



# Social Infrastructure Audit

Social Housing Bundle 4, Development at  
Stanley Street Depot, Dublin 7

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 Smithfield/ Grangegorman/ Stoneybatter 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 to the south of TU Dublin Grangegorman Campus, to the north west of Smithfield and east of Stoneybatter. The subject site is c.1.15 ha and its location is illustrated in the figure below. The development site is zoned Z5 City Centre 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

The subject site is the Dublin Fire Brigade Maintenance Station and Dublin City Council Mechanic Division, which is due to be relocated. The site is an infill site with a range of amenities and services surrounding the site. The site is located to the south of TU Dublin Grangegorman Campus, to the north and west of Smithfield and east of Stoneybatter. Two access points to the site are proposed via Stanley Street and Grangegorman Lower.

The site is bounded by two to four storey residential accommodation to the north of the site along Stanhope Street. Along the eastern boundary of the site lies Grangegorman Lower with commercial activity at ground floor and residential accommodation, including student accommodation above-ground floor. Heights along Grangegorman Lower range from three to six storeys. The site is located in a backland location and to the rear of the units on Brunswick Street North and those to the east of Stoneybatter. To the south of the site lies established buildings and uses in the form of residential accommodation, industries such as screen printing, fabric store and the Brunswick Mill Studios are located. Heights along the southern boundary of the site range from one to four storeys. Towards the west of the site, existing buildings and Manor Street bound the west of the site. A range of uses are located along Manor Street including shops, restaurants and bars. Buildings along the western side of the street range from two to three storeys in height. The total site area is c.1.15 ha.

Stanley Street is located within a 20 minute walk of O'Connell Street, Phoenix Park and Heuston Station. The area is predominately residential in nature with parks, local retail and community/ sporting facilities also populated across the area.

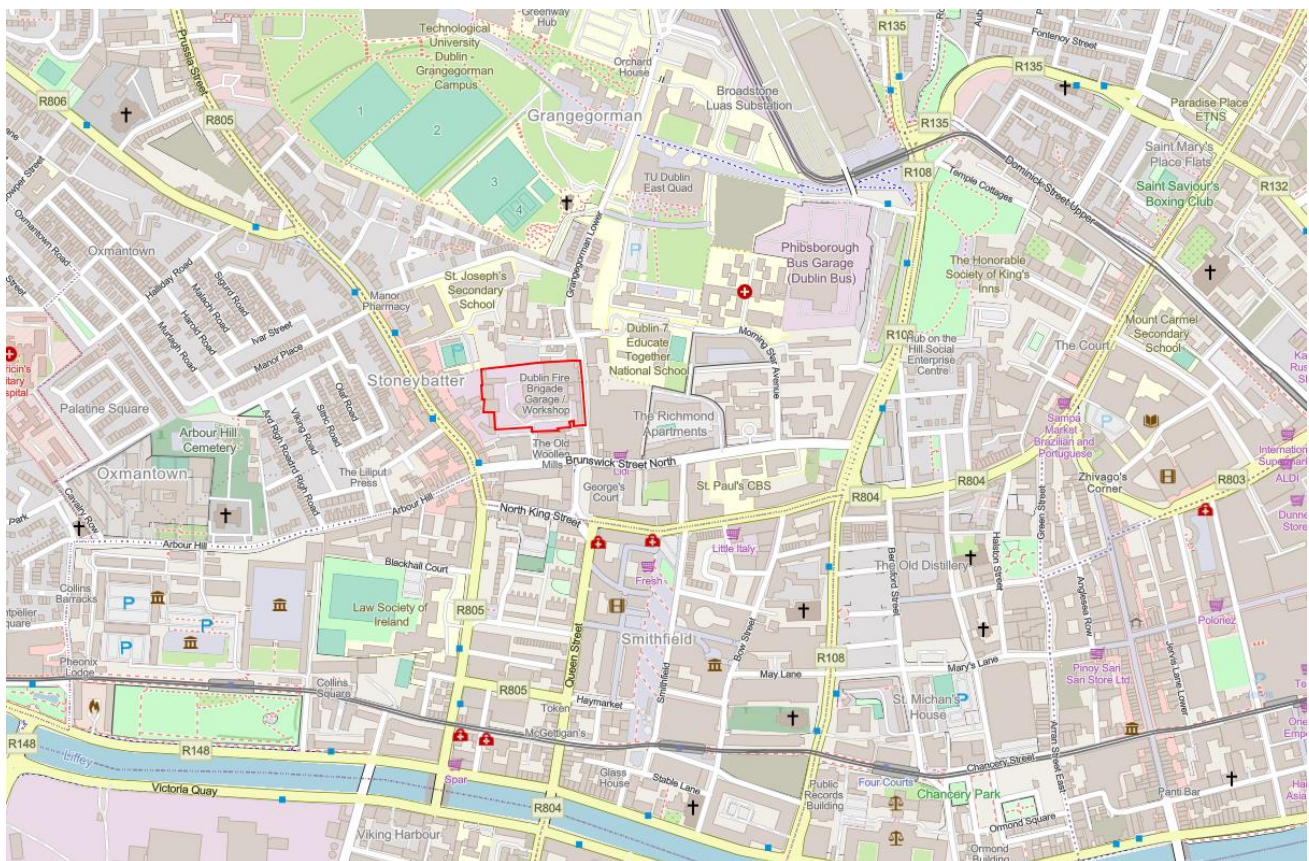


Figure 2: Site Location Map

## 2.2 Transportation

The site is served by Bus stop no. 1714 and no. 1648 along Manor Street. A number of Dublin Bus routes travel this route including bus no. 37, 39, 39A and 70. Bus no. 39 serves travel between Burlington Rod towards Ongar at a frequency of c.30 minutes. In terms of no. 37, this route serves travel between Baggot Street/ Wilton Terrace towards Blanchardstown Centre, generally at a frequency of c.20 minutes weekdays and at 20-30 minutes during weekends. Bus no. 70 serves travel between Burlington Road towards Dunboyne at a frequency of hourly at off-peak times and c.10 minutes during peak hours.

The site is also located within a 10 minute walk from Arran Quay bus stop no. 7854 which offers a wider variety of services, including no. 52, C1, C2, C3, C4, C5, C6, P29, X25, X26, X27, X28, X30, X31 and X32. Many of the aforementioned routes were introduced under phase 2 of the BusConnects Network Redesign. This saw the introduction of the C spine (C1, C2, C3, C4), route 52 and eight peak only routes (P29, X25, X26, X27, X28, X30, X31 and X32). Two night time routes (C5 and C6) were also introduced.

Also along Arran Quay is bus stop no. 7453, which offers services of no. 26, 37,39,39A, 51D, 60, 69, 70, 145 AND Dublin Express 782.

The Luas red line and cross city are also located in close proximity to the subject site. The Luas Cross City, Broadstone DIT stop is located within a 12 minute walk from the site and the Luas Red Line, Smithfield Luas stop is within an 8 minute walk.

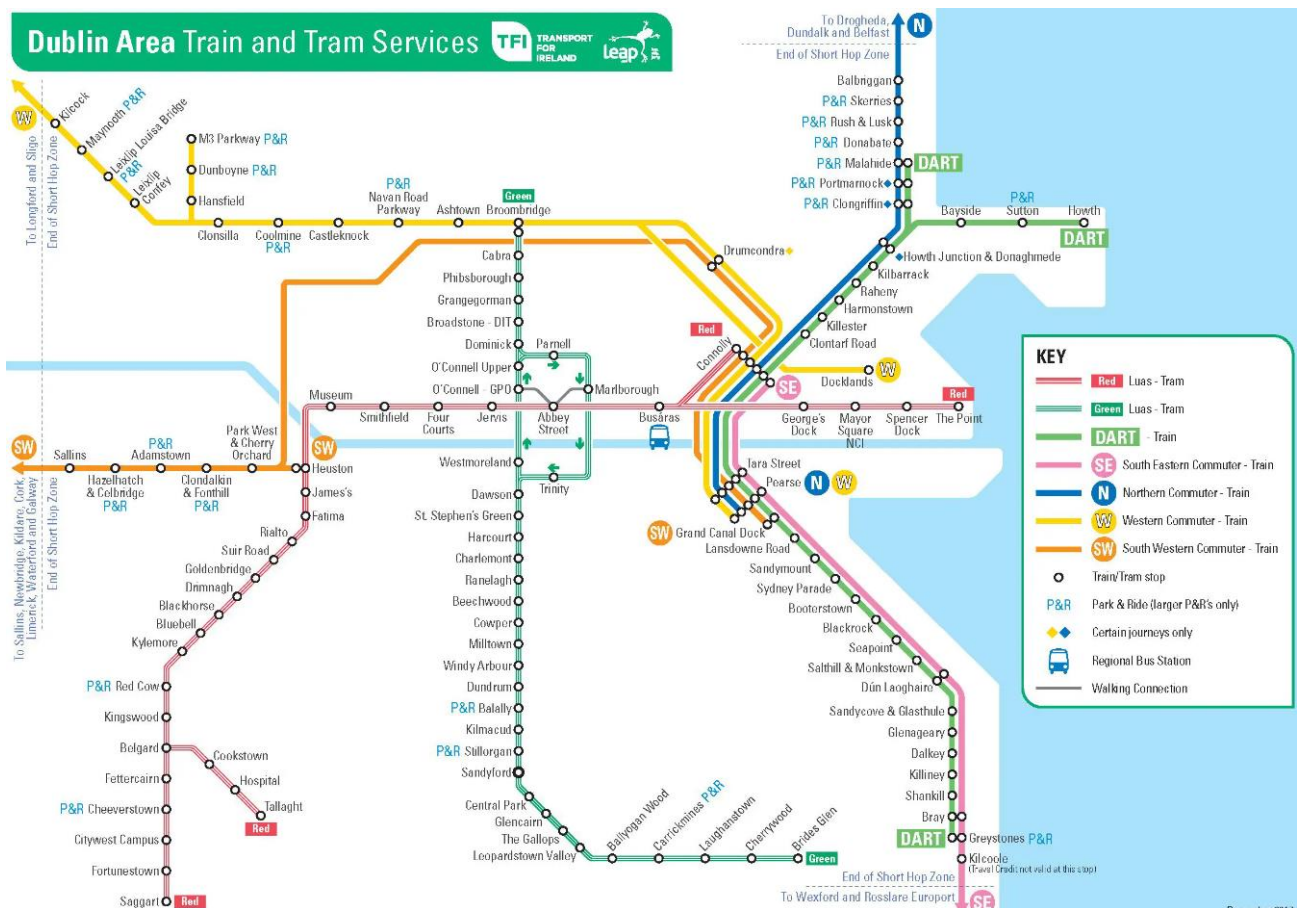


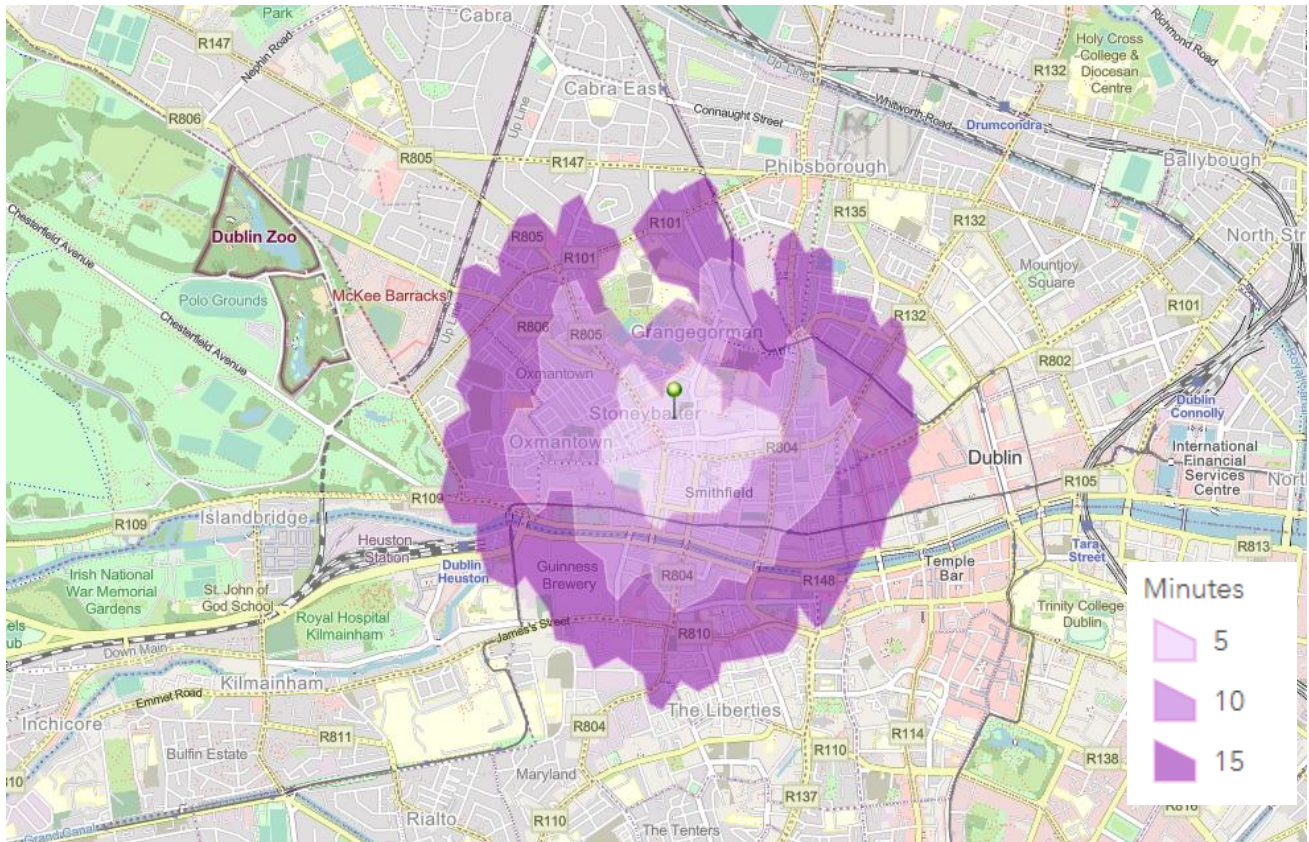
Figure 3: Existing Luas Line in the context of the Subject Site (Source: TFI, 2017)

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 4: 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 along the B-Spine serving Blanchardstown SC-City Centre-UCD. During the weekday, this spine operates generally every 4 minutes. In addition to the B spine, the C-Spine is within a 10 minute walk from the site along Arran Quay.



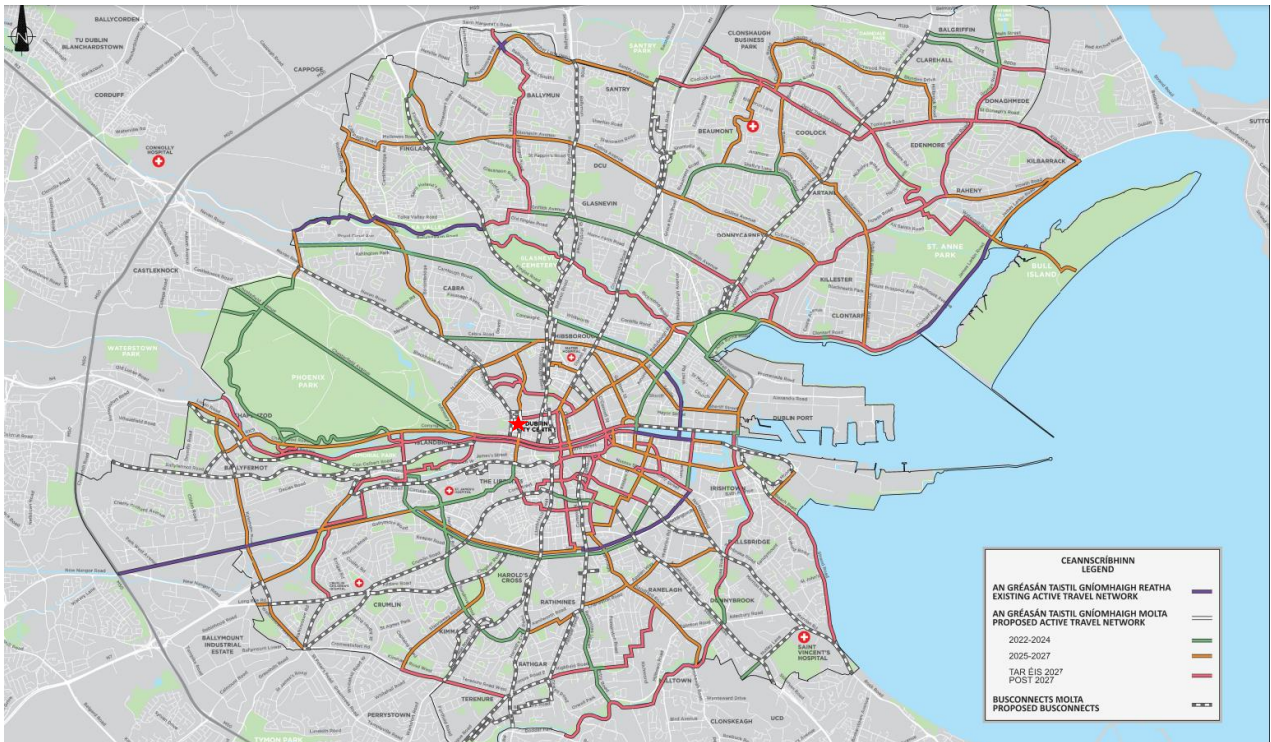


Figure 6: Proposed Active Travel Network Post 2027 (Source: DCC)

## 3. CONTEXT, APPROACH AND SCOPE OF THE REPORT

### 3.1 Policy Context

#### 3.1.1 National Planning Framework

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### 3.1.4 Childcare Facilities: Guidelines for Planning Authorities (2001)

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

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

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

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

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

The Guidelines specifically state that:

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

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

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 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 not located within a SDRAs but is in excess of 10,000 sqm, therefore, CU025 applies to the subject site.

*“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 Z5 and the public open space requirement for residential developments will be a minimum of 10% of the overall site area.

The proposed development has public open space ratio of 10% of the overall site area which meets the minimum 10% requirement within the Dublin City Development Plan 2022-2028.

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 (2023), 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.

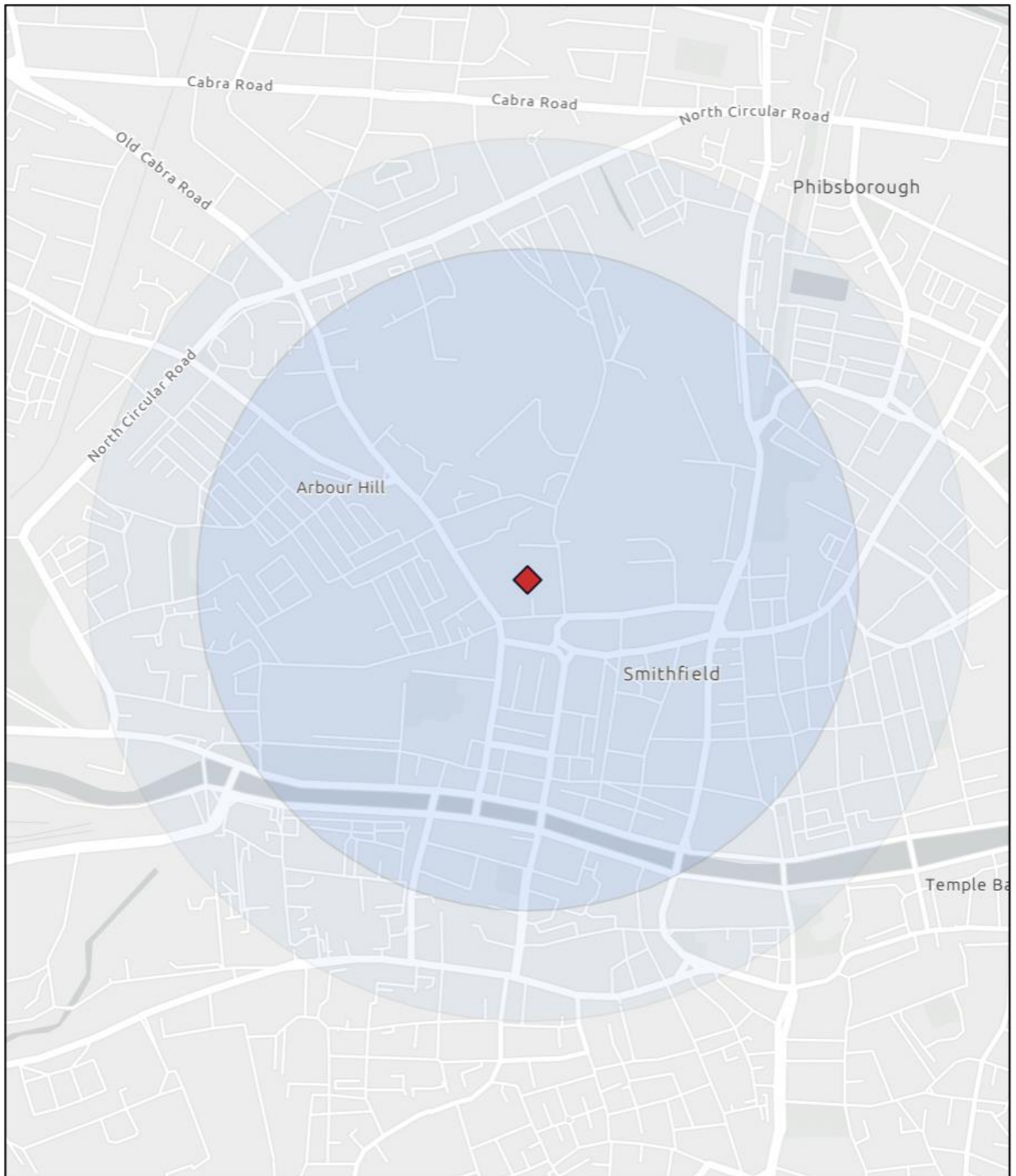
**Table 1: Categories of Social and Community Facilities**



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 multi-purpose performance centre supporting a wide variety of performing arts. Includes arts workshop and music schools.
Community Centre / Halls	General community use facility providing meeting spaces, social, educational, and recreational activities and/or health, support and information. Includes community centres, parish centres, local halls, and meeting rooms.
Childcare Facilities	Registered Childcare Facilities including full day, part time and sessional services.
Healthcare and Social Services	Hospitals, Health Centres, Family Resource Centre, Primary Care Centres, GPs and Speciality Clinics and Pharmacy.
Education	Primary, Post-Primary, Third Level, Further Education and Other Lifelong Training Centres
Religious & Worship Facilities	Churches, Cemeteries and Places of Worship

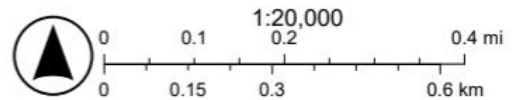
Category	Description
Open Space, Sports and Leisure	Parks, Playing Pitches, Playgrounds, Sports Centres and Clubs, Leisure Centres, Gyms and Training Facilities, Swimming Pools, Public indoor facility which caters for indoor sports (e.g. Swimming pool, gym, sports) and other multi-purpose rooms for Pilates, 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.



-  750m buffer from site
-  1km radius from site
-  Site Location



Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METV/NASA, USGS

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.

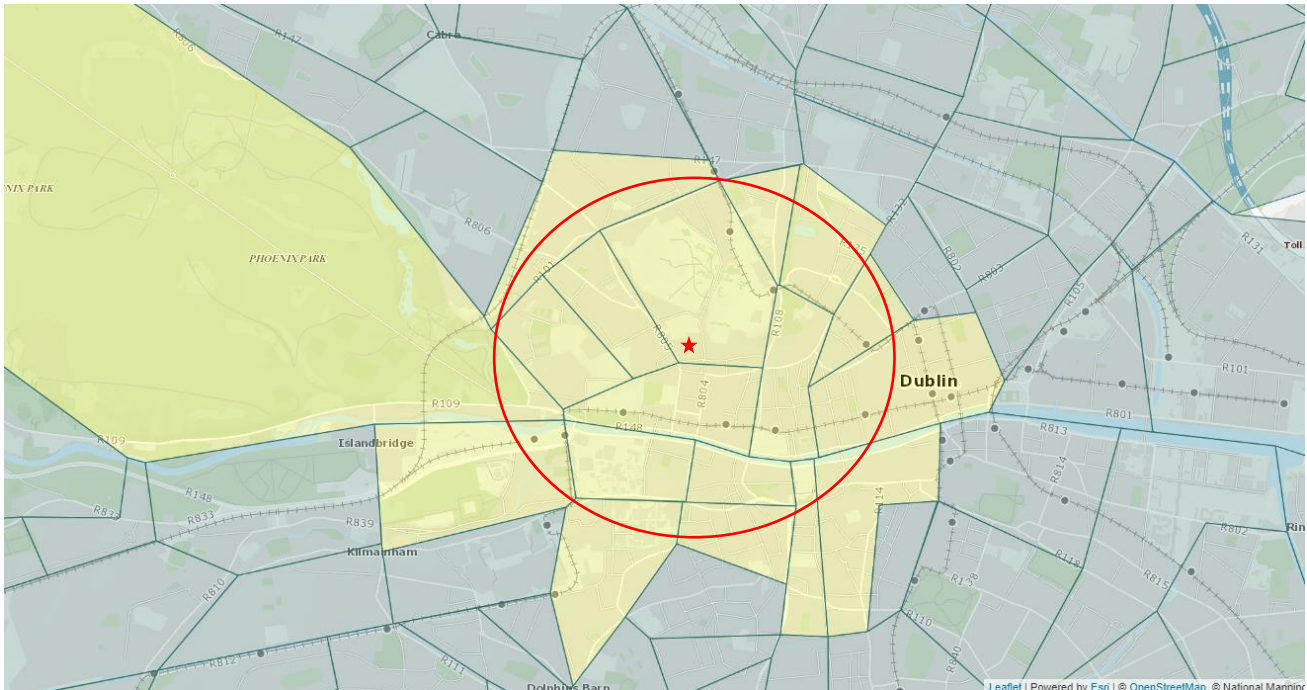


Figure 8: Extent of Demographic Study Area

### 4.2 Population Trends

Conducting analysis of the 1km settlements area confirmed a total population of the study area to be 68,425 persons during the 2022 Census. The list of Electoral Divisions used, and their respective populations, can be seen in the table below.

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

Electoral Division	CSO 2016 Population	CSO 2022 Population	Change 2016-2022	% Change 2016-2022
Cabra East C	4085	4239	154	4%
Arran Quay A	1785	1784	-1	0%
Arran Quay B	4166	5529	1363	33%
Arran Quay C	4471	4646	175	4%
Arran Quay D	3109	3308	199	6%
Arran Quay E	3293	3377	84	3%
Innis Quay B	3666	4537	-871	24%
Innis Quay C	2757	3087	330	12%
Rotunda B	2458	3589	1131	46%
North City	5654	6749	1095	19%
Royal Exchange A	4329	5063	734	17%
Wood Quay A	2606	2871	265	10%

Electoral Division	CSO 2016 Population	CSO 2022 Population	Change 2016-2022	% Change 2016-2022
Merchants Quay A	2513	2749	236	9%
Merchants Quay B	3966	4343	377	10%
Ushers A	3930	5117	1187	30%
Ushers B	1312	1903	591	45%
Ushers C	3983	4069	86	2%
Phoenix Park	1534	1465	-69	-4%
Total	59617	68425	9,808	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 59617 to 68425, equivalent to an 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 2798 persons of the study area population were aged between 0 and 4, or a total population of 4%. A further 2475 persons were aged between 5 to 9 year old or 4% of the total population. The 10 to 14 years old cohort comprises 2338 persons or 3% of the total population. In the 15-19 age cohort, this group comprises 3308 persons or 5% of the total population. While the 20-64 years age cohort, includes 52296 persons or 76% of the total population. In terms of the 65+ years, this group comprises 5041 persons or 7% of the total population.

**Table 3: 2022 Age Profile in the Study Area**

Electoral Division	0-4 years	5-9 years	10-14 years	15-19 years	20-64 years	65+ years	Total
Cabra East C	174	174	137	164	3107	483	4239
Arran Quay A	58	50	62	67	1389	158	1784
Arran Quay B	122	114	212	648	4165	268	5529
Arran Quay C	161	126	121	139	3921	178	4646
Arran Quay D	150	140	111	125	2433	349	3308
Arran Quay E	153	115	85	113	2530	381	3377
Innis Quay B	120	144	108	250	3555	360	4537
Innis Quay C	100	101	111	274	2222	279	3087
Rotunda B	176	130	141	115	2805	222	3589
North City	371	318	284	218	5238	320	6749
Royal Exchange A	211	198	195	247	3749	294	5063
Wood Quay A	179	162	153	96	1876	405	2871
Merchants Quay A	138	150	127	100	2077	157	2749
Merchants Quay B	214	178	109	215	3362	265	4343
Ushers A	181	113	92	94	4398	239	5117
Ushers B	41	31	59	223	1453	96	1903
Ushers C	208	204	207	191	2938	321	4069
Phoenix Park	41	27	24	29	1078	266	1465
Total	2798	2475	2338	3308	52296	5041	68425
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 2.71 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: 2022 Average no. Persons Per Household**

Electoral Division	No. of Private Households 2022	Total Population	Average no. Persons Per Household
Cabra East C	1867	4239	2.27
Arran Quay A	697	1784	2.56
Arran Quay B	1705	5529	3.24
Arran Quay C	1900	4646	2.45
Arran Quay D	1316	3308	2.51
Arran Quay E	1647	3377	2.05
Innis Quay B	1797	4537	2.52
Innis Quay C	1160	3087	2.66
Rotunda B	1262	3589	2.84
North City	2187	6749	3.08
Royal Exchange A	1679	5063	3.01
Wood Quay A	1186	2871	2.42
Merchants Quay A	1086	2749	2.53
Merchants Quay B	1713	4343	2.53
Ushers A	2207	5117	2.32
Ushers B	704	1903	2.70
Ushers C	1771	4069	2.30
Phoenix Park	624	1465	2.35
Total	28193	68425	2.43
Dublin City Council	225,685	592713	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 7 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. 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. The schools are listed and tabulated with their current enrolment figures below.

**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)
Stanhope Street Primary School	Manor St, Stoneybatter, Dublin 7, D07 DY60	310	337	363	17%	No response	0.2
Dublin 7 Educate Together National School	Fitzwilliam Pl N, Arran Quay, Dublin 7	466	452	466	0%	15	0.2
St. Gabriels National School Stoneybatter	Cowper St, Arbour Hill, Stoneybatter, Dublin 7, D07 K6H7	135	146	175	30%	No capacity	0.7
St Paul's Primary School	St Paul's Primary School	158	156	149	-6%	No response	0.2
Presentation Primary School George's Hill	Halston St, Dublin 7	122	122	131	7%	No capacity	0.7

School Name	Address	2020 Enrolment	2021 Enrolment	2022 Enrolment	Change % (between 2020 and 2022)	Available Capacity	Distance (in km)
St Audoens National School	St Audoen's National School, Cook St, Merchants Quay, Dublin 8, D08 XP83	177	181	190	7%	No capacity	0.9
St Mary's Primary School	Paradise Pl, Phibsborough, Dublin 7	237	254	248	5%	No response	1.0
Total		1605	1648	1722	7%	15	

Enrolment data was collected from previous years to gain an understanding of capacity and enrolment trends within the identified primary schools in the area. The total number of enrolments in 2022/2023 at these schools was 1722 pupils. Overall, the number of children enrolled in primary school education decreased by 7% between 2020 and 2022. Where no response was received, a worst-case scenario of no capacity is assumed for the purpose of this audit. 15 no. spaces were identified in Dublin 7 Educate Together, and they confirmed as the school has an overall capacity of 490 students, which would indicate that greater capacity exists within this premises.

### 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 Name	Address	2020 Enrolment	2021 Enrolment	2022 Enrolment	Change %	Available Capacity	Distance (in km)
Stanhope Secondary School	7 Stanhope St, Stoneybatter, Dublin 7, D07 W0Y0	190	202	239	26%	No capacity	0.2
St Pauls CBS Secondary School	Brunswick St N, Dublin, D07 VF57	226	223	219	-3%	Limited capacity	0.3
Mount Carmel Secondary School	King's Inns St, Rotunda, Dublin 1, D01 W657	375	375	399	6%	No response	0.8

Total	791	800	857	8%	0	
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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%. Analysis of capacity in existing secondary schools indicates limited additional capacity.

### 5.1.3 Adult Education

Within the vicinity of the site, TU Dublin Grangegorman Campus is located, which caters for a range of programmes and activities at the campus grounds. The TU Dublin, Bolton Street campus is also located proximate to the site. In addition, given the sites location in the city centre there are a range of further education centres that can serve the needs of the population generated from the proposed development such as Dublin College of Advanced Studies is located c.700m from the site and provides a number of courses for adults,

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

Childcare Facility Name	Address	Distance (in km)	Service Type	Enrolment	Capacity Available
Rainbow Community Playgroup	28 Stoneybatter, Stoneybatter, Dublin 7, Co. Dublin	0.1	Part time	21	No capacity Waiting list in operation
Tiny Toes Community Creche	The Basement, 42 Manor Street, Dublin 7, Co. Dublin	0.4	Full Day, Part Time	34	No availability Waiting list in operation
Seven Dwarfs Playgroup	Holy Family Parish Centre, 13 Prussia Street, Dublin 7, Co. Dublin	0.5	Sessional	30	No capacity Waiting list of 15 for September 2023 and 25 for September 2024
Pitter Patter Community Play Group	Macro Centre, 1 Green Street, Dublin 7, Co. Dublin	0.7	Full day	34	No capacity, 15 on waiting list for September 2023 and 25 for

Childcare Facility Name	Address	Distance (in km)	Service Type	Enrolment	Capacity Available
					September 2024 intake
Creative Kids & Co	Stanhope Street Primary School, Stanhope Street	0.2	Sessional	44	No response
Constitution Hill Creche	50/51 Constitution Hill, Dublin 7	0.5	Sessional	11	No capacity, 3 on waiting list
Total				174	0

The table above has identified 6 no. childcare providers operating within the vicinity of the site. The audit has shown that as of October 2023, the existing childcare facilities who responded by email or phone have no available capacity with waiting lists in operation for all facilities.

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.

### 5.2.1 Permitted Childcare Facilities

In addition to the existing childcare facilities operating in the study area, a permitted childcare facility has been identified within the study area. The below table identifies the location, residential units and the size of the proposed childcare facility.

**Table 8: Permitted Childcare Facilities**

Reg. Ref	Location	Units	Size of Proposed Childcare Facility	Status
TA29N.310327	Former O'Devaney Gardens Site and lands previously part of St. Bricin's Military Hospital, Dublin 7	1,047	489 sqm	Permitted

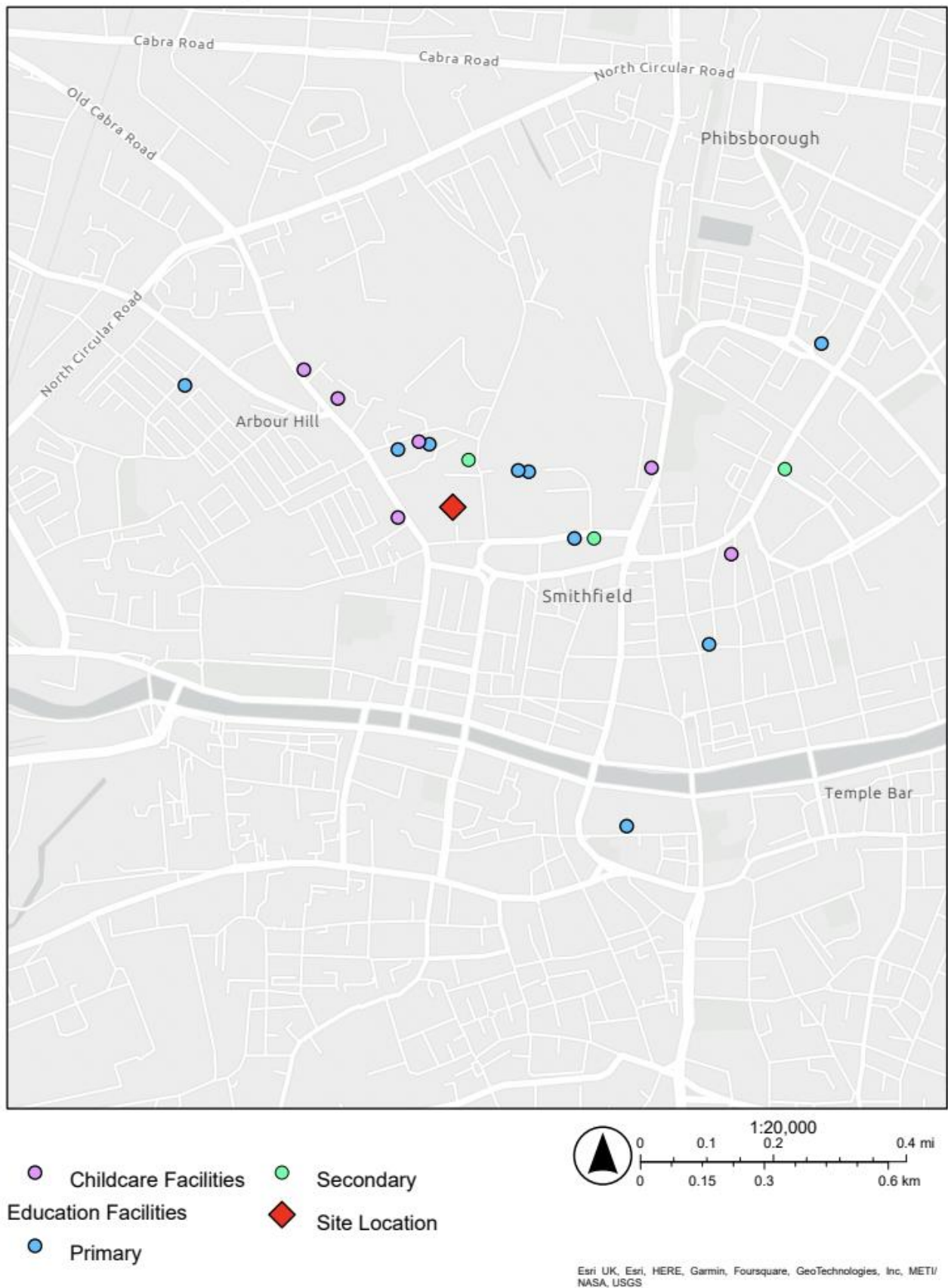


Figure 9: Education Facilities Identified within 1km of the Site

### 5.3 Open Space, Sports and Leisure

Phoenix Park is located within 1km of the subject site. The park is 70 hectares of recreational space with a playground, polo club, the Hollow (Phoenix Park Bandstand), Bohemian FC Youths Club, Dynamo Dublin Football Club, Phoenix Cricket Club and Civil Service Cricket Club. In addition, TU Dublin Grangegorman Campus is within 400m of the site and includes public open space, sporting facilities and playground.

With regard to sports, there are several clubs and organisations operating in the vicinity of the site, providing a range of clubs catering to differing and specific interests. Bohemian FC Youth, and Dynamo Dublin Football Club are located within the Phoenix Park and although these clubs are located outside of the study area, they are important to consider given the sites accessibility to the Phoenix Park. The site is well served for existing gym, Pilates facilities, including the 1escape Health Club which includes a swimming pool.

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 9: 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
Grangegorman Playground	Childrens playground	7 Grangegorman Lower, Arran Quay, Dublin	0.4
St. Brendan's GAA Club of Grangegorman	GAA Club and Pitch	Grangegorman Lower, Dublin 7, D07 H978	0.4
Pitch 3 - Synthetic Soccer pitch	All weather playing pitch	Grangegorman Lower, Dublin 7, D07 H978	0.3
Aughrim Street Sports Hall	Sports Hall	Aughrim St Sports Centre, Aughrim St, Dublin Northside, Dublin	0.7
Omnisport field	Basketball and football pitch	Grangegorman Lower, Dublin 7, D07 H978	0.3
Croppies Acre Memorial Park	Park	7 Benburb St, Dublin, 7	1.0
Phoenix Park	Park	Phoenix Park, Saint James' (part of Phoenix Park), Dublin	1.0
F45 Training Grangegorman	Gym	Unit 3, Ardcairn House, 8a Grangegorman Lower, Dublin, D07 XV9D	0.1
1escape Health Club	Gym and Swimming Pool	Smithfield Market, Block G, Smithfield, Dublin 7	0.3
FUSE Smithfield	Gym	Oxmantown Green, Unit 1 Blackhall Pl, Smithfield, Dublin, D07 W729	0.3
Kings Inn Park	Park	Constitution Hill, Dublin 7	0.6

Name of Facility	Description of Facility	Address	Distance to site in Km
Hercules Gym	Gym	Lurgan St, Northside, Dublin	0.6
Mirella Fitness	Gym	Aughrim Lane Industrial Estate, C, Stoneybatter, Dublin 7, D07 E54F	0.6
Black Skull Muay Thai	Muay thai boxing gym	Carnew St, Stoneybatter, Dublin, D07 F9V0	0.8
BodyFirm Pilates & Fitness Studios	Pilates Studio	Unit 14, Park Shopping Centre, 33-39 Prussia St, Dublin, D07 XE06	0.7
FLYEfit Jervis Street	Gym	Jervis Lane Upper, North City, Dublin	1.05
Lift Training Studios	Gym	5 Ellis Quay, Smithfield, Dublin 7, D07 C2YP	0.5
St James Gate Health and Fitness Club	Gym	Watling St, The Liberties, Dublin 8	0.8
Billey Edwards Park	Park	Stoneybatter, Dublin	0.4
Bridgefoot Street Park	Park	Robert Emmet Walk, 11 Bridgefoot St, Saint Catherine's, Dublin 8	0.7
Smithfield Playground	Playground	57, Smithfield, Dublin 7, D07 F6HV	0.4
Smithfield Astro Football Pitch	All weather pitch	Mary's Ln, Smithfield, Dublin	0.7
Wolftone Square	Park	53 Wolfe Tone St, North City, Dublin	1.0
Hercules Club Dublin 1935	Gym specialising in Powerlifting, Olympic Weightlifting and bodybuilding	Lurgan St, Northside, Dublin	0.6
Handball Alley St. Michan's Park	Handball Alley	3 Green St, Rotunda, Dublin	0.7
St. Michan's Park Playground	Playground	(St Michan's Flats) Greek St, Dublin, 7.	0.7
St. Michan's House Multi-sport	All-weather surface	St Michans Park Halston St, Dublin, 7	0.7

## 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). 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 the study area. The GPs were identified using the Health Service Executive's (HSE) website and the internet. In addition, it should be noted that the site is surrounded by a range of existing pharmacies.

**Table 10: List of Health Facilities and Social Services within 1km of the Site**

Name of Facility	Address	Distance (in km)
Manor Street Family Practice	41 Manor St, Dublin 7, D07 W586	0.4
Stoneybatter Family Practice	66 Manor St, Stoneybatter, Dublin	0.3
Dr Austin O'Carroll	Grangegorman Upper, Arran Quay, Dublin	0.6
Chief Medical Office	90 King St N, Smithfield, Dublin, D07 N7CV	0.2
Mater Misericordiae University Hospital - Rapid Injury Clinic	The Forge, Smithfield Market, Smithfield, Dublin, D07 VKP9	0.2
Polska Przychodnia Rodzinna - Family Health Care	Block E, 3 Thundercut Alley, Smithfield, Dublin	0.3
Firefly Foot & Ankle Clinics	Smithfield Market, Plaza Health Block C, Smithfield, Dublin, D07 V583	0.4
Dr Ilona Izdebska medical centre Orby Chambers, 7 Coke Lane, Dublin 7	Orby Chambers, 7 Coke Ln, Smithfield, Dublin, D07 T0FA	0.5
Dental Clinic Dublin Luxdent	Unit A, Block A, Malthouse House, Smithfield, Dublin 7, D07 A891	0.4
D7 Dental Clinic	84 Benburb St, Smithfield, Dublin	0.5
ArtMedica Dental Clinic	6 John St N, Smithfield, Dublin 7, D07 A9NN	0.5
Dr Svetlana Maev	77 Benburb St, Smithfield, Dublin, D07 E9DE	0.5
Jervis Medical Centre	1 Jervis St, North City, Dublin 1	1.0
Talbot St Medical Centre	6 Jervis St, North City, Dublin, D01 XT59	1.10
North Doc Medical Services CLG	Unit 211 The Capel Building, St Mary's Abbey, Dublin, D07 DP44	0.9
GPDOC Medical Centre	138 Capel St, North City, Dublin, D01 C4E9	0.9
Ushers Island Clinic	9 Usher's Island, Dublin 8, D08 X313	0.6
School Street Family Resource Centre	School St, The Liberties, Dublin 8	1.1
St Patricks Hospital	James St, Saint James' (part of Phoenix Park), Dublin, D08 K7YW	1.05
St James Hospital	James St, Saint James' (part of Phoenix Park), Dublin 8, D08 NHY1	1.5
Child & Adolescent Mental Health Service	Upper Grangegorman Road, Grangegorman Lower, Dublin 7, D07 H984	0.4
HSE Phoenix Care Centre	N Circular Rd, Grangegorman, Dublin, D07 VTP0	0.7
Grangegorman Primary Care Centre	Grangegorman Road Upper, Dublin, D07 H984	0.7
Youth Advocate Programmes Ireland Ltd	191, Lower Ground Floor, Park House, 193a N Circular Rd, Dublin	0.9
Headway Brain Injury Services and Support	Blackhall Green, Blackhall Pl, Smithfield, Stoneybatter, Dublin 7, D07 RX67	0.3
Centre for Independent Living	Carmichael House, North Brunswick St, Dublin	0.4
Independent Living Movement Ireland	Carmichael House, Brunswick St N, Dublin 7	0.4



Name of Facility	Address	Distance (in km)
HSE National Hearing Aid Repair Centre	Grangegorman Primary Care Centre, Grangegorman Upper, Dublin, D07 H984	0.7
St Bricin's Military Hospital	Infirmiry Rd, Stoneybatter, Dublin 7, D07 DC84	0.7
Lisburn Street Health Centre	Lisburn St, Dublin	0.6

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. School Street Family resource centre is located c.1.1km from the site in the Liberties. 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.

## 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 study area.

**Table 11: List of Community Facilities within 1km of the site**

Name of Facility	Address	Distance (in km)
An Siol	19 Manor St, Stoneybatter, Dublin 7, D07 N973	0.2
North West Inner City Network (NWICN)	117 King St N, Smithfield, Dublin, D07 AV62	0.2
Macro Community Resource Centre	First floor, 1 Green St, Dublin 7, D07 X6NR	0.7
Aughrim Street Scout Group (9th/10th Dublin)	45a Ben Edair Rd, Stoneybatter, Dublin 7, D07 YE30	0.6
Manor Picture House	Manor St, Stoneybatter, Dublin, D07 CY53	0.3
Holy Family Parish Centre	13 Prussia St, Stoneybatter, Dublin 7, D07 A097	0.5
Dublin Community Games	Carmichael Centre, 4 Brunswick St N, Smithfield, Dublin 7	0.4
SICCDA	90 Meath St, The Liberties, Dublin 8, D08 TPH9	1.0
Post Office	1-3 King St N, Dublin 7	0.7
Post Office	Park Shopping Centre, Prussia St, Stoneybatter, Dublin	0.7
Post Office	5 Usher's Quay, Dublin 8, D08 W449	0.7
South West Inner City Network (SWICN)	Digital Court, Rainsford St, The Liberties, Dublin 8	1.0
Bridewell Garda Station	28/30 Chancery St, Smithfield, Dublin 7, D07 E424	0.6
Phibsborough Fire Station - Dublin Fire Brigade	Phibsborough Rd, Phibsborough, Dublin, D07 X3TV	0.8
Central Library	Ilac Centre, Henry St, North City, Dublin, D01 E9V3	1.1

Family Resource Centres provide a range of universal and targeted services and development opportunities that address the needs of families and residents in communities. Family resource centres are operated by TUSLA, the State's Child and Family Agency. There is a dedicated Family Resource Centre in the Liberties, funded principally by TUSLA.

## 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 12: List of Arts Facilities within 1km of the site**

Name of Facility	Address	Distance (in km)
Smashing Times International Centre for the Arts and Equality	Coleraine House, Coleraine St, Smithfield, Dublin	0.5
The Brunswick Collective	The Old Woolen Mills, Brunswick St N, Stoneybatter, Dublin 7	Bounds the site
National Museum of Ireland-Decorative Arts & History	Collins Barracks, Benburb St, Stoneybatter, Dublin, D07 XKV4	0.5
Block T	The Digital Hub, The Liberties, Dublin 8, D08 TCV4	0.9
National Irish Visual Arts Library NIVAL	National College of Art and Design, 100 Thomas St, Usher's Quay, Dublin 8, D08 K521	0.9
La Catedral Studios	7-11 St Augustine St, Usher's Quay, Dublin 8	0.9
The Complex Gallery & Studios	21-25 Arran St E, Smithfield, Dublin 7, D07 YY97	0.8
Bow Street Drama School	12/13 Bow St, Smithfield, Dublin 7	0.4
The Darkroom	32 Brunswick St N, Dublin 7, D07 TWX3	Bounds the site
Damn Fine Print	32 Brunswick St N, Stoneybatter, Dublin, D07 TWX3	Bounds the site
Lighthouse Cinema	Market St S, Smithfield, Dublin 7, D07 R6YE	0.3
Arran Street East – Classes	1 Little Green St, Smithfield, Dublin 7, D07 K744	0.7
The Complex	21-25 Arran St E, Smithfield, Dublin 7, D07 YY97	0.7

## 5.7 Religious & Workshop 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 13: List of religious and worship facilities within 1km of the site**

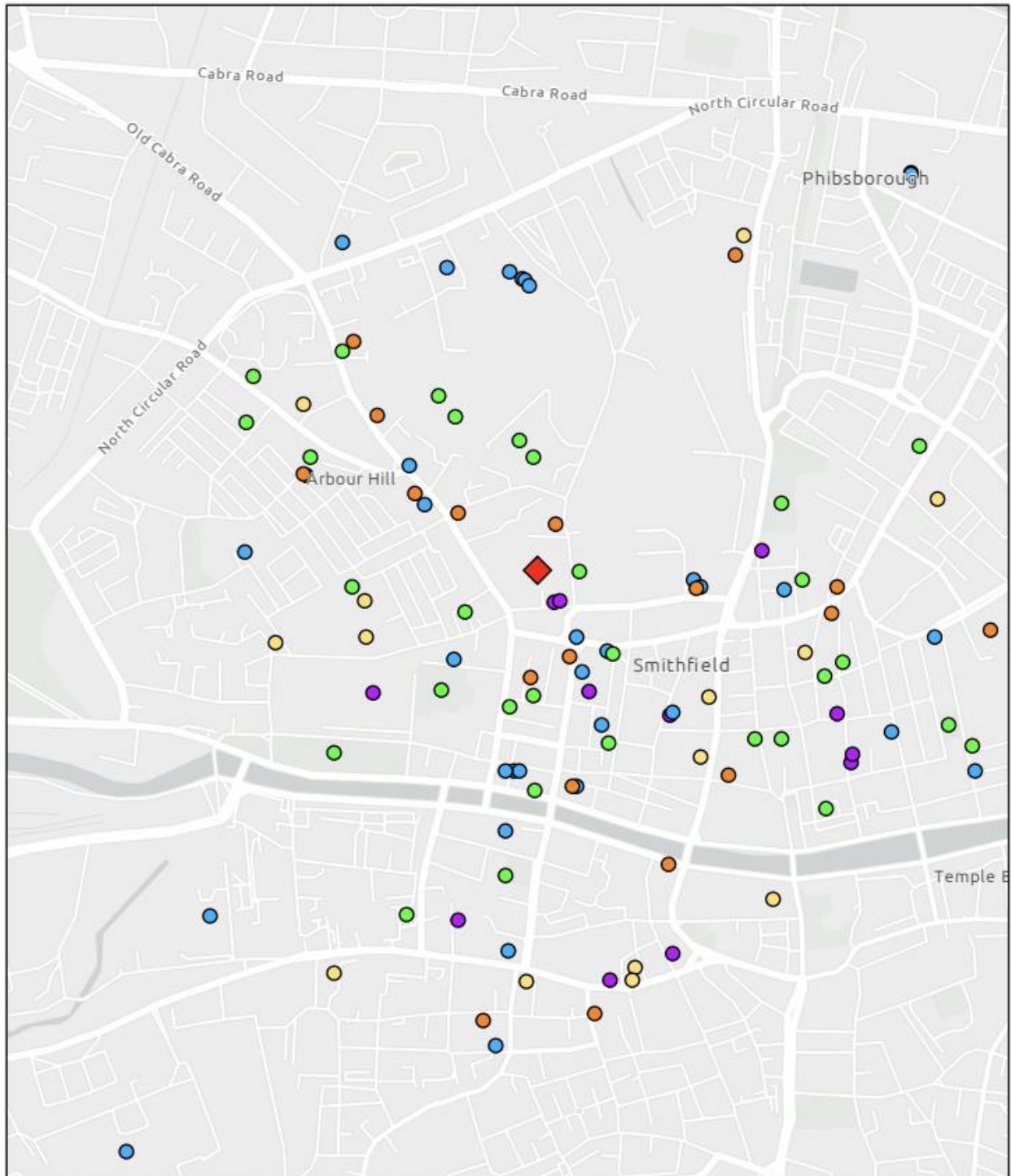
Name of Facility	Address	Distance (in km)
St Mary of the Angels, Church Street	Capuchin Friary, Church St, Dublin 7	0.5
St Michan's Church of Ireland	Church St, Arran Quay, Dublin 7	0.6
St Michan's Church, Halston Street Parish	Saint Michans Presbytery, 12 Halston St, Smithfield, Dublin 7, D07 Y2T5	0.6
Church of the Holy Family, Aughrim Street	Aughrim St, Stoneybatter, Dublin 7, D07 K8Y8	0.6

Name of Facility	Address	Distance (in km)
Church of the Sacred Heart	Arbour Hill, Stoneybatter, Dublin 7	0.4
Church of the Annunciation	46 Arbour Hill, Stoneybatter, Dublin 7, D07 W6T7	0.6
All Saints Parish Church	Phibsborough Rd, Phibsborough, Dublin 7	0.9
St Saviour's Church	Dominick Street Lower, Rotunda, Dublin, 1	0.9
Church of the Immaculate Conception - Adam and Eve's	4 Merchant's Quay, The Liberties, Dublin 8, D08 XY19	0.9
St Catherine's Church of Ireland	Thomas St, The Liberties, Dublin 8, D08 DNA7	0.9
Church of Saint Augustine	Thomas St, Merchants Quay, Dublin	0.9
John's Lane Church	94-96 Thomas St, Usher's Quay, Dublin	0.9
St James' Church	Saint James',, Dublin 8, D08 X799	0.9
Arbour Hill Cemetery	Arbour Hill, Stoneybatter, Dublin, D07 YRRZ	0.4

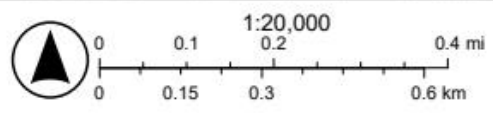
## 5.8 Retail and Entertainment

Having regard to the context of the site, located in the city centre of Dublin, it is considered that there are ample options for retail and entertainment services. In addition, the sites excellent transport connectivity also offers a wider catchment of services for prospective residents to access. In particular, the site is located within 1km of Henry Street, is the main Shopping Street, located off O'Connell Street, which hosts a range of retail needs and services. In terms of the surrounding retail and entertainment uses, the following facilities are noted:

Service	Services
Retail	Lidl, Tesco Metro, Restaurants, cafes, bars, electronic stores, convenience stores. The site is located within 1km of Mary Street and Henry Street were the following retail services are highlighted, Jervis Shopping Centre, Ilac Shopping Centre, Arnott's, Pennys, Dunnes Stores, Marks and Spencer,
Entertainment	National Museum of Ireland, Collins Barracks, Cineworld, Jameson Distillery Bow St, Lighthouse Cinema, Dublin Zoo



- Community Facilities
- Open Space Sports Leisure Facilities
- Health and Social Service Facilities
- Arts and Cultural Facilities
- Religious and Worship Facilities
- ◆ Site Location



Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/  
NASA, USGS

Figure 10: Community, Arts and Cultural Facilities

## 6. ASSESSMENT

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

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

The proposed development is expected to increase the population; however, it is not deemed to have a detrimental impact of service provision and facilities. The subject site of this development is in a location that has reasonable access to the neighbourhood's extensive array of services and facilities. The site is also located proximate to proposed public transport upgrades including the Luas cross City and red line as well as the B and C Spines for BusConnects. Based on the analysis new infrastructural facilities have been proposed on the subject site.

### 6.1 Education

#### 6.1.1 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."*

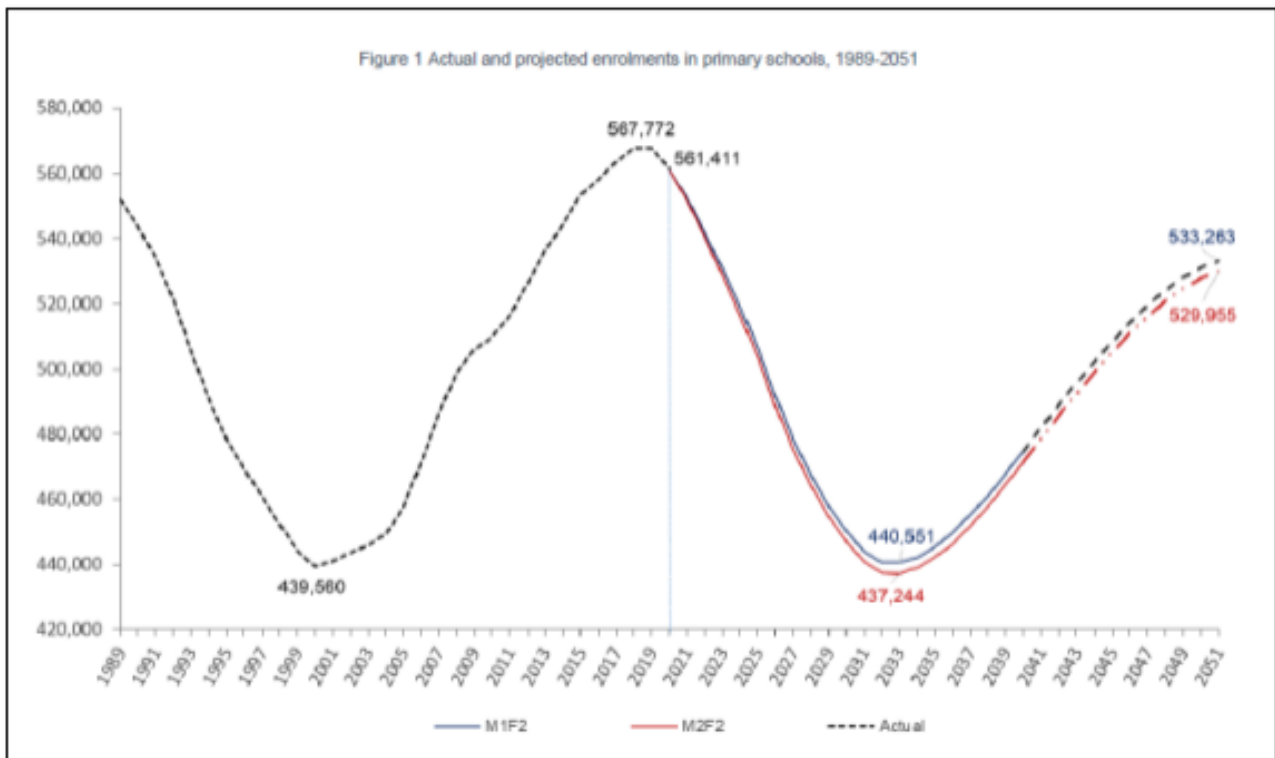


Figure 11: Enrolment projections for primary schools (Department of Education, 2021)

### 6.1.2 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.”*

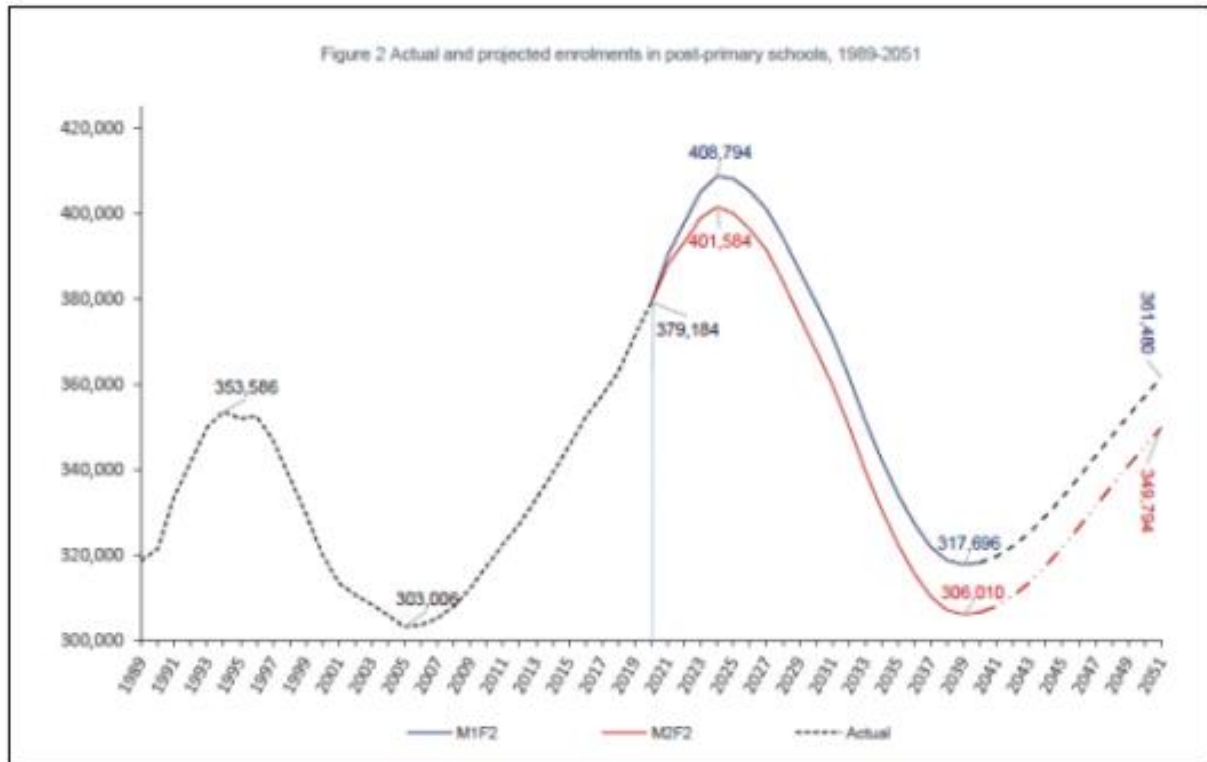


Figure 12: Enrolment projections in Post-Primary School (Source: Department of Education, 2021)

### 6.1.3 Potential Demand Generated by Proposed Development

The proposed development will consist of 167 units. The average household size recorded by the Census 2022 was 2.63 persons per household for the subject study area. This generates an indicative population of c. 439 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 (92 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 75 no. two and three bedroom units are proposed, which can reasonably accommodate families. It is considered that the proposed 92 no. 1 bed units would not be capable of accommodating 2.63 persons. This in turn generates an indicative population range of 289 to 381 persons.

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 100 children between the ages of 0-18 years when applied to the number of units that can accommodate families within the proposed development. An examination of the total number of children of primary and post primary age groups that are expected to reside within the development has been undertaken. This is determined on the basis of the total proportion of children under this age cohort residing within the study area as per the Census 2022.

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

Age Group	Total no. Study Area 2022	% of Total Study Area Population	Indicative Children Population within scheme
Pre-School Children (0-4)	2798	26%	26 children
Primary School Children (5-12)	5-9 year olds – 2475 10-14 years old – 1169 (divided by 2 =2338) Total = 3644	33%	33 children
Secondary School Children (13-19)	10-14 years old – 1169 (divided by 2 =2338) 15-19 years old – 3308 Total = 4477	41%	41 children
Total	10,919	100%	100 children

Therefore, an estimated 74 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 per 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 cohorts derived from the Census 2022 have been used as an estimate to calculate an indicative demand for the proposed scheme.

#### 6.1.4 Summary of Schools Assessment

The above analysis suggests that the proposed scheme has the potential to generate an additional c. 289-381 no. persons within the area, including an estimated 100 no. children between the age of 0-18 years of which c. 33 are expected to be of primary school age and c.41 are expected to be of post-primary school age group.

The audit has identified 15 no. spaces available in the existing primary schools located in the study area. In addition, during the phone consultation with Dublin 7 Educate Together, it was noted that the total capacity of the school can cater for 490 students and therefore, c. 24 spaces may be available. Enrolments trends of existing schools in the study area, indicate that the majority of schools are capable of adapting to increased enrolment numbers.

In terms of secondary school, the audit has identified 3 no. secondary schools located within 1km of the site. No response was received by 2 no. secondary schools and 1 no. school noted they had limited capacity. Having regard to the proposed development generating an indicative demand of 41 spaces, it is considered that there is sufficient capacity in existing schools to absorb the demand generated from the proposed development.

It should also be noted that in accordance with the Development Plan requirements, the audit undertaken is confined to examining existing educational premises within 1km of the subject site, but as the site is located proximate to a number of high-quality public transport corridors, the range of education options for children residing in the study area is likely greater, which would assist in meeting the demand generated from the subject development.

In addition, we note that the Department of Education are responsible for the ongoing monitoring of admissions to primary and secondary schools. As cited in the Department of Education's submission to the draft Development Plan 2022-2028 consultation that the school accommodation requirements across the City will



continue to be kept under review and that department will work closely with DCC to meet the provisions of new schools and the redevelopment/ extension of existing schools. The central location of the site and its proximity to high quality public transport also widens the scope of potential educational facilities students may attend if residing at the scheme. Having regard to the population demographics, number of primary schools, enrolment trends and the number of potential students generated from the proposed development, it is considered that the existing and potential future expansions of these schools can reasonably accommodate the demand generated from the proposed development.

## 6.2 Childcare Facilities

The audit has found 6 no. childcare facilities operating within the study area. A childcare review and capacity assessment was undertaken by MacCabe Durney Barnes in June and October 2023. The audit has identified no available spaces within the 6 no. childcare facilities. The audit has established their maximum potential capacities, level of accessibility from the subject lands. The proposed development comprises 167 units consisting of 156 no. apartments (86 no. 1 bed units, 57 no. 2 bed units and 12 no. 3 bed units) and 12 no. duplex units (6 no. 1 bed and 6 no. 3 bed units). The provision of 167 units is above the threshold of 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 92 no. one bedroom units, these units have been discounted for the purpose of assessing the requirement for childcare facilities. This leaves a total of 75 no. units which may give rise to childcare requirements. Given the number of units which would generate demand for childcare spaces is 75 units, it is proposed to include a childcare facility at the site that can cater for the subject development and the surrounding area.

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 100 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 26 no. children as calculated in Table 15 above.

In order to meet the demand generated for childcare from the proposed development and assist in addressing the deficit of childcare facilities identified in the study area, it is proposed to include a 277.54 sqm creche with associated private open space to serve the facility. The facility will be capable of accommodating 49 no. children and 12 no. staff. Therefore, it can reasonably be concluded that the proposed creche can service the demand generated from the proposed development as well as the wider neighbourhood.

## 6.3 Open Space, Sports and Leisure

The subject site at Stanley Street is near to many high-quality open spaces which would satisfy the open space / green space needs required by any future residents. In particular, the site's proximity to Phoenix Park offers residents access to a high-quality amenity with a range of sports and leisure facilities also located within the park. TU Dublin Grangegorman Campus also provides access to public open space, sporting clubs and a playground.

The 1escape Health Club is located proximate to the site and offers a gym and swimming pool facilities. There are also various gyms, Pilate studios and sporting facilities identified within the 1km study area, all of which are accessible on foot or cycle, as many are adjacent to the subject site. The sites proximity to high-quality public transport services is also noted as this will provide greater accessibility to various open space sports and leisure facilities outside the scope of this study area. It is therefore not considered that the proposed development justifies the provision of leisure facilities in the area, as it is quite well served.

The proposed development includes the provision of 0.11 ha public open space, 1350 sqm communal open space as well as dedicated open space for the proposed creche facility on site.

## 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. 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 15 no. community facilities within 1km of the subject site. Within these community facilities an array of services are provided for the locality to access. Notably, the Central Library is located within the Study area. There are also various community services such as post offices, garda station and fire brigade located in the surrounding area of the site. The various community centres identified also facilitate a range of programmes and activities that would satisfy the needs of the projected population of the proposed development.

The proposed development includes the provision of 552 sqm of internal community, cultural and arts space. As required under CUO25, 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 below for further detail. While the proposed development is not located within a SDRA, it is in excess of 10,000 sqm and therefore the proposed development must comply with CUO25. 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. 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 11039 sqm, which results in an area of 552 sqm provision required at the site to comply with CUO25. A total of 552 sqm is proposed and therefore, complies with this policy provision. 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, particularly Christian denomination churches. 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 give the sites location in the city centre, there is a wide range of arts and cultural facilities in close proximity to the site, all of which are accessible by foot or cycle. The proposed development includes an element of arts and culture having regard to the scale of the development being in excess of 10,000 sqm which requires the provision of arts, cultural and community space under policy objective CU025 of the Dublin City Development Plan. As outlined above, the proposed development includes the provision of 552 sqm of internal space that has been designed to be flexible in nature in order to accommodate a range of users and activities. In addition, 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. The site is within walking and cycling distance to core retail services in the area as well as additional retail needs located on Henry Street, Ilas Centre or Jervis Shopping Centre. 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 as open space, leisure, although this will be in part offset thanks to high quality communal and public open space proposals. The site is located near to Phoenix Park and TU Dublin Grangegorman Campus as well as the proposed open space on the site will satisfy the needs of the population generated from the proposed development. The proposed development includes the provision of 0.11 ha of public open space and 1350 sqm of communal open space.

The audit has identified numerous primary and secondary schools within the study area. Having regard to the population demographics, number of primary schools, enrolment trends and the number of potential students generated from the proposed development, it is considered that the existing and potential future expansions of these schools can reasonably accommodate the demand generated from the proposed development.

The proposed development includes 277.54 sqm childcare facility. The proposed childcare facility will accommodate the demand generated from the proposed development and the wider area.

With regard to community facilities, the audit has identified an extensive existing network of facilities that offer a range of supports and services in the study area and the wider Grangegorman/ Stoneybatter/ Smithfield area. The proposed development includes 552 sqm of internal community, arts and cultural space. In accordance with objective CU025 of the Development Plan, the proposed development incorporates a 5% provision of internal community, arts and cultural space due to the total site area being in excess of 10,000 sqm.

The subject site is also well served by healthcare facilities with the Grangegorman Primary Care Centre located immediately adjacent to the subject site. There are an extensive range of GP clinics and pharmacies located throughout the catchment area that can cater for the proposed development.

There are also a wide range of retail and local services throughout the study area, in particular, the site is located in close proximity to Henry Street, Ilac Shopping Centre and Jervis Shopping Centre. The moderate increase in population at the subject site will continue to support the economic viability of the cities existent and permitted retail facilities. Local needs are addressed with a wide range of local convenience shops, supermarkets, cafes and restaurants in the immediate vicinity in the area. The sites proximity of the nearby high-quality transport options also offers residents with more extensive access to retail and entertainment options.

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.



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