

**Proposed Development of
83 Units at Whitehall,
Dublin**

Social Infrastructure Audit

Dublin City Council

April 2022

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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 Whitehall, Dublin 9, which is the location of the subject proposed development. Social Infrastructure Audits are carried out to ensure that new developments take account of the existing social infrastructure and provide for new community services where required. These are facilities that will form elements to the key fabric of the area in terms of social, physical, and mental well-being of the community.

The site of the development in Whitehall is a brownfield site measuring 1.05ha, and the location is illustrated in Figure 1 below. The proposed development consists of 83 units in total, developed in two apartment blocks. The mix of units is 41 no. 1 bedroom apartments; 60 no. 2 bedroom apartments and 12 no. 3 bedroom apartments. In addition, a community unit (47 sqm) is proposed at ground floor of Block A.



Figure 1: Location of Proposed Development

The proposed development cannot be looked at in isolation from the surrounding existing community. It is necessary to account for the facilities and services accessibility within the Dublin City Council area. It is essential that any new development constructed, integrates successfully with existing established community. The development site is zoned as Z12 'Institutional Land

(Future Development Potential)' in the Dublin City Council Development Plan 2016 – 2022. The objective is *'to ensure existing environmental amenities are protected in the predominantly residential future use of these lands'*.

1.2 Report Structure

The report is structured as follows:

- **Introduction** – This Section
- **Area Context** – Considers the site and surroundings in addition to transport accessibility.
- **Demographic Review** - Provides a demographic analysis of the catchment area and assesses the likely future demographic trends as a result of the implementation of the proposed development.
- **Benchmarking and Standards of Provision** – Considers standards against which provision can be assessed.
- **Existing Community Facilities**- Reviews existing local community, recreational and social infrastructure.
- **Assessment** - It identifies gaps in the existing provision of community infrastructure; and
- **Conclusions** – which make recommendations to address deficiencies.

2 Area Context

2.1 Site and Surroundings

The subject site is located on the south-eastern corner of the junction of the Swords Road and Collins Avenue. The site is strategically located at the junction of two major roads, one, the historic radial route running from the north into the city centre, and the other, Collins Avenue, providing an inner orbital connection from Killester to Finglas, approximately halfway from the M50 and the city centre. A short distance to the north of this junction is the entrance to the Port Tunnel.

The Swords Road is four lanes in width along the western frontage of the site. It accommodates a Quality Bus Corridor and part-segregated cycle lanes. Directly across the Swords Road from the subject site is a strip of neighbourhood level shops and services.

The Southern boundary of the site is formed by another undeveloped piece of former institutional land, and beyond that there is lower rise retirement home. The relatively undeveloped lands of Highfield Hospital lie to the south and south-east.

The Northern boundary of the site fronts to Collins Avenue, a major east – west thoroughfare. This area consists of large, 1950’s suburban, semi-detached developments. There is the inclusion of a small range of shops, forming an organic neighbourhood centre.

To the Eastern boundary of the site there is the Whitehall Colmcille GAA pitches and its associated facilities, and further to the south east is Beechlawn Nursing home, and the Highfield Hospital Alzheimer’s care centre and mental health centre.

The subject site is located a 15 minute walk from the main campus of Dublin City University, a major centre of higher education and employment in the area. Also Beaumont Hospital, to the North East of the site, is a major employer and health care facility.

2.2 Transportation

The site is located at the junction of the Swords Road and Collins Avenue. The Whitehall junction of the Swords Road and Collins Avenue is one of the busiest roads in the city, as it is one of the main routes into the city centre from the M1/M50 interchange and Dublin Airport. The Swords Road is also one of the main arterial roads that connects the city with the northern suburbs of Dublin, including the large satellite town of Swords. The subject site is located directly adjacent to the Swords Road Quality Bus Corridor which serves the northern suburbs of Dublin city. There are a number of Dublin Bus services and regional bus services which service the subject site. The Swords Road is also part of the Bus Connects project.

| Dublin Bus Routes | | | | |
|-------------------|---------------------------|-------------|----------------|--------------------|
| Bus Route | Inbound (Towards City) | Outbound | Peak Frequency | Off Peak Frequency |
| 1 | Sandymount | Santry | 10-15 mins | 15-20 mins |
| 4 | Monkstown | Santry | 12 mins | 20 mins |
| 9 | Limekiln Avenue | Charlestown | 15 mins | 20 mins |

| Dublin Bus Routes | | | | |
|---------------------|-----------------------------|----------------------------|----------------|--------------------|
| 11 | Sandyford Business District | Wadelai Park | 15 mins | 30 mins |
| 13 | Grange Castle | Harristown | 10-15 mins | 15-20 mins |
| 14 | Dundrum | Beaumont | 10 mins | 15-20 mins |
| 16 | Ballinteer | Dublin Airport | 10 mins | 12 mins |
| 41 | Lower Abbey Street | Swords Manor (via Airport) | 20 mins | 30 mins |
| 41c | Lower Abbey Street | Swords Manor | 20 mins | 30 mins |
| 44 | Enniskerry | Dublin City University | 45 mins | 60 mins |
| Regional Bus Routes | | | | |
| Bus Route | Inbound (Towards City) | Outbound | Peak Frequency | Off Peak Frequency |
| 101 | Talbot Street | Drogheda Bus Station | 20 mins | 30 mins |
| 900 | Dundalk Marches S.C. | Cathal Brugha Street | 30 mins | 60 mins |
| 901 | Drogheda (Mell) | Cathal Brugha Street | 30 mins | 60 mins |
| 910 | Drogheda (South Gate) | Cumberland Street North | 30-45 mins | 60 mins |

Table 1: List of Bus Routes and Frequencies

3 Approach and Scope of the Report

The Social and Community Infrastructure Audit has been prepared in accordance with section 4.5.8 of the *Dublin City Development Plan 2016 – 2022* on Making Sustainable Neighbourhoods.

The subject site at the junction of Swords Road and Collins Ave is zoned as Objective Z12 ‘Institutional Land’ (Future Development Potential) in the Dublin City Development Plan 2016 – 2022, The objective is ‘to ensure existing environmental amenities are protected in the predominantly residential future use of these lands’. Residential is normally permissible.

These generally large blocks of land, consisting of buildings and associated open spaces, associated with existing and former institutions, including schools, colleges, residential institutions and healthcare institutions, such as hospitals. Institutional and community lands display a variety of characteristics ranging from institutions in open grounds to long established complexes of buildings.

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

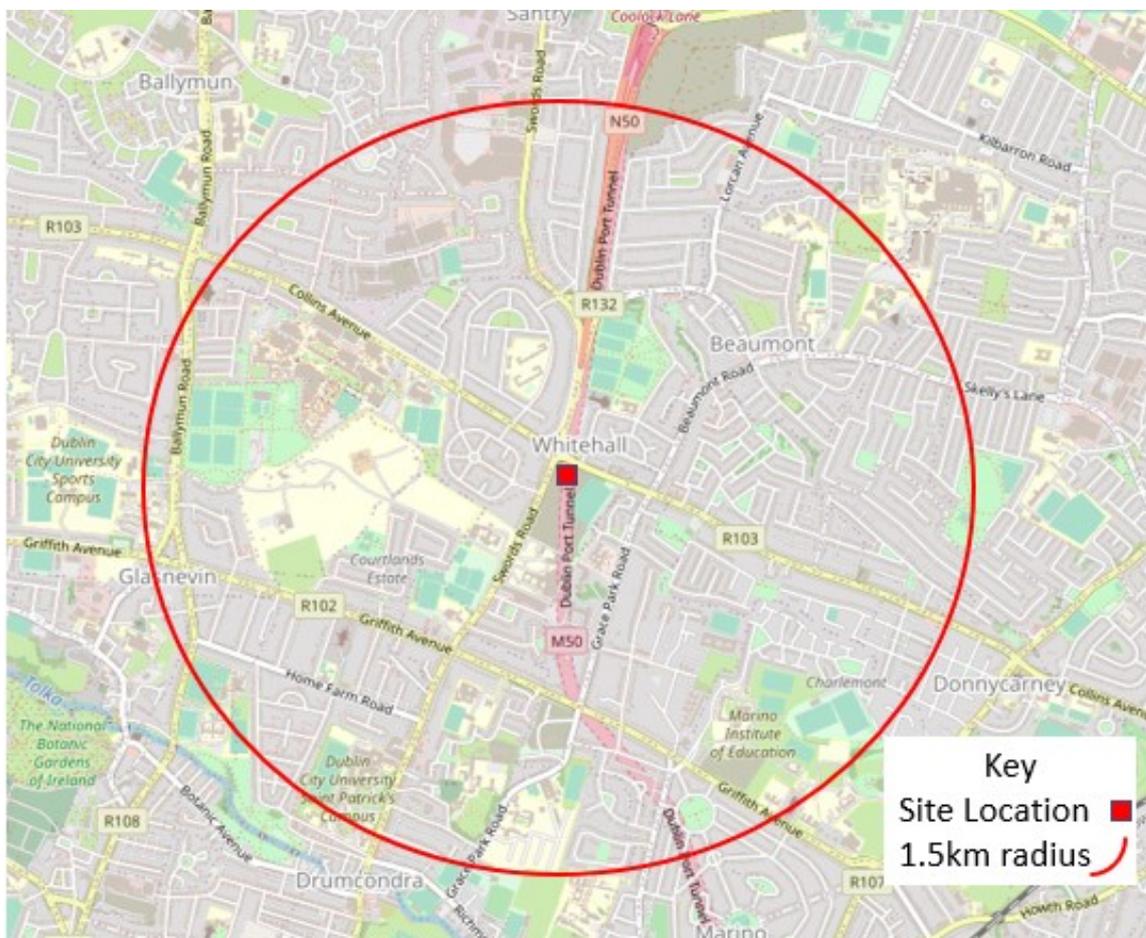


Figure 2: Site Location and 1.5km radius.

This approach is abstracted from the “The 15 Minute City” urban planning concept. The 15 Minute City is an ambitious urban planning concept that focuses on community planning, the local economy, and the liveability of a city. Creating a 15 Minute City is about designing walkable communities in which people can live and access most of their daily needs within 15 minutes of active transport, i.e. walking or cycling. These places should have diverse housing options and access to safe cycle routes and local public transport, local health facilities, parks, shops, and other local infrastructure. It has been determined that this is the maximum distance that people are prepared to walk to utilise facilities within a neighbourhood.

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

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

Table 2: Categories of Community Facilities

4 Demographic Trends

Demographic trends analysis has been undertaken using CSO 2016 Census, the most recent undertaken in the State. Conducting an analysis of the surrounding Electoral Districts within 1.5km from the subject site confirmed a total population of the study to be 53,283 persons. The list of Electoral Divisions used, and their respective populations, can be seen in the table below. The site is located in the Whitehall D ED. The map identifies the EDs. It is noted that the EDs presented below are allocated their full population. In some cases, only parts of an ED fall within the 1.5km catchment of the site. A small unbuilt portion of Kilmore A is spatially included but does not contribute to the population number.

| Electoral Division | Total |
|--------------------|--------|
| Beaumont A | 2,463 |
| Beaumont B | 4,962 |
| Beaumont E | 2,051 |
| Beaumont F | 3,590 |
| Whitehall A | 3,286 |
| Whitehall B | 4,128 |
| Whitehall C | 2,153 |
| Ballygall C | 3,521 |
| Ballymun C | 6,112 |
| Drumcondra South A | 5,064 |
| Drumcondra South C | 3,517 |
| Botanic A | 3,174 |
| Grace Park | 5,806 |
| Whitehall D | 3,456 |
| | 53,283 |

Table 3: List of Electoral Districts within 1.5km of site at Whitehall

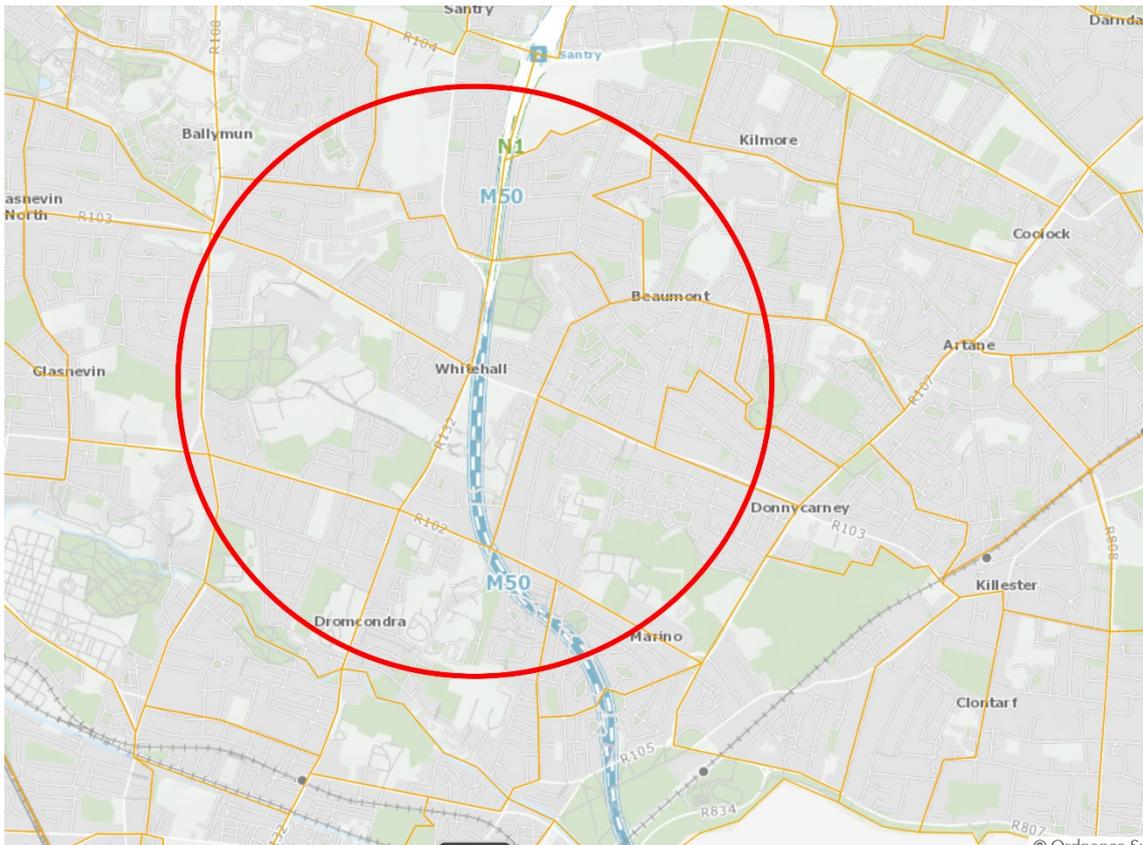


Figure 3: Electoral Divisions within 1.5k of the site (source: CSO SAPMAP).

The 2016 census shows that 6.2 % of the resident population were aged between 0 and 5, or a total of 3,334 children. A further 3,553 persons are aged between 6 and 12 years old or 6.6% of the total population. The 13 to 18 years old cohort comprises 3,249 persons or 6.09% of the total population. The average household size in the study area is 2.53 which is marginally below the State average.

The 2016 Census indicates that 1-2 person households now comprise 55% of households and this trend is set continue. Analysis of urban housing need indicates that the majority of households will comprise 1-2 persons and approximately half of the remainder will be three person households.

The proposed development includes a total number of units at 83. Of these units, 41 are one-bed apartments, and 30 two-bed apartments and 12 three-bed apartments. Assuming that the 41 one bed units will accommodate on average 1.5 persons and the remaining 42 units (both the two and three beds) will comprise an average household size of 2.0 persons per unit. Occupancy rate of 2.0 is derived from the Regional Planning Guidelines (RPGs) for the Greater Dublin Area 2010–2022, as stated in the Dublin City Council Development Plan 2016 – 2022. Therefore, the proposed development could generate an indicative population of **146 persons**.

5 General Benchmarking and Standards of Provision

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

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

6 Existing Community Facilities

An audit was conducted regarding the existing social and community infrastructure in the vicinity of the site. A distance of 1.5km was used as a reasonable measure of access to facilities and services, in a radius of the site. The 1.5km was determined as taking the average pedestrian approximately 15-minutes.

6.1 Open Space, Space and Leisure.

The principle open space / green space at Whitehall is Ellenfield Park, which is located less than 500m north of the site. This park is 10 ha in size and lies to the north of the subject site. The park is managed by Dublin City Council. The park offers a variety of facilities such as soccer and GAA pitches, a 7-a-side all weather pitch, boules, tennis courts, an outdoor gym and a playground.

Further to the west is another park, Albert College Park, which is on the Ballymun Road in Glasnevin. The park has a playground, soccer and GAA pitches, tennis courts, a boules green, a cricket crease and an outdoor gym. It is also managed by Dublin City Council and is approximately 2km from the site.

There are several specific clubs and organisations operating in the Whitehall area, providing a range of clubs catering to different interests.

| Map ID | Name of Organisation | Description of Facility | Address | Distance (in km) |
|--------|--|---|--|------------------|
| 1 | Home Farm Football Club | Soccer Club, with clubhouse and full sized flood lit pitch. | 97a Swords Rd, Whitehall, Dublin 9, D09 A277 | 1.1 |
| 2 | Whitehall Colmcille GAA Club | Clubhouse with bar, Sportshall, Fitness rooms, all weather pitch. | Thorndale, Collins Ave, Grace Park, Dublin 9, D09 X7H5 | 0.09 |
| 3 | Marino College of Education and St Vincents's GAA Club | Clubhouse and 3 full size pitches. | Malahide Rd, Marino, Dublin 3, D03YX08 | 2.5 |
| 4 | DCU Sports Grounds | Five 5-a-side pitches, 2 GAA grass pitches, 2 soccer pitches, 1 rugby pitch, Swimming pool, Sauna, Main Sports Hall, Squash Courts, Changing rooms. | Ballymun Road, Santry, Dublin 9. | 1.3 |
| 5 | St Kevin's Boys Football Club | Full sized playing pitches. | Shanowen Road, Santry, Dublin 9. | 1.4 |
| 6 | Eccles Gymnastics Club | Fully equipped studio / hall | 204 Griffith Ave, Drumcondra, D09 W4C8 | 1.3 |

| Map ID | Name of Organisation | Description of Facility | Address | Distance (in km) |
|--------|---|---|---|------------------|
| 7 | Leisure Club & Spa, Bonnington Hotel. | Gym, Studios, Swimming Pool, Treatment Rooms and Physio. | Swords Road, Whitehall | 0.85 |
| 8 | Glasnevin Basketball Club | Basketball Court (St Aidan's School) | St Aidan's CBS, Whitehall, Dublin 9 | 0.7 |
| 9 | Dublin Kendo Kobukai | Martial Arts Studio / hall. | Grace Park, Drumcondra, Dublin 9 | 1.4 |
| 10 | DCU Tennis Club | Tennis Courts | Collins Ave, Dublin 9 | 1.09 |
| 11 | Courtlands Basketball Court | Basketball Court | Courtlands Estate, Walnut Park, Whitehall Dublin 9 | 1.5 |
| 12 | St Kevin's Boys FC | All weather pitch | Collins Avenue Whitehall | 1.3 |
| 13 | Ellenfield Park | Public Park | Whitehall Artane | 0.75 |
| 14 | Get in Shape Fitness Whitehall | Clubhouse with bar, Sportshall, Fitness rooms, all weather pitch. | Thorndale, Collins Ave, Grace Park, Dublin 9, D09 X7H5 | 0.09 |
| 15 | Santry Bozing Club | Boxing club | Santrý Boxing Club, Shanowen Rd, Whitehall, Dublin | 1.5 |
| 16 | AB Fitness and Wellbeing | Gym | Shanowen House, Shanowen Rd, Whitehall, Dublin 9 | 1.5 |
| 17 | Flyefit Drumcondra | Gym | FLYEfit Drumcondra, Upper Drumcondra Road, Drumcondra, Dublin, D09 W2K1 | 1.4 |
| 18 | St Pat's Gym | Gym | St. Pat's Gym, Drumcondra Rd Upper, Drumcondra, Dublin 9 | 1.7 |
| 19 | Griffith Park | Park with fitness equipment | Griffith Park Dublin 9 | 2 |
| 20 | Shelbourne Football Club | Sport ground | Shelbourne Football Club, Tolka Park, Richmond Rd, Drumcondra, Dublin, D03 A6K6 | 2 |
| 21 | Croydon Park Marine AFC Academy u11 Pitches | Sport ground | Marino AFC Academy - u11 Pitches, Clontarf West, Dublin | 1.8 |
| 22 | Ierne Social and Sports Club | lawn bowls club | Grace Park Rd, Drumcondra, Dublin 9 | 2 |

Table 4: List of Sports and Leisure Facilities in Whitehall, Dublin 9

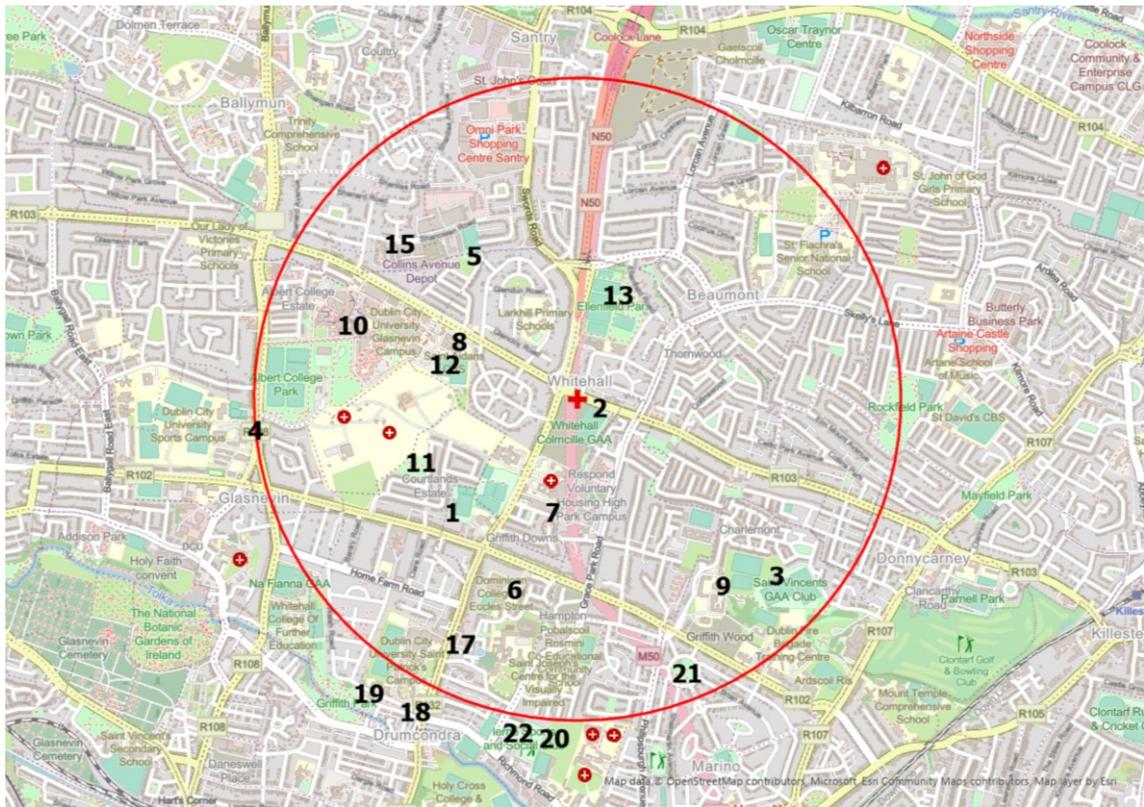


Figure 4: List of Sports and Leisure Facilities in Whitehall, Dublin 9

6.2 Education

There are 11 primary schools located within a 1.5km – 2 km radius of the subject site. There is a wide choice of school types available, included single sex, mixed, varying Christian denominations managing these schools. The total number of enrolments at these schools is 3,479 pupils. The enrolment figures were obtained from the Department of Education database for the academic year 2020-2021 and the year 2017-2018. The schools are listed with their current enrolment numbers in the table below.

| Map ID | School | Address | 21/22 Enrolment | 17/18 Enrolment | Distance (in km) |
|--------|-----------------------------|--|-----------------|-----------------|------------------|
| 23 | Holy Child National School | Holy Child National School, Santry, Dublin, D09 YR59 | 409 | 414 | 0.75 |
| 24 | Grace Park Educate Together | Grace Park Educate Together National School, DCU All Hallows Campus, Grace Park Rd, Drumcondra, Dublin 9, D09 KDW4 | 282 | 92 | 2 |

| Map ID | School | Address | 21/22 Enrolment | 17/18 Enrolment | Distance (in km) |
|--------|---|---|-----------------|---|------------------|
| 25 | Corpus Christi National School | Corpus Christi G.N.S., Home Farm Rd, Drumcondra, Dublin 9 | 403 | 450 | 1.6 |
| 26 | St David's Boys National School | St. David's Boys National School, Kilmore Rd, Beaumont, Dublin 5, D05 E510 | 280 | 294 | 2 |
| 27 | St Fiachra's Junior National School | St. Fiachra's Junior National School, Montrose Park, Beaumont, Dublin 5 | 696 | 675 | 1.8 |
| 28 | St Fiachra's Senior National School | St. Fiachra's Senior National School, Montrose Park, Beaumont, Dublin 5 | | | |
| 29 | Scoil Mobhi | Scoil Mobhí, St Mobhi Rd, Glasnevin, Dublin 9, D09 A303 | 251 | 259 | 1.5 |
| 30 | Our Lady of Victories Boys National School | Our Lady of Victories Jr Infant School, Ballymun Rd, Ballygall, Dublin 9 | 214 | 276 | 1.8 |
| 31 | Scoil an tSeachtar Laoch | Scoil an tSeachtar Laoch, Ballymun Rd, Ballymun, Dublin 11 | 181 | 210 | 2 |
| 32 | St. Joseph's School for Children with Visual Impairment | Grace Park Rd, Drumcondra, Dublin 9 | 53 | no data registered by Dept of Education | 1.6 |
| 33 | Drumcondra NS | Drumcondra National School, Church Ave, Grace Park Rd, Drumcondra, Dublin, D09 VY58 | 58 | 58 | 1.9 |

Table 5: Primary Schools and Enrolment Data

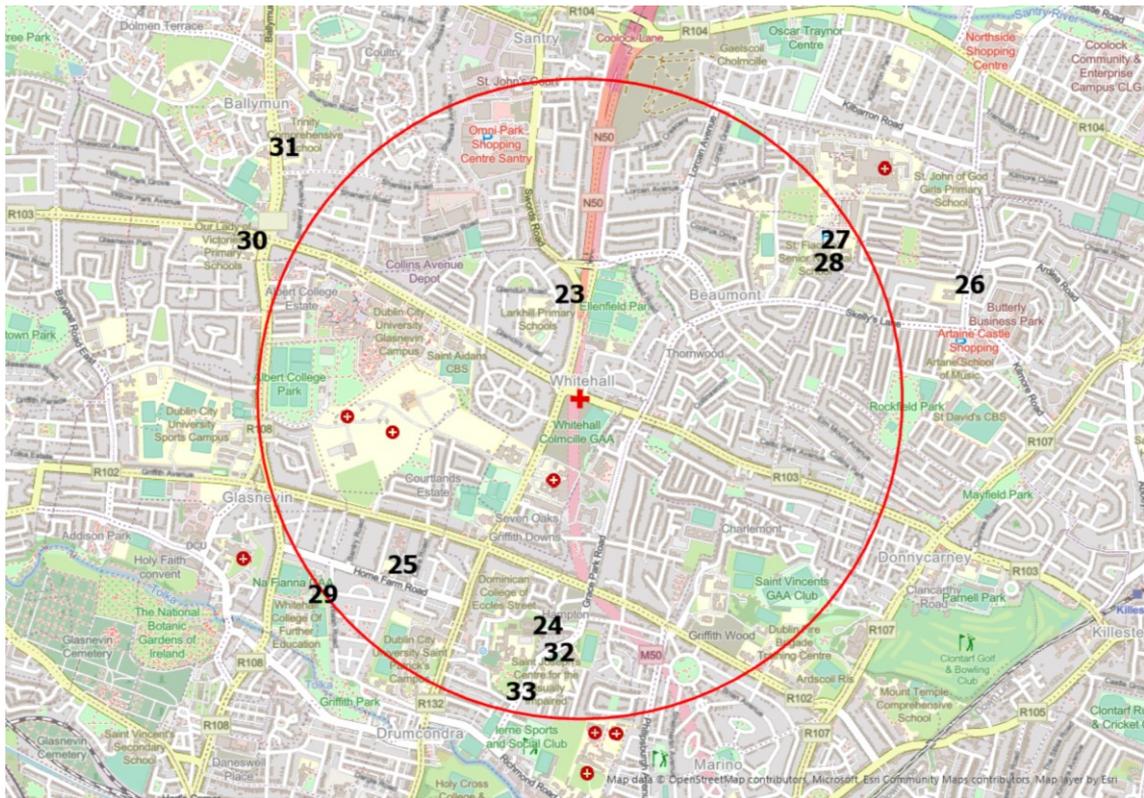


Figure 5: List of Primary Schools within 1.5km of Whitehall, Dublin 9

Enrolment data from 2017 was also collected and compared to the 2021 data to gain an understanding of capacity. It shows estimated capacity. Where no data is available, then it assumed a school as no spare capacity. Two schools do not have comparable data for both years. Grace Park Educate Together was opened in phases which clarifies the strong increase in the number of pupils enrolled between the two years. St. Joseph's School for Children with Visual Impairment is special school for children with visual impairments. The Department of Education does not appear to hold enrolment data for the school. An estimate of the number of pupils registered was obtained from schooldays.ie, but it is not possible to gain an idea of capacity.

The total number of spare primary school spaces is **144**.

A total of eight second level schools identified as being within 1.5km – 2.5km of the subject site. Collectively, these schools provided, single sex and mixed sex schools, with a total enrolment of 3,208 pupils. This also include a specialist leaving cert college. The enrolment numbers were provided by the Department of Education for the 2020/2021 academic year. The enrolment numbers were provided by the Department of Education for the 2020/2021 academic year and compared to enrolment data for 2017/2018 to gain an understanding of capacity. Where no data was available, it was assumed the school at no capacity. In addition, this audit notes Clonturk College which is located just over 300m south of the site. It is a non-fee paying school which opened in 2016. No data was available from the Department of Education’s website but research suggests up to 500 students would be enrolled in Clonturk. Data available on the school’s website indicates that there would 180 spaces available for first-year students for the 2022/2023 school year.

The total number of spare secondary school spaces is **128**.

| Map ID | School | Address | 17-18 | 21-22 | Distance (in km) | Gender | Denomination |
|--------|-------------------------------------|---|---------|-------|------------------|--------|----------------------|
| 34 | Margaret Aylward Community College | Margaret Aylward Community College, The Thatch Rd, Whitehall, Dublin 9 | 169 | 113 | 0.35 | Girls | Multidenominational |
| 35 | Maryfield College | Maryfield College, Sion Hill Rd, Grace Park, Dublin | 646 | 572 | 1.6 | Girls | Catholic |
| 36 | Dominican College | Dominican College, 204 Griffith Ave, Drumcondra, Dublin 9, D09 A5X0 | 731 | 763 | 1 | Girls | Catholic |
| 37 | Plunket College (Leaving Cert Only) | Plunket College, Swords Rd, Whitehall, Dublin 9, D09 C94K | no data | 83 | 0.65 | Mixed | Multi Denominational |
| 38 | St Aidan's CBS | St Aidan's CBS, Saint Aidan's School - Brothers' Residence, Whitehall, Dublin | 706 | 704 | 0.7 | Boys | Catholic |
| 39 | Our Lady of Mercy Secondary College | Our Lady of Mercy College (Secondary School), Beaumont Rd, Beaumont, Dublin 9 | 407 | 365 | 1.5 | Girls | Catholic |
| 40 | Rosmini Community School | 9 Grace Park Rd, Drumcondra, Dublin 9 | 145 | 101 | 1.4 | Mixed | Catholic |
| 41 | Scoil Chaitriona | St Mobhi Rd, Glasnevin, Dublin 9, D09 TW99 | 449 | 507 | 2 | Mixed | Catholic |

Table 6: List of Secondary Schools in Whitehall, Dublin 9

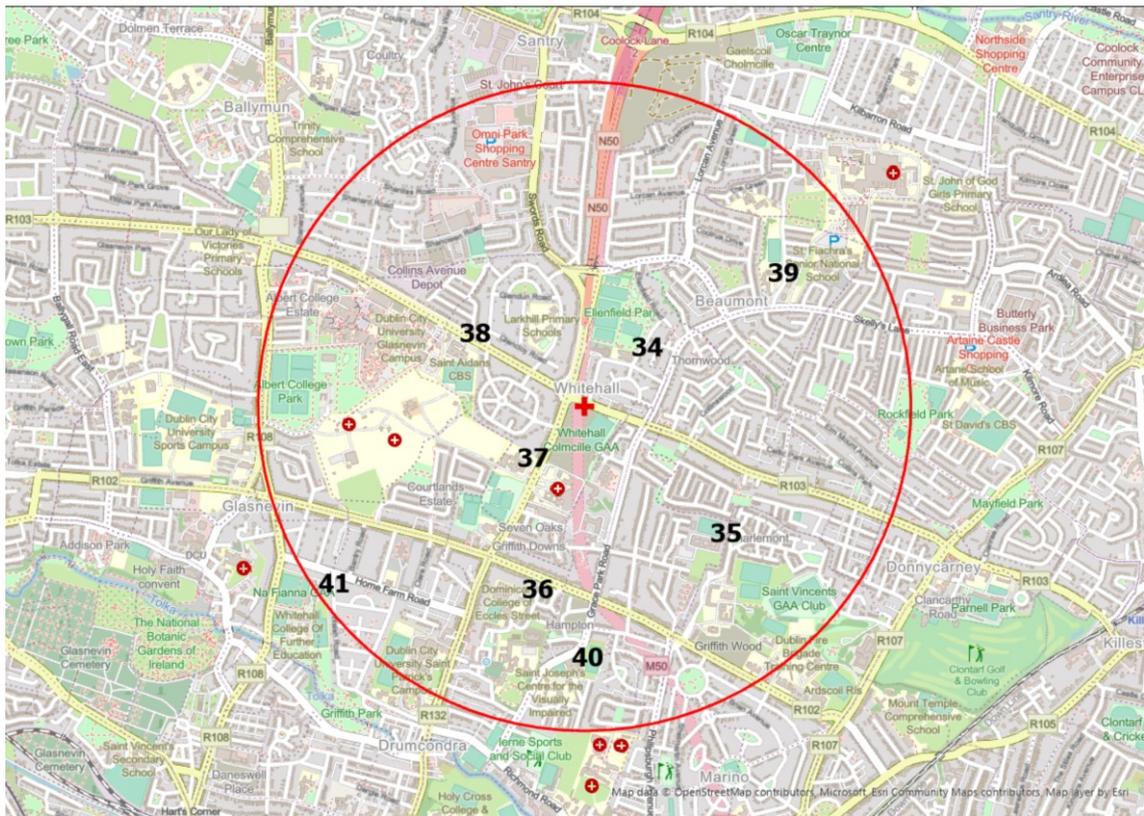


Figure 6: Secondary Schools within 1.5 km of the site

There are several further education/ third level education facilities in Whitehall and its surrounding area. Dublin City University main campus at Chesterfield Avenue, lies 1.2 km west of the subject site. St Patrick’s Education College (DCU) is located in Drumcondra and All Hallow’s (DCU) are both located c.1.5 km south of the site. Marino Institute of Education (Part of Trinity College Dublin) is located 1km to the south-east. Plunket College, part of Dublin City ETB, is located on the Swords Road is 650m south of the subject site.

6.3 Childcare Facilities

Consideration is given during the planning process to ensure there is an adequate supply of high quality, safe childcare alongside the provision of housing itself. It is seen as a prudent measure to ensure that there are local and easily accessible options for families in the vicinity of their homes. TUSLA is the State agency that oversees the provision of childcare and other family support services. Data was obtained from the Dublin Childcare Committee to understand the number and capacity of childcare facilities located within a 1.5km radius of the subject site in Whitehall, as can be seen in the following table.

| Map Id | Name | Address | Capacity | Vacancy | Distance (in km) |
|--------|----------------------------------|---|----------|---------|------------------|
| 42 | The Montessori Childrens Academy | The Montessori Children's Academy, Corpus Christi Parish Hall, Home Farm Road, Drumcondra, Dublin | no data | no data | 1.6 |

| | | | | | |
|----|---|--|-----|----|------|
| 43 | Fledglings Early Years Whitehall College Creche | Fledglings Early Years Education & Care - Whitehall, Whitehall Vec, Swords Road, Whitehall, Dublin | 39 | 5 | 0.95 |
| 44 | Apples Montessori | Apples Montessori School, 5 The Rise, Griffith Ave, Drumcondra, Dublin 9 | 22 | 1 | 1.3 |
| 45 | Larkhill Playgroup | Larkhill Playgroup, Larkhill Girls National School, Larkhill Road, Whitehall, Dublin | 32 | 0 | 0.85 |
| 46 | Larkhill Playgroup | Larkhill Playgroup, Larkhill Girls National School, Larkhill Road, Whitehall, Dublin | 22 | 0 | 0.85 |
| 47 | Early Journeys | Early Journeys Quality Childcare, 78 The Park, Beaumont Woods, Beaumont, Dublin, D09 NX51 | 63 | 25 | 1.7 |
| 48 | Little Rascals-clever cloggs | Clever Clogs Creche, 81 Celtic Park Ave, Whitehall, Dublin 9, D09 VP27 | 100 | 0 | 1.2 |
| 49 | Grace Park Montessori | Grace Park Montessori, 74 Grace Park Heights, Grace Park, Dublin, D09 E0A5 | 44 | 6 | 0.85 |
| 50 | Meadowes Montessori | Meadowes Montessori, 14 Grace Park Meadowes, Grace Park, Dublin 9, D09 A4X8 | 22 | 11 | 1.3 |

Table 7: Childcare Facilities Identified by the Dublin Childcare Committee

As can be seen in the table above, there are **48 spaces** available in the childcare facilities identified by the Dublin Childcare Committee. The committee also stated whether there were waiting lists for the facilities. At least three creches did not have waiting lists. Further facilities were identified as shown in the table below. No data on vacancies was available.

| Map Id | Name of Facility | Address | Capacity | Distance (in km) |
|--------|------------------------------|--|----------|------------------|
| 51 | El Mount Montessori School | Elm Mount Montessori School, 43 Elm Mount Rise, Beaumont, Dublin, D09 PT04 | 33 | 1.7 |
| 52 | Happy Days Creche | Happy Days Creche, 56 Albert College Ave, Whitehall, Dublin 9, D09 DR97 | 13 | 1.6 |
| 53 | Cocoon Childcare | Cocoon Childcare, Milner Square, Block D, Shanowen Rd, Whitehall, Dublin 9 | 94 | 1.4 |
| 54 | Tots & Co. | Tots & Co, Hospital Rd, Beaumont, Dublin | 65 | 1.8 |
| 55 | Sunshine Creche & Montessori | Sunshine MONTESSORI, 87 Shanliss Ave, Whitehall, Dublin 9, D09 E303 Shanliss Ave, Whitehall, Dublin 9, D09 E303 | 40 | 1.9 |

| Map Id | Name of Facility | Address | Capacity | Distance (in km) |
|--------|------------------------------|--|----------|------------------|
| 56 | Pinocchio's Little Treasures | Pinocchio's Little Treasures, 1 Shanliss Rd, Whitehall, Dublin 9, D09 V042 | 33 | 1.2 |

Table 8: Other childcare facilities identified in the vicinity of the site

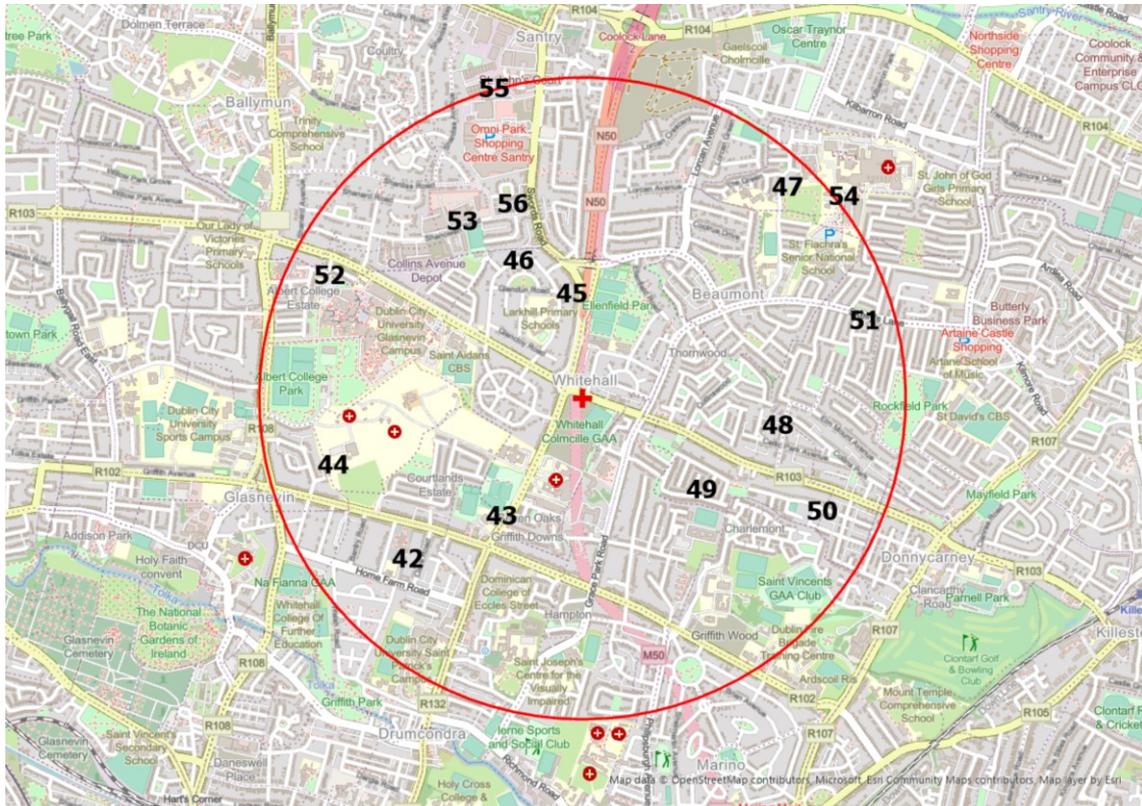


Figure 7: Map of Childcare Facilities within 1.5km of subject site.

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.

6.4 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 subject site, being located within the administrative boundary of Dublin City Council, is well served by health and social services, with access to many of the country's major health centres. The Beaumont Hospital, one of the country's largest hospitals is located 2.3km from the subject site.

| Map ID | Name | Address | Distance (in km) |
|--------|-----------------------------------|---|------------------|
| 57 | Beaumont Hospital | Beaumont Rd, Beaumont, Dublin 5 | 2.3 |
| 58 | Santry Sports Surgery Clinic | Northwood Ave, Santry, Dublin 9 | 3.5 |
| 59 | Bon Secours Private Hospital | Glasnevin Hill, Glasnevin, Dublin 9, D09 YN97 | 2.4 |
| 60 | Highfield Hospital (Nursing Home) | Swords Rd, Whitehall, Dublin, D09 H343 | 0.35 |
| 61 | Whitehall Clinic | 394a Collins Ave, Whitehall, Dublin 9, D09 X7H5 | 0.075 |
| 62 | Swords Road Medical | 250 Swords Road, Santry, Dublin 9, Dublin 9 | 0.45 |
| 63 | Calderwood Family Clinic | 28 Sion Hill Rd, Grace Park, Dublin, D09 PX99 | 1.1 |
| 64 | Molloy Dental | 222 Swords Rd, Whitehall, Dublin 9, D09 V2P8 | 0.85 |
| 65 | Conway's Pharmacy | 93 Swords Rd, Whitehall, Dublin, D09 P9K5 | 0.03 |
| 66 | Adrian Dunne Pharmacy | 394 Collins Ave, Whitehall, Dublin 9, D09 PD89 | 0.60 |
| 67 | Haven Pharmacy | 2 Shantalla Road, Beaumont, Dublin 9, D09 V0T8 | 0.95 |
| 68 | O'Sullivan's Life Pharmacy | 241 Swords Rd, Whitehall, Dublin 9, D09 ED90 | 1 |
| 69 | O'Dea's Pharmacy | 9 Lorcan Ave, Whitehall, Santry, Co. Dublin, D09 P623 | 1.6 |

Table 9: List of Health Facilities in Whitehall, Dublin 9.

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

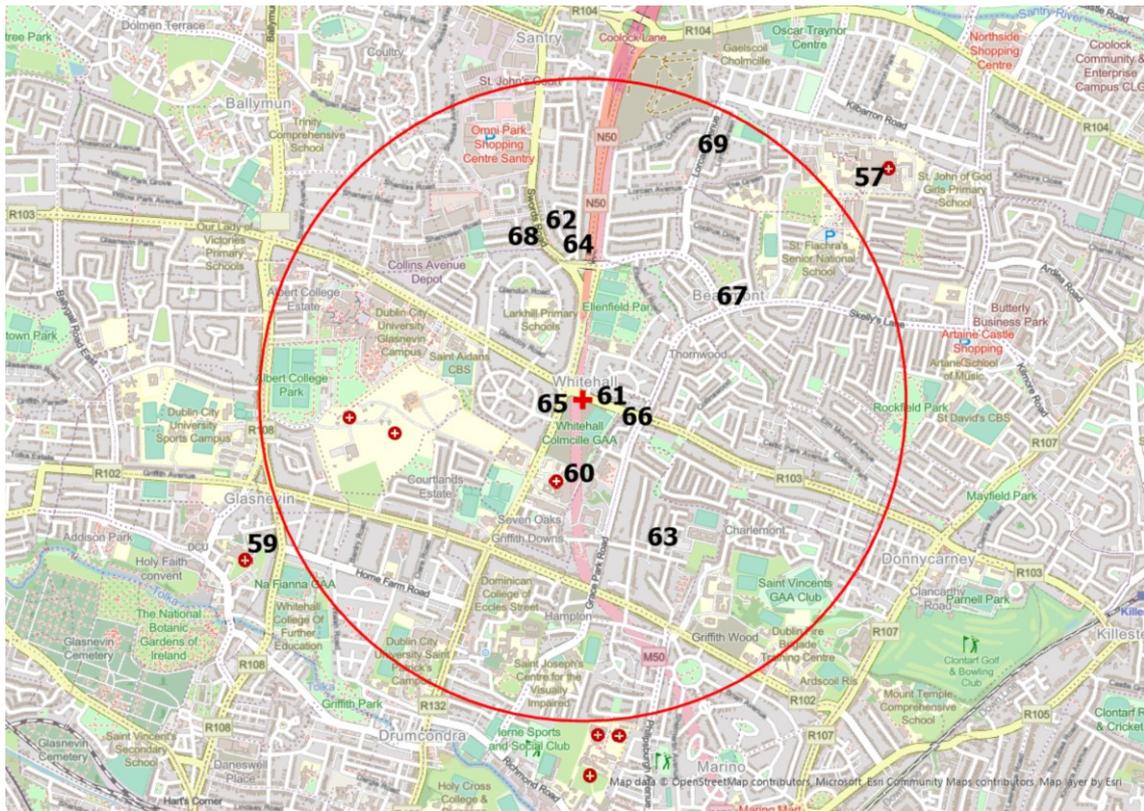


Figure 8: Health facilities located within 1.5 km of the site

6.5 Community Facilities

There are several wide-ranging community facilities established in the Whitehall area. 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. There is no family resource centre operating in the locality, however there are 3 facilities a short distance away in Ballymun (2.3km), to the north-west, Artane (3.4km) to the north and Hill Street (3.4km), towards the city centre.

The below table identifies a range of community facilities available in Whitehall and outlines the distance from the subject site.

| Map ID | Type | Name | Address | Distance (in km) |
|--------|---------------|----------------------|---|------------------|
| 70 | Post Office | An Post | 408, 410 Collins Ave, Whitehall, Dublin 9, D09 VF85 | 0.025 |
| 71 | Garda Station | Santry Garda Station | Shanowen Rd, Whitehall, Dublin 9 | 1 |

| Map ID | Type | Name | Address | Distance (in km) |
|--------|----------------|--------------------------------|---|------------------|
| 72 | Social | Whitehall Bingo Club | 402 Collins Ave, Whitehall, Dublin 9, D09 VE26 | 0.03 |
| 73 | Theatre | The Helix | DCU, Collins Avenue, Dublin 9 | 1.4 |
| 74 | Social Club | Ierne Social and Sports Club | Grace Park Rd, Drumcondra, Dublin 9 | 2 |
| 75 | Community hall | Greenfield Park Community Club | Greenfield Park Community Club, Shanliss Ave, Whitehall, Dublin | 2 |
| 76 | Community hall | Santry Community Centre | Santry Community Resource Centre, Domville Court, Coolock Ln, Whitehall, Dublin 9 | 2 |
| 77 | Art facility | The Art Nest | Woodpark, The Rise, Glasnevin, Dublin, D09 R603 | 1.9 |

Table 10: List of Community Facilities in Whitehall, Dublin 9

In addition, the 44th – Dublin Whitehall Scout Troop is located as Larkhill Road, some 800m north of the site and the Plough Youth Club, using premises at Woodhazel Close, is located just under 2km north of the site, are also noted.

6.6 Religious and Worship Facilities

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

| Map ID | Name | Address | Distance (in km) |
|--------|--|---|------------------|
| 78 | Holy Child Roman Catholic Church, Whitehall | The Thatch Road, Whitehall, Dublin 9, D09HX99 | 0.025 |
| 79 | Corpus Christi Roman Catholic Church, Drumcondra | Home Farm Road, Drumcondra, Dublin, D09 ET97 | 1.5 |
| 80 | Church of the Nativity of Our Lord | Montrose Road, Beaumont, Dublin 5 | 1.6 |
| 81 | DCU Interfaith Centre | DCU, Whitehall, Dublin 9 | 1.1 |
| 82 | Beaumont Hospital Mosque | Beaumont Hospital, Hospital Road, Kilmore, Dublin | 1.8 |

Table 11: List of places of worship within 1.5 km of the site

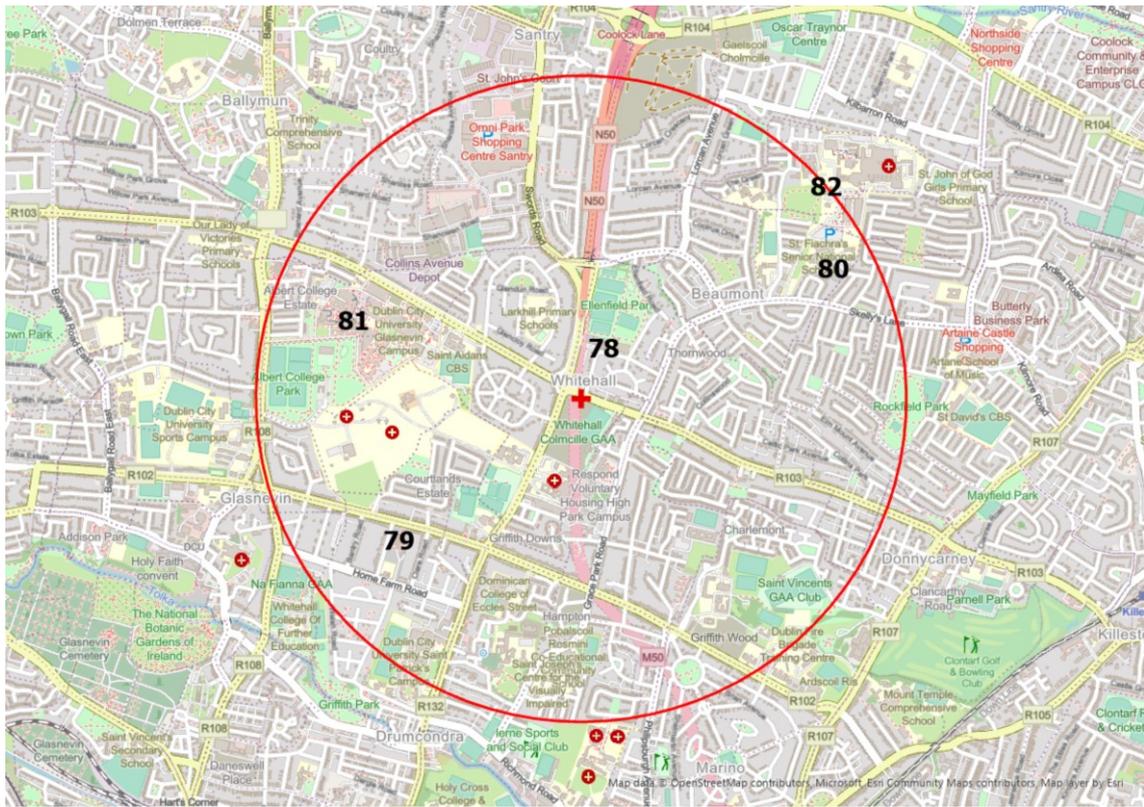


Figure 9: Places of worship within 1.5km of the site

6.7 Retail & Entertainment

The subject site is located on a major junction that organically created a distinct neighbourhood centre. This neighbourhood centre has developed along Collins Avenue and serves the suburban housing estates in Whitehall and surrounding area.

Immediately adjacent to the subject site is a small neighbourhood centre. There are two convenience shops, Costcutters and Gala, a post office, takeaway restaurants, pharmacy, and barbers and hair salon located across from the subject site. There are also a wider range of retail and local services directly opposite the site on the Swords Road. There is a parade of shops mostly food establishments, public houses, cafes and takeaway services. Nearby clusters such as Beaumont Road and Santry Village also provide a selection of services between the subject site and major local employers, such as Beaumont Hospital. The nearby Omni Park Shopping Centre is also a large destination for a wide range of convenience and comparison shopping and a number of additional services, including a cinema.

In addition, the close distance to the city centre and proximity to high-capacity public transport, give prospective residents of the site access to a wide range of facilities and services further afield.

7 Assessment

This Social Infrastructure Audit assesses existing gaps in provision of community infrastructure facilities for the Whitehall area for the following categories

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

The proposed development is expected to have a minor increase in the population; however it is not deemed to have a detrimental impact to service provision and facilities. The subject site is in an existing urban location that has reasonable access to a large variety of services. It also must be noted that it is on a major arterial route into Dublin City Centre, and thus access to a greater range of facilities and services associated with the city centre.

7.1 Open Space, Space and Leisure.

The subject site at Whitehall is near to many existing open spaces which would satisfy the open space / green space needs required by any future residents. The first significant open space area is the 10 ha Ellenfield Park. This forms the principle green space nearest to the development at 300m from the subject site.

Further to the west of the site is Albert College Park which is located on the Ballymun Road in Glasnevin. This 15ha park has a playground, soccer and GAA pitches, tennis courts, a bowls green, a cricket crease and an outdoor gym. It is managed by Dublin City Council and is approximately 2km from the site.

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

It is important to note that 23% of the net development site will be used as public open space, which will include new play facilities. It is therefore not expected that there would be any deficit in open space as a result of the development.

7.2 Education

There is no specific population benchmark for the provision of primary or secondary school facilities in Ireland. The Department of Education's approach includes a general standard that for every 1,000 dwellings in an area, circa 12% of the population will require primary school places and 8.5% will require post primary school places. The Department of Education uses the assumption that 11.3 % of the population are of primary school-going age. These shares are higher than those observed in the population data analysis but is used as a worst-case scenario.

The number of primary school age children estimated to be residing in this development would be 10 children, based on average household size of 2.0 persons and the number of family sized apartments to be constructed being 42 units ($42 \times 2.0 / 12\% = \text{total}$). This is based on the number of two and three-bedroom apartments combined. The Department of Education's guidelines require a 1:25 teacher student ratio. Applying this ratio would result in a demand, which falls short of the number required to provide additional classrooms. The audit section of this report identified 144 spaces available which should suffice in meeting the potential needs arising from the development.

Using the Department of Education's methods of calculation for post-primary needs, the development may generate 7 children of post-primary going age. The audit section of this report identified 128 spaces available which should suffice in meeting the potential needs arising from the development.

7.3 Childcare Facilities

The 2016 Census shows that 3,334 children are eligible for childcare (under school going age i.e. 0-5 years inclusive). There is in existence 15 childcare providers identified within the study area, within 1.5km of Whitehall, catering for 622 childcare spaces.

The provision of 83 units within the development is in excess of the 75 units which results in the consideration of a requirement for a childcare facility under the Childcare Facilities Guidelines for Planning Authorities (2001). However, the Apartment Guidelines (2018) indicates that 1-bedroom units may be discounted for the purposes of assessing the requirement for childcare facilities. As there are 41 one-bedroom apartments to be delivered on site, they may be deducted, as they do not accommodate children. This leaves a total of 42 units which may give rise to a childcare requirement.

For the purposes of this assessment, the provisions of the Childcare Guidelines are adopted and effectively form the worst-case scenario. They indicate that 20 spaces are required for every 75 dwelling units, or a rate of 0.26 per unit. This would equate to **11** childcare spaces (0.26×42 units (excluding the 1 bedroom apartments)).

The development is not of such scale that it would require the construction of a childcare facility. With **622** childcare places in the vicinity **and 48 vacancies identified**, there is adequate provision in operation locally to absorb potential demand for childcare spaces. It is also noted that a new childcare facility is permitted as part of the development immediately to the south of the subject site.

7.4 Health Facilities and Social Services

There are no published standards to facilitate assessment or adequacy of need. However, the Primary Care Strategy, issued by the Department of Health and Children in 2001, provides some form of guidance regarding the implantation of Primary Care Centres and their staffing. The starting point for service delivery in the sector is the Primary Care Team (PCT) consisting of general practice, public health nursing, occupational therapy, physiotherapy and speech and language therapy. These teams support populations of around 7,000 to 10,000 people and operate alongside wider community network services that include oral health services, audiology, dietetics, ophthalmology, podiatry, and psychology services. The nearby access to

Beaumont Hospital, one of the country's largest hospitals offers a wide range of medical services. It also should be noted that the subject site is accessible to all of the health services and specialists available in the State.

7.5 Community Facilities

There are few cultural or community facilities within the study area itself. The proposed development includes a community room (c. 34 sqm), which will serve to meet the needs arising of the prospective residents. In addition, looking beyond the 1.5km boundary and taking into account the proximity of the area and the subject site to the wider cultural facilities on offer within the city centre and immediate surrounding area cannot be understated and is likely to meet the demand and needs of the area on a wider basis.

7.6 Religious and Worship Facilities

There are several places of worship in Whitehall, particularly Christian denomination churches. There is no standard measure in place in Ireland regarding the provision of religious places of worship.

7.7 Retail & Entertainment

The area is well supplied in terms of retail services and facilities. Whitehall village and Collinswood Ave service the surrounding area with low order commercial needs, shops, cafes and restaurants, close to the subject site. Whilst the existing entertainment possibilities within a 15 minute walk of the site are limited, the area's proximity to Dublin city centre must be acknowledged. The location of a neighbourhood centre of shops and local services, located on the Collinwood Avenue will meet all of the required retail needs of residents. There are two convenience shops, both Costcutters and Gala, a post office, takeaway restaurants, pharmacy and barbers/ hair salon located across from the subject site, therefore it would be unnecessary to dilute the existing urban character of the existing neighbourhood centre by accommodating ground floor commercial uses on the subject site.

8 Conclusion

The Social Infrastructure Audit has demonstrated that the subject site is located in proximity to a range of facilities that will benefit the future residents of the proposed scheme. The proposed development will generate a modest added demand on the existing services and facilities, such as open space, leisure. The site is also well located in relation to public open space with the nearby Ellenfield Park, and the array of clubs and amenities located at the Dublin City University campus, and the neighbouring Albert College Park.

There are a number of primary and secondary schools within 1.5 Km of the subject site. It is noted that the proposed development will provide a high proportion of one bedroom (41%). The audit has identified spare capacity in primary and secondary schools in the catchment, therefore it is not expected the development will add undue pressure.

There is a wide provision of childcare places in the area and the scheme itself does not generate a demand for a new creche.

The subject site is also well served by healthcare facilities with the neighbouring Highfield Hospital and the major services available at Beaumont Hospital. There are an extensive range of GP clinics and pharmacies located in the area, the nearest being directly across from the subject site.

There are several places of worship in the Whitehall area covering a wide range of different Christian denominations. There is no standard measure in place regarding the provision of religious places of worship and their capacity restraints, thus it is not envisioned that this can be addressed with this development.

There are also a wide range of retail and local services directly adjacent to the subject site on the Swords Road and Collins Avenue. The additional uplift in population will continue to support the economic viability of these existent neighbourhood centres.

With regard to retail and entertainment options, the Whitehall area is well served. Local needs are addressed with the extensive array of local convenience shops, cafes and restaurants in the area. The addition of the Whitehall Bingo adds another facility for future residents to enjoy. Also the proximity of the Omni shopping centre (1.7 km to the north of the subject site) and the ease of access to the city centre for more extensive retail and entertainment options should be acknowledged.

The provision of an onsite community room will be provided at ground floor of Block A. It should also be reiterated that the proposed development is accompanied by a 23% of public open space, which will make a positive contribution to the area.

