Social Infrastructure Audit

Social Housing Bundle 4, Development at Croke Villas, Sackville Avenue

Dublin City Council

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1. INTRODUCTION

1.1 Background

The purpose of this report is to provide an audit of the existing community facilities serving the Sackville Avenue, Ballybough 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 at Croke Villas, Sackville Avenue, Dublin 3. The site is located along Sackville Avenue, with Sackville Gardens, the railway line and the Royal Canal are to the south, Ardilaun Road to the west and Ballybough Road to the east. Centrally, the site is also bound by the GAA National handball centre. The site is located in Strategic Development Regeneration Area (SDRA) 10 North East Inner City. The development site is zoned Z1 Sustainable Residential Neighbourhood 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.

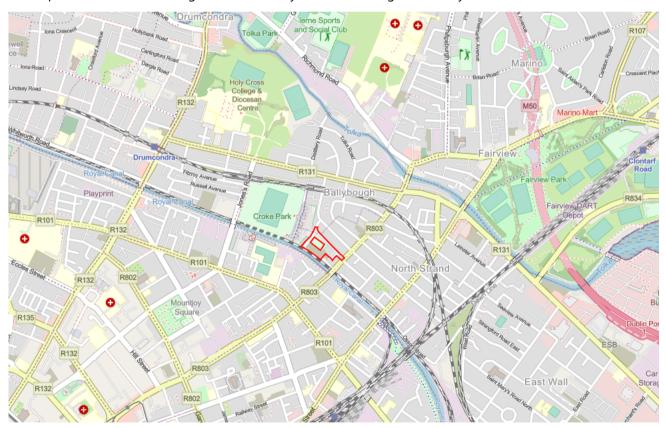


Figure 1: Subject site outlined in red

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; and
- 7. **Conclusions** Make recommendations to address deficiencies.

2. AREA CONTEXT

2.1 General Area & Site Description

Sackville Avenue is located approximately 1.5km from the City Centre. The area is predominately residential in nature with parks, local retail and community/ sporting facilities also populated across the area. The subject site is an infill site situated on the southern side of Sackville Avenue between Ballybough Road and Croke Park/ Ardilaun Square. The GAA National Handball Centre bounds the application site and existing residential units bound the southern, western and eastern boundary of the site. The residential units are in the form of two storey terraced housing. To the east of the site, under 3435/17 and 3789/20 Part 8 plans for residential units were approved by Dublin City Council. The total site area is 0.88 ha.

The site is situated to the north to the Royal Canal and adjoining railway line at Ballybough and includes Sackville Avenue and an area of Ardilaun Square and Ardilaun Road to the west. The site is bounded to the south by the Irish rail lands and railway line and to the southeast by the rear gardens of existing houses at Sackville Gardens and part of an associated laneway adjoining these. Sackville Gardens is a small cul-de-sac of six late Victorian houses, built in or around 1850, which lies to the eastern boundary of the site, facing the railway line and canal bank. The houses are two storeys over basement, with cellars running underneath the roadway. It is a narrow road, some four metres in width. The only paved footpath is on the side adjacent to the houses. On the opposite side, there is no footpath but there is a wall which forms the boundary with the railway.

The site formerly consisted of the four and five-story residential blocks constructed by Dublin Corporation at Croke Villas and adjoining roadways at Sackville Avenue and Ardilaun Road. The three blocks fronted onto Sackville Avenue and one onto the canal bank, with a gap, previously occupied by a hard surfaced playing pitch, between this area and no. 6 Sackville Gardens. Part of the original estate lands were disposed of to the GAA to develop the National Handball Alley. One of these buildings currently remain on site, which is unoccupied and vacant and has been fenced off with metal fencing. A palisade fence above a low wall has been erected at the western end of Sackville Gardens to form a cul-de-sac. The site has been fenced off with metal fencing.

The pavement and road materials along Sackville Avenue, Ardilaun Square, Ardilaun Road and Sackville Gardens include various materials road and pavement materials, and the Sackville Avenue includes traffic calming measures in the form of speed bumps. The application site includes Sackville Avenue, Ardilaun Road and the paved and tarmac apron in front of the handball alley. There is an approximate 2m level difference between the southeast and northwest corner of the site. The area where the apartment blocks are proposed is brownfield, and currently made up of a combination of grass and a levelled rubble/rock fill from the demolition of the former blocks.

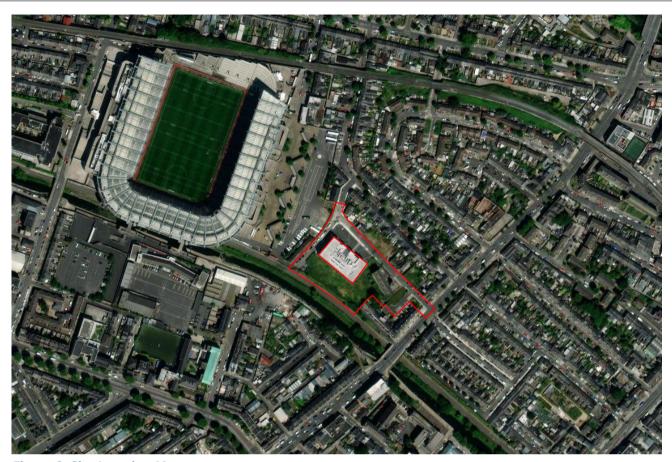


Figure 2: Site Location Map

2.2 Transportation

The site is served by Bus stop no. 500 and Bus Stop no. 510 along Ballybough Rd Main with Dublin Bus route 123 serving these stops. Route 123 serves travel between Marino towards Walkinstown (Kilnamanagh Rd). In general services operate every 12 minutes during the weekdays, c. 15 minutes on Saturdays and c.30 minutes on Sundays. 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.

2.2.1 Accessibility

A key priority of the Development Plan is to create sustainable neighbourhoods, with a range of household 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.

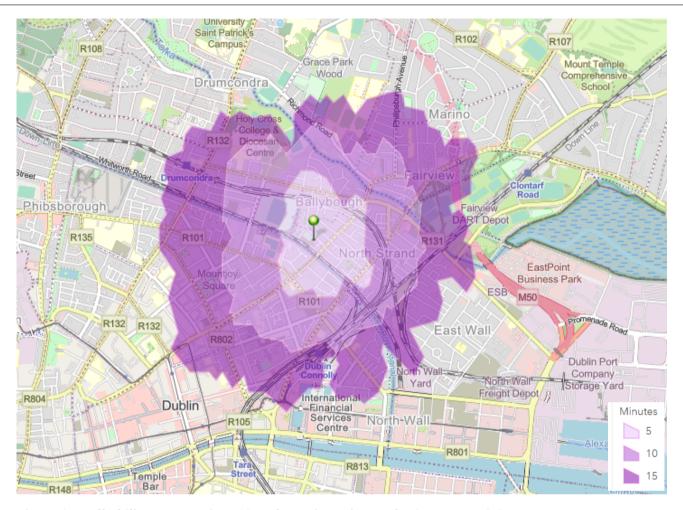


Figure 3: Walkability Patterns in 5,10 and 15 minute intervals (Source: ArcGIS)

2.2.2 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 dedicate 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 in close proximity to a range of routes, in particular the no. 73, a route is proposed to travel along Ballybough Road and will terminate at the Abbey St/ Talbot St interchange. In addition, the H Spine and D Spine will run along North Strand Road, which is c. 5 minute walk from the subject site. The D Spine serves travel between Malahide Road-City Centre- Crumlin and the H Spine will serve travel between Howth Road-City Centre.

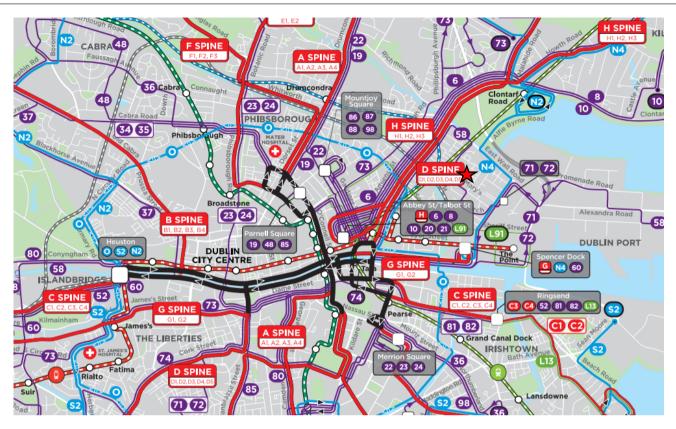


Figure 4: City Centre Area BusConnects Map (Source: NTA, 2022)

2.2.3 Train

The site is located proximate to rail stations such as Drumcondra Station and Connolly Station. Drumcondra Station is located c. 800m from the subject site, which provides services for the western commuter line and South Western commuter line. While Connolly Station is located within 800m from the subject site and provides services for the South Eastern, Dart, Northern commuter, Western commuter and South Western commuter train. Connolly Station also provides access to the Luas red line. The rail network within the surrounding area of the site is illustrated below.



Figure 5: Dublin Area Train and Tram Services (Source: Transport for Ireland, 2021)

2.2.4 Cycling

The proposed programme illustrated below demonstrates that the development site will be located in close proximity to high quality active travel infrastructure, which will allow for greater ease of accessibility to social and community infrastructure identified in this report.

The proposed cycle network surrounding the development is shown below, with the closest Primary Route:

Primary Route 2A:

- Route 2A is a branch from Primary Route 2 that starts at Drumcondra Road. Route 2A connects from Dorset
 Street Bolton Street/ Henrietta Street Junction.
- Route 1: From Fairview North Strand Amiens Street Beresford Place Matt Talbot Bridge.

The closest secondary routes are:

- Secondary Route 1D: Route 1D provides an alternative link to the northern part of the city centre from Fairview via Ballybough and Summerhill to Parnell Square.
- Secondary Route 2B: Route 2B is also a branch from Route 2 that starts at Clonliffe Road to Beaumont Hospital via a new bridge over the River Tolka to Richmond Road, Grace Park Road and Beaumont Road.

There are four orbital routes in Dublin North Central that provide cross-links between the radial routes and give access to destinations within this sector. Route NO2, also known as Tolka Valley Route, is an orbital route benefitting from the site. The route starts at Ballybough to Drumcondra, Glasnevin and Finglas South.



Figure 6: Proposed Cycle Network (Source: NTA)

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 (December 2022)

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022 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 Z9 Amenity/ Open Space Lands/ Green Network 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."

Given the aforementioned 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"

The site is located within a SDRA, therefore, the provisions of CU025 have been applied at the subject development.

"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 the public open space requirement for residential developments will be a minimum of 10% of the overall site area. This policy provision will be addressed in the accompanying planning report.

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.

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 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.
- 2) 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.
- 3) 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.
- 4) 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.
- 5) For new housing developments, Childcare Facilities Guidelines for Planning Authorities (2001) recommends an average of one childcare facility for each 75 dwellings.
- 6) 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

7) 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; and
- 2021 Dublin City Council Cultural Infrastructure Study.

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 multipurpose 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.

Category	Description			
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.

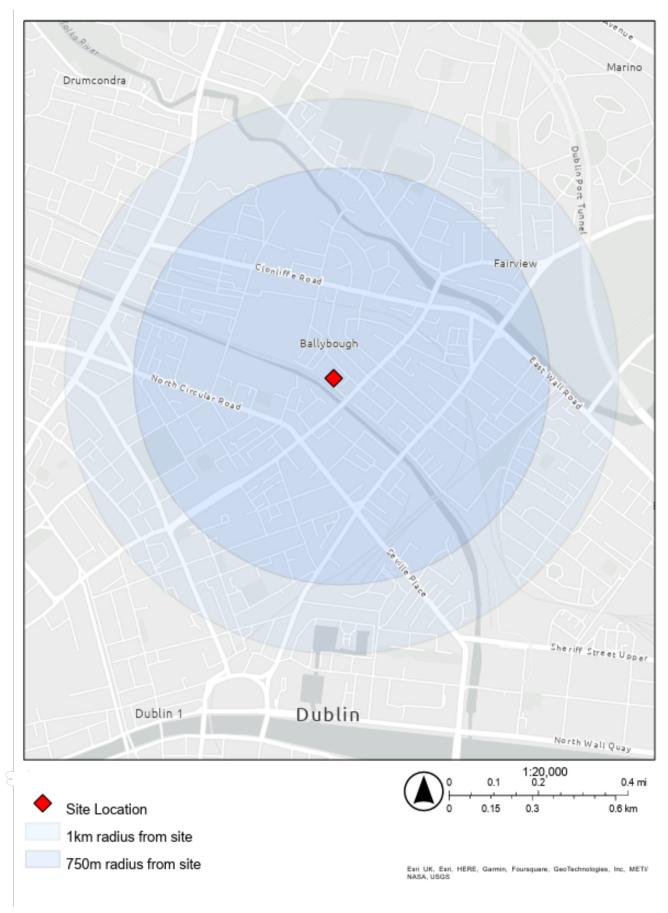


Figure 7: Study Area

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 750m-1km radius buffer zone over the centre of the application lands and assessing the relevant Electoral Divisions (EDs) Statutory Boundaries.

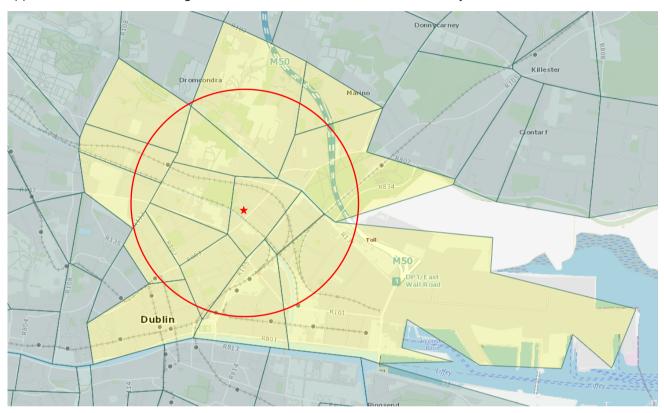


Figure 8: Extent of Demographic Study Area

4.2 Population Trends

Conducting analysis of the 1km settlements area confirmed a total population of the study area to be 72,109 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)

Study Area	CSO 2016 Population	CSO 2022 Population	Change 2016- 2022	% Change 2016- 2022
Botanic B	3481	3606	125	4%
Botanic C	2222	2362	140	6%
Innis Quay A	3919	4033	114	3%
Drumcondra South A	5064	5923	859	17%
Drumcondra South B	1697	1889	192	11%
Ballybough A	3718	4004	286	8%
Ballybough B	3698	4184	486	13%
Mountjoy A	5389	7374	1985	37%

Study Area	CSO 2016 Population	CSO 2022 Population	Change 2016- 2022	% Change 2016- 2022
Mountjoy B	3963	4537	574	14%
Rotunda A	5965	6528	563	9%
North City	5654	6749	1095	19%
Clontarf West D	2297	2530	233	10%
Clontarf West E	2468	2483	15	1%
North Dock A	1365	1406	41	3%
North Dock B	7695	10,173	2478	39%
North Dock C	4214	4,328	114	3%
Total	62809	72109	9300	15%
Dublin City Council	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 62809 to 72109, equivalent to a 15% increase. Over the same period, Dublin City Centre 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 3600 of the study area population were aged between 0 and 4, or a total population of 5%. A further 3067 persons aged between 5 to 9 year old or 4% of the total population. The 10 to 14 years old cohort comprises 3069 persons or 4% of the total population. In the 15-19 age cohort, this group comprises 3110 persons or 4% of the total population. While the 20-64 years age cohort, incudes 52500 persons or 73% of the total population. In terms of the 65+ years, this group comprises 6044 persons or 8% of the total population.

Table 3: 2022 Age Profile in the Study Area

Study Area	0-4 Years	5-9 Years	10-14 Years	15-19 Years	20-64 Years	65+ Years	Total
Botanic B	159	154	180	167	2440	506	3606
Botanic C	94	98	94	126	1680	270	2362
Innis Quay A	90	66	68	80	3080	649	4033
Drumcondra South A	344	286	271	220	4142	660	5923
Drumcondra South B	102	57	75	53	1404	198	1889
Ballybough A	172	145	199	199	2834	455	4004
Ballybough B	185	117	119	110	3317	336	4,184
Mountjoy A	490	436	427	434	5255	332	7374
Mountjoy B	160	140	137	214	3721	165	4537
Rotunda A	349	340	308	300	4802	429	6528
North City	371	318	284	218	5238	320	6749
Clontarf West D	116	111	102	98	1811	292	2530
Clontarf West E	171	128	137	110	806	412	2483
North Dock A	53	49	42	36	1047	179	1406
North Dock B	535	429	470	579	7625	535	10,173

Study Area	0-4 Years	5-9 Years	10-14 Years	15-19 Years	20-64 Years	65+ Years	Total
North Dock C	209	193	156	166	3298	306	4328
Total	3600	3067	3069	3110	52500	6044	72109
Dublin City Council	28946	29356	30301	30269	394473	79368	592713

4.4 Household Composition

The average no. of persons per household in the study area was 3.10 persons. In comparison, the Dublin City region recorded an average of 2.63 persons per household. 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. The average number of children per family recorded in the State during the Census 2022 was 1.34 children.

Table 4: Household Composition

Study Area	CSO 2022 Population	No. of Private households	Average no. Persons Per Household
Botanic B	3606	1386	2.60
Botanic C	2362	869	2.72
Innis Quay A	4033	1004	4.02
Drumcondra South A	5923	1956	3.03
Drumcondra South B	1889	777	2.43
Ballybough A	4004	1547	2.59
Ballybough B	4184	1463	2.86
Mountjoy A	7374	1759	4.19
Mountjoy B	4537	1571	2.88
Rotunda A	6528	1964	3.32
North City	6749	1787	3.77
Clontarf West D	2530	972	2.60
Clontarf West E	2483	923	2.69
North Dock A	1406	609	2.31
North Dock B	10,173	3067	3.32
North Dock C	4,328	1616	2.68
Total	72109	23270	3.10
Dublin City Council	592,713	225,685	2.63

5. EXISTING COMMUNITY FACILITIES

This section presents the findings of an audit of community infrastructure situated within 750m and 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)
O'Connell's Primary School	Nth Richmond Street Dublin 1 ,Dublin City D01H9X5	175	153	173	-1%	No response	0.3
St Vincent's Girls National School	William St N, Dublin	231	224	220	-5%	Limited capacity	0.2
St Marys National School	Windsor Ave, Fairview, Dublin	202	200	216	7%	No response	0.8
St Laurence O'Toole CBS Senior Boys School	1 Seville Pl, North Dock, Dublin, D01 A439	68	65	88	30%	20	0.7
St Laurence O'Tooles National School	St Laurence Pl E, Seville Pl, North Dock, Dublin 1, D01 WY82	143	136	152	6%	No response	0.7
St Columbas National School	Waterloo Ave, N Strand Rd, Dublin 3, D03 NH34	117	113	96	-18%	5	0.4

School Name	Address	2020 Enrolment	2021 Enrolment	2022 Enrolment	Change % (between 2020 and 2022)	Available Capacity	Distance (in km)
St Vincents Infants Boys National School	William St N, Dublin, D01 VW63	87	88	83	-5	50	0.2
SN Seosamh Na mBrathar	Marino Park Avenue, Fairview, Dublin 3	112	104	120	7%	40	1.1
Rutland National School	Lower Gloucester Place, Dublin 1	159	163	163	3%	No capacity	0.8
Scoil Chaoimhin	Marlborough St, North City, Dublin, D01 YT29	51	55	62	22%	30	1.0
Total		1345	1301	1373	2%	145	

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 was 1373 pupils. Overall, the number of children enrolled in primary school education increased by 2% between 2020 and 2022. In total, 145 no. spaces have been identified in existing primary schools in the area that will be capable of absorbing the demand generated by the proposed development.

5.1.2 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. 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 6: List of Secondary Schools within 1km of the site, distance and enrolment data.

School	Address	2020	2021	2022	Change	Available	Distance
Name		Enrolment	Enrolment	Enrolment	%	Capacity	(in km)
O'Connell School	North Richmond Street Dublin 1 ,Dublin City D01Y4A9	174	171	213	22%	40	0.2

School Name	Address	2020 Enrolment	2021 Enrolment	2022 Enrolment	Change %	Available Capacity	Distance (in km)
Larkin Community College	Champions Avenue, Cathal Brugha Street Dublin 1 ,Dublin City D01WD93	404	380	407	0.7	No response	1.0
Marino College	14-20 Marino Mart Fairview Dublin 3 ,Dublin City D03DR72b	236	248	260	10%	No capacity	1.2
St Josephs CBS	Merville Ave Fairview Dublin 3 ,Dublin City D03PF72	230	253	255	11%	Limited capacity	1.1
Rosmini Community School	Grace Park Road Drumcondra Dublin 9, Dublin City D09H020	102	101	75	-26%	No response	1.3
Total		1,146	1,153	2,210	6%	40	

The total number of enrolments in 2022/2023 at these schools is 857 pupils. Overall, the number of children enrolled in secondary school education increased between 2020 and 2022 by 8%. From the survey undertaken, 40 no. spaces have been identified in O'Connell School. A number of attempts were made to contact Larking Community College and Rosmini Community School but no response was to the survey capacity was received.

5.1.3 Department of Education – Large Scale School Building Programme

As of October 2023, there were a number of schools located within the vicinity of the site that are subject of development that will offer an increase in the number of school places available in the study area. The building programme includes increased capacity for both primary and secondary schools.

Table 7: Department of Education Large Scale School Building Programme

Roll no.	School Name and Address	Current Status
20517C	Drumcondra Marino D1 Primary - Gaelscoil Áine	Project brief
91344V	Rosmini Community School, Drumcondra, D9	On site
Temp Roll 06	Drumcondra Marion Dublin 1 Post Primary School	Project brief
19819L	St. Laurence O'Toole Special School, Seville Place, D1	Stage 2b (Detailed Design)

Roll no.	School Name and Address	Current Status
81002K	Mount Temple Comprehensive, D3	Stage 3 (Tender Stage)

5.1.4 Adult Education

Within the vicinity of the site, Cathal Brugha FET Campus is located and hosts a range of further education courses. Dublin City University is located c. 1.3km from the subject site.

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 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 8: List of Childcare Facilities Identified within 1km of the Site

Childcare Facility Name	Address	Distance (in km)	Service Type	Enrolme nt	Capacity Available
Links Childcare	Corn Mill, Distillery Road, Drumcondra, Dublin 3, Co. Dublin	0.4	Full Day	78	3
Hyde & Seek Childcare (Tolka Road)	29 ABC Tolka Road, Off Clonliffe Road, Dublin 3, Co. Dublin	0.4	Full Day	28	No capacity
Lullaby's Creche & Montessori	Fairview Close, Richmond Avenue, Dublin 3, Co. Dublin	0.9	Full Day	20	No capacity
ChildVision Early Years Service	Grace Park Road, Drumcondra, Dublin 9, Co. Dublin	1.2	Sessional	6	No response
The Learning Tree Montessori Pre school & Creche	ChildVision, National Centre for Blind Children, Grace Park Road, Drumcondra, Dublin 9, Co. Dublin	1.2	Full Day	200	6
Lullabys Montessori & Afterschool	Fairview CYMC/LC, Philipsburg Avenue, Dublin 3, Co. Dublin	0.8	Part-Time	32	No capacity

Childcare Facility Name	Address	Distance (in km)	Service Type	Enrolme nt	Capacity Available
Drumcondra Montessori School	33 Ormond Road, Drumcondra, Dublin 9, Co. Dublin	0.4	Part-Time / Sessional	10	No Response
Fairview Creche and Montessori	22 Addison Road, Fairview, Dublin 3, Co. Dublin	0.6	Full Day	29	No response
Larkin Early Education Service	Ballybough Community Centre, Ballybough Road, Dublin 3, Co. Dublin	0.4	Full Day	14	No capacity
First Steps	Carleton Hall, 53A Shelmartin Avenue, Marino, Dublin 3, Co. Dublin	1.0	Full Day	18	No capacity
Larkin Childcare Facility	57/58 North Strand Road, Dublin 3, Co. Dublin	0.4	Full Day	8	No capacity
Hyde & Seek Childcare (Millbourne)	1 Millbourne Ave, Drumcondra, Dublin 9, Co. Dublin	0.4	Full Day	13	No response
Daughters of Charity, St. Louise's Early Childcare Development Service	North William Street, Dublin 1, Co. Dublin	0.3	Full Day	37	No response
Community After Schools Project (CASPr)	Community After Schools Project, 91- 92 Sean McDermott Street, 1 Portland Square (all correspondence), Dublin 1, Co. Dublin	0.6	Sessional	11	No capacity
Cuddles 'n' Care	1 St Patrick's Parade, Drumcondra, Dublin 9, Co. Dublin	1.1	Full Day	36	No capacity
The Georgian Montessori Primary School CLG	40 Belvedere Place, Dublin 1, Co. Dublin	0.6	Full Day	18	No capacity
NCR Childcare	466 North Circular Road, Dublin 1, Co. Dublin	0.8	Full Day	20	No capacity
St. Brigid's Day Nursery	Mountjoy Square Park North, Dublin 1, Co. Dublin	0.7	Full Day	39	No capacity
Apples Montessori School	5 The Rise, Off Griffith Avenue, Drumcondra, Dublin 9, Co. Dublin	0.6	Sessional	12	No response
Dublin Adult Learning Centre Little Learners	3 Mountjoy Square, Dublin 1, Co. Dublin	0.7	Part-Time	13	No capacity
Total					9

The table above has identified 20 no. childcare providers operating within the vicinity of the site. The audit has shown that 9 no. childcare spaces were available. In addition to the existing childcare facilities operating in the

study area, a number of permitted childcare facilities have been identified within the Ballybough and surrounding area.

5.2.1 Permitted Childcare Facilities

The audit has identified 5 no. childcare facilities granted planning permission as part of residential developments in the surrounding area of the site. The below table identifies the location, residential units and the size of the proposed childcare facility.

Table 9: Permitted Childcare Facilities

Reg. Ref	Location	Units	Size of Proposed Childcare Facility	Status
2991/15	Lands at St. Joseph's Centre, Grace park Road, Dublin 9	166	c.234 sq.m	Commenced
ABP303296/18	Griffith Avenue, Marino, Dublin 9.	377	279 sq.m (55 no. children capacity)	Commenced
LRD6009/23-S3	St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3	811	730 sqm (50 additional spaces to accommodate surrounding area)	Granted by ABP on 11/10/2023
LRD6006/23-S3	158A, The former Leydens Wholesalers & Distributors, Richmond Road, Dublin 3, D03 YK12	133	156 sqm (35 spaces provided and this can serve surrounding area)	Commenced
3268/23	The Grove, Griffith Wood, Dublin 9	n/a	522.7	Granted 20/04/2023

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.

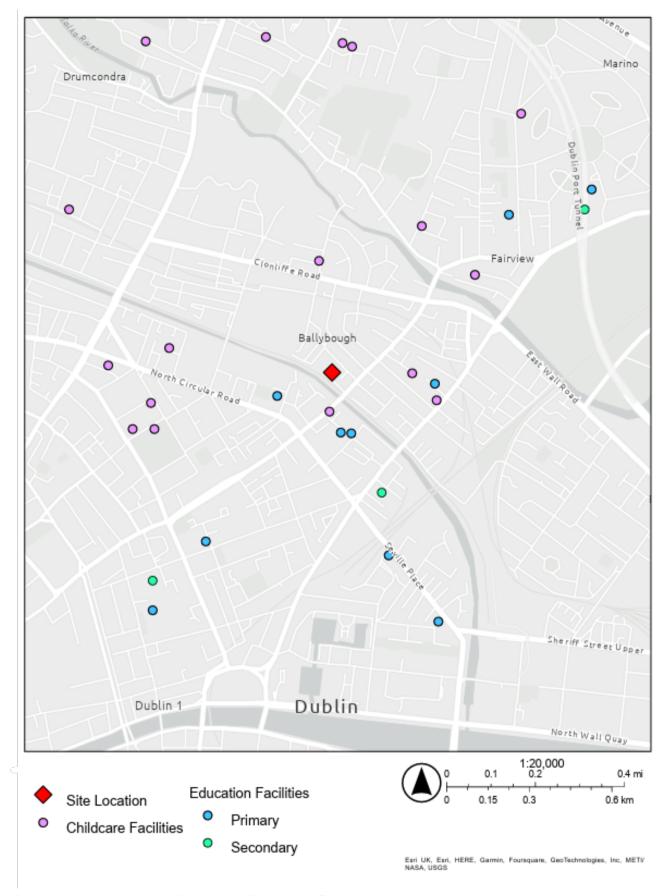


Figure 9: Education and Childcare Facilities Identified in the Study Area

5.3 Open Space, Sports and Leisure

Fairview Park is located within 0.8m from the subject site. Fairview Park is a substantial formal park developed in the 1920's. The park is c. 20 ha with an array of amenities for all ages and abilities, including playing pitches, playground, seating areas, skatepark and basketball court.

To the northeast of the site is Alfie Byrne Park. This is a linear, 3 hectare park along the seafront. This includes several football pitches managed by Dublin City Council and also is the site of a Motocross track. The park also includes a Motocross track that facilitates the use of motorbikes and quads in a controlled and supervised environment to provide a safe amenity to use such vehicles. Also, located on site is the East Wall Water Sports Centre, offering a variety of water sports activities such as Kayaking, Sailing, Rowing, Windsurfing etc. The Clontarf all weather pitches are located directly across Alfie Byrne Park.

Immediately north of these, on the north side of the train station (c. 1.4km away from the development site) is the Westwood Club. It is a private facility with a large 50m swimming pool and gym and hosts a variety of fitness classes. There are several smaller gyms located proximate to the site which are identified below.

To the west of the site towards the city centre, there is access to Mountjoy Square, approximately 700m from the subject site. Mountjoy Square is a formal Georgian planned square, of 2 hectares with a well equipped playground at its centre, tennis courts and an all-weather football pitch. The National Handball Centre is located adjacent to the subject site.

Ballybough Community, Youth and Fitness Centre includes a range of services that can cater for the future population of the proposed development. The centre provides classes, gym, studios and sports pitches. An astro pitch is located at the East Wall Youth Club, 900 m south of the site. The East Wall Recreation Centre is located 1km south of the site. It includes an all-weather pitch and a conference room.

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 10: 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
National Handball Centre	Handball centre	Ballybough, Dublin, D03 P6E5	Adjacent to the site
Fairview Park	20 Ha park with childrens playground, skatepark, pavilion, playing pitches	Fairview, Dublin, D03 XF90	0.8
Ronin Crossfit	Gym	Warehouse, Esmond Ave, Fairview, Dublin, D03 PX50	0.6
JM Fitness	Gym	19 Esmond Ave, Fairview, Dublin 3, D03 P5C7	0.7
Belvedere Rugby Club	Rugby club and pitches	18 Distillery Rd., Drumcondra, Dublin 3, D03 XN25	0.6
Active Plus	Gym	40 Drumcondra Rd Lower, Drumcondra, Dublin	0.8

Name of Facility	Description of Facility	Address	Distance to site in
			Km
Croke Park	Stadium	Jones' Rd, Drumcondra, Dublin 3	0.1
Irene Sports and Social Club	Members club with pitch and putt, bowls, tennis courts, snooker, pool and darts facilities, gym and social club.	Grace Park Rd, Drumcondra, Dublin 9	0.9
Fairview CYMC Hall/ LC Pitch and Putt	Pitch and Putt course	80 Philipsburgh Ave, Fairview, Dublin 3, D03 H3F1	1.0
Dublin Port Stadium Stella Maris FC	Soccer stadium and pitch	3 Waterfall Ave, Dublin Port, Dublin 3, D03 A4W5	0.8
Clonturk Park	Park	157 Richmond Rd, Drumcondra, Dublin, 3	1.0
Mountjoy Square	Park	Mountjoy Square, Mountjoy, Dublin	0.7
Bike Row Ski Fairview	Gym	First Floor, 13-15 Fairview, Dublin 3, D03 R5C8	1.0
Ballybough Community, Youth and Fitness Centre	All weather pitches, gym, studio and boxing.	49 Ballybough Rd, Ballybough, Dublin	0.4
The Pool Knight Shack Cuesport Academy	Pool hall	1st floor Charthouse Business Centre, Richmond Rd, Drumcondra, Dublin 3	0.8
Liberty Park	Park	Liberty Park, North Inner City, Dublin	0.8
Drumcondra AFC	Football club and club house	157 Richmond Rd, Drumcondra, Dublin, 3	0.9
Tolka Park	Football Stadium	Tolka Park, Richmond Rd, Drumcondra, Dublin, D03 A6K6	0.9
Fairview Snooker Club	Pool hall	2A Fairview, Clontarf, Dublin, D03 AV27	0.8
Housing Playground Courtney Place	Playground	Courtney Place, Poplar Row, Dublin 3.	0.3
Ballybough House Multi-sport	Play football, basketball and more on this all-weather surface	Poplar Row, Dublin, 3	0.5
Housing Playground Ballybough House	Playground	Poplar Row, Dublin, 3	0.5
Housing Playground Poplar Row	Playground	Ballybough Road, Ballybough, Dublin, 3.	0.3
James Larkin House Multi-sport	Multi-purpose sport facility	James Larkin House, Dublin 1.	0.4
Eastwall Recreation Centre	All weather pitch	59 Russell Ave E, East Wall, Dublin 3, D03 R3H0	1.0
Alfie Byrne Park	Park	Alfie Byrne Rd, Clontarf West, Dublin	1.2
Westwood Club	Gym and swimming pool	Clontarf Rd, Clontarf West, Dublin 3, D03 T6T3	1.3

Name of Facility	Description of Facility	Address	Distance to site in Km
Clontarf All Weather Pitches	3 no. all weather pitches	2 Fairview, Clontarf, Dublin, D03 CH48	1.5
East Wall Youth Centre	Astro pitch	St. Mary's Youth Club, Strangford Road, East Wall, Dublin 3, D03 YY17	0.9

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). The Mater Hospital Misericordiae University Hospital is located c. 1.2km from the subject site. A number of health facilities have been identified in the area as shown in the table below. These also include General Practitioners (GP) who work in and around Ballybough. The GPs were identified using the Health Service Executive's (HSE) website and the internet.

Table 11: List of Health Facilities and Social Services within 1km of the Site

Name of Facility	Address	Distance (in km)
St Vincent's Hospital	Convent Ave, Fairview, Dublin 3	0.7
Mater Hospital Misericordiae University Hospital	Eccles St, Dublin 7, D07 R2WY	1.2
O'Donnell Dental Surgery	35 Fairview Strand, Clontarf West, Dublin 3, D03 A7Y4	0.7
McCartans Pharmacy Fairview	34 Fairview Strand, Clontarf West, Dublin, D03 HY42	0.7
Morgans Pharmacy	2-4, Fairview Strand, Fairview, Dublin, D03 P9Y3	0.8
Fairview Family Practice	17 Fairview Strand, Clontarf West, Dublin 3, D03 A5Y9	0.8
Fairview Medical Centre	37 - 39 Fairview Strand, Clontarf West, Dublin 3	0.7
Annesley Medical	83 Annesley Pl, N Strand Rd, North Strand, Dublin 3, D03 C3Y1	0.6
The Strand Pharmacy	149 N Strand Rd, North Dock, Dublin	0.4
Smile Design Dental	63 N Strand Rd, Dublin 3, D03 EA38	0.4
Allen's Pharmacy	10 Summerhill Parade, Dublin, D01 W526	0.2

Name of Facility	Address	Distance (in km)
Mountjoy Family Practice	2-3, Baker's Yard, Portland St N, Dublin 1	0.5
Pure Pharmacy	Portland St N, Dublin	0.5
United Medical Centre	14 Drumcondra Rd Lower, Drumcondra, Dublin 9, D09 E2H2	0.8
Fairview Therapy Centre	29 Fairview Strand, Fairview, Dublin, D03 K6K2	0.7
Summerhill primary Care Centre	46-69 Summerhill, Mountjoy, Dublin 1, D01 T6C2	0.4
Anú Beginnings Therapy	29 Fairview Strand, Fairview, Dublin 3, D03 K6K2	0.7
North Strand Health Centre	Health Centre, 16 N Strand Rd, North Strand, Dublin 1, D01 CC81	0.4
Safetynet Inclusion Health Hub	Summerhill, Mountjoy, Dublin 1	0.4
Hill Street Family Resource Centre	1 Hill St, Rotunda, Dublin 1, D01 TC90	0.8
Crosscare Family Hub, Clonliffe Road	204, 206 Clonliffe Rd, Drumcondra, Dublin 3, D03 PD86	0.7
Teen Counselling	Clonliffe College, Clonliffe Rd, Drumcondra, Dublin 3	0.7
Ozanam House Community Resource Centre	53 Mountjoy Square W, Rotunda, Dublin, D01 T6W6	0.7
Larkin Unemployed Centre	57-58 N Strand Rd, North Strand, Dublin 3, D03 XT26	0.4
Swan Youth Services Development	St Agathas Hall, Dunne Street, Dublin	0.2
Summerhill Primary Care Centre	46-69 Summerhill, Mountjoy, Dublin 1, D01 T6C2	0.4

Family Resource Centres provide a range of universal and targeted services and development opportunities that address the needs of families and residents in communities. Family resource centres are operated by the TUSLA, the State's, Child and Family Agency. The Hill Street Family Resource centre is located c.800m from the site. It provides services in mental health and counselling, scouts, play therapy and a range of activities aimed at children, including coding classes, homework clubs and fitness activities.

Under PA. Reg. Ref. LRD6009/23-S3, the construction of a new part two and part three storey hospital building has been permitted at St Vincent's Hospital Fairview, providing mental health services (with a total gross floor area (GFA) of 7,188 sq.m),accommodating 73 no. beds, and including treatment / consultation changing rooms, education rooms, reception, family visitation and resource areas, therapy areas, multifaith rooms, staff and visitor canteen / café. The development was permitted by An Bord Pleanála in October 2023 and also includes community and residential facilities.

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. There is a large variety of high-quality community spaces available to the local residents of the Sackville Avenue area. The below table identifies a range of community facilities available in the study area and outlines the distance from the subject site.

Table 12: List of Community Facilities within 1km of the site

Name of Facility	Address	Distance (in km)
Ballybough Community Centre	49 Ballybough Rd, Ballybough, Dublin	0.2
Charleville Mall Library	Charleville Mall, N Strand Rd, Dublin 1, D01 AX99	0.2
Swan Youth Service Development Group	St Agathas Hall, Dunne Street, Dublin	0.2
Clonliffe & Croke Park Community Hall	9A Richmond Industrial Estate, Distillery Road, Dublin 3	0.6
Barbara Ward Clonliffe & Croke Park Community Hall	9A Richmond Industrial Estate, Distillery Road, Dublin 3	0.6
Community Action Network	Suite 10, 12 Mountjoy Square N, Mountjoy, Dublin 1, D01 W026	0.7
Hardwicke Street Community Centre	North Inner, Nerney's Ct, North Inner City, Dublin	1.0
Sean O'Casey Community Centre	Seán O'Casey Community Centre, 18-26 St Mary's RD, North, East Wall, Dublin, D03 AY74	1.2
No 4. North Strand Fire Station	North Strand, Dublin 3	0.6
An Post Marino	Marino Post Office, 2 Fairview Strand, Clontarf West, Dublin 3, D03 R8P3	0.7
An Post Drumcondra	32_38 Drumcondra Rd Lower, Drumcondra, Dublin 9, D09 DT62	0.8
East Wall Youth	St. Mary's Youth Club, Strangford Road, East Wall, Dublin 3, D03 YY17	0.9
Ballybough Youth Services	Located in Ballybough Community Centre, 49 Ballybough Rd, Ballybough, Dublin	0.3
Community Centre Killarney Court	5, Killarney Court, Upper Buckingham Street, Dublin 1, D01 E2N8	0.5
Neighbourhood Youth Project 2	Summerhill Parade, Dublin	0.3
Lourdes Youth And Community Services	James Joyce Street, Mountjoy, Dublin	0.9
St. Agatha's Hall	William St N, Dublin	0.3
An Post Summerhill	Summerhill Parade, Ballybough, Dublin 11	0.2

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. The below table identifies facilities where arts and cultural activities are offered within 1km of the site.

Table 13: List of Arts Facilities within 1km of the site

Name of Facility	Address	Distance (in km)
St. Joseph's Arts College Drumcondra Limited	40 Drumcondra Rd Lower, Drumcondra, Dublin 9, D09 V5R9	0.8
GAA Museum	St Joseph's Ave, Drumcondra, Dublin, D03 P6K7	0.2
Adult Art Painting Classes Drumcondra	40 Drumcondra Rd Lower, Botanic, Dublin 9, D09 V5R9	0.8

Name of Facility	Address	Distance (in km)
EPIC The Irish Emigration Museum	The Chq Building, Custom House Quay, North Dock, Dublin 1	1.2
gitarrencharme	Brook House, 12, 184 Richmond Rd, Dublin, D03 A076	0.6
Intro Guitar School	8 Annesley Bridge Rd, Clontarf West, Dublin 3, D03 K264	0.7
ITW Studios, Drumcondra	40 Drumcondra Rd Lower, Drumcondra, Dublin	0.8
Olé School of Languages	40 Drumcondra Rd Lower, Drumcondra, Dublin	0.8
Tempo Music School	40 Drumcondra Rd Lower, Drumcondra, Dublin	0.8
Arts and Business Campus Drumcondra	Saint Vincents Centre for the Deaf, 40 Drumcondra Rd Lower, Botanic, Dublin 9, D09 V5R9	0.8
Troubadour Rehearsal Studios	Charthouse Business Centre, 157 Richmond Rd, Dublin 3	0.8
CoisCéim Dance Theatre	42 Fairview Strand, Clontarf West, Dublin 3, D03 YV62	0.6
Clasác - Comhaltas Ceoltóiri Eireann	Alfie Byrne Rd, Clontarf, Dublin 3	1.15

5.7 Religious & Workship Facilities

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

Table 14: List of religious and worship facilities within 1km of the site

Name of Facility	Address	Distance (in km)
St Agatha's Catholic Church	William St N, Dublin	0.3
Church of the Visitation	Fairview Strand, Fairview, Dublin, D03 E165	0.7
Drumcondra Seventh -Day Adventist	Unit 24, Charthouse Business Centre, 157	0.9
Community	Richmond Rd, Drumcondra, Dublin	
Praise Tabernacle Apostolic Faith Mission	1, 8 Portland Row, Mountjoy, Dublin	0.3

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.

Retail Centre	Existing Services
Ballybough	Restaurants, pubs, post office, pharmacies, convenience stores.
Fairview	Cafes, restaurants, pubs, supermarkets, professional services such as solicitors and accountants, barbers, hairdressers, convenience stores, GPs, take aways, mechanics, post office, bank and hardware shops.
Drumcondra	Cafes, restaurants, pubs, coffee shops, GPs, pharmacies, take aways, Banks, post office, convenience stores, clothing stores, supermarkets, professional services such as solicitors, accountants, car rental, butchers, barbers, guest houses and hotel.

As the site is located in close proximity to Fairview, it is well serviced with regard to retail facilities. As noted above, Fairview includes a range of services that will serve the needs of prospective residents. Aldi and Lidl are also located in East Wall that are c. 1km from the subject site. Under PA. Reg. Ref. 2656/21, Lidl Ireland applied for the construction of a two storey neighbourhood centre development which includes 2 no. retail units and café at the former Annesley Motors site (nos. 20-26) Ballybough Road, Dublin 3 was granted permission in 2022 and is currently under construction. In addition, the site is located in an area served by high-quality transit, which will enable greater access to a range of services, retail and entertainment options.

In terms of entertainment offering, the subject site is located proximate to Croke Park which hosts GAA events from April to September each year. Stadium tours of Croke Park are also available. The GAA Museum at Croke Park is the museum of gaelic sports with interactive exhibitions. At Croke Park there is also a Skyline tour and viewing platform.

Given, the sites close proximity to the city centre it is reasonable to conclude that there is also ample opportunities for residents to access further entertainment services by public transport.

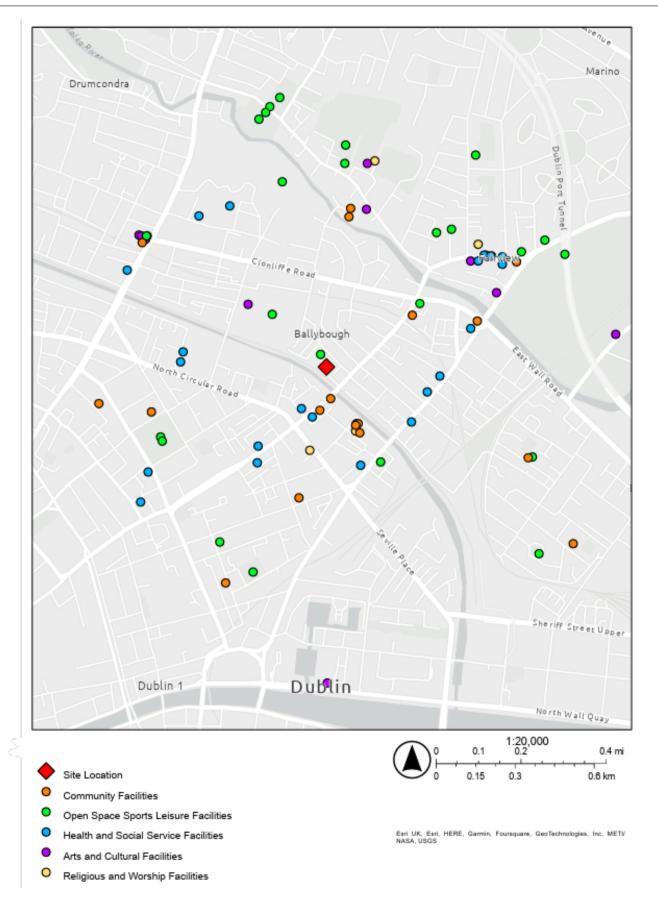


Figure 10: Community Facilities Identified in the Study Area

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 existing rail stations such as Drumcondra Station and Connolly Station as well as proposed public transport upgrades including the H-Spine for BusConnects. Based on the analysis new infrastructural facilities have been proposed on the subject site.

6.1 Education

6.1.1 Proposed Provision

5 no. schools were identified on the Department of Education's large scale school building programme that are located within the vicinity of the study area. The identified schools included primary and secondary schools, which will deliver a greater number of school places once the proposed works have been carried out.

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."

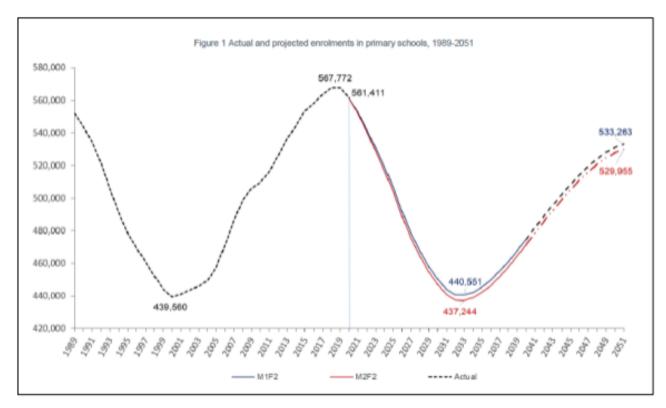


Figure 11: Enrolment projections for primary schools (Department of Education, 2021)

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."

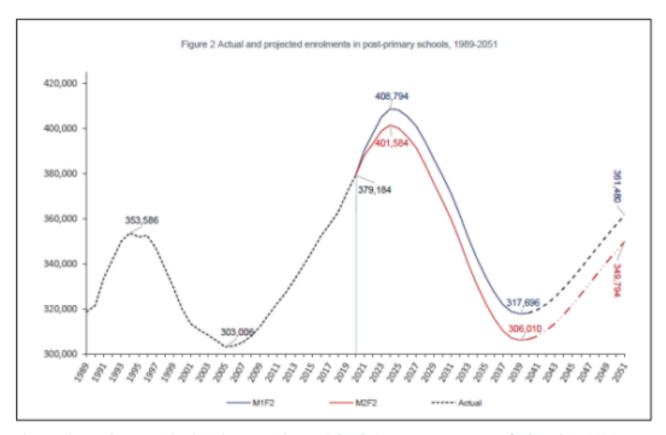


Figure 12: Enrolment projections in Post-Primary School (Source: Department of Education, 2021)

6.1.4 Potential Demand Generated by Proposed Development

The proposed development will consist of 52 no. units. The average household size recorded by the Census 2022 was 3.10 persons per household for the subject study area. This generates an indicative population of c. 161 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 (5 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 47 no. two bedroom units are proposed, which can reasonably accommodate families.

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 63 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 15: Estimated Primary and Secondary School Children Generated within the Proposed Scheme

Age Group	Total no. Study Area 2022	% of Total Study Area Population	Indicative Children Population within scheme
Pre-School Children (0-4)	3600	28%	17 children
Primary School Children (5-12)	5-9 year olds – 3067 10-14 years old – 3069 (divided by 2 =1534.5) Total = 4602	36%	23 children
Secondary School Children (13-19)	10-14 years old – 3069 (divided by 2 =1534.5) 15-19 years old – 3110 Total = 4645	36%	23 children
Total	12847	100%	63 children

Therefore, an estimated 46 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. 158 no. persons within the area, including an estimated 46 no. children between the age of 0-18 years of which c. 23 are expected to be of primary school age and c.23 are expected to be of post-primary school age group.

The audit has identified 145 no. spaces available in the existing primary schools located in the study area. Having regard to the proposed development generating an indicative demand of 23 spaces, it is considered that there is sufficient capacity in existing primary schools to absorb the demand generated from the proposed development.

In terms of secondary schools, the audit has identified 5 no. secondary schools in the study area. The audit has estimated approximately 23 no. children will be of secondary school going age will be residing at the scheme. Following consultation with the existing secondary schools in the study area, 40 no. spaces have been identified in the existing post primary schools.

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. In addition, 5 no. schools located within the vicinity of the site have been identified on the Department of Education's Large Scale Building programme as of October 2023, which will increase the number of school places available in the study area and therefore meet the demand generated from the proposed development.

6.2 Childcare Facilities

The audit has found 20 no. childcare facilities within the study area. A childcare review and capacity assessment was undertaken by MacCabe Durney Barnes in June and October 2023. The audit has established their maximum potential capacities, level of accessibility from the subject lands. It then provides an indication of the demographic profile of this area along with a projection of pre-school age population with regards to the Census to estimate the emerging demand for childcare facilities in the area.

The proposed development comprises 52 units, of which 5 are one-bed units. The provision of 52 units is below the 75 units which results in the consideration of a requirement for a childcare facility under the Childcare Facilities Guidelines for Planning Authorities (2001). The audit indicated that limited spaces exist within the study area to cater for the potential demand generated from the proposed development. To calculate the demand generated for childcare spaces from the proposed development, in accordance with the Apartment Guidelines (2023), 1-bedroom units may be discounted for the purpose of assessing the requirements for childcare facilities. As there are 5 no. one bedroom units, these units have been discounted for the purpose of assessing the requirement for childcare facilities. This leaves a total of 47 no. units which may give rise to childcare requirements.

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 63 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 17 no. children as calculated in Table 14 above.

The 2022 Census found almost 150,000 children of pre-school age (0-4 years old) were in childcare in Dublin City. Of this, 60% of these were in a creche or similar facility in 2022 according to the Census. Applying this percentage to the number of children of pre-school generated from the proposed development, this would yield a demand for 10 spaces. The audit has identified 9 no. spaces in the existing facilities located in the study area.

In addition, the audit has identified 5 no. childcare facilities that have been granted in the study area that will contribute additional childcare spaces in the study area. Notably, two large-scale development applications have been granted planning permission within 1km of the site. Both developments consist of a childcare facility that includes surplus capacity and can cater for the demand in the surrounding area of the development. In total, an indicative surplus of c.85 spaces will be available following the completion of these developments.

Therefore, it is considered that the demand generated from the proposed development can be absorbed in the existing and permitted childcare facilities.

6.3 Open Space, Sports and Leisure

This assessment demonstrates that there are a number of sports and recreational uses within the study area of the subject site. It is considered that there is plenty of open space and sports activities located in the vicinity of the subject site which can accommodate the additional population that will be generated by the proposed development. The facilities indicated above are deemed to be within a reasonable distance of the subject site.

This is in addition to smaller green open spaces in close proximity to the site. In particular, the site is located within 800m of Fairview Park, which comprises a range of amenities including basketball court, playing pitches, playground, seating areas, skatepark and ample open space.

Dublin City Council commissioned the Resource Centre for the Ballybough area. The principal aim of the building was to provide an open and inviting building which will act as a focus for the local community and a crucial element in the social, educational, cultural and recreational life of the area. The building has an important civic role both in the community and in the wider city context. The centre provides a range of open space, sports and leisure facilities within the immediate vicinity of the subject site.

There numerous sports facilities and clubs operating in proximity to the site, and most are identified within a 1km radius of the site, all of which are accessible on foot or cycle, as many are adjacent to the subject site. It is therefore not considered that the proposed development justifies the provision of leisure facilities in the area, as it is quite well served.

This development will include a boulevard leading to the entrance of Croke Park. This streetscape has been carefully designed to integrate subtle references to the GAA, which serves as the backdrop to the site. These references include the configuration of the street trees that line Sackville Avenue, which have 15 on either side – referencing GAA having 15 players per team – and are grouped in a way that reflects the positions of players in a GAA squad. The design of the street incorporates significant wildlife enhancements using large rain gardens and a variety of native Irish tree species. These landscape features are placed strategically to allow for the movement of large numbers of pedestrians to-and-from the Croke Park stadium. The scheme also includes an extension to Sackville Gardens in front of the proposed Block A building as well as an enhanced layout of Ardilaun Road, both of which include wildlife and visual enhancements.

The communal open space (500 sqm) is framed neatly by the proposed Blocks A and B, as well as the existing GAA Handball Alley building. The space incorporates a dynamic system of paths and green spaces containing flexible amenities including creative play equipment integrated into the landscape, with seating areas, and natural environments of shrubs and tree planting. The public open space (961 sqm) provision at the site is delivered through a public plaza fronting the Handball Alley. The proposed public open space of 961 sqm will serve as a multi-functional space for a range of ages and users. The proposed public open space provision is in excess of the 10% requirement.

Private open space to apartments differs between ground and upper floors. At ground level, ground floor perimeter apartments are accessed from the street, with private terraces onto the internal courtyard. Buffer planting and balustrades are provided to ground floor terraces to ensure sufficient privacy for residents. At upper floors, each apartment has a private balcony recessed into the primary building form for shelter and privacy. Balconies are generally south facing to the street in Block A and south facing to the courtyard in Block B with a small number of east and west facing balconies and the returns of each building. Balconies are generally finished with a vertical railing, to offer visual permeability for views to the surroundings context. Each balcony is sized to meet or exceed the minimum area targets.

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. In addition, the proposed development is located within 1km of the permitted improvements to St Vincent's Hospital Fairview. The development includes the construction of a new part two and part three storey hospital building, providing mental health services.

There is an extensive list of GP clinics, pharmacies and a dedicated health centre already in operation less than 1km from the subject site. These facilities would have the capacity to absorb the relatively small increase in population that would accrue due to the development.

It is considered that there is adequate provision of health and social services in the area, with a wide range of services provided.

6.5 Community Facilities

The audit has identified a wide variety of community facilities located in the study area. Within these community facilities an array of services are provided for the locality to access. Notably, the Ballybough Community, Youth and Fitness Centre is located 200m from the subject site. Additionally, Charlville Mall Library located 200m from the subject site hosts a range of services and facilities for all ages. The services and facilities at the library include meeting resources, exhibitions, lectures, workshops and activities for both adults and children.

The proposed development includes the provision of 159 sqm of internal community, cultural and arts space. 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 community, arts and cultural activities and needs as they arise. In addition, proposed external community, cultural and arts space is allocated fronting Sackville Avenue and in the internal courtyard which will serve as a seamless extension 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 5761,82 sqm, which results in an area of 210 sqm (5%) provision required at the site to comply with CUO25. A total of 220 sqm of community, arts and cultural space is proposed. The proposed development includes 152 sqm (4%) of internal community, arts and cultural use and the remaining 68 sqm (1%) provision is allocated externally with 55 sqm facing Sackville Avenue and 13 sqm in the internal courtyard. In addition, part of the original estate lands were disposed of to the GAA to develop the Handball Alley, which contributes to the community offering in the area.

The proposed community, arts and cultural space will be managed by PPP co. and will be available for both residents and the surrounding community to utilise. The proposed development includes internal community space that has been designed to be flexible in nature to allow the space to cater for a diverse range of activities and services. A booking system will be developed during the operation of the scheme to facilitate activities and meeting space requirements as the needs arises.

Having considered the proposed community space provision as well as the existing community services established in the surrounding neighbourhood centres, it is considered that the demand for community uses generated by the proposed development can be catered for in the existing network of community facilities.

6.6 Religious and Worship Facilities

There are several places of worship in the study area. There is no standard measure in place in Ireland regarding the provision of religious places of worship. As places of worship are a matter for various religious organisations, it is not considered that this would be required to form part of the development.

6.7 Arts and Cultural Facilities

The audit has demonstrated that there is a wide array of arts and culture facilities within the study area and in the wider context of Fairview and Drumcondra. The proposed boulevard at the subject development has been designed to enhance the existing culture in the area by incorporating an element of the GAA into the landscaping strategy. The streetscape of the boulevard has been carefully designed to integrate subtle references to the GAA, which serves as the backdrop to the site. These references include the configuration of the street trees that line Sackville Avenue, which have 15 on either side – referencing GAA having 15 players per team – and are grouped in a way that reflects the positions of players in a GAA squad. In addition, the proposed development includes the provision of internal and external community, arts and cultural space that will satisfy the needs of prospective residents. It is considered that the existing arts and cultural facilities operating within the study area and the wider context will be capable of catering for the potential demand generated from the proposed development.

6.8 Retail and Entertainment

The immediate area is well supplied in terms of retail services and facilities. Fairview caters for the core retail offer in the area. There is a range of low order commercial needs, several supermarkets, cafes and restaurants and public house, close to the subject site, less than 500 metres away. Lidl and Aldi are both located in East Wall, which is c. 1km from the site, with an additional Lidl store under construction on Ballybough Road. The site is located in proximity to a range of high-quality public transport options therefore it is reasonable to assume that prospective residents from the proposed development may access retail and entertainment services outside of the study area for this report. The inclusion of any further retail on this site would be inappropriate given the zoning is aimed at predominately maintaining the residential amenity of the site.

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, regardless of their age group or abilities. The proposed development will generate an added demand on the existing services and facilities, such open space, leisure, although this will be in part offset thanks to high quality communal and public open space already in existence in the study area. The site is located near to Fairview Park which is the largest open spaces in the area. The proposed development includes the provision of a boulevard which will provide a high quality public realm for potential residents to utilise.

The proposed development includes 159 sqm of internal community, arts and cultural space. The proposed scheme includes the provision of 961 sqm of public open space that will serve the perspective residents of the scheme as well as the wider community surrounding the site. In addition, the proposal includes 500 sqm of communal open space. The provision of a new boulevard with subtle references to the GAA will also contribute and enhance the prominent historic and cultural location of the site in proximity to Croke Park.

The audit has identified numerous primary and secondary schools within the study area. The analysis undertaken has demonstrated that sufficient capacity exists in the exiting 10 no. primary schools and 5 no. secondary schools can cater for the demand generated from the proposed development.

Having regard to the demand generated for childcare spaces from the proposed development together with the capacity available in existing childcare facilities it is considered that the existing and permitted childcare facilities identified in the study area can absorb the demand generated from the proposed development.

The subject site is also well served by healthcare facilities with the Summerhill Health Centre located c. 200m from the subject site. There are an extensive range of GP clinics and pharmacies located throughout the catchment that can serve the potential residents of the proposed development.

There are also a wide range of retail and local services in the existing neighbourhood centres of Ballybough, Drumcondra and Fairview. The moderate increase in population at the subject site will continue to support the economic viability of this existent and permitted retail facilities. Local needs are addressed with a wide range of local convenience shops, supermarkets, cafes and restaurants in the area. The proximity of the range of public transport options within the study area should also be acknowledged which will enable access to a greater range of retail and entertainment services.

There are several places of worship in the study 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. 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 and external community, arts and cultural space due to its location in a SDRA.

There is a wide offer of community facilities in the area. It is proposed that the established network of community facilities along with the proposed community space will be capable of catering for the demand generated from the proposed development.



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