláiste Eoin, St Fergal's Boys National School, St Brigid's Infant National School and Coláiste Íde, College of Further Education), public open space and sport facilities (indoors and outdoors). The Church of the Annunciation was formally located on the site and has been relocated north of the subject site. The subject site is 0.77 ha (net area 0.71) and its location is illustrated in the figure below. The new Church of the Annunciation will be located immediately north of the subject site. Under PA. Reg. Ref 3023/19, demolition of the existing Church of the Annunciation building

(c.3166sqm) and the construction of a new church/ parish pastoral centre building on a smaller site north of the subject site was approved by Dublin City Council in January 2020. The site is currently fenced by hoarding, as the Church has now been demolished.

Directly across Cappagh Road to the north, an open space is bound by a parade of shops which includes a butcher, a takeaway, a pharmacy, a Spar and Tesco Express. Some additional commercial uses (hairdresser and clothes alterations) can be found on the upper floor of some of the units.

Immediately to the east is Coláiste Eoin which includes a series of buildings (up to 2 storeys). The site is separated from the part 8 site by school grounds and an access road, which is closed by a vehicular gate on the Cappagh Road. The closest school buildings are located around 20m away from the boundary separating the sites. South of Coláiste Eoin and generally south-east of the site is a large greenfield site bounded by Fergal's lane. The site is currently closed to public access. Immediately to the south of the Part 8 site is the Leisure-Point Sports Complex. The complex forms part of Colaiste Íde. It includes indoor (gym, basketball etc) and outdoor (7 a-side soccer pitches) sports facilities. The west of Cardiffsbridge Road consists of one and two-storey houses.

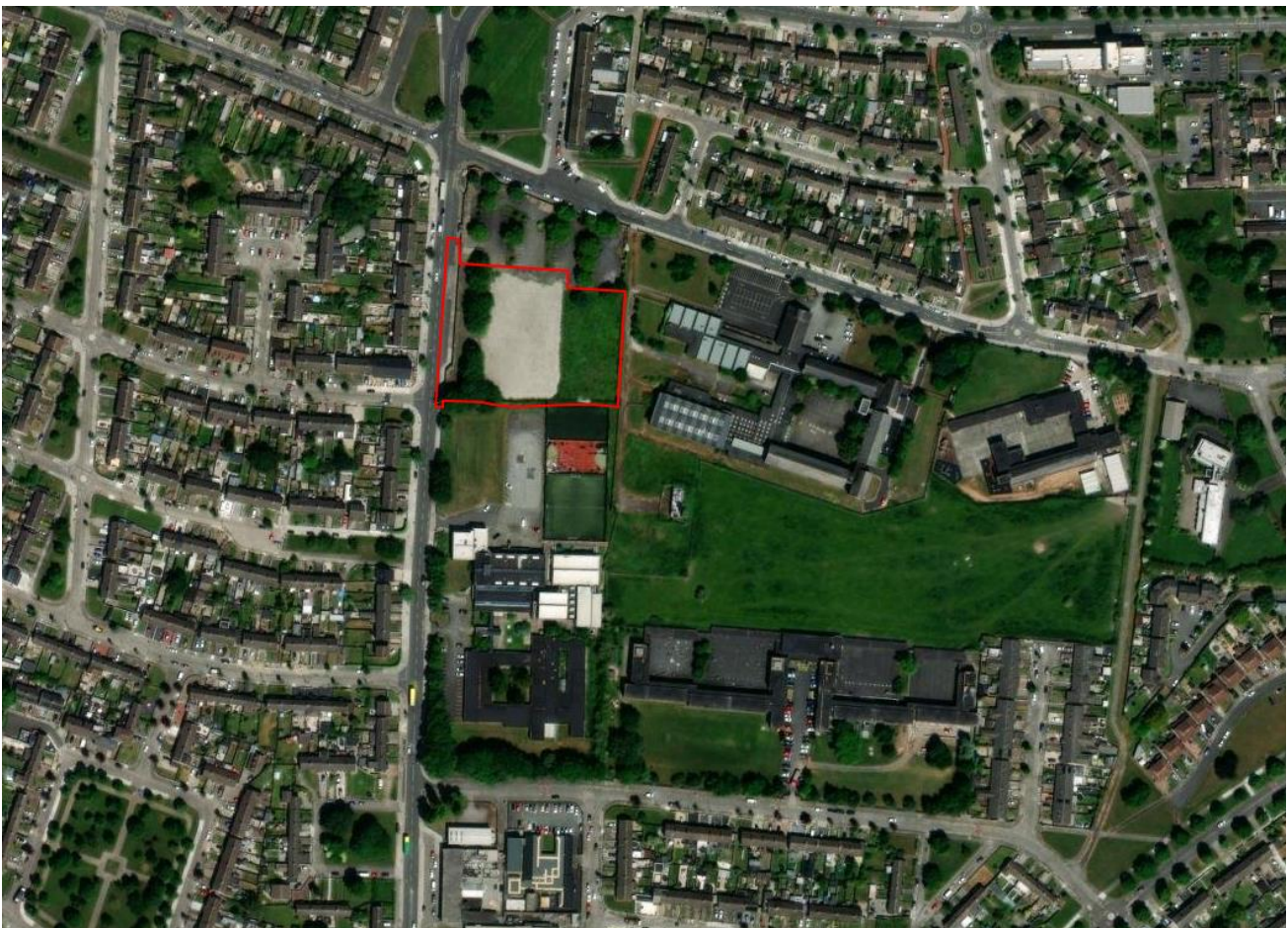


Figure 3: Part 8 application

The site consists of brownfield land and is relatively flat. It was previously used as institutional lands and was home to the Church of Annunciation. It is currently hoarded. The site slopes slightly north to south. There are mature trees located along the western boundary of the site and on part of the southern boundary. The trees are typically 11-18m in height.

The site is located within Strategic Development Regeneration Area (SDRA) 3 Finglas Village Environs and Jamestown Lands. The development site is zoned Z1 Sustainable Residential Neighbourhoods and Z15 Community and Social Infrastructure in the Dublin City Development Plan 2022-2028.

2.3 Transportation

The M50 is located within 1km of the subject site and can be accessed via the Finglas Bypass. The site is located c. 6km from the City Centre. The site is served by Cardiffsbridge Road, stop 1585 and Cappagh Road, stop 1576 with Dublin Bus and Goahead Ireland Bus routes serving these stops. Dublin Bus no. 40 and 40E routes travel along Cardiffsbridge Rd towards the City centre with its terminus at Earsfort Terrace/ Leeson Street. The route also serves travel to Charlestown Shopping centre. Goahead Bus Service Bus no. 220 provides an hourly service between Blachardstown and DCU Helix. In addition to the current routes servicing the subject site, a number of improved services are earmarked for delivery that are relevant to consider in the context of the proposed development.

2.3.1 Accessibility

A key priority of the Development Plan is to create sustainable neighbourhoods, with a range of households types and tenures located in close proximity to community facilities and services in order to deliver sustainable patterns of development in line with the principles of the 15-minute city. The below map illustrates the walkability of the site to surrounding neighbourhood centres, services and amenities, which will be expanded upon in this report.

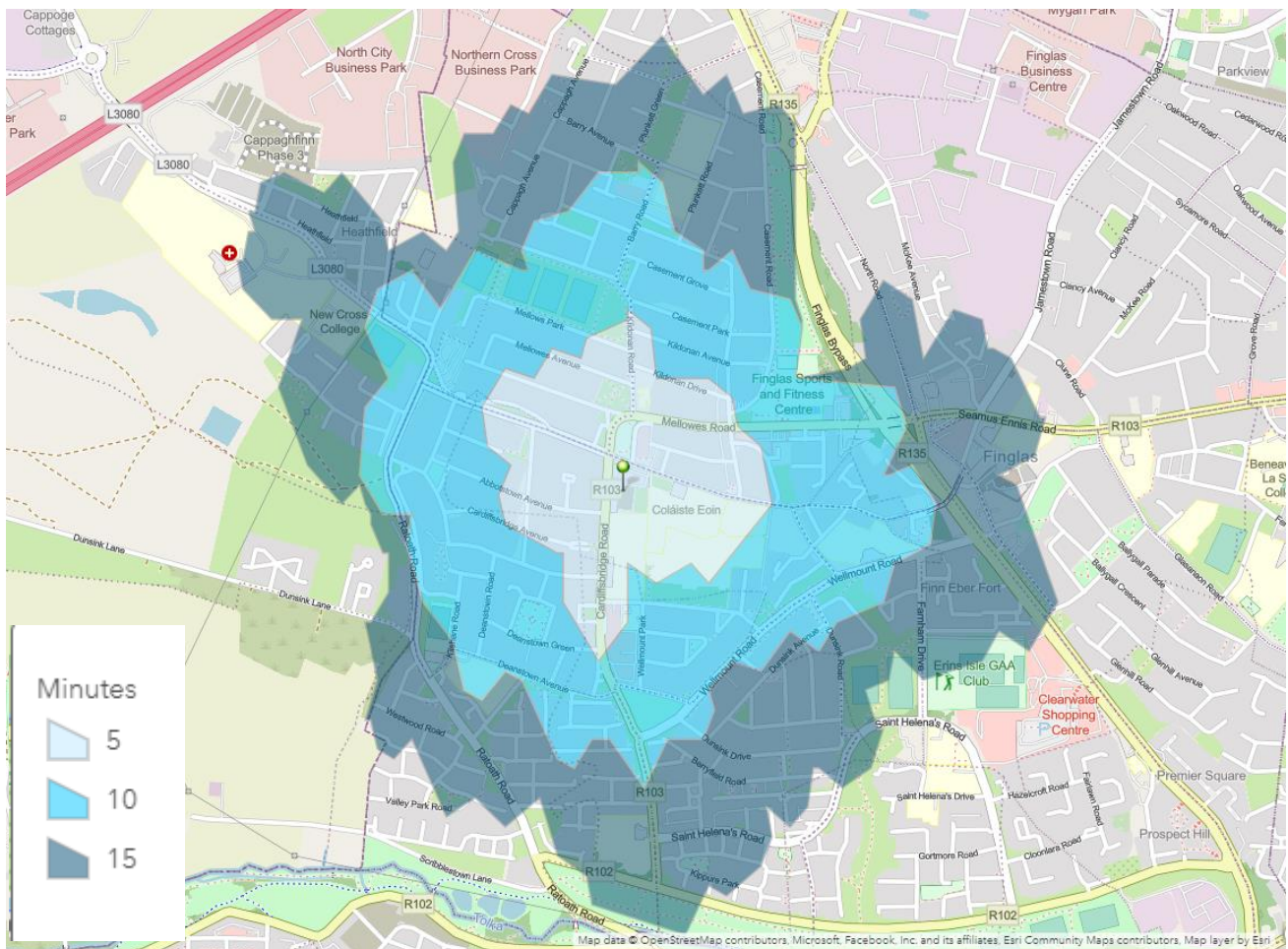


Figure 4: Walkability Patterns in 5,10 and 15 minute intervals (Source: ArcGIS)

2.3.2 BusConnects

The aim of Bus Connects is to enhance bus infrastructure by improving speed, efficiency and reliability along the 16 corridors, while providing enhanced walking and cycling facilities through the provision of dedicated cycle lanes that are separated from traffic as much as possible. The overall objective of the Bus Connects project is to support the development of a sustainable and integrated public transport system in the Dublin Region that enables the delivery of compact urban growth that is sustainable and supports a low carbon future.

The site is located adjacent to the F-Spine serving Finglas-City Centre-Kimmage. The F3 Charlestown-Finglas SW-City Centre-Greenhills is proposed to run along Cardiffsbridge Road. In addition to the F3 route, a local route L62 Blancharstown- Tyrrelstown- Boombridge is proposed along Cardiffdbridge Road.

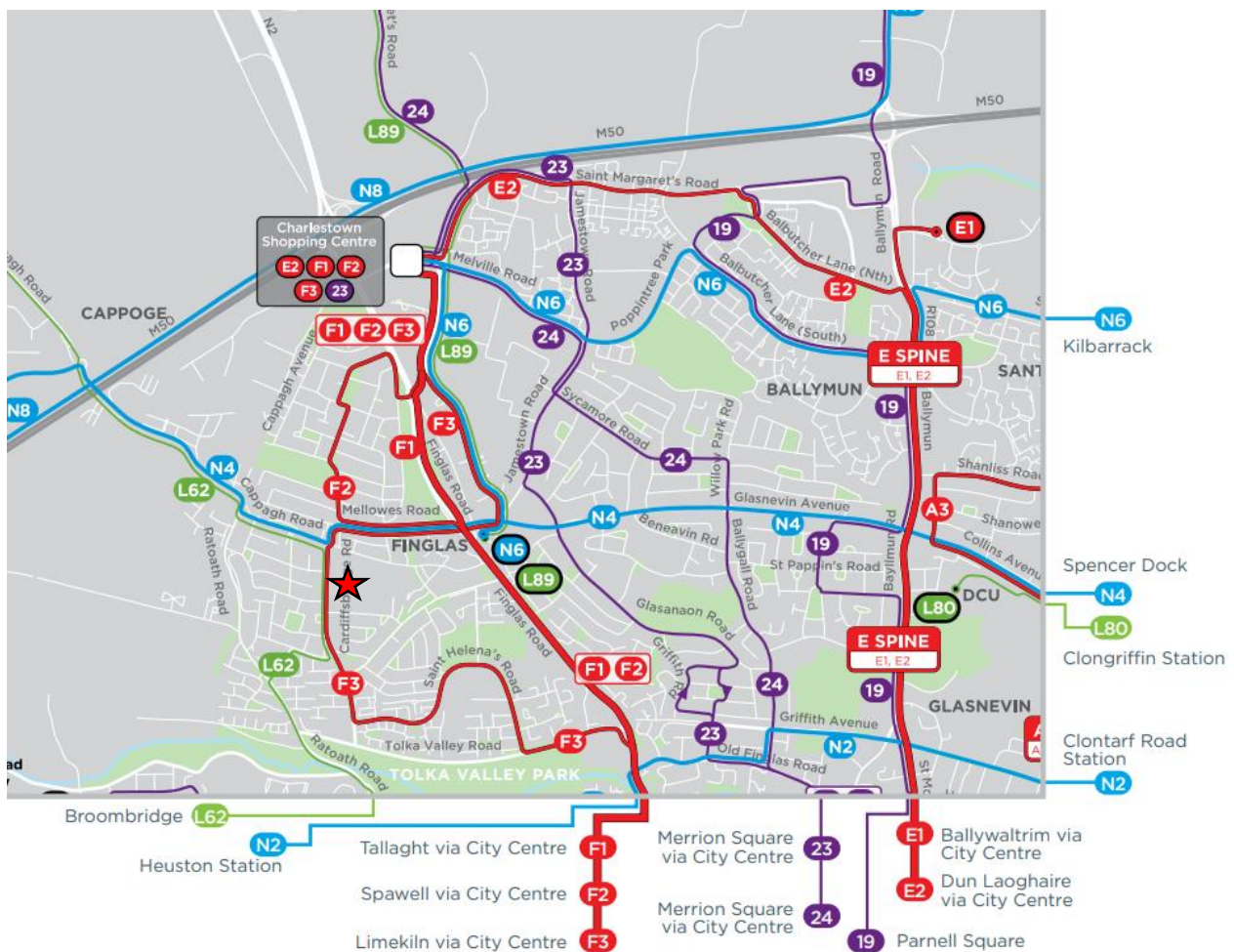


Figure 5: Finglas Area BusConnects Map (Source: NTA, 2022)

2.3.3 Luas Finglas

Luas Finglas is the next extension of the Luas Green Line. The proposed route is 3.9 km in length and will include four new stops of St Helena’s, Finglas Village, St. Margaret’s and Charlestown. The route will provide interchange opportunities with bus networks at all the new stops and with mainline rail services at Boombridge. The subject site would be located within c.500 meters of the preferred new stop in Finglas Village as illustrated below.



Figure 6: Preferred Luas Green Line Route (Source: TII and NTA, 2023)

2.3.4 Cycling

Improved cycling facilities are proposed as part of the proposed Bus Connects Core Bus Corridor project along Finglas Road, and as part of the Luas Finglas, where a dedicated parallel cycle and walking track is proposed. Along Cappagh Road and Mellows Road to the north of the site, there is a cycle route proposed between Finglas to Killester and this route is phased for delivery between 2025-2027.

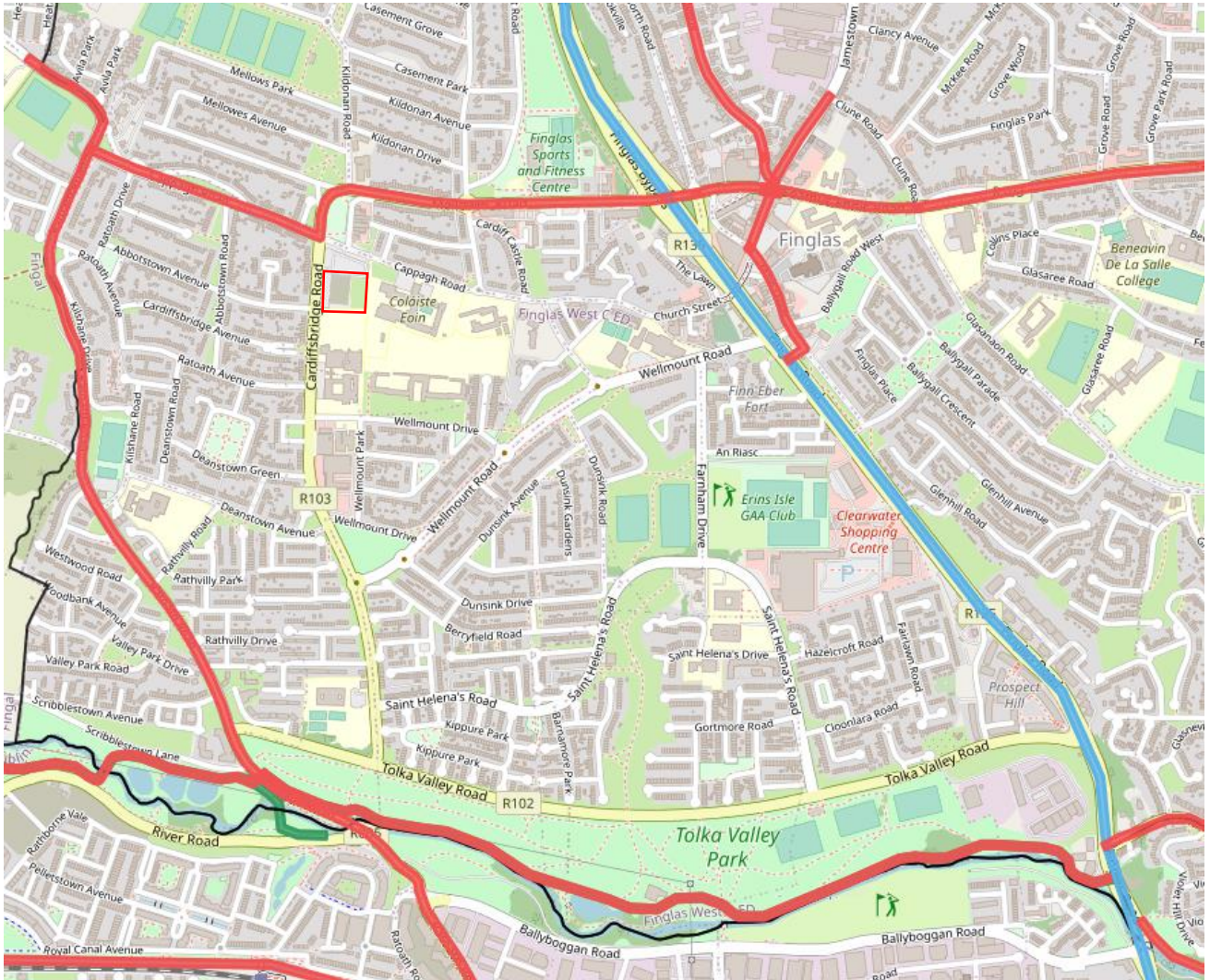


Figure 7: Proposed Cycle Network (Source: DCC)

3. CONTEXT, APPROACH AND SCOPE OF THE REPORT

3.1 Policy Context

3.1.1 National Planning Framework

The National Planning Framework (NPF) is the Government's high-level strategic plan for shaping the future growth and development of our country out to the year 2040. It recognises the importance of quality of life and notes that how future development in Ireland is planned will continue to be a significant determinant of people's quality of life. A key focus of the *NPF* is on sustainable and compact development within pre-existing urban areas and the provision of accessible services and facilities for all communities. Chapter 6 of the *NPF* states that the *"ability to access services and amenities, such as education and healthcare, shops and parks, the leisure and social interactions available to us and the prospect of securing employment"* is intrinsic to providing a good quality of life for new and existing communities. The *NPF* includes National Strategic Outcome 10 which seeks to provide access to quality Childcare, Education and Health services. This requires an evidence led planning approach. While there is no guidance on what infrastructure is required to service developments of different sizes, the *NPF* does provide a hierarchy of settlements and related infrastructure.

National Policy Objective 33 seeks to *"prioritise the provision of new homes at locations that can support sustainable development and at an appropriate scale of provision relative to location"*.

The National Planning Framework outlines the broad national objectives for residential development in the State. This high-level objective is filtered downwards to be integrated into the Regional Spatial and Economic Strategy for the Eastern and Midland Region.

3.1.2 The Provision of Schools and the Planning System: a Code of Practice 2008

The Provision of Schools and the Planning System A Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government 2008 was part of a wider package of initiatives designed to facilitate the provision of schools, particularly primary schools, and schools related infrastructure within the planning system coupled to new mechanisms for site identification and acquisition. The Code indicates that the role of the Department of Education is to ensure effective forecasting and planning mechanisms for the provision of new schools. It assumes that an average of 12% of the population are expected to present for primary education. The role of planning for new schools by Local Authorities is through Development Plans. The Code of Practice states that the effective integration of the schools programme and planning system has three core objectives:

- 1) *"Schools provision should be an integral part of the evolution of compact sustainable urban development and the development of sustainable communities;*
- 2) *The provision of any new schools (both primary and post-primary) should be driven by and emerge from an integrated approach between the planning functions of planning authorities and the Department of Education and Science; and*
- 3) *Local authorities, as planning authorities, will support and assist the Department in ensuring the timely provision of school sites." This document states that in some cases it "may be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-*

primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools."

The document provides guidance when assessing future development potential of certain areas and establishing demand for schools. This document states that in some cases it "may be more complex as it involves not just an assessment of likely population growth but also an appraisal of the capacity of existing post-primary schools, coupled with an assessment of the enrolment patterns in existing and anticipated 'feeder' national schools."

The Code of Practice stipulates the methodology for forecasting future education demand. Identification of future primary school demands should be based upon:

- "The anticipated increase in overall population for the city/county plan area over the next nine years (as set out in relevant development or local area plans);
- The current school-going population based on school returns;
- The increase in school going population, assuming that an average of 12% of the population are expected to present for primary education; and,
- The number of classrooms required in total derived from the above."

The report addresses reasonable estimates of future demand based on the influx of population arising from the proposed development in a manner that is consistent with national and regional estimates sourced by CSO results.

3.1.3 Action Plan for Education (Statement of Strategy 2021-2023)

The Department of Education (DES) has operated an Action Planning Framework to provide an overview of the activity associated with the achievement of its strategic priorities since 2016. The plan sets out key priorities, on an annual basis, with the most recent Plan published in February 2021. This Plan translates the strategic priorities to action and make progress towards achieving the high-level goals for the department and the sector. The high-level roadmap of how to achieve the Department's priorities over 2021-2023 is:

1. Support the provision of high-quality education and improve the learning experience to meet the needs of all students, in schools and early years settings;
2. Ensure equity of opportunity in education and that all students are supported to fulfil their potential; and
3. Together with our partners, provide strategic leadership and support for the delivery of the right systems and infrastructure for the sector.

The Action Plan for Education (Statement of Strategy 2021 – 2023) provides useful insights into the requirements for new schooling infrastructure and the standards to ensure high-quality learning for all students

3.1.4 Childcare Facilities: Guidelines for Planning Authorities (2001)

These Guidelines set out general standards and guidance for the land use planning of childcare facilities in Ireland. It advocates a more proactive role by the planning authority in the promotion and management of childcare provision in their area. Section 2.4 of the Guidelines sets out the appropriate locations for childcare facilities, stating that:

"Planning authorities should require the provision of at least one childcare facility for new housing areas unless there are significant reasons to the contrary or where there are adequate childcare facilities in adjoining developments."

The Childcare Guidelines recommend the provision of 1 no. childcare facility, or 20 no. childcare spaces, for every 75 no. dwellings in a permitted residential scheme.

The Childcare Guidelines acknowledge the factors associated with determining the appropriate level of childcare facilities required in an area, including:

- The current provision of childcare in the area;
- The nature of emerging new communities; and
- Current demographic trends.

The Guidelines specifically state that:

“The threshold for provision should be established having had regard to the existing geographical distribution of childcare facilities and the emerging demographic profile of areas”.

3.1.5 Sustainable Urban housing: Design Standards for New Apartments (2023)

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023 also includes specific guidance with respect to childcare provision in the design and development of apartment schemes, as follows:

“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 and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.

One-bedroom or studio type units should not generally be considered to contribute to a requirement for any childcare provision and subject to location, this may also apply in part or whole, to units with two or more bedrooms.”

The document specifies the provision of 1 No. childcare facility (equivalent to a minimum of 20 No. child places) for every 75 No. proposed residential units. The application of this standard is however informed by the demographic profile of the area and the existing capacity of childcare facilities.

3.1.6 Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031

The Regional and Economic Spatial Strategy 2019-2031 (RSES) prepared for the Eastern & Midland Regional Assembly (EMRA) seeks to support the implementation of Project Ireland 2040 and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of the region.

RPO 9.13, states *“to ensure that new social infrastructure facilities are accessible and inclusive for a range of users”* is a regional policy objective (RPO) within the RSES which supports the provision of, and access to social infrastructure in a town setting. The RSES also states that *“Local authorities and relevant agencies shall ensure that new social infrastructure developments are accessible and inclusive for a range of users by adopting a universal design approach and provide for an age friendly society in which people of all ages can live full, active, valued and healthy lives”.*

Section 9.1 of the RSES details that the availability of, and access to, services and facilities, inclusive of healthcare services, education facilities and community/recreational facilities is key to creating healthier places. This is supported by Regional Policy Objective 9.14 which calls for Local Authorities to “support the planned provision of easily accessible social, community, cultural and recreational facilities and ensure that all communities have access to a range of facilities that meet the needs of the communities they serve.”

Section 9.7 highlights that social infrastructure should be easily accessible by walking, cycling and public transport. Shared use and co-location of facilities should be encouraged, in order to align service provision, use land more efficiently and facilitate opportunities for further inclusion and community participation. The RSES has been consulted in this Social Infrastructure Audit to ensure the range of services, community facilities, and standards deemed to improve quality of life are considered.

3.1.7 Dublin City Development Plan 2022-2028

The Dublin City Development Plan 2022-2028 provides that overarching planning policy that applies to the subject site and its immediate environs. The subject site is zoned under land use zoning objective The development site is zoned Z1 Sustainable Residential Neighbourhoods and Z15 Community and Social Infrastructure in the Dublin City Development Plan 2022-2028. A key priority of the Development Plan is to create sustainable neighbourhoods, with a range of households types and tenures located in close proximity to community facilities and services in order to deliver sustainable patterns of development in line with the principles of the 15-minute city:

“QHSN11: To promote the realisation of the 15-minute city which provides for liveable, sustainable urban neighbourhoods and villages throughout the city that deliver healthy placemaking, high quality housing and well designed, intergenerational and accessible, safe and inclusive public spaces served by local services, amenities, sports facilities and sustainable modes of public and accessible transport where feasible.”

A key priority of the Council to create sustainable neighbourhoods, the Development Plan includes several policies relating to the provision of social infrastructure, including but not limited to:

“CU025 SDRAs and large Scale Developments All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need.*

**Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector”*

“CUO30 Co-Design and Audits: Large development applications (over 10,000 sq. m., either in phases or as one application) will, in the absence of a DCC local area culture audit (CUO44 refers), be required to undertake a cultural audit for the local area to identify shortcomings within the area; and to work with DCC Arts Office to identify and agree appropriate arts or cultural uses, preferably as part of a co-design

process in advance of lodging an application, for inclusion in the development. Such audits shall be informed by the existing cultural mapping resources in the Dublin City Cultural Infrastructure Study and by Culture Near You maps."

Section 6 of this report has set out the details of the Cultural Audit undertaken for the purpose of this application.

"QHSN47: To encourage and facilitate the timely and planned provision of a range of high-quality neighbourhood and community facilities which are multifunctional in terms of their use, adaptable in terms of their design and located to ensure that they are accessible and inclusive to all. To also protect existing community uses and retain them where there is potential for the use to continue."

"QHSN48 Community and Social Audit: To ensure that all residential applications comprising of 50 or more units shall include a community and social audit to assess the provision of community facilities and infrastructure within the vicinity of the site and identify whether there is a need to provide additional facilities to cater for the proposed development. Refer to Section 15.8.2 of Chapter 15: Development Standards."

"QHSN49 Phasing: To require that larger schemes which will be developed over a considerable period of time are developed in accordance with an agreed phasing programme to ensure that suitable physical, social and community infrastructure is provided in tandem with the residential development and that substantial infrastructure is available to initial occupiers."

"QHSN50: To support the development of social and community infrastructure that is inclusive and accessible in its design and provides for needs of persons with disabilities, older people, migrant communities and children and adults with additional needs including the sensory needs of the neurodiverse."

"QHSN51: To ensure all areas of the city, including those that have Local Area Plans, deliver social infrastructure, sports and recreational facilities, retail outlets, schools and infrastructure in accordance to an agreed phasing programme to ensure large neighbourhoods are not left isolated without essential services."

"QHSN52 Sláintecare Plan: To support the Health Service Executive and other statutory, voluntary and private agencies in the provision of appropriate healthcare facilities - including the system of hospital care and the provision of community-based primary care facilities, mental health and wellbeing facilities including Men's Sheds - and to encourage the integration of healthcare facilities in accessible locations within new and existing communities in accordance with the government Sláintecare Plan."

"QHSN53: (i) To support the provision of new schools and the expansion of existing school facilities having regard to the requirements of the DES. (ii) To protect and retain the entire curtilage of school sites, including buildings, play areas, pitches and green areas, that may be required for the expansion of school facilities in the future, unless the Council has determined in agreement with the Department of Education that the use of the site for school provision is no longer required. (iii) To support the ongoing development and provision of third level education, further education and lifelong learning in the city."

"QHSN55: To facilitate the provision of appropriately designed and sized fit-for-purpose affordable childcare facilities as an integral part of proposals for new residential and mixed-use developments, subject to an analysis of demographic and geographic need undertaken by the applicant in consultation with the Dublin City Council Childcare Committee, in order to ensure that their provision and location is in keeping with areas of population and employment growth."

"QHSN56: To support and facilitate the development of places of worship and multi-faith facilities at suitable locations within the city and to liaise and work with all stakeholders where buildings are no longer required to find suitable, appropriate new uses and to retain existing community facilities where feasible. To ensure that new regeneration areas respond to the need for the provision of new faith facilities as part of their masterplans/Local Area Plans/SDZs where such need is identified."

"QHSN57: To facilitate the development of new or extended burial grounds, including green cemeteries, eco-burial grounds, crematoria, and columbarium walls having consideration for the burial preferences of multi-faith and non-religious communities, at suitable locations in the city, subject to appropriate safeguards with regard to minimising environmental impacts."

"QHSN58: To recognise culture as an important mechanism in regeneration, with the potential to act as a catalyst for integration, community development and civic engagement."

"QHSN60: To support the development, improvement and provision of a wide range of socially inclusive, multi-functional and diverse community facilities throughout the city where required and to engage with community and corporate stakeholders in the provision of same."

Development Standards for Community and Social Audits - Section 15.8.2 of the Development Plan outlines the criteria for the provision of a Community and Social Audit, as per below:

- *"Identify the existing community and social provision in the surrounding area covering a 750m radius."*
- *"Assess the overall need in terms of necessity, deficiency, and opportunities to share/ enhance existing facilities based on current and proposed population projections."*
- *"Justify the inclusion or exclusion of a community facility as part of the proposed development having regard to the findings of the audit."*

In the interest of robustness, this report has assessed the existing surrounding infrastructure within a 750 metre and 1km radii. It is respectfully submitted that this provides greater detail as to the level of facilities which are available that residents may avail of.

Development Standards for Schools - Section 15.8.3 of the Development Plan outlines the criteria for the provision of adequate schooling infrastructure. In accordance with the requirements for social and community audit, planning applications for over 50 dwellings shall be accompanied by a report identifying the demand for school places likely to be generated and the capacity of existing schools in the vicinity to cater for such demand.

Development Standards for Childcare - Section 15.8.4 of the Development Plan outlines the criteria for the provision of adequate childcare infrastructure for a local area. As part of the community and social audit, an assessment of the childcare facilities in the surrounding 1km radius of the proposed should be included. The analysis should have regard to:

- *"The make-up of the proposed residential area, i.e. an estimate of the mix of community that the housing area seeks to accommodate (if an assumption is made that 50 % approximately of the housing area will require childcare, how does the proposal contribute to the existing demand in the area)."*
- *"The number of childcare facilities within walking distance (i.e. 1km) of the proposal."*
- *"The capacity of each childcare facility and the available capacity by completion of the project."*
- *"The results of any childcare needs analysis carried out as part of the city childcare strategy or carried out as part of a local or area action plan or as part of the development plan in consultation with the"*

city childcare committees, which will have identified areas already well served or alternatively, gap areas where there is under provision, will also contribute to refining the base figure."

The report has assessed the existing surrounding childcare infrastructure within 1km radii.

Development Standards for Public Open Space - Section 15.8.6 of the Development Plan outlines the criteria for the provision of adequate public open space. Public open space requirement for residential developments relates to the overall site area and is defined as follows for the subject site;

All residential development is required to provide for public open space. Regard should be had to the guidance set out in Section 15.6.12 above regarding landscaping requirements, and also Section 15.6 on Green Infrastructure. For lands zoned Z1 and Z15 and the public open space requirement for residential developments will be a minimum of 10% of the overall site area. A proposed quantum of 935 sqm of public open space has been provided. This exceeds the 10% requirement.

Each of the Guidelines and Policy documents outlined above in Section 4.0 have been consulted in the development of this Social Infrastructure Audit to review the existing capacity of community facilities within the Study Area.

This Community, Social and Cultural Infrastructure Audit has been completed in line with the requirements under the Dublin City Development Plan 2022-2028. The Audit has identified and established the level of existing social infrastructure provision within and bordering the c. 750m-1km study area to support the needs of the existing population and offer insights into the likelihood of the capacity of the existing services and facilities to support future residents generated by the proposed scheme.

3.1.8 Finglas 2021 Strategy

The Finglas 2021 Strategy is a non-statutory spatial planning study based upon an evidence -based evaluation and assessment of Finglas, which contains a strategic vision and establishes an urban design framework which contains a series of recommendations and actions. The relevant recommendations pertaining to the proposed scheme has been noted below.

UD 25: Facilitate the provision of a DCC housing for older persons scheme as part of the redevelopment of the Church of the Annunciation Site.

The study includes recommendations and actions related to community and social infrastructure to enhance and expand the existing community, arts and culture facilities in the Finglas area.

3.2 General Benchmarking

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 provision. Of particular relevance are the following sources of information and policies which guide the spatial development of the catchment:

- 1) The Finglas 2021 Strategy contains a strategic vision and established an urban design framework which contains a series of actions and recommendations for the development of Finglas. The Strategy makes a number of recommendations pertaining to community and social infrastructure in Finglas.

- 2) The Dublin City Development Plan 2022 – 2028 has wide strategic objectives for the development of towns within the county and which are intended to guide development in the forthcoming years.
- 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 Urban Design Manual states that there should be an emphasis on the provision of good urban design, open space and public plaza's 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, Planning & Local Government) (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) Under the Sustainable Urban Housing: Design Standards for New Apartments (December 2022), communal rooms may be provided in apartment schemes for the use of residents as meeting rooms or community rooms.

3.3 Approach

As part of this development proposal, we have carried out an assessment of the existing facilities in the area in order to assess the need for social and community infrastructure. A desktop study was used to collect the baseline information. The facilities in each category were recorded in an Excel table then mapped using the ArcGIS.

Numerous public and private geospatial datasets were used to gather the baseline information, including but not limited to:

- 2016 and 2022 Census Boundaries and Statistics;
- Google Places Datasets;
- Department of Education – Irish Schools;
- 2023 Tusla Early Years Inspectorate Report – Registered Childcare Facilities;
- 2022 HSE Records – Find Your Local Health Service;
- 2022 Culture Near You Data;
- 2021 Dublin City Council Cultural Infrastructure Study; and

- Finglas 2021 Strategy

3.3.1 Classifications

This Social Infrastructure Audit 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. For the purpose of this report, the array of services and facilities defined as social infrastructure have been categorised into a defined number of typologies that correspond to those set out in the Dublin City Development Plan 2022-2028.

Table 1: Categories of Social and Community Facilities

Category	Description
Arts and 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 multi-purpose performance centre supporting a wide variety 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.
Childcare Facilities	Registered Childcare Facilities including full day, part time and sessional services.
Healthcare and Social Services	Hospitals, Health Centres, Family Resource Centre, Primary Care Centres, GPs and Speciality Clinics and Pharmacy.
Education	Primary, Post-Primary, Third Level, Further Education and Other Lifelong Training Centres
Religious & Worship Facilities	Churches, Cemeteries and Places of Worship
Open Space, Sports and Leisure	Parks, Playing Pitches, Playgrounds, Sports Centres and Clubs, Leisure Centres, Gyms and Training Facilities, Swimming Pools, Public indoor facility which caters for indoor sports (e.g. Swimming pool, gym, sports) and other multi-purpose rooms for Pilates, yoga, meetings/classes.
Retail & Entertainment	District, Neighbourhood and local centres

3.4 Study Area

The study area for this assessment is defined by a c. 750 meter radius of the subject site, equivalent to a c. 10-12 minute walking distance considered accessible to future residents of the proposed development. A distance of c.1km has also been defined by Dublin City Council within the Dublin City Development Plan 2022-2028 (Section 15.8.4) as the development standard for future community and social audits. Given that the subject site is located within an urban inner-city context, an additional indicative catchment of c. 1km has been included in the study to capture, survey and include relevant infrastructure that lies tangent to, or immediately outside of this study area.

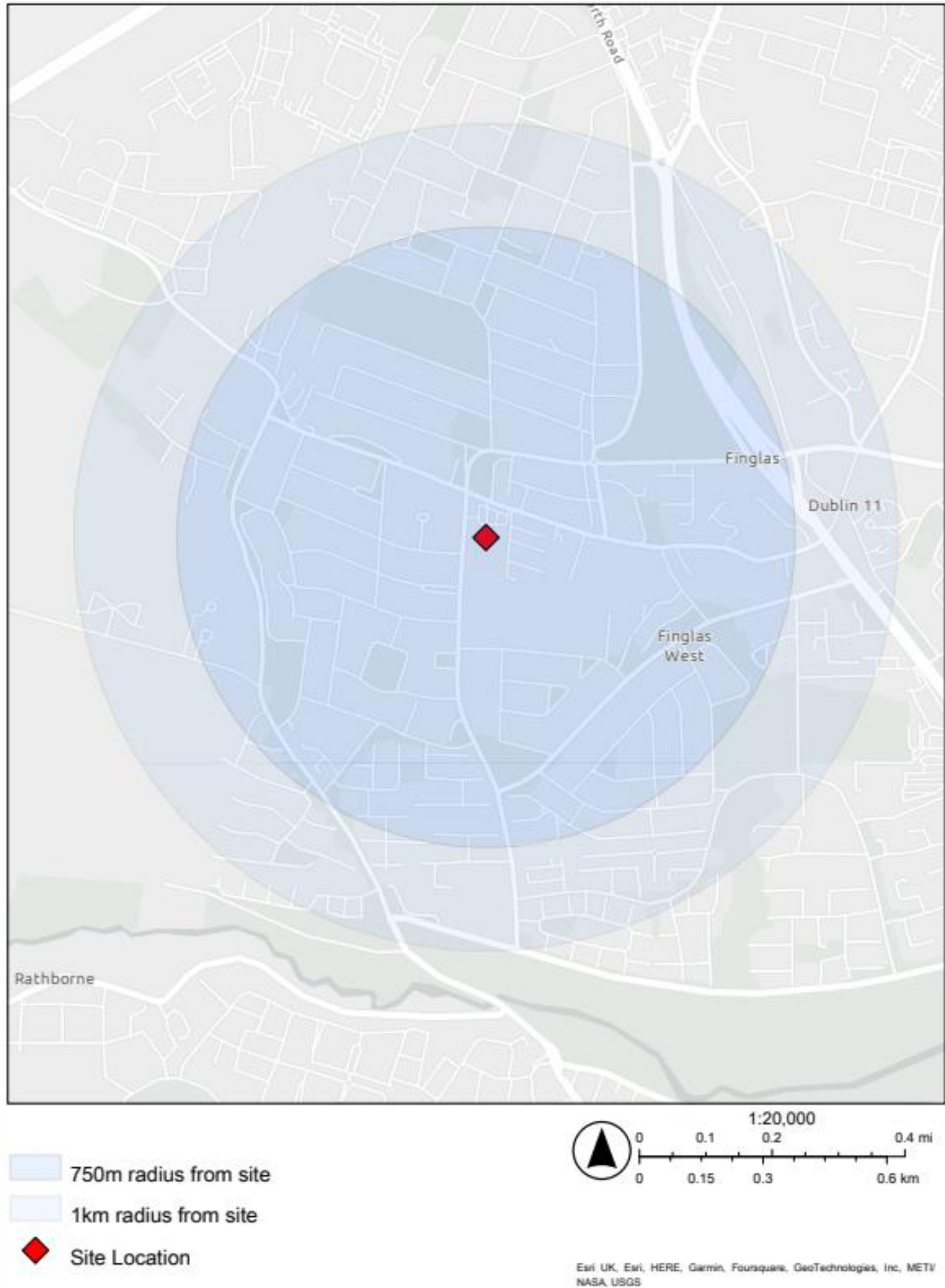


Figure 8: Study Area

4. DEMOGRAPHIC TRENDS

4.1 Study Area Demographics

Population modelling and demographics have been provided by the Central Statistics Office (CSO). The scope of the assessment is determined by overlaying the 1km radius buffer zone over the centre of the application lands and assessing the relevant Electoral Divisions (EDs) Statutory Boundaries.

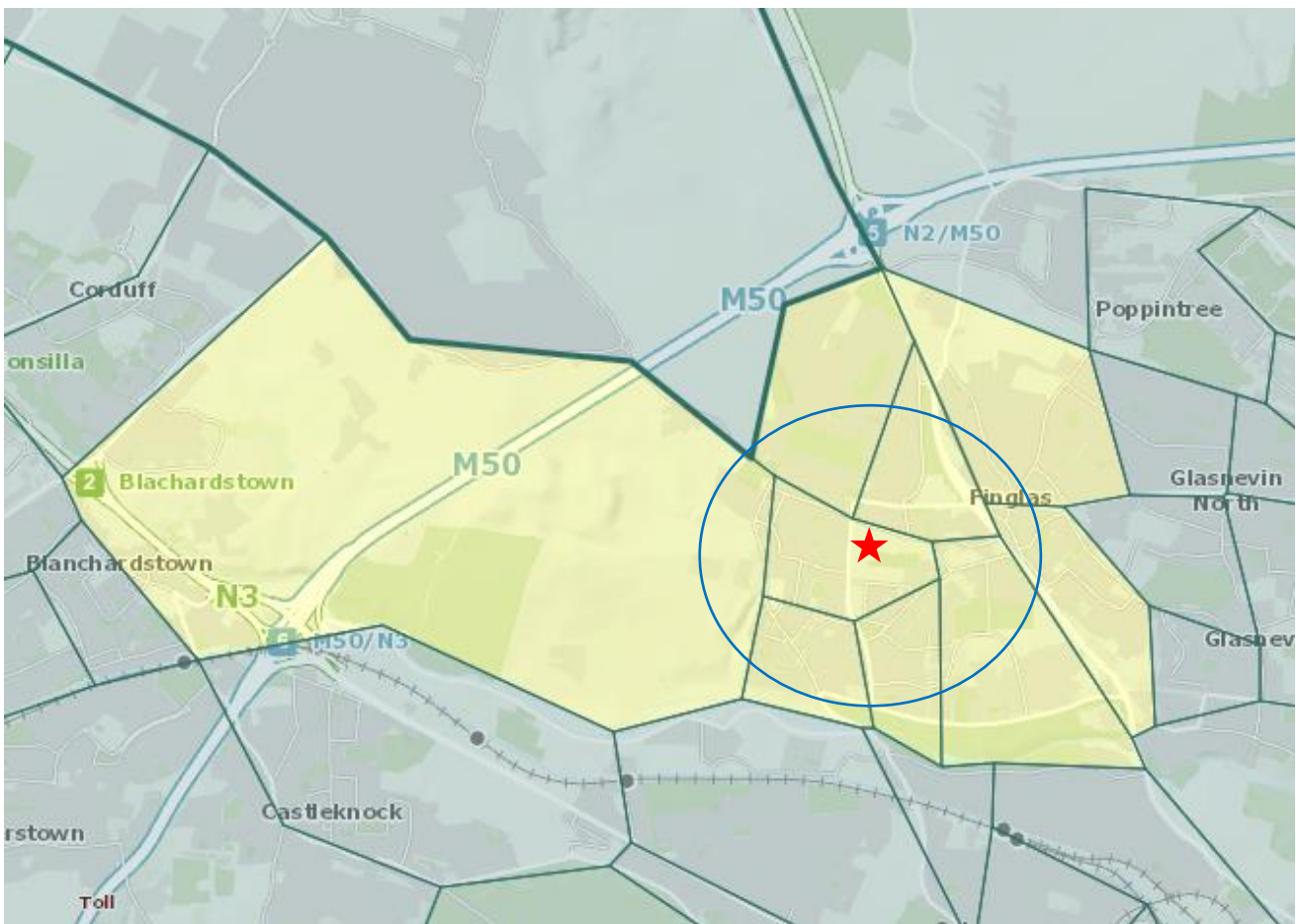


Figure 9: Extent of Demographic Study Area

4.2 Population Trends

Conducting analysis of the 1km settlements area confirmed a total population of the study area to be 32,433 persons during the 2022 Census. The list of Electoral Divisions used, and their respective populations, can be seen in the table below.

Table 2: Population Trends in Study Area and Dublin City (Source: CSO)

Electoral Division	CSO 2016 Population	CSO 2022 Population	Change 2016-2022	% Change 2016-2022
Finglas South A	2,904	2,909	5	0%
Finglas South B	4,206	4,457	251	6%
Finglas South C	2,645	2,566	- 79	-3%
Finglas South D	2,427	2,543	116	5%
Finglas North A	3,319	3,205	-114	-3%

Electoral Division	CSO 2016 Population	CSO 2022 Population	Change 2016-2022	% Change 2016-2022
Finglas North B	2,874	2,922	48	2%
Finglas North C	3,464	3,678	214	6%
Ballygall A	3,606	3,602	-4	0%
Blanchardstown-Abbotstown	6,195	6,551	356	6%
Total	31,640	32,433	793	3%
Dublin	554,554	592,713	38,159	7%

As illustrated in the table above, the Study Area experienced a population increase between 2016 and 2022. Over the 6 year period, the population of the Study Area rose from 31,640 to 32,433, equivalent to a 3% increase. While in the same period, the County also experienced a population growth from 554,554 to 592,713, equivalent to a 7% increase between 2016 and 2022.

4.3 Age Profile

The 2022 census shows that 5% of the study area population were aged between 0 and 4, or a total population of 1765 children or 5% of the total population. A further 2117 persons aged between 5 to 9 year old or 7% of the total population. The 10 to 14 years old cohort comprises 2372 persons or 7% of the total population. In the 15-19 age cohort, this group comprises 2090 persons or 6% of the total population. While the 20-64 years age cohort, includes 19748 persons or 61% of the total population. In terms of the 65+ years, this group comprises 4341 persons or 13% of the total population.

Table 3: 2022 Age Profile in the Study Area

Electoral Division	0-4 years	5-9 years	10-14 Years	15-19 Years	20-64 Years	65+ Years	Total
Finglas South A	140	192	233	206	1727	411	2909
Finglas South B	249	313	383	329	2,609	574	4457
Finglas South C	118	143	198	212	1496	399	2566
Finglas South D	95	173	214	213	1486	362	2543
Finglas North A	146	161	199	220	2019	460	3205
Finglas North B	156	152	187	166	1804	457	2992
Finglas North C	217	222	234	216	2218	571	3678
Ballygall A	197	237	225	173	2306	464	3602
Blanchardstown-Abbotstown	447	524	499	355	4083	643	6551
Total	1765	2,117	2,372	2090	19748	4341	32433
Dublin	28946	29356	30301	30269	394473	79368	592713

A request was made by MacCabe Durney Barnes to the CSO to receive a further breakdown of the population age of the study area to assist with the population projections completed later in this report. However, CSO confirmed that this was not feasible as the processing of such requests were on hold until the publication of all 2022 Census data.

4.4 Household Composition

The average no. of persons per household in the study area was 2.86 persons, which is above the average found for the Dublin City region. The site is located in Finglas South A where the average was found to be 2.77 persons in the 2022 Census. Across Ireland, the Census 2022 revealed that the proportion of people living alone increased consistently with age. It is noted that over one-quarter of people aged 65 or over lived alone and this rose to 44% for people aged over 85 years. The Census 2022 also found that the highest number of people living alone was in Dublin City with a population of 61,525 persons. In the intercensal period of 2016 and 2022, the number of one person households in the State grew from 399,815 to 425,974, or equivalent to a 7% increase.

Table 4: No. of Persons per Household

Electoral Division	No. of Private Households	Total Population	Average no. Persons Per Household
Finglas South A	1,047	2909	2.77
Finglas South B	1581	4457	2.82
Finglas South C	877	2566	2.93
Finglas South D	909	2543	2.80
Finglas North A	1,133	3205	2.83
Finglas North B	1,094	2992	2.73
Finglas North C	1,365	3678	2.69
Ballygall A	1,308	3602	2.75
Blanchardstown- Abbotstown	2,008	6551	3.26
Total	11,322	32433	2.86
Dublin	225,685	592713	2.63

5. EXISTING COMMUNITY FACILITIES

This section presents the findings of an audit of community infrastructure situated within 1km of the subject site. Community infrastructure includes a wide range of services and facilities that contribute to quality of life. The purpose of reviewing current provision of community infrastructure is to ascertain the likely future need for facilities and services in the area. An audit was conducted for the existing social and community infrastructure in the vicinity of the site. For the purposes of this report, it is necessary to view distances from the site in differing contexts, dependent on the service itself. This gives a genuine and reasonable expectation regarding the review of existing community facilities.

5.1 Education

5.1.1 Primary Schools

Based on the analysis undertaken there are 10 no. primary schools within a 1km radius of the subject site. There is a wide choice of school types available, including single sex and mixed schools. The enrolment figures were obtained from the Department of Education database for the academic year 2022-2023, 2021-2022 and 2020-2021. The schools are listed and tabulated with their current enrolment figures below. As part of the audit, each school was contacted to establish whether additional capacity exists. All schools were contacted via email and phone to retrieve a response

Table 5: List of Primary Schools within 1km of the site, distance and enrolment data

School Name	Address	2020 Enrolment	2021 Enrolment	2022 Enrolment	Change % (between 2020 and 2022)	Available Capacity	Distance (in km)
St Kevin's Boys National School	Barry Avenue, Finglas West, Dublin 11	163	155	152	-7%	Max. Capacity 180 pupils. Vacancies: 35	0.9
St Joseph's Girls National School	Barry Avenue, Finglas West, Dublin 11	159	153	167	5%	Max capacity 180 pupils 8 vacancies	0.8
St Feargal Boys Senior	Finglas West, Dublin 11	160	161	176	10%	No response	0.3
SN An Pharoiste	Church Street, Finglas, Dublin 11	60	69	65	8%	No response	0.5
St Brigid's Infant National School	Wellmount Ave, Finglas West, Dublin, D11 F992	223	179	168	-24%	c. 77 spaces	0.3
St Brigid's Senior School	West, Wellmount	233	229	211	-9%	No response	0.3

School Name	Address	2020 Enrolment	2021 Enrolment	2022 Enrolment	Change % (between 2020 and 2022)	Available Capacity	Distance (in km)
	Rd, Finglas, Dublin						
St. Malachy's National School	St Helena's Rd, Finglas South, Dublin	139	145	143	3%	No response	1.0
St Oliver Plunkett's National School	St Helena's Rd, Finglas South, Dublin, D11 XA46	144	122	125	-13%	c. 33	1.1
St Finian's National School	Glenties Park, Finglas South, Rivermount, Co. Dublin	243	241	251	3%	No response	0.8
Scoil Sinead Pelletstown National School	Campus, Patrician Brothers College, Deanstown Rd, Finglas, Dublin, D11	37	36	51	38%	278 (new school)	0.6
Total		1561	1490	1509	-3%	c.431	

Enrolment data was collected from previous years to gain an understanding of capacity within the identified primary schools in the area. The total number of enrolments in 2022/2023 at these schools is 1509 pupils. Overall, the number of children enrolled in primary school education decreased by 3% between 2020 and 2022.

In some cases it was not possible to determine if capacity exists as there was no response via email or phone during the survey undertaken. Although, the audit has found that ample capacity exists in the existing primary schools located in the study area. In total, c. 431 spaces have been identified across a range of school types available in the study area, including single sex and mixed schools. According to the Finglas Strategy 2021, the number of pupils in most of the schools has fallen considerably in recent years, in line with the decline in population. The main exception to this is that of St Canices's Boys and Girls schools in the village, which are now catering for the population to the north of Finglas in the new estates of Charlestown, Lanesborough, Meakstown and Hampton Wood.

5.1.2 Department of Education Large-Scale Project Status

In addition to the current primary school facilities located in the catchment area of the subject site, the following large scale projects were identified on the Department of Education's School Building Programme in June 2023.

School Name	Address	Status
Pellestown Educate Together National School	Rathborne Vale, Ashtown, Dublin 15, D15 RK4A	On site. Phase 1 of the school building accommodated pupils from September 2022, with construction of Phase 2 beginning thereafter. Completion of Phase 2 was expected in Term 3 of the 2022/2023 school year.
Scoil Sinead, Pellestown	Campus, Patrician Brothers College, Deanstown Rd, Finglas, Dublin, D11	Project Brief

5.1.3 Relevant Planning Permissions in the Vicinity of the Site

Although St Canice's Girls National School is located outside of the 1km catchment area for the purpose of this report. The additional 9 no. classrooms and 2 no. class based special educational facility will assist with meeting the demand generated from Finglas Village and surrounding area.

Planning Reference	School Name	Proposed works	Status
PA. Reg. Ref. 5251/22	Saint Canices Girls National School	The construction of a new two storey, 9 no. classroom standalone extension and a single storey extension consisting of a 2 no. class base special educational facility. The removal of 8 no. temporary classrooms.	Granted 06/09/2023

5.1.4 Jamestown Masterplan

The site is located proximate to the Jamestown Masterplan area, where in the Masterplan for the area has been adopted. The Masterplan translates the high-level guiding principles contained within SDRA 3 of the Development Plan to ensure an integrated urban design-led solution to the re-development of the lands. The draft Masterplan is given statutory effect by SDRA 3 of the Development Plan. A site for a new primary school has been earmarked for delivery as shown in the below land use function map.

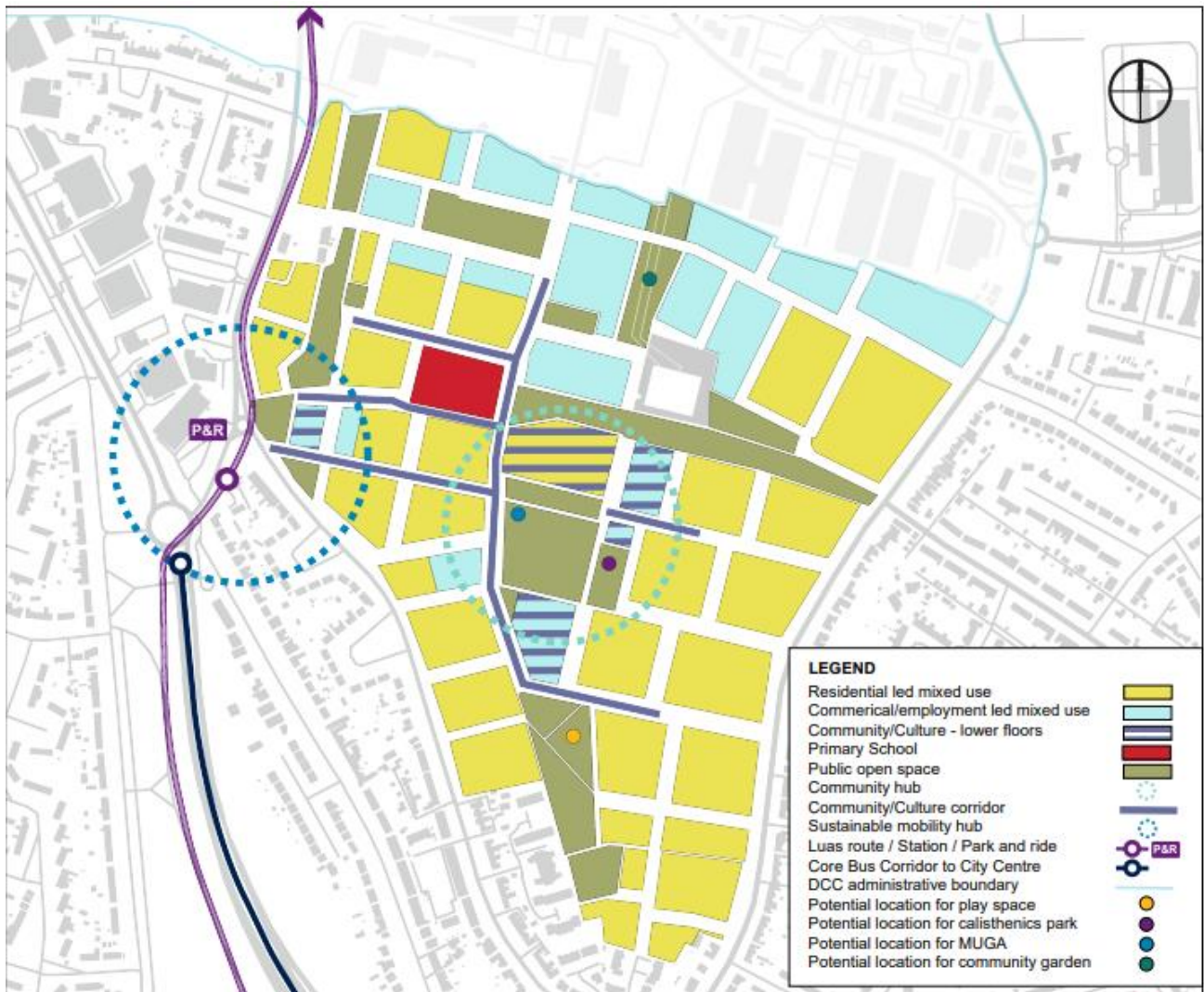


Figure 10: Jamestown Masterplan Land Use Map – School Indicated in Red (Source: DCC, 2023)

However, it is noted that the Department of Education made a submission on the draft Masterplan stating that the projected population growth from the development of the lands will potentially result in the future requirement for a second primary school in Jamestown, subject to the project population materialising, the age profile of the future population and other factors which influence school accommodation needs. The Masterplan states a second primary or secondary school site may be reserved in the northern phase 2 lands, subject to the requirements of the Department of Education.

5.1.5 Secondary Schools

In terms of secondary school students, a total of three post-primary schools were identified in the 1km radius of the subject site. Collectively, these schools provide, single sex and a mixed sex school. The enrolment numbers provided by the Department of Education for the 2022/2023 academic year were compared to enrolment data for 2020/2021 and 2021/2022 to gain an understanding of capacity.

Table 6: List of Secondary Schools within 1km of the site, distance and enrolment data.

School Name	Address	2020 Enrolment	2021 Enrolment	2022 Enrolment	Change %	Available Capacity	Distance (in km)
New Cross College	Cappagh Road, Finglas, Dublin 11	216	244	255	18%	No response	0.8
Colaiste Eoin	Cappagh Road, Finglas, Dublin 11	240	276	308	28%	At capacity c. 30 on waiting list	0.1
St Michaels Secondary School	Wellmount Rd, Finglas, Dublin 11	648	642	634	-2%	No response	0.6
Total		1,104	1,162	1,197	8%	0 spaces identified	

No available spaces were identified in existing secondary schools in the study area. When contacted, Colaiste Eoin noted that they were currently at capacity with c. 30 students on the waiting list. A number of attempts were made to contact all schools identified via email and phone, however, no responses were received from New Cross College or St Michaels Secondary School. The Jamestown Masterplan states a secondary school site may be reserved in the northern phase 2 lands, subject to the requirements of the Department of Education.

5.1.6 Adult Education

Within the vicinity of the site, several adult education facilities including:

- CDETBS Adult Education Centre: the City of Dublin ETB Adult Education Service provides part time adult education for adults aged 18 and over. This centre provides Adult Education Guidance Counselling for students and offers a range of fulltime, parttime, online and evening courses operating in Finglas and Finglas west.
- Colaiste Ide College of Further Education: The college provides a variety of courses such as back to education initiative, Business, Tourism & Computing, Art, Beauty and Technology, Health Sciences, Sports, Apprenticeship programmes, traineeship programmes, Culinary Arts and Hospitality, Adult Education and other course held on a part time basis and online.
- Finglas Training Centre CDETBS: the Centre provides full, part-time, evening, apprenticeship and community-based courses for up to 500+ students in areas such as Information Communication Technology, Design, Renewable Energy, Aircraft Maintenance, Software Development, Engineering and

Business. Courses offered provide training to those who are entering the labour market for the first time and those who wish to upskill or change their career path.

5.2 Childcare Facilities

Data was collected by MacCabe Durney Barnes in May and October 2023 to support the preparation of a detailed childcare capacity assessment report. In addition, the Dublin City Childcare Committee were contacted during the capacity assessment. All identified childcare facilities within 1km of the site were contacted via phone and email to ascertain the capacity of the facility and whether any vacancies exist. 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. A list of childcare facilities were obtained from the TUSLA early years services registration list to understand the enrolment figures and capacity available in childcare facilities located within a 1km radius of the subject site can be seen in the following table.

Table 7: List of Childcare Facilities Identified within 1km of the Site

Childcare Facility Name	Address	Distance (in km)	Service Type	Enrolment	Capacity Available
Blooming Lillies Early Education Centre Ltd	St Pauls YEP, 54 Deanstown Ave, Finglas West, Dublin 11, D11 N4A9	0.5	Full Day	75	No response
Fine & Dandy Limited	Room 9-10 St Malachy's MNS, St Helena's Rd, Finglas South, Dublin	1.0	Sessional	44	No response
Fionn Ghlas Early Years Hub	2A North Road, Finglas, Dublin 11, Co. Dublin	0.8	Full Day	52	No response
Mellow Spring Childcare Development Centre	Mellowes Road, Finglas, Dublin 11, Co. Dublin	0.4	Full Day, Part Time, Sessional	94	No availability Waiting list of 50
St Helena's Resource Centre	St. Helena's Road, Finglas South, Dublin 11, Co. Dublin	0.9	Sessional	12	No availability
Oak Tree Creche	Rear of 5 Cardiffsbridge Road, Finglas West, Finglas West, Dublin 11, Co. Dublin	0.1	Sessional	22	No availability
Barnardos-Finglas Early Intervention Service	St. Oliver Plunket's Junior School, St Helena's Drive, Finglas, Dublin 11, Co. Dublin	1.0	Full Day	14	No response
Total				313	0

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'. One-bedroom units are excluded for the purposes of calculating requirements.

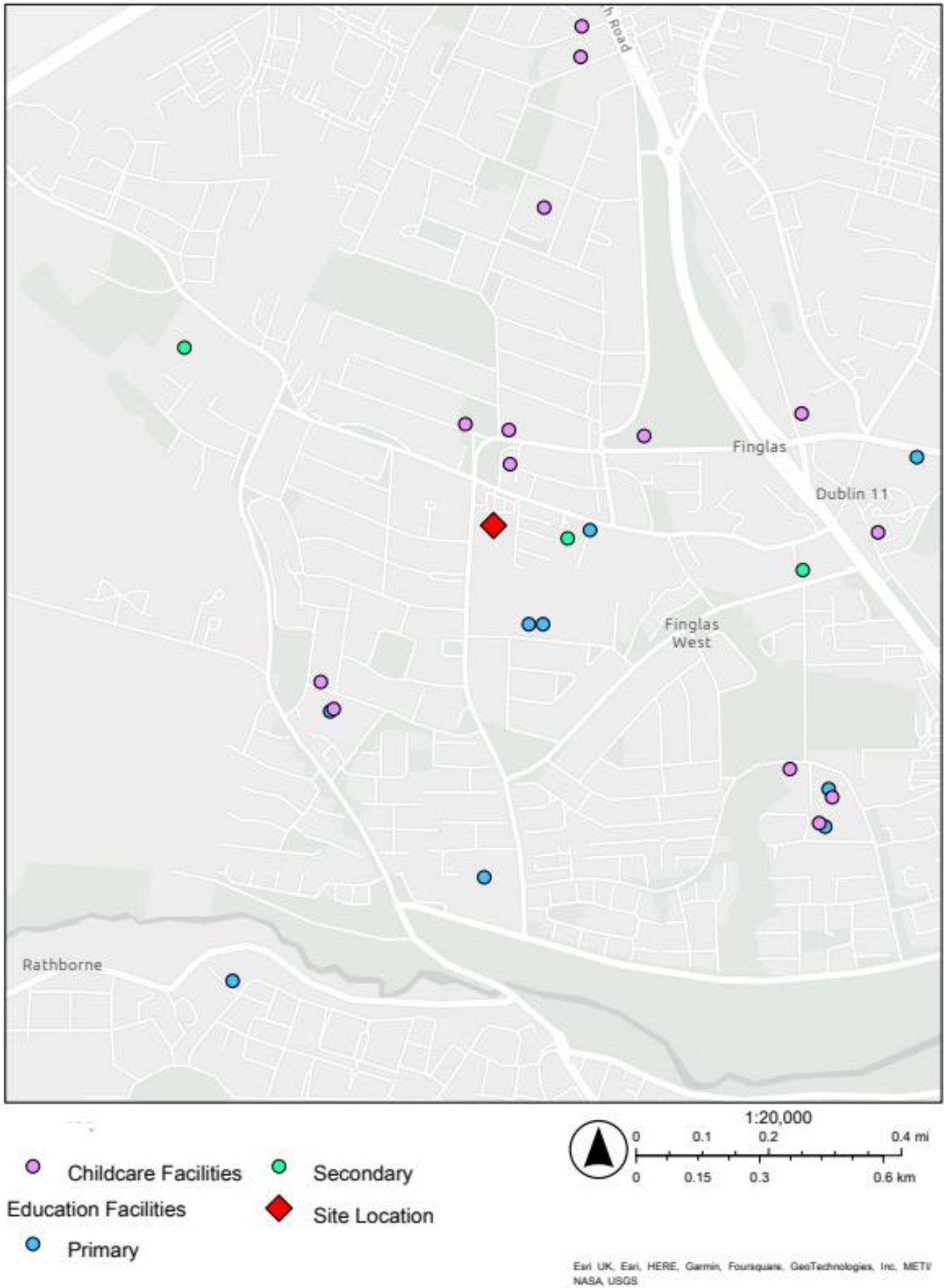


Figure 11: Education Facilities Identified in the Study Area

5.3 Open Space, Sports and Leisure

There is an established network of open spaces located within the 1km buffer of the site. Notably, the Kildonan Park and Tolka Park are situated within 500m of the site. The below table identifies a range of open space, sports and leisure facilities available within 1km of the site and outlines the distance from the subject site. In terms of sports and leisure facilities, there are various established clubs and facilities within the locality.

Table 8: List of Open Spaces, Sports and Leisure Facilities Identified within 1km of the Site

Name of Facility	Description of Facility	Address	Distance to site in Km
Kildonan Park	Large District Park predominately a soccer park with 5 no. public soccer pitches and Finglas United FC soccer pitch and a 5-aside all weather pitch with flood lighting	Finglas North, Dublin	0.6
Tolka Valley Park	Public Park	Finglas South, Dublin, D11 DE0A	1.0
Mellowes Park	Large District Park	Finglas North, Dublin	0.5
Finglas Village Square	Village Centre Open Space	Ballygall, Dublin	0.9
Farnham Crescent Park	Large District Parks	18 Farnham Dr, Finglas South, Dublin 11, D11 R7W6	0.8
Erins Isle GAA Club	GAA Club	Farnham Dr, Finglas, Dublin, D11 RRR6	1.0
Finglas United youth FC	Soccer Club	Kildonan Rd, Finglas North, Dublin	0.7
Valley Park United FC	Soccer Club	11 Plunkett Ave, Finglas, Dublin	0.9
Mellowes Park Playground	Playground	Mellowes Park, Finglas North, Dublin, 11	0.5
Finglas Sports and Fitness	Gym	Finglas North, Dublin, D11 HK09	0.5
Fuse Finglas	Gym	Unit 2 Bargaintown Exit 5 M50, North Rd, Dublin 11, D11 W2A8	1.2

With the population ageing, the sporting and recreational needs of the area are also changing. Sports such as boules, pentanque and lawn bowls are generally associated with older persons providing a sporting use that is accessible and provides opportunities for social engagement as well as physical activity. Indoor bowls are currently played in the Parochial Church of Ireland hall on Church Street, in Tolka Rovers and in the Poppintree Community and Sports Centre. An outdoor small gravel piste or playing surface is provided in Albert College Park on Ballymun Road for boules/ pentanque.

In July 2022, a Part 8 application consisting of improvements to Kildonan Park in the form of a playground and skate park, all weather pitch with associated fencing and lighting, half basketball court, outdoor table tennis, grass area for bowling, boules and croquet, gym and exercise equipment, tree lined paths, open grass areas.



Figure 12: Approved Part 8 Proposal at Kildonan Park (Source: DCC, 2022)

5.4 Health Facilities and Social Services

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).

Cappagh Hospital, the National Orthopaedic Hospital for Ireland is located c. 1.20 km from the subject site. The Mater Hospital is located c. 5km from the subject site. The HSE operate two health centres, Wellmount Health Centre and Ballygall Health Centre within the study area. Overall, there is a well-established network of health care facilities in existence to date. There is also several pharmacies, dentists and optometrists operating in the catchment area.

Table 9: List of Health Facilities and Social Services within 1km of the Site

Name of Facility	Address	Distance (in km)
Clearbrook Nursing Home	Heathfield View, Cappagh Road, Finglas West, Dublin 11	0.9
Bryan Duggan and Associates	10 Main St, Ballygall, Dublin 11, D11 WRW3	0.9
Finglas Dental Care	1-3, Drogheda Mall, Finglas, Dublin 11	0.8
Finglas Family Practice	Ballygall Rd W, Finglas East, Dublin	1.1
Love to Smile	Drogheda Mall, Main St, 1-3, Finglas, Dublin 11, D11 X564	0.8
Dr James Kirrane General Practice	23 North Rd, Finglas North, Dublin 11	0.7
North Dublin Physiotherapy	Cardiffsbridge Road, Finglas West, Dublin 11	0.1

Name of Facility	Address	Distance (in km)
Cappagh Pharmacy	Barry Ave Barry Ave, Finglas West, Dublin 11, D11 DE29	0.8
Hickey's Pharmacy Cappagh	3 Cardiffsbridge Rd, Finglas West, Dublin, D11 W623	0.2
Hickey's Pharmacy Supervalu Finglas	Super Valu Shopping Centre, 11 McKee Avenue, Finglas Village, Dublin 11	0.9
Superpharm Chemists	Finglas Main Centre, Dublin 11	0.9
The Village Medical Centre	45 - 47 Main St, Finglas East, Dublin 11	0.9
Ballygall Health Centre	Seamus Ennis Rd, Finglas North, Dublin	1.05
Wellmount Health Centre	Wellmount Park, Finglas West, Dublin 11	0.3
Lloyds Pharmacy	47 Main St, Finglas, Dublin 11, D11 TCC9	0.9
Nethercross Day Care Centre	23 Tolka Valley View, Finglas South, Dublin 11, D11 NN62	0.9
Oden's Wood Day Care Centre	Kildonan Ave, Finglas West, Dublin	0.8
Crosscare Finglas Youth Service, The DEN Youth Centre.	The Scouts Den, St Helena's Rd, Finglas, Dublin	0.9

Oden's Wood Day Care Centre (HSE) and the Nethercross Day Care Centre (Respond) provide day care for the elderly, targeting in particular those at risk of isolation due to poor mobility or other health issues. At the other end of the age pyramid Bernardos run programmes out of The Finglas Centre and also at St Oliver Plunket's School providing supports to children in the area.

The Finglas Cabra Local Drug & Alcohol Task Force, whilst based in Cabra was established by the government in 1997 as a multi-sectoral interagency partnership whose main function is to develop, implement, and coordinate community-based responses to drug and alcohol use in Finglas and Cabra. Other support services for tackling drug and alcohol addiction are provided by the Finglas Association Support Team (FAST) who moved into a new purpose-built building on Wellmount Road in 2011.

5.4.1 Primary Care Centre Finglas

Dublin City Council, in consultation with Elected Councillors, have prepared the Finglas Strategy 2021, which sets out a comprehensive redevelopment strategy for these lands. This non-statutory document informed the Draft Dublin City Development Plan 2022-2028. The Strategy noted that it is a priority project for the HSE to establish a new Primary Care Centre in Finglas. The HSE commissioned a feasibility study on the Fergal's Field site to confirm that it was suitable for a Primary Care Centre. According to the Fergal's Field Development Project Information Booklet published in May 2022, over 50,000 people will be serviced by this Primary Care Centre. The site's location will provide for more easily accessible pathways to care for people currently residing in the area and new residents who will move into the proposed housing development. The development of the primary care centre will help enable a more community focussed model of healthcare for Finglas. Appropriate care will be provided closer to people's homes, away from an acute setting. The primary care centre will include accommodation for the following:

- Local GP Practices;
- Primary Care Team services including, Nursing, speech and language therapy, physiotherapy, occupational therapy, psychology and dietician services;

- Dental/orthodontic services;
- Community Mental Health services;
- Child and Adolescence Mental Health Services;
- Ophthalmology;
- Disability services; and
- Social inclusion hub.

An indicative layout plan for the centre and recreation facilities is illustrated below.

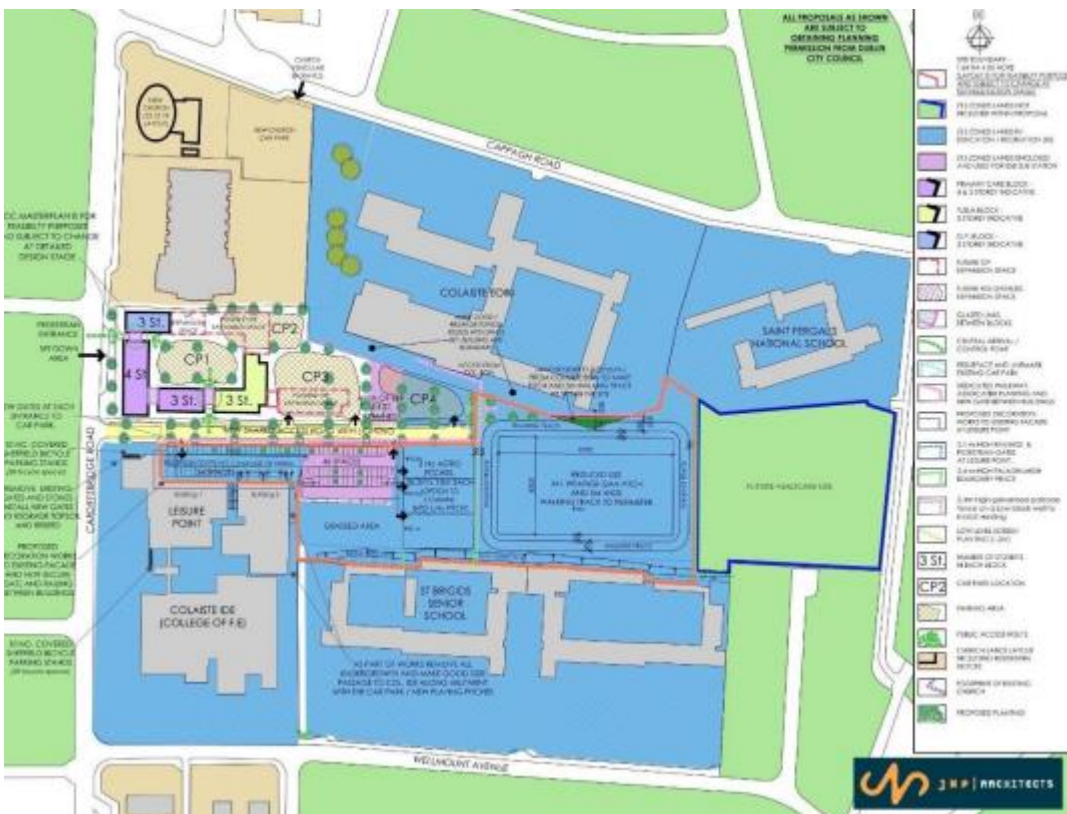


Figure 13: Layout Plan of Final Feasibility of Primary Care Centre and Recreation Facilities (DCC, 2022)

The above feasibility study is noted in the information booklet as being an initial design and will be developed prior to an application being lodged. The proposed Primary Care Centre would be located immediately south of the site.

5.5 Community Facilities

The study area has an existing network of community facilities. The majority of these community facilities are established on a neighbourhood basis. Social and Community facilities are varied in nature and can include general civic services and services targeted to specific section of the community. The below table identifies a range of community facilities available in the study area and outlines the distance from the subject site.

Table 10: List of Community Facilities within 1km of the site

Name of Facility	Address	Distance (in km)
Finglas West Family Resource Centre	Barry Ave, Finglas West, Dublin, 11	0.9
West Finglas Residents and Tenants Association	52 Mellows Rd, Finglas West, Dublin 11, D11 E4F4	0.2
The Fingal Centre	5 Cardiffsbridge Rd, Finglas West, Dublin 11, D11 RR59	0.2
The Finglas Youth Resource Centre	11 Mellows Road, Finglas West, Dublin 11	0.5
Finglas Library	Seamus Ennis Road, Finglas, Dublin 11	1.1
St Helena's Resource Centre	St Helena's Rd, Finglas, Dublin	1.0

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 TUSLA, the State's Child and Family Agency. There is a dedicated Family Resource Centre in Finglas west, funded principally by TUSLA. It offers an extensive range of services including but not limited to counselling services, family support, training schemes, youth support and senior services.

Finglas library offers various services including activities for adults, exhibitions, workshops, activities for children, book clubs, demonstrations, lectures and local studies materials. Finglas Library relocated to Seamus Ennis Road in 2023. The Finglas Youth Resource Centre offers youth services to all young people from the Finglas community between the ages of 10-25. The Finglas Centre, Cardiffsbridge Road is a non-profit organisation which provides community, family and employment support with the aim to promote equality and empowerment amongst the people of Finglas.

Another key service in the area is St Helena's Family Resource Centre who provides family support services, support for parent and toddler groups, for domestic violence and for new communities. It is also home to the Finglas Counselling Service, Alcoholics Anonymous, Finglas Mental Health Association. Cross Care provide dedicated youth services at "the Den" on St Helena's Road, with this centre also home to various support groups including the LEAPP (Local Education & Prevention Programme) and the Garda Youth Diversion Project.

5.6 Arts & Cultural Facilities

Arts and cultural facilities offer all the community, young, old and minority groups, a creative outlet, and an alternative to sport and active recreation. While there were no dedicated facilities for art or culture identified within the study area. The below table identifies facilities where arts and cultural activities are offered.

Table 11: List of Arts Facilities within 1km of the site

Name of Facility and Activities Offered	Address	Distance (in km)
Finglas West Family Resource Centre: Creative connections, drumming workshops and intergenerational gardening projects.	Barry Ave, Finglas West, Dublin, 11	0.1
CDETb Adult Education Finglas: Art History and English courses available. A Community Education Timetable for Finglas is available and includes the following free courses, arts and design, ceramic, hobby painting, drawing, painting and creative writing at Barry Road's CDETb Adult Education Centre.	Barry Rd, Dublin Northside, Dublin	0.1

Name of Facility and Activities Offered	Address	Distance (in km)
Finglas Library: Photographic exhibition and talk about the recent excavations in St Canice's abbey and churchyard, book club, crafts and knitting groups, exhibitions, workshops, activities for children, demonstrations, lectures and local studies materials	Seamus Ennis Road, Finglas, Dublin 11	1.1

Despite the lack of a physical cultural base, the Finglas Maypole Arts Festival has emerged as a new community driven arts, music and sports festival which aims to showcase all that is positive in Finglas. The Finglas Historical Society, The Finglas Tidy Towns Committee, Dublin County Council and the newly formed Finglas Maypole Festival Committee have worked together to bring back the once thriving Mayday festival which was a feature of Finglas village during the early 19th century. In 2019 the Finglas Maypole Festival was celebrated after 175 years of absence. The Festival Committee also sought to celebrate and commemorate Finglas-born Ard Ri Uilleann Piper, Seamus Ennis, with a blue plaque erected at the former Ennis Homestead on Jamestown Road, Finglas. In addition to the existing arts and cultural activities, the draft Jamestown Masterplan will support the provision of 36,000 sqm of community/ cultural floorspace.

5.7 Religious & Workshop Facilities

There are several churches and religious buildings serving a variety of different faiths in the study area and are within walking distance of the site catering to the various Christian denominations and for other religions in the community. The majority of the facilities identified are located within purpose-built places of worship, with the exception of the Kingdom Hall of the Jehovah's Witnesses.

Table 12: List of religious and worship facilities within 1km of the site

Name of Facility	Address	Distance (in km)
Kingdom Hall of Jehovah's Witnesses	Cappagh Rd, Finglas South, Dublin	0.4
Jamestown Road Baptist Church	29 Jamestown Rd, Finglas North, Dublin 11, D11 H7P9	1.0
Church of the Annunciation Catholic Church	Cappagh Road, Finglas South, Dublin	Immediately north of the subject site
St. Canice's Roman Catholic Church	St. Canice's, Main St, Finglas, Dublin, D11 T97T	1.0
Church of St Oliver Plunket	Gortmore, 24 Gortmore Dr, Finglas South, Dublin, D11 W2H2	1.1
St Canice's Church of Ireland	Church St, Finglas, Dublin	0.7

In January 2020 planning permission was granted to demolish the Church of the Annunciation at the subject site and to construct a new much smaller church on the grounds of the existing Church car park immediately north of the subject site. This proposal is reflective of the changing parish congregation numbers.

5.8 Retail and Entertainment

The below table identifies the existing retail centres and the existing services provided therein. The subject site is in close proximity to a range of services.

Table 13: Retail Centres within 1km of the Site

Retail Centre	Existing Services	Distance (In km)
Barry Avenue Neighbourhood Centre	Barber, butchers, takeaway, pharmacy, betting agency, local supermarket and beauty salon.	0.7
Wellmount Avenue/ Cardiffsbridge Rd Centre	Dunnes Stores, Hickeys Pharmacy, Finglas DIY & Paint Centre, Post Office	0.3
Cardiffsbridge Rd Centre	Tesco Express, Spar, butchers, Fingal centre and takeaway.	0.1
Finglas Village Centre	SuperValu, Iceland, Bank of Ireland, AIB, Permanent TSB, Finglas Credit Union, bars and restaurants.	0.8

Throughout the years Finglas Village has retained its core town functions such as retail, banking and entertainment uses. However, the Village struggles to compete with Charlestown Shopping Centre and Clearwater shopping centre which is located c. 500m from the Village Centre. The Finglas Strategy recommends that future large-scale retail outside of the Village area is limited. Although Charlestown is located outside of the study area, Charlestown Shopping Centre hosts a range of retail and entertainment facilities including the Odeon Cinema and bowling alley and Dunnes Stores. In addition to the current retail offering in Jamestown, it is anticipated that as the lands are developed retail development will be limited throughout the Masterplan area and may be only considered at an appropriate scale to support local communities in proximity to the Luas corridor.

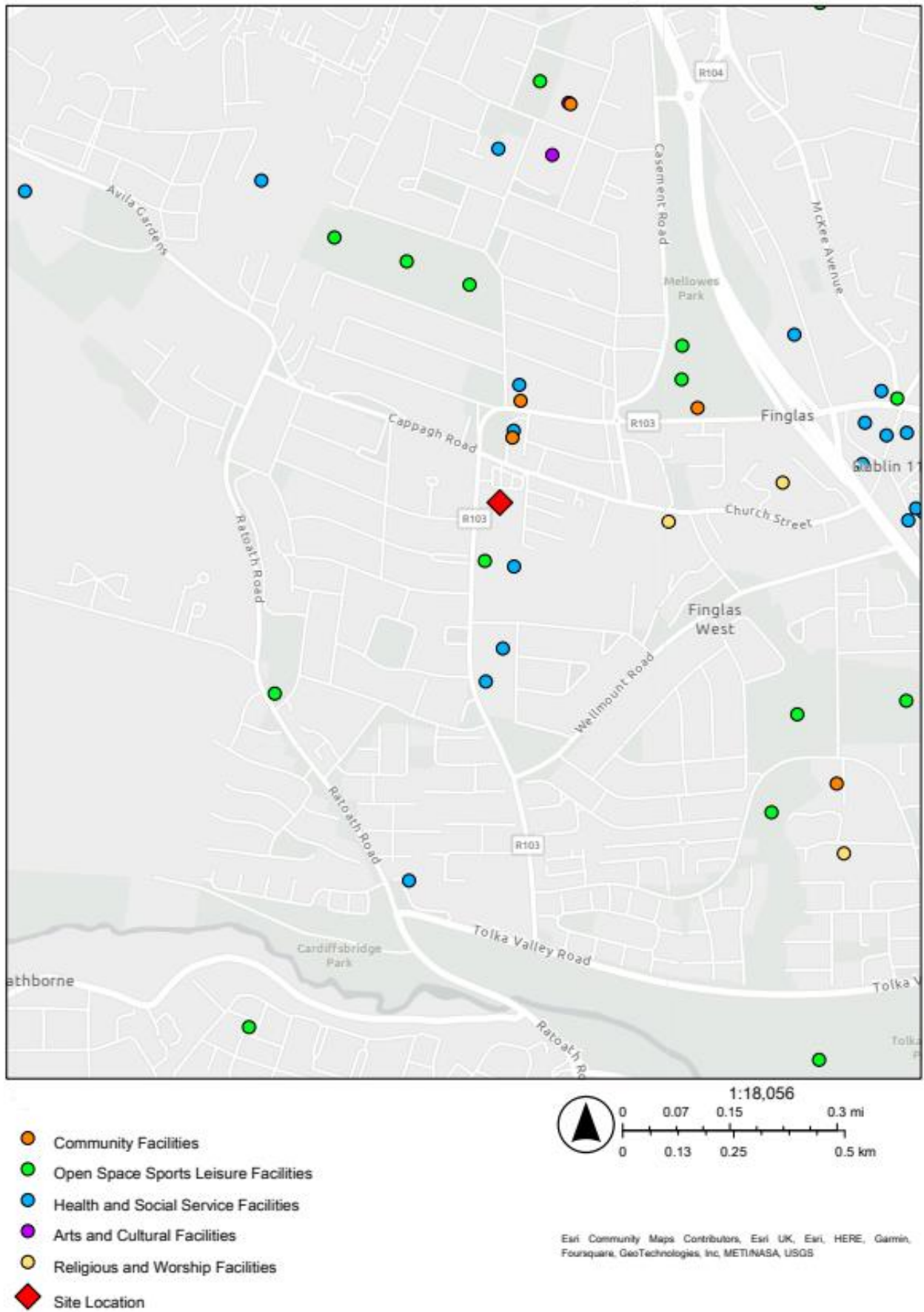


Figure 14: Community Facilities Identified in the Study Area

6. ASSESSMENT

This Social Infrastructure Audit demonstrates the existing in provision of community infrastructure facilities for the study area for the following categories:

- Education;
- Childcare;
- Open Space, Sports and Leisure;
- Health Facilities and Social Services;
- Community;
- Arts and Cultural; and
- Retail and Entertainment.

The proposed development is expected to increase 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 a location that has reasonable access to the neighbourhood's extensive array of services and facilities. The site is also located proximate to proposed public transport upgrades including the F-Spine for BusConnects and the Luas line extension to Finglas. Based on the analysis new infrastructural facilities have been proposed on the subject site.

6.1 Education

6.1.1 Proposed Provision – Primary Schools

As highlighted in section 6 of this report, as part of the Jamestown Masterplan, a site for a new primary school has been earmarked in the draft Masterplan.

6.1.2 Future Growth Provision - Primary Schools

The Department of Education reported in November 2021 that enrolment figures for primary schools in Ireland were likely to have reached peak levels in 2018 and will fall gradually to a low point in 2033, in line with revised migration and fertility assumptions for the country as a whole.

With respect to the primary schools enrolments trend, the Department of Education report states:

"Enrolments in primary schools in Ireland in 2020 stood at 561,411 down by almost 6,000 on 2019 (567,716). Enrolments are now projected to fall over the coming years under all scenarios, and under the M1F26 scenario will reach a low point of 440,551 by 2033. This is 120,860 lower than today's figure. Enrolments will rise again thereafter and are projected to stand at 474,888 by 2040, a rise of some 34,300 over the seven years 2033 to 2040."

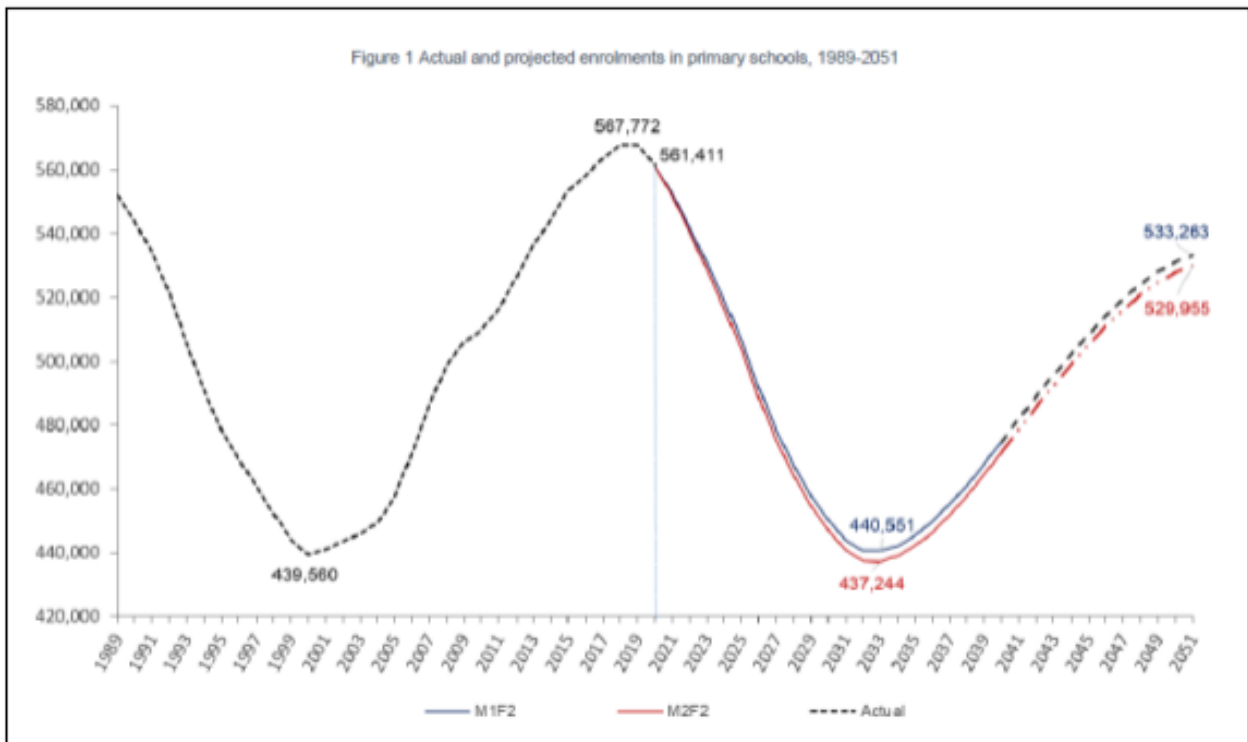


Figure 15: Enrolment projections for primary schools (Department of Education, 2021)

6.1.3 Future Growth Provision – Secondary Schools

There is no specific population benchmark for the provision of 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 8.5 % of the population 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. These shares are higher than those observed in the population data analysis but is used as a worst-case scenario. The Department of Education reported in November 2021 that post-primary school enrolments are anticipated to continue to rise in the short-term and will likely reach record levels in 2024 as shown in the figure below. The Department of Education’s report states:

“Enrolments in post-primary schools have risen by 26,923 (8%) over the past five years and are projected to continue rising over the short term. Under M1F2 they are projected to peak in 2024 with 408,794 pupils, some 29,610 higher than in 2020.”

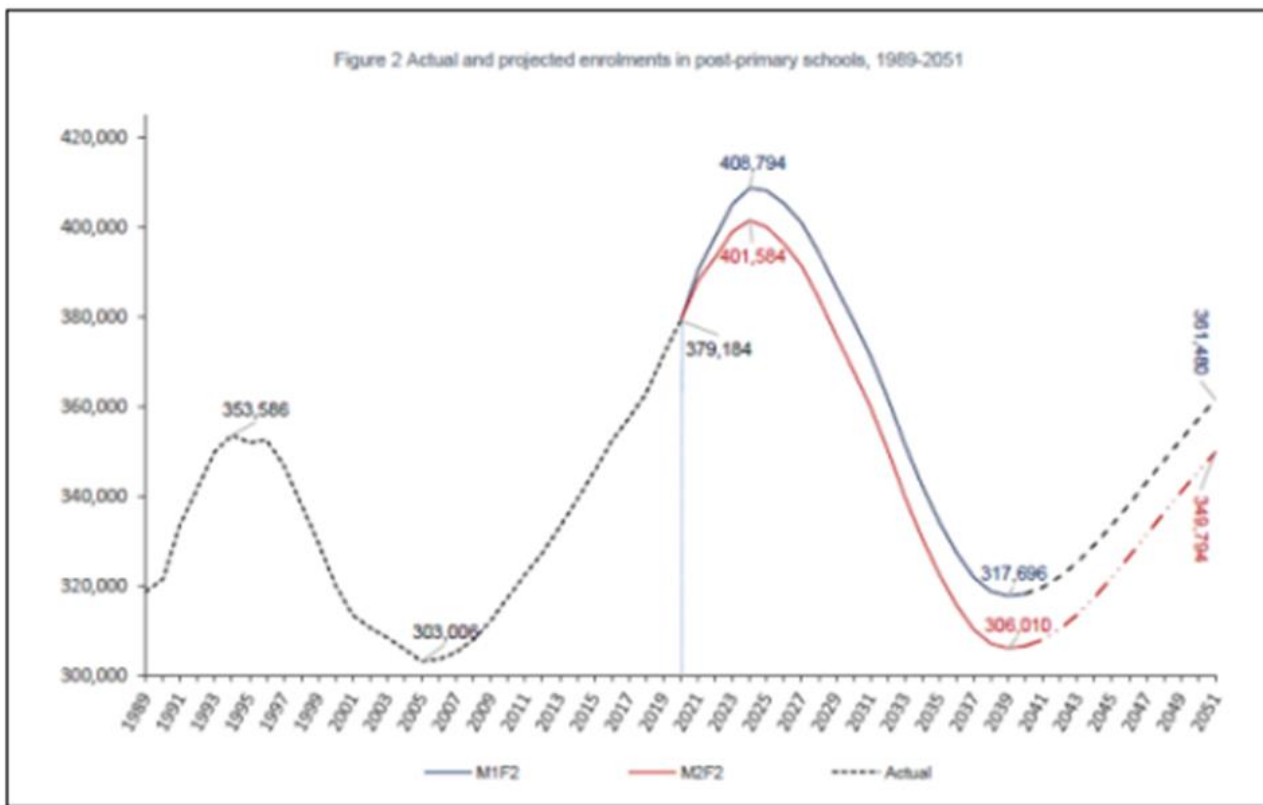


Figure 16: Projected Enrolments in Post-Primary School (Department of Education, 2021)

6.1.4 Potential Demand Generated by the Proposed Development

The proposed development will consist of 110 units. The average household size recorded by the Census 2022 was 2.86 persons per household for the subject study area. This generates an indicative population of c. 315 persons when applied to the proposed scheme.

In line with the Guidelines on Design Standards for New Apartments (2023), which states.

“one bedroom or studio units should not general be considered to contribute to a requirement for any childcare provision and subject to location, this may apply in part or whole, to units with two or more bedrooms.”

Therefore, all the one-bedroom units within the proposed scheme (106 no. 1 bed units) have been deducted in the estimation of families with children expected to be residing within the development. Hence, it is assumed that 4 no. two bedroom units are proposed, which can reasonably accommodate families. It is noted that the proposed scheme has been designed to accommodate ‘Older Persons’ and it is unlikely that the proposed development will give rise to demand for childcare or school places. However, in the interest of providing a robust assessment the potential demand generated from 2 bed units has been calculated below.

The average number of children per family recorded in the State during the Census 2022 was 1.34 children, which would generate an indicative population of 5 children between the ages of 0-18 years when applied to the number of units that can accommodate families within the proposed development. An examination of the total number of children of primary and post primary age groups that are expected to reside within the development has been undertaken. This is determined on the basis of the total proportion of children under this age cohort residing within the study area as per the Census 2022.

Table 14: Estimated Primary and Secondary School Children Generated within the Proposed Scheme

Age Group	Total no. Study Area 2022	% of Total Study Area Population	Indicative Population scheme	Children within
Pre-School Children (0-4)	1765	21%	1	
Primary School Children (5-12)	2117 (5-9 year olds) 1186 (10-14 years age population divided in 2) Total – 3303	40%	2	
Secondary School Children (13-19)	1186 (10-14 years age population divided in 2) 2090 (15-19 years) Total – 3276	39%	2	
Total	8,344	100%	5	

Therefore, an estimated 4 no. of the indicative children population would then constitute school age children. This has been estimated on the basis of the age cohorts and their subsequent composition (as a percentage of 0-19 years old) within the study area. As previously highlighted in section 5 of this report, it is not possible to retrieve the population breakdown at a smaller scale to estimate the number of children of primary school (5-12 years) and post-primary school age (13-18 years) residing in the study area. In this regard, the population age cohorts derived from the Census 2022 have been used as an estimate to calculate an indicative demand for the proposed scheme.

6.1.5 Summary of Schools Assessment

The above analysis suggests that the proposed scheme has the potential to generate an additional c. 315 no. persons within the area, including an estimated 5 no. children between the age of 0-18 years of which 2 are expected to be of primary school age and 2 are expected to be of post-primary school age group.

Having regard to the nature of the proposed scheme, which will accommodate Older Persons, it is not expected that the proposed development will add undue pressure to existing primary and secondary schools operating in the study area. However, it is noted that existing vacancies have been identified in the primary and post-primary school, which could accommodate the demand estimated from the proposed scheme.

The Finglas 2021 Strategy states that the Finglas area is very well served by school provision, to the extent of possible overprovision in some areas and with changing family patterns and household formation, it is unlikely that the child population will return to the 1970s peak levels. Diversification of some of the school lands to alternative community or housing uses may be appropriate in some circumstances.

Therefore, it is considered that the potential demand generated by the proposed scheme could be absorbed within the existing primary and secondary schools identified in the study area.

6.2 Childcare Facilities

The audit has found 8 no. childcare facilities operating within the study area. A childcare review and capacity assessment was undertaken by MacCabe Durney Barnes in June and October 2023. The audit has identified no additional capacity available within the 8 no. childcare facilities.

The scheme has been developed to accommodate 'Older Persons' consisting of 106 no. 1 bed units and 4 no. 2 bed units. The provision of 110 no. 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 (2022) indicates that 1-bedroom units may be deducted for the purposes of assessing the requirement for childcare facilities. As there are 106 no. 1 bedroom units to be delivered on site for senior citizens, they may be deducted, as they do not accommodate children. This leaves a total of 4 no. units which may give rise to childcare requirements, which is below the threshold which results in consideration for a childcare facility as per the Childcare Facilities Guidelines for Planning Authorities (2001).

The average number of children per family recorded in the State during the Census 2022 was 1.34 children, which would generate an indicative population of 5 children between the ages of 0-18 years when applied to the number of units that can accommodate families within the proposed development. An examination of the total number of children of pre-school age that are expected to reside within the development has been undertaken. This is determined on the basis of the total proportion of children under this age cohort residing within the study area as per the Census 2022. This equates to a total of 1 no. children as calculated in Table 12 above.

On this basis, it is not reasonable to include the provision of a childcare facility at this location. While the audit has identified limited availability within the existing childcare facilities, it is considered that the demand for 1 no. childcare place could be absorbed within existing facilities. However, it is not envisaged that the proposed scheme will give rise to demand for childcare places owing to this development being targeted towards senior citizens.

6.3 Open Space, Sports and Leisure

The study area is well served with open space, in many forms of parks, local greens and open hard standing space. The provision of open space should also be considered with the provision of sports and leisure clubs within the study area. The audit has identified a number of sports clubs whose premises also provide a significant quantum of open space and amenity within the area. Section 5.3 of this report also highlights the Part 8 approved at Kildonan Park, which will greatly enhance the existing open space and amenities available for residents. Kildonan park is located within 300 meters of the subject site. Proposed improvements at the Park will include outdoor table tennis, grass area for bowling, boules and croquet, gym and exercise equipment.

Of particular relevance to the subject proposal, which will accommodate 'Older Persons' is the activities ongoing in the area such as Indoor bowls, which is currently played in the Parochial Church of Ireland hall on Church Street, in Tolka Rovers and in the Poppintree Community and Sports Centre. In addition, an outdoor small gravel piste or playing surface is provided in Albert College Park on Ballymun Road for boules/ pentanque.

It is considered that that the approved improvements at Kildonan Park together with the existing green infrastructure network in the study area can meet the demand generated from the proposed development. The Finglas Strategy 2021 has also identified recommendations to consolidate and improve the open space provision in the Finglas area.

The proposed scheme includes 609 sqm of communal open space. The communal open space in the courtyard also provides further amenities, as mobility equipment has also been proposed in a pocket framed by hedging and semi-mature tree planting to ensure residents can also avail themselves of outdoor exercise. Grow-Your-Own planters are also proposed to be included within the circulation route within the lawn area to establish the opportunity for residents to grow their own vegetables and engage in the communal garden.

In terms of public open space, the proposed development consists of 0.09 ha of public open space. This area is flanked by existing mature trees, which have been retained as part of the proposed development.

6.4 Health Care and Social Services

There are no published standards to facilitate assessment or adequacy of need for health facilities and social services. However, the Primary Care Strategy, issued by the Department of Health and Children in 2001, provides some form of guidance regarding the implementation of Primary Care Centres and their staffing. The starting point for service delivery in the sector is the Primary Care Team 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 networks services that include oral health services, audiology, dietetics, ophthalmology, podiatry, and psychology services.

In 2020, the HSE adopted a Capital & Estates Strategy to enable the delivery of high quality healthcare infrastructure that can support current and future service needs, setting out a clear strategic direction for the future management and development of the estate towards 2050. The Strategy aims to address including but not limited to the growing population, changing demographics and increasing demand for access to healthcare and the requirement for better links to wider Government policies such as Transport and Housing for All. A Capital Expenditure Plan is prepared annually, which provides significant public investment in health infrastructure to meet current needs, to cater for an estimated population growth of one million people and to respond to the changing demographic profile in Ireland.

In this regard, there is ongoing monitoring of increased population growth and the implications of this on health facilities and social services. There is an established network of health care and social services in operation within 1km of the subject site, including two health centres operated by HSE. The potential development of a Primary Care Centre within 100 meters of the subject site would provide services for a wide range of needs of the future population generated from the proposed development. The proposal is for housing for older persons and as such the subject site is well serviced by two health care centres operated by the HSE and there are an extensive range of GP Clinic and pharmacies located in the area. It is considered that there is adequate provision of health and social services in the area existing and potential additional facilities, with a wide range of services provided which will benefit the residents of the proposed development.

6.5 Community Facilities

The audit has identified 6 no. community facilities within 1km of the subject site. Within these community facilities an array of services are provided for the locality to access. Notably, the Fingal Centre and the Finglas Youth Resource Centre are located within 200 meters of the proposed development. In addition, as part of the proposed development an internal community space (434 sqm) at ground floor level will be provided to cater for the needs of the future population residing at the scheme as well as the surrounding area. As required under SDRAO1 all new regeneration areas (SDRAs) and large-scale development above 10,000 sq. m in total area must provide at a minimum 5% community, arts and culture predominantly internal floorspace as part of their development. See Objective CUO25 for further detail. The proposed development includes an internal

community space has been designed to be flexible in nature to allow the space to cater for a range of activities and needs as they arise. The latter element is largely reprised under CUO25 'SDRA and Large Scale Developments' which elaborates on the requirement as follows:

'All new regeneration areas (SDRAs) and large scale developments above 10,000 sq. m. in total area must provide at a minimum for 5% community, arts and culture spaces including exhibition, performance, and artist workspaces predominantly internal floorspace as part of their development at the design stage. The option of relocating a portion (no more than half of this figure) of this to a site immediately adjacent to the area can be accommodated where it is demonstrated to be the better outcome and that it can be a contribution to an existing project in the immediate vicinity. The balance of space between cultural and community use can be decided at application stage, from an evidence base/audit of the area. Such spaces must be designed to meet the identified need.*

**Such developments shall incorporate both cultural/arts and community uses individually or in combination unless there is an evidence base to justify the 5% going to one sector.'*

The net internal area of the proposed development is 5776 sqm, which results in an area of 289 sqm (5%) provision required at the site to comply with CUO25. The remaining 130 sqm is provision (2.5%) for a nearby proposed concurrent Part 8 development at Wellmount Road. As outlined under CUO25 it is permissible to relocate a portion (no more than half of this figure) to a site immediately adjacent to the area. Therefore, it is considered appropriate to relocate a portion of community, arts and cultural space required at a proposed part 8 application at Wellmount Road to this subject application at Cappagh Road/ Cardiffsbridge Road in order to deliver a larger space that is capable of adapting to a multitude of uses and activities. The relocation of a portion of the community, arts and cultural space to deliver a greater quantum of space at this subject site is considered to derive better outcome for the usage of this site in particular for arts and cultural facilities in the area which was identified as a deficit in the SIA for Finglas. The proposed community, arts and cultural space will be managed by PPP co. and will be open and available for both residents and the surrounding community to utilise. A booking system will be developed during the operation of the scheme to facilitate activities and meeting space requirements as the needs arise.

6.6 Religious and Worship Facilities

There are several religious and places of worship in the study area. There is no standard measure in place in Ireland regarding the provision of religious places of worship. The subject site is bounded by Cardiffsbridge Road to the west and Cappagh Road to the north. The new Church of the Annunciation will be located immediately north of the subject site. Under PA. Reg. Ref 3023/19 owing to the changing parish congregation numbers, demolition of the existing Church of the Annunciation building (c.3166 sqm) and the construction of a new church/ parish pastoral centre building on a smaller site north of the subject site was approved by Dublin City Council in January 2020. Having regard to the scale of the proposal, and the influx of population into the area, the existing facilities appear to be sufficient and meet the needs of the proposed development.

6.7 Arts and Cultural Facilities

The audit has demonstrated that there is an under provision of dedicated arts and culture facilities within the study area and in the wider context of Finglas. The proposed scheme has been developed to include provision of community, arts and cultural facilities to meet the deficits identified in the area. As outlined above, the proposed development includes the provision of 434 sqm of internal space that has been designed to be flexible

in nature in order to accommodate a range of users and activities. It is considered that the provision of this space will be utilised for arts and cultural activities for residents residing at the scheme as well as the wider community of Finglas.

6.8 Retail and Entertainment

The area is well supplied in terms of retail services and facilities. Fingal Village Centre is located within the study area and will serve the local needs of perspective residents with shops, cafes and restaurants within 15 minute walk of the site. Whilst the existing entertainment possibilities within the study area are limited, the area's proximity to Dublin City centre must be acknowledged. The location of neighbourhood centres of shops and local services, including a Dunnes Stores, Tesco Express, pharmacy, post office, butchers, takeaway and DIY and paint centre at Wellmount Avenue/ Cardiffsbridge Road Centre and Cardiffsbridge Road Centre will meet all of the required retail needs of residents. In addition, the Finglas Strategy recommends that future large-scale retail outside of the Village area is limited. Having regard to the established network of retail and entertainment centres within the study area and within access via public transport it is considered that it would be unnecessary to dilute the existing urban character of the existing neighbourhood centres but accommodation additional ground floor commercial use on the subject site.

7. 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. The proposed development will generate a modest demand on the existing services and facilities, such as health services, open space and retail. The site is well located in relation to these services, particularly in Finglas Village Centre.

The proposed development consists of 110 units, of which 106 are one bed units. The proposed development facilitates the provision of housing for older persons in accordance with objective UD 25 of the Finglas Strategy. The audit has identified numerous primary and secondary schools within the study area. It is noted that the proposed development will accommodate housing for older persons. Therefore, it can be reasonably concluded that the proposed development will not generate demand for primary or secondary school places.

Having regard to the proposed quantum of one-bed units, and the purpose of the housing to accommodate senior citizens, it can be considered that the proposed development will not give rise to demand for childcare spaces and the scheme itself does not generate enough demand to warrant the provision of a new childcare facility.

The subject site is well served by health and social services with two health care centres operated by the HSE located within the study area. There are an extensive range of GP clinics and pharmacies located in the area.

With regard to community facilities, the audit has identified an extensive existing network of facilities that offer a range of supports and services in the study area and the wider Finglas area. The proposed development includes communal open space and public open space. The public open space is accessible to the wider community of Finglas and can also be utilised by residents of the scheme.

There are several places of worship in the Finglas area covering a wide range of different denominations. There is no standard measure in place regarding the provision of religious places of worship and their capacity restraints. The Church of the Annunciation was previously located on the subject site, but was demolished to facilitate the development of a new smaller church immediately north of the site owing to the changing parish congregation numbers. In this regard, it is considered that . Thus, it is considered that the existing network of places of worship can meet the demand generated from the proposed development.

In accordance with objective CU025 of the Development Plan, the proposed development incorporates a 5% provision of internal community, arts and cultural space due to its location in a SDRA. In addition, a portion of space (2.5%) has been allocated at the site from a nearby concurrent proposed Part 8 development at Wellmount Road.

There are also a wide range of retail and local services in close proximity to the site. The additional uplift in population will continue to support the economic viability of these existing neighbourhood centres. Local needs are addressed within the extensive array of local convenience shops, pubs and restaurants in the area. Also, the proximity to Charlestown Shopping Centre (c. 17 minutes on bus) and the ease of access to the city centre for more extensive retail and entertainment options should be acknowledged.



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