

Social Infrastructure Audit

Social Housing Bundle 5, Development at Basin View,
Dublin 8

Dublin City Council

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1. INTRODUCTION

1.1 Background

This Social Infrastructure Audit (SIA) was prepared by MacCabe Durney Barnes on behalf of Dublin City Council, and the National Development Finance Agency (NDFA) to accompany a Part 8 proposal of 171 no. residential units on a site of circa 1.64 ha, located at the Basin Street Flats, Basin View, Dublin 8.

The purpose of this report is to provide an audit of the existing community facilities serving the Basin View, Dublin 8 area in which the site is the subject of a proposed part 8 for social housing is located. Social Infrastructure Audits are carried out to ensure new developments take account of existing social infrastructure and provide for new community services where required. These are facilities that will form elements to the key fabric of the area in terms of social, physical, and mental well-being of the community.

The site of the development is located in the Liberties area of Dublin City. The subject site is c. 1.64 ha and its location is illustrated in the figure below. The site is located within Strategic Development Regeneration Area (SDRA) 15 Liberties and Newmarket Square. The development site is zoned Z1 "Sustainable Residential Neighbourhoods" and Z9 "Amenity/Open Space" 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.

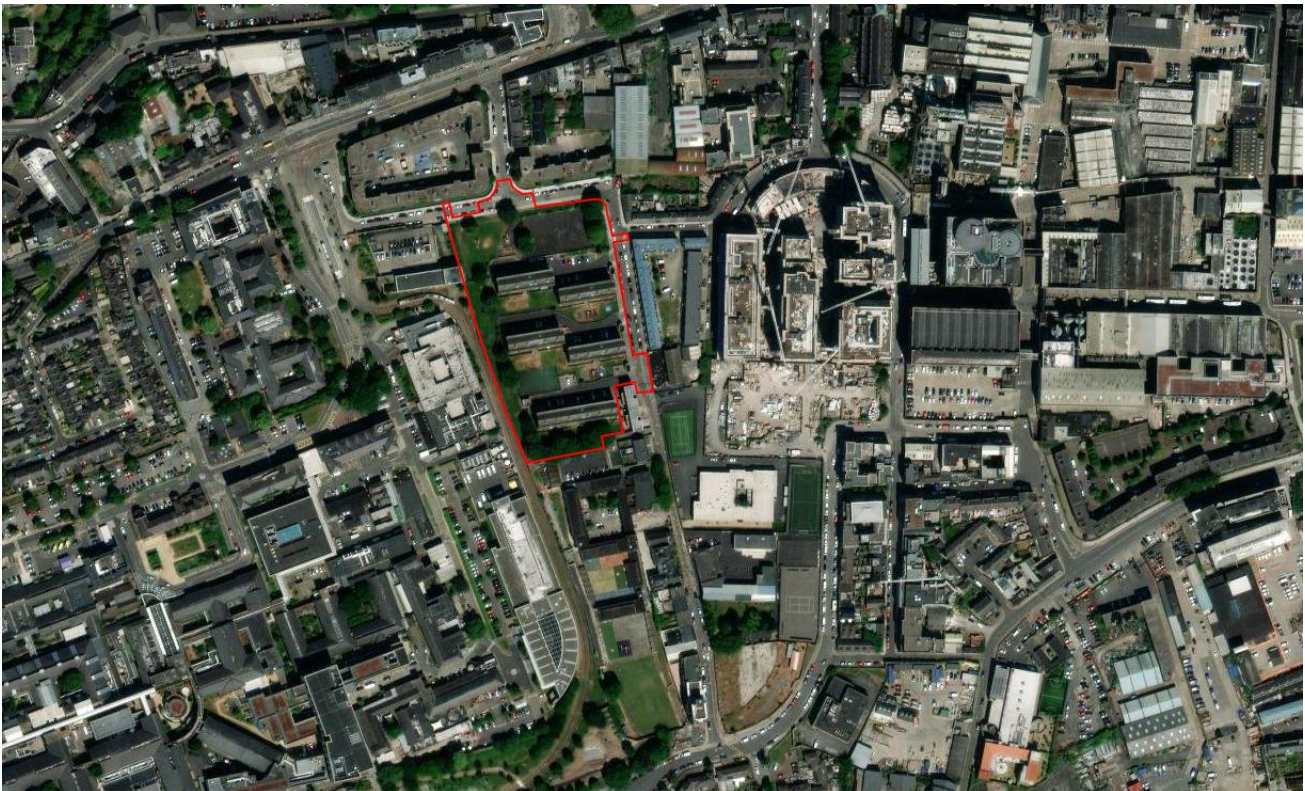


Figure 1: Subject site outlined in red

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 Part 8 site consists of the Basin Street Flats, Basin View, Dublin 8. The site is 2km southwest of O'Connell Bridge, 650m north of Coombe Women's Hospital, 500m south of Heuston Station, abutting the eastern boundary of St. James's Hospital. The St James's Luas stop is c. 150m to the west of the site. In addition to the close access to the Luas red line network at St James, the site avails of good public transport links with a number of adjacent Dublin Bus routes. There is a wide range of facilities accessible within a short walk of the site. The surrounding area of Basin View is characterised by residential, educational and healthcare uses.

The site is bounded by Basin Grove and St. James Primary School to the south, Luas light rail line and St. James' Hospital Campus to the west, Basin Street Lower/Ewington Lane and Mary Aikenhead House Flats to the north and Basin View Street to the east. Current vehicular and pedestrian access is via Basin View street.

The Part 8 site is c.1.64 ha and is currently occupied by 5 no. residential apartment blocks, surface car parking, and Oisín Kelly Park. Oisín Kelly Park is c. 0.422 ha in area and accommodates a small hardstanding playing area and a grassed playground. The park is currently underutilised by the general public and the playground equipment and hardstanding playing area have been the subject of anti-social behaviour.

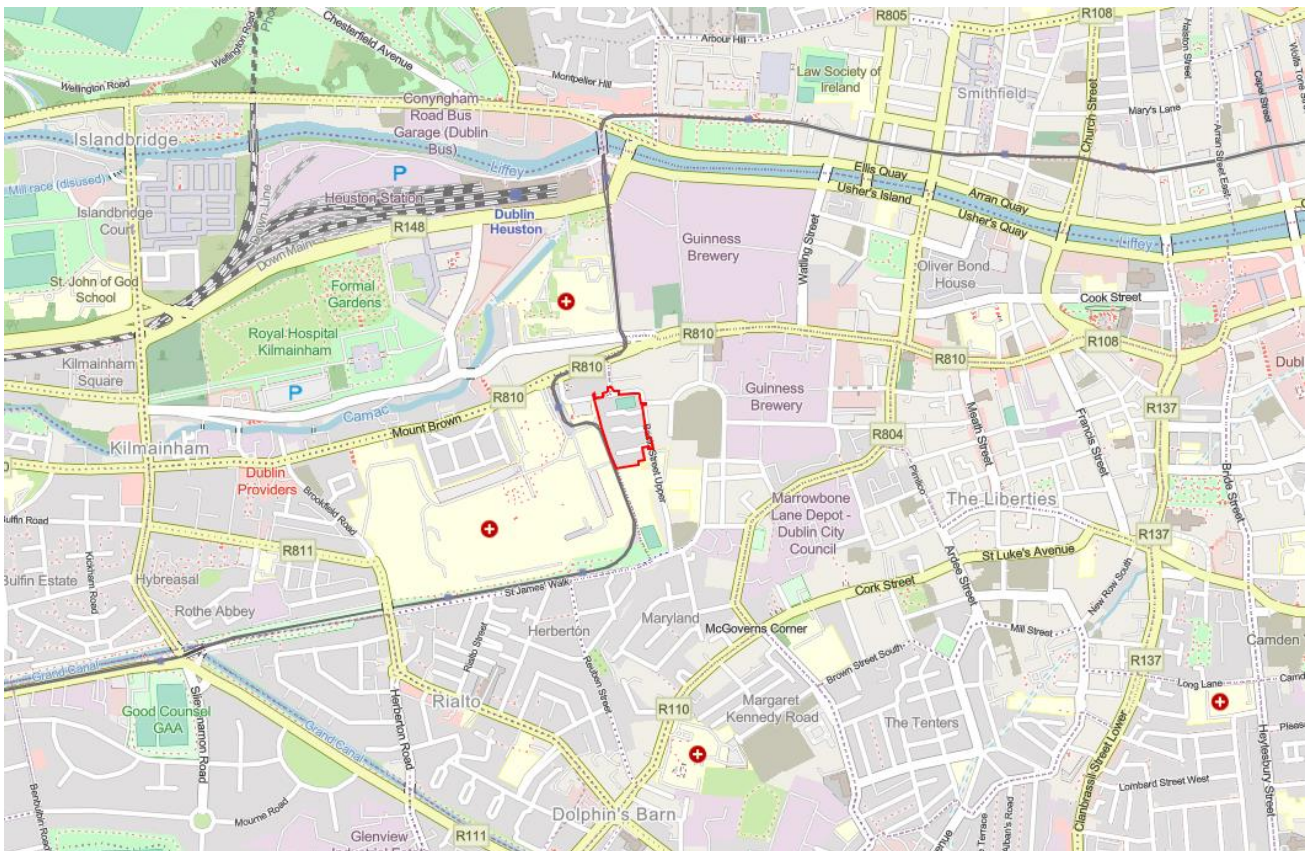


Figure 2: Site Location Map

2.2 Transportation

The site is located c. 150 metres to the east of the St James's Luas stop. This provides convenient access to the Luas red line connecting Tallaght to the Point. The site is approximately 80 metres to the south of James Street

where the Basin Street Lower bus stop no. 1995 and the St. James Hospital bus stop no. 1994 is located. These bus stops are served by the G1, G2, 13, 123 bus routes. The G1 bus route begins at the Red Cow Luas stop and its terminus is at Spencer Dock. The G2 bus route travels between from Liffey Valley Shopping Centre and Spencer Dock. The no. 13 bus route travels from Harristown to Grange Castle. The no. 123 bus route serves travel between Walkinstown to Marino.

Further south of the site, along Brickfield Lane, c.540m from the site is Marion Villas stop no. 2379 and Brickfield Lane stop no. 2315. These bus stops are served by the no. 27, no. 56a, no. 77a and no. 151 bus routes. The no. 27 travels between Clare Hall and Jobstown. The no. 56a route serves travels between Ringsend Road and Tallaght Square. The no. 77a provides travel between Ringsend Road and Citywest. The no. 151 travels between Docklands and Foxborough.

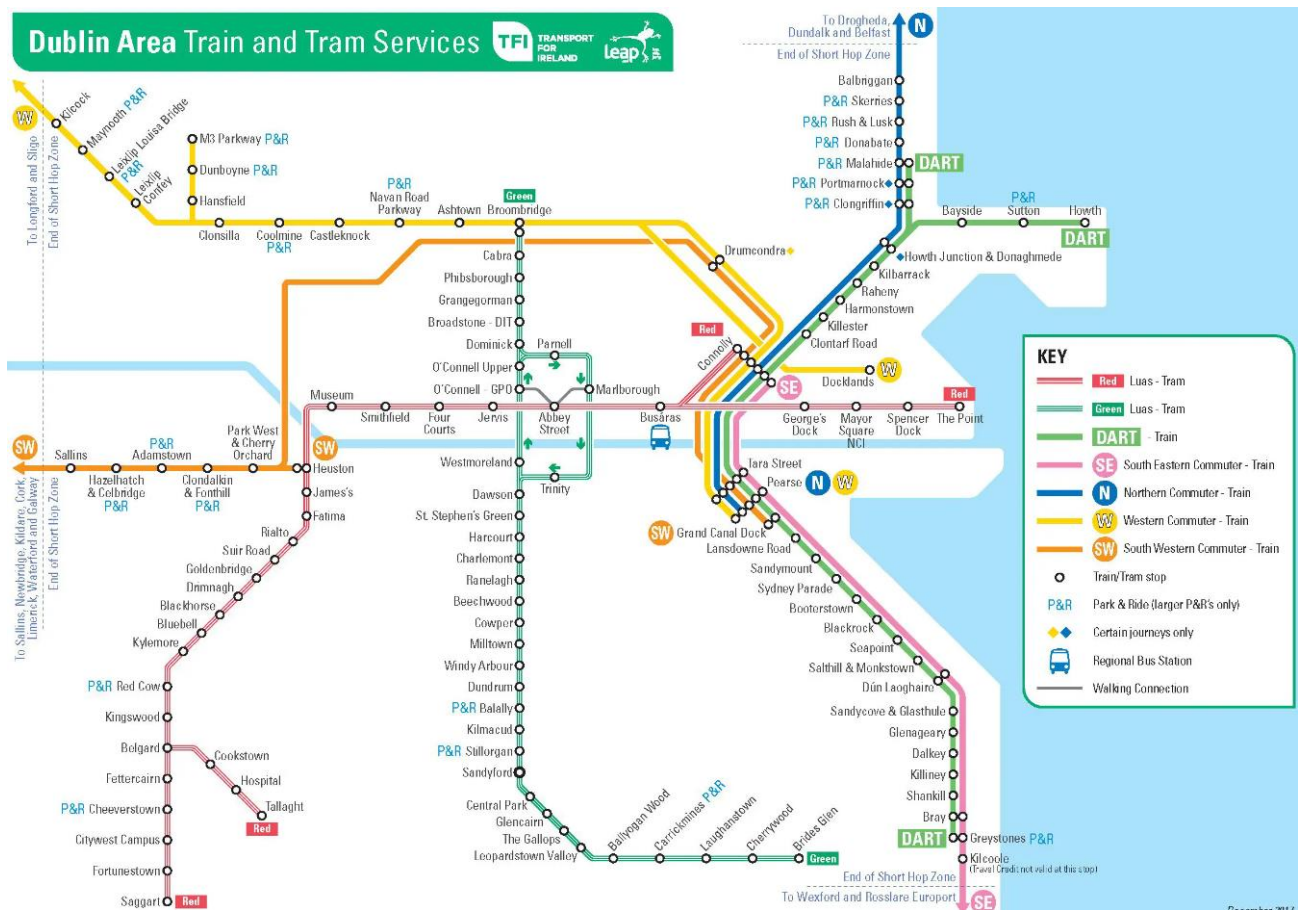


Figure 3: Existing Luas Line in the context of the Subject Site (Source: TFI, 2017)

2.2.1 Accessibility

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

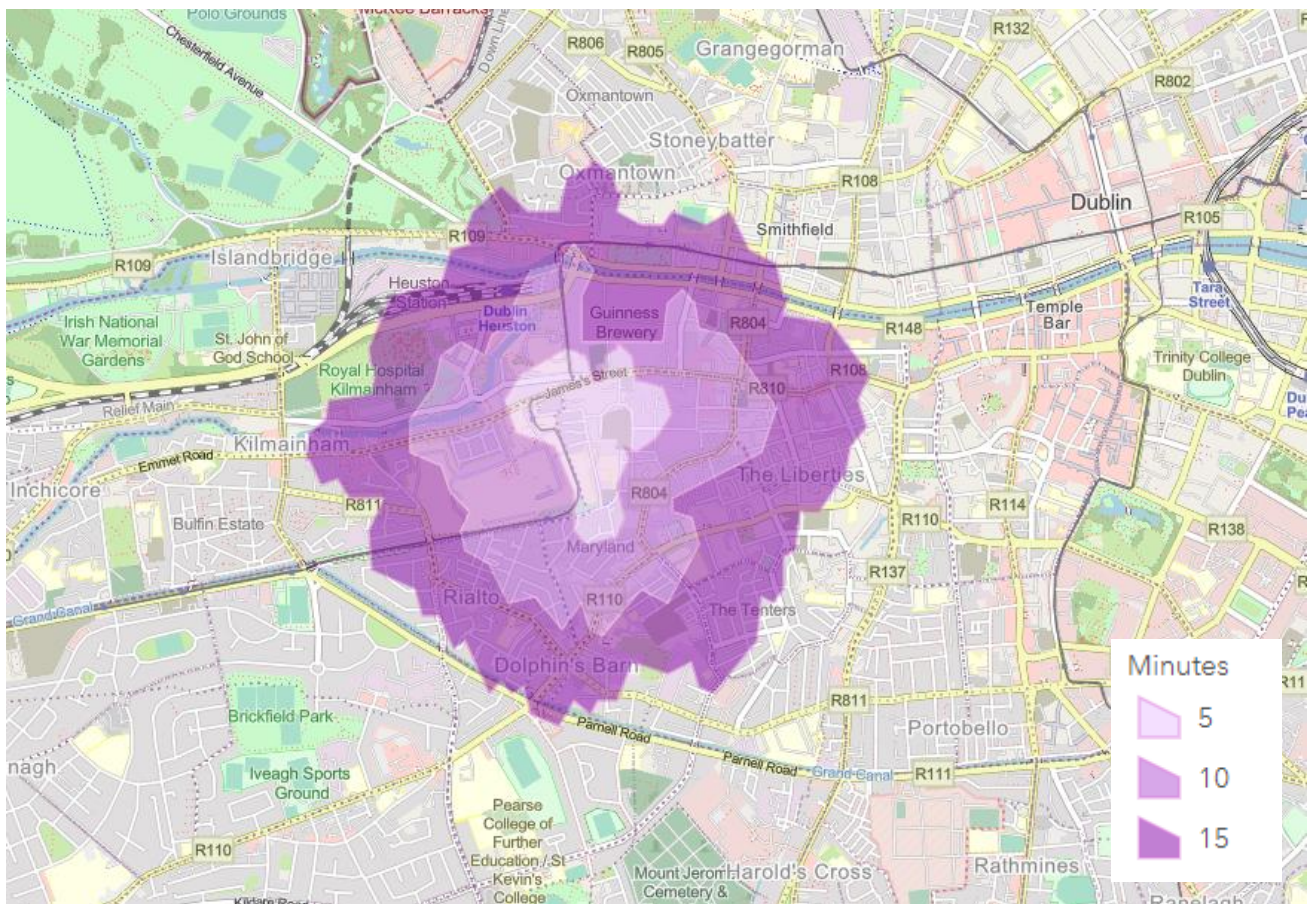


Figure 4: Walkability Patterns in 5,10 and 15 minute intervals (Source: ArcGIS)

2.2.2 BusConnects

The aim of BusConnects 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 BusConnects 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 proposed revisions to the bus network under the BusConnects programme will result in the subject site having access to buses every 15 minutes during the weekdays from the James’s Street to the north with the G spine bus routes. The site also has access to the D spine routes located on Cork Street to the south of the site. The D spine consists of 5 bus routes. The D1 route runs from Clongriffin Station to Foxborough. The D2 route runs from Clanehall to Citywest. The D3 runs from Clongriffin Station to Deansrath. The D4 route runs from Santry to Ellensborough., The D5 route runs from Blunden Drive to Tallaght. These can be seen in the figure below.

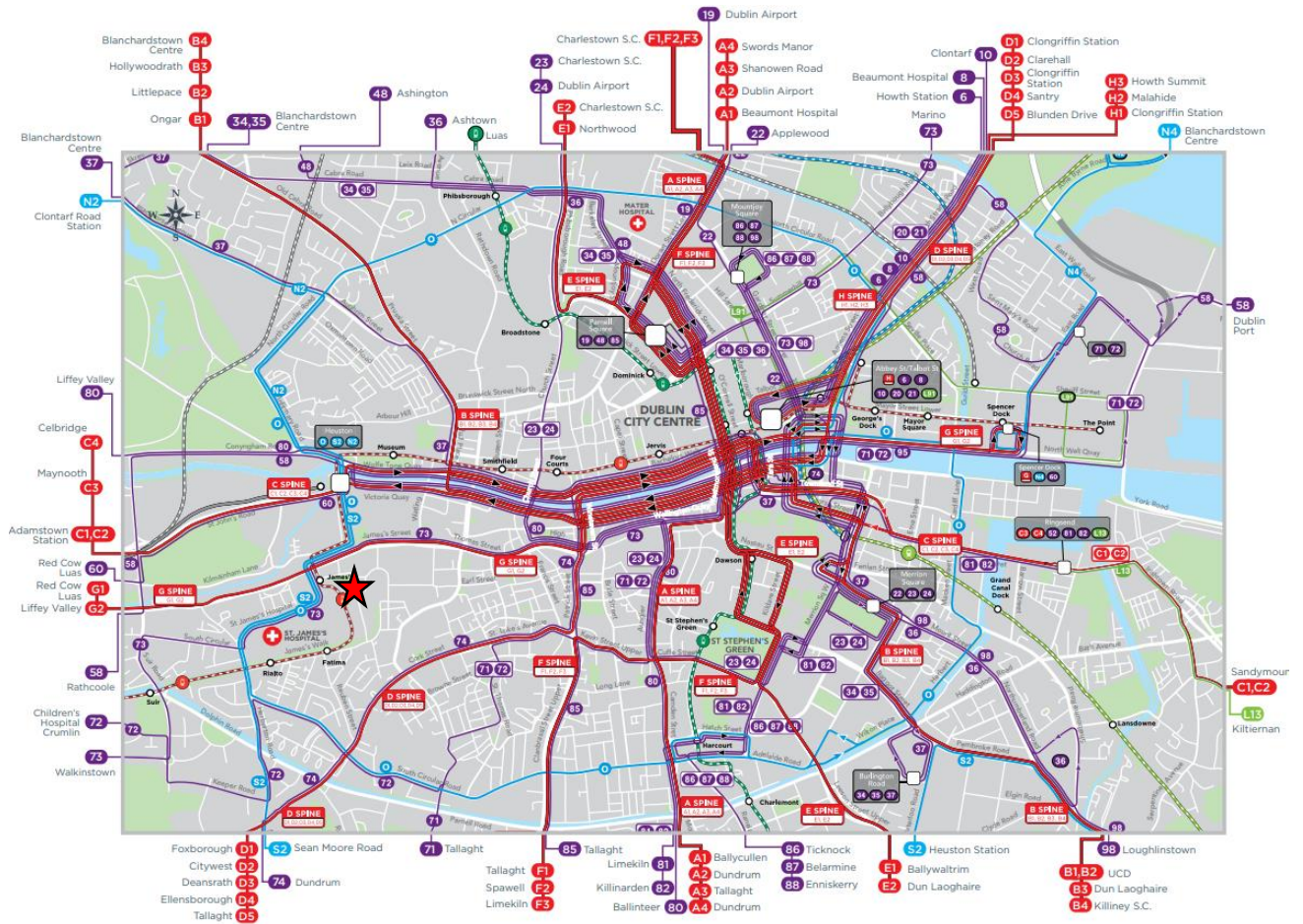


Figure 5: BusConnects Map, site identified by red star (Source: NTA, 2022)

2.2.3 Cycling

Improved cycling facilities are proposed as part of the proposed Bus Connects Core Bus Corridor project along Cork Street and Thomas Street. The NTA have revised the Greater Dublin Area Cycle Network Plan in January 2023. The proposed network for the city centre can be seen in the figure below and a segment of the plan that is relevant to the subject site can be seen in the following figure. The subject site will link to the Bus Connects cycling infrastructure via the proposed Feeder route on Basin Street onto the secondary route on James Street.

The subject site fronts onto Basin Street/ Ewington Street and Basin View. Both streets are proposed feeder routes. These will link to the aforementioned primary routes but will also link the subject site to Cork Street. There is a Dublin Bike stand c. 100 metres to the east of the site at Grand Canal Place. Additionally, the Bleeper and Moby dockless bike share services of can be accessed throughout the city at installed Sheffield stands. These services will provide convenient access to the existing cycling network in the city centre.

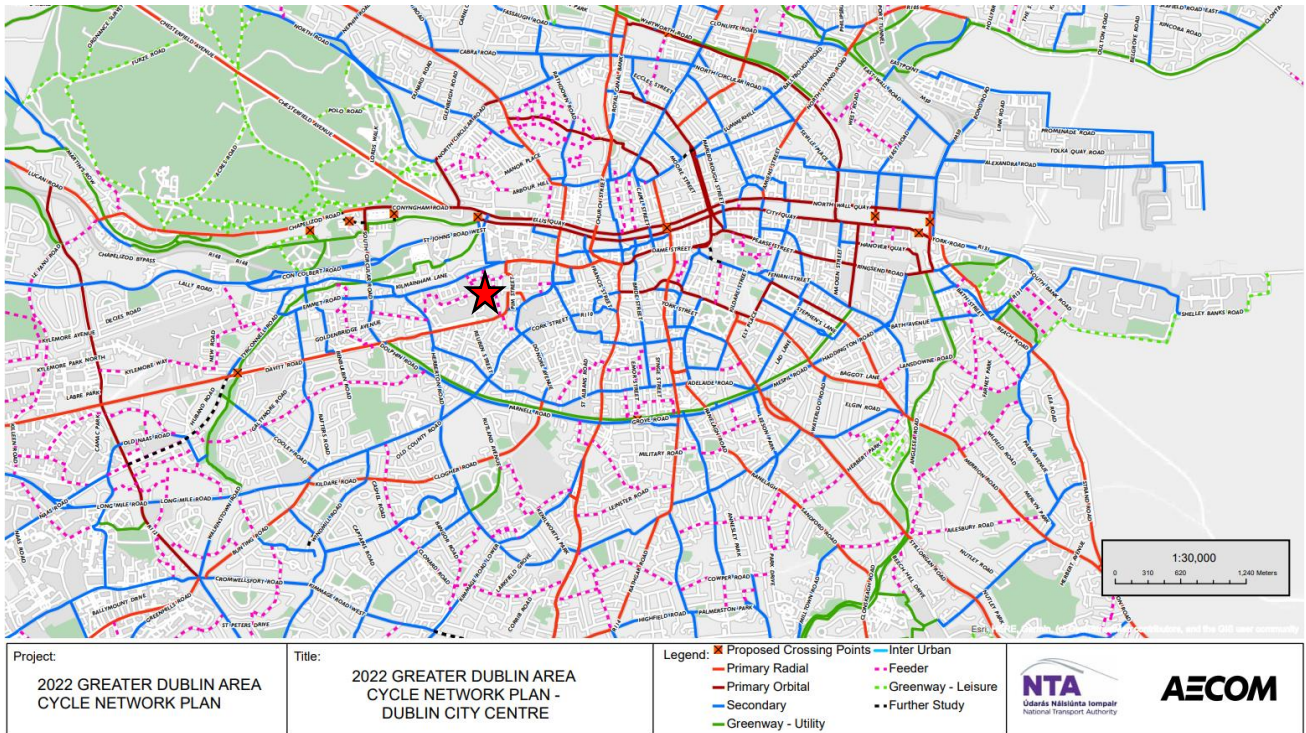


Figure 6: Proposed Greater Dublin Area Cycle Network Plan, site identified by red star (Source: NTA)

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 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/ Green Infrastructure/ Open Space in the Dublin City Development Plan 2022-2028. A key priority of the Development Plan is to create sustainable neighbourhoods, with a range of households types and tenures located in close proximity to community facilities and services in order to deliver sustainable patterns of development in line with the principles of the 15-minute city:

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

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

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

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

The subject site is located within a SDRA, therefore this policy provision is applicable and will be addressed in this report.

“CUO30 Co-Design and Audits: Large development applications (over 10,000 sq. m., either in phases or as one application) will, in the absence of a DCC local area culture audit (CUO44 refers), be required to

undertake a cultural audit for the local area to identify shortcomings within the area; and to work with DCC Arts Office to identify and agree appropriate arts or cultural uses, preferably as part of a co-design process in advance of lodging an application, for inclusion in the development. Such audits shall be informed by the existing cultural mapping resources in the Dublin City Cultural Infrastructure Study and by Culture Near You maps."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

All residential development is required to provide for public open space. Regard should be had to the guidance set out in Section 15.6.12 above regarding landscaping requirements, and also Section 15.6 on Green Infrastructure. For lands zoned Z1, the public open space requirement for residential developments will be a minimum of 10% of the overall site area. However, part of the site is also zoned as Z9 Amenity/ Open Space/ Green Network and therefore, the proposed public open space shall be allocated in line with the zoning of the site. This policy provision will be addressed in the planning report accompanying this Part 8 application.

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

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

3.2 General Benchmarking

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

- 1) The Dublin City Development Plan 2022 – 2028 has wide strategic objectives for the development of towns within the county and which are intended to guide development in the forthcoming years.
- 2) The National Planning Framework (NPF) 2040 recognises that it is important that the community infrastructure should be considered in tandem to the population to ensure that there is a sustainable level of provision. It proposes a hierarchy of social infrastructure, whereby specialist and high-quality functions such as hospitals are expected in larger settlements whereas small communities need to sustain strong community infrastructure such as a multi-purpose hall, primary school, post office, local shop or pub.
- 3) The Urban Design Manual states that there should be an emphasis on the provision of good urban design, open space and public plaza's which can facilitate social interaction and provide opportunities that the provision of facilities alone may not.
- 4) The Retail Planning Guidelines (2012) support the provision of local retail units as they provide access to local facilities especially the elderly, persons with mobility impairments, families and those without access to private transport.
- 5) For new housing developments, Childcare Facilities Guidelines for Planning Authorities (2001) recommends an average of one childcare facility for each 75 dwellings.
- 6) The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities; the Department of Education and Science (renamed Department of Education) and the Department of

Environment Heritage and Local Government (renamed Department of Housing, Planning & Local Government) (2008) advised that 12 per cent of the population are expected to present for primary education. Based on this, plus an estimate of future growth, plus an assessment of the capacity of the existing primary and post primary schools in the area, the Department of Education will supply estimates to the local authority for the need for new schools or the extension of existing schools based on the requirements arising from new developments

- 7) Under the Sustainable Urban Housing: Design Standards for New Apartments (December 2022), communal rooms may be provided in apartment schemes for the use of residents as meeting rooms or community rooms.

3.3 Approach

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

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

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

3.3.1 Classifications

This Social Infrastructure Audit assesses a range of services and facilities that would be expected in a community, conducive to enabling a high-quality standard of living for the existing and future residents. For the purpose of this report, the array of services and facilities defined as social infrastructure have been categorised into a defined number of typologies that correspond to those set out in the Dublin City Development Plan 2022-2028.

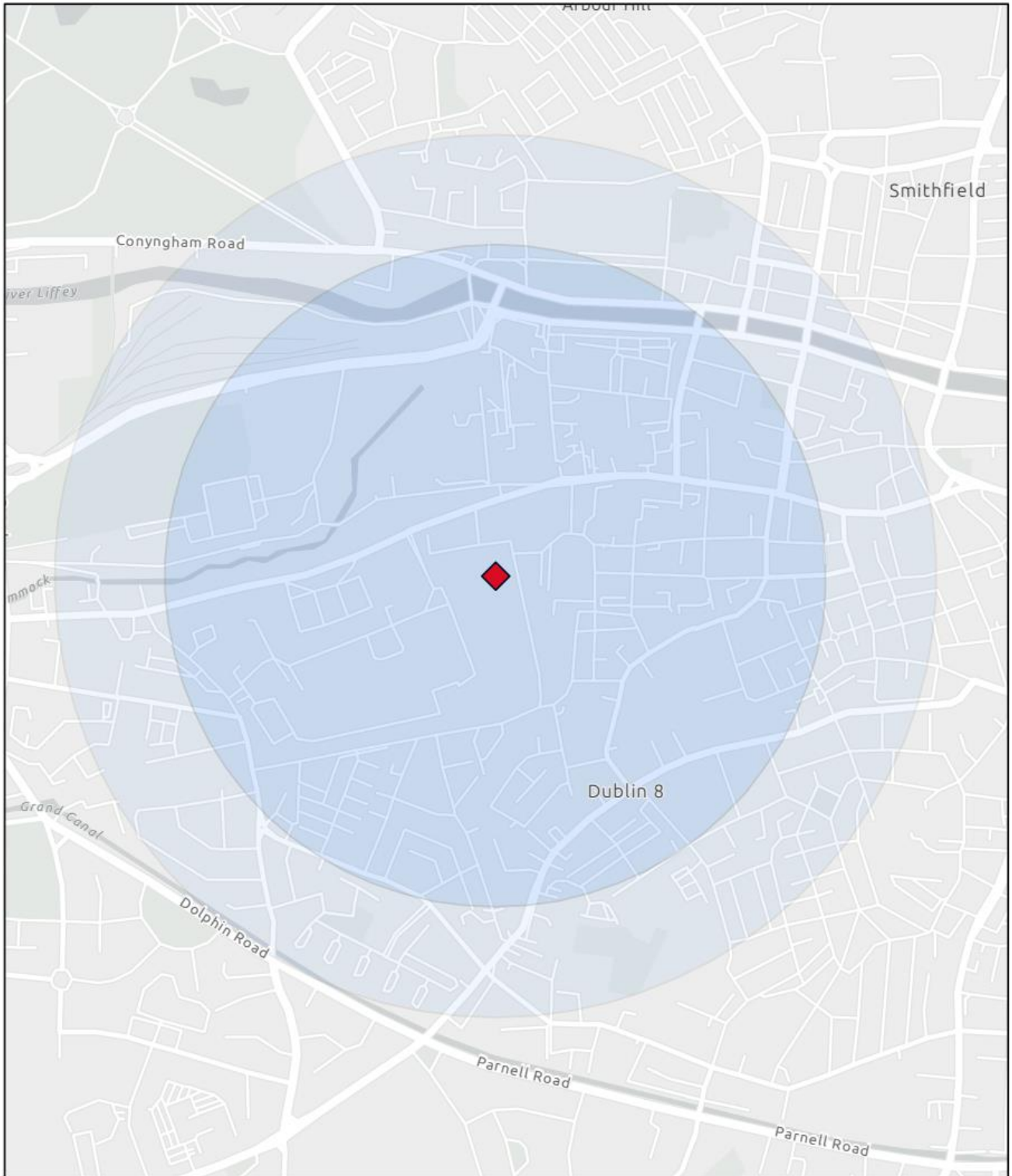
Table 1: Categories of Social and Community Facilities

Category	Description
Arts and Culture	Art Galleries provide exhibition spaces and may offer educational programs as well as meeting and workshop spaces for artists. Galleries are often co-located with libraries, Civic facilities, and museums. A space for art, rehearsal and performance ranging from small playhouse to a large multi-purpose performance centre supporting a wide variety of performing arts. Includes arts workshop and music schools.

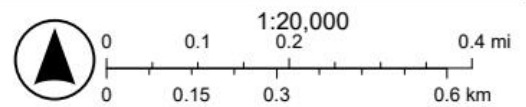
Category	Description
Community Centre / Halls	General community use facility providing meeting spaces, social, educational, and recreational activities and/or health, support and information. Includes community centres, parish centres, local halls, and meeting rooms.
Childcare Facilities	Registered Childcare Facilities including full day, part time and sessional services.
Healthcare and Social Services	Hospitals, Health Centres, Family Resource Centre, Primary Care Centres, GPs and Speciality Clinics and Pharmacy.
Education	Primary, Post-Primary, Third Level, Further Education and Other Lifelong Training Centres
Religious & Worship Facilities	Churches, Cemeteries and Places of Worship
Open Space, Sports and Leisure	Parks, Playing Pitches, Playgrounds, Sports Centres and Clubs, Leisure Centres, Gyms and Training Facilities, Swimming Pools, Public indoor facility which caters for indoor sports (e.g. Swimming pool, gym, sports) and other multi-purpose rooms for Pilates, yoga, meetings/classes.
Retail & Entertainment	District, Neighbourhood and local centres

3.4 Study Area

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



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



Esri UK, Esri, HERE, Garmin, Foursquare, GeoTechnologies, Inc, METI/ 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 1km radius buffer zone over the centre of the application lands and assessing the relevant Electoral Divisions (EDs) Statutory Boundaries.

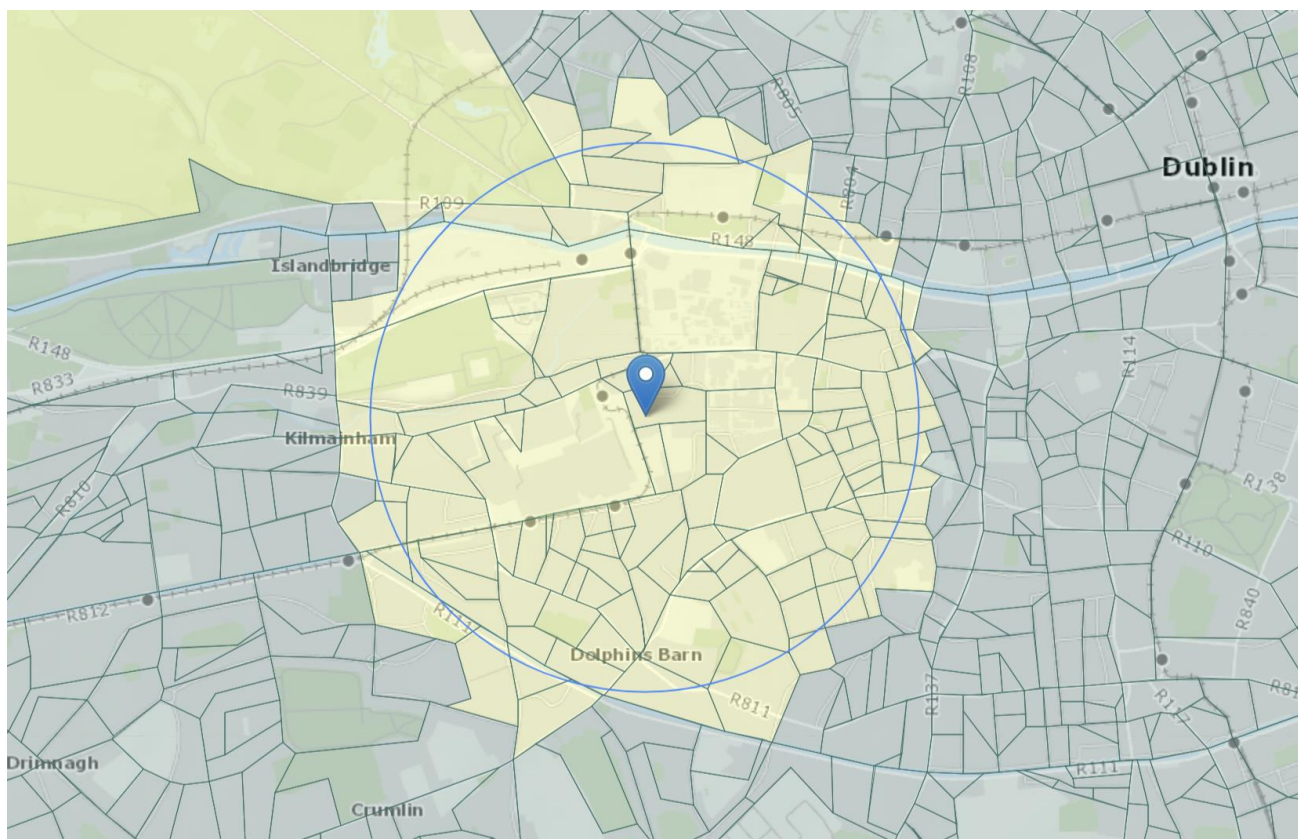


Figure 8: Extent of Demographic Study Area

4.2 Population Trends

Conducting analysis of the 1km settlements area confirmed a total population of the study area to be 59,269 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
Arran Quay C	4,471	4,646	175	3.9%
Crumlin B	2,968	3,019	51	17.2%
Crumlin C	2,331	2,364	33	14.2%
Kimmage C	3,043	3,738	695	22.8%
Merchants Quay A	2,513	2,749	236	9.4%
Merchants Quay B	3,966	4,343	377	9.5%
Merchants Quay C	3,566	3,814	248	6.95%

Electoral Division	CSO 2016 Population	CSO 2022 Population	Change 2016-2022	% Change 2016-2022
Merchants Quay D	2,185	2,575	390	17.8%
Merchants Quay E	2,489	2,651	162	6.5%
Merchants Quay F	2,158	2,328	170	7.9%
Phoenix Park	1,534	1,465	-69	-4.5%
Ushers A	3,930	5,117	1,187	30.2%
Ushers B	1,312	1,903	591	45%
Ushers C	3,983	4,069	86	2.2%
Ushers D	2,188	2,390	202	9.2%
Ushers E	1,790	1,859	69	3.9%
Ushers F	3,484	3,461	-23	-0.7%
Wood Quay A	2,606	2,871	265	10.2%
Wood Quay B	3,414	3,907	493	14.4%
Total	53,931	59,269	5,338	9.9%
Dublin	554,554	592,713	38,159	7%

As illustrated in the table above, the Study Area experienced a population increase between 2016 and 2022. Over the 6 year period, the population of the Study Area increased from 53,931 to 59,269, equivalent to a 9.9% increase. While in the same period, the County also experienced a population growth from 554,554 to 592,713, equivalent to a 7% increase between 2016 and 2022.

4.3 Age Profile

The 2022 census shows that 2,471 of the study area population were aged between 0 and 4, of a total population of 59,269, or 4% of the total population. A further 2,237 persons aged between 5 to 9 year old or 4% of the total population. The 10 to 14 years old cohort comprises 2,150 persons or 4% of the total population. In the 15-19 age cohort, this group comprises 2,512 persons or 4% of the total population. While the 20-64 years age cohort, includes 43,854 persons or 74% of the total population. In terms of the 65+ years, this group comprises 6,045 persons or 10% 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
Arran Quay C	161	126	121	139	3921	178	4646
Crumlin B	133	139	158	155	1878	556	3019
Crumlin C	114	138	111	118	1544	339	2364
Kimmage C	147	153	158	136	2578	566	3738
Merchants Quay A	138	150	127	100	2077	157	2749
Merchants Quay B	214	178	109	215	3362	265	4343
Merchants Quay C	124	125	134	195	2951	285	3814
Merchants Quay D	105	85	104	146	1832	303	2575
Merchants Quay E	73	76	73	150	2060	219	2651
Merchants Quay F	157	103	110	96	1701	161	2328
Phoenix Park	41	27	24	29	1078	266	1465
Ushers A	181	113	92	94	4398	239	5117

Electoral Division	0-4 years	5-9 years	10-14 Years	15-19 Years	20-64 Years	65+ Years	Total
Ushers B	41	31	59	223	1453	96	1903
Ushers C	208	204	207	191	2938	321	4069
Ushers D	113	117	93	93	1759	215	2390
Ushers E	88	82	108	91	1232	258	1859
Ushers F	116	114	99	110	2271	751	3461
Wood Quay A	179	162	153	96	1876	405	2871
Wood Quay B	138	114	110	135	2945	465	3907
Total	2471	2237	2150	2512	43854	6045	59269
Dublin	28946	29356	30301	30269	394473	79368	592713

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

4.4 Household Composition

The average no. of persons per household in the study area was 2.42 persons, which is equal to the average found for the Dublin City region. The site is located in Ushers C where the average number of persons per household was found to be 2.30 persons in the 2022 Census. Across Ireland, the Census 2022 revealed that the proportion of people living alone increased consistently with age. It is noted that over one-quarter of people aged 65 or over lived alone and this rose to 44% for people aged over 85 years. The Census 2022 also found that the highest number of people living alone was in Dublin City with a population of 61,525 persons. In the intercensal period of 2016 and 2022, the number of one person households in the State grew from 399,815 to 425,974 persons, or equivalent to a 7% increase.

Table 4: No. of Persons per Household

Electoral Division	No. of Private Households	Total Population	Average no. Persons Per Household
Arran Quay C	1900	4646	2.45
Crumlin B	1215	3019	2.48
Crumlin C	944	2364	2.50
Kimmage C	1464	3738	2.55
Merchants Quay A	1086	2749	2.53
Merchants Quay B	1713	4343	2.54
Merchants Quay C	1470	3814	2.59
Merchants Quay D	920	2575	2.80
Merchants Quay E	905	2651	2.93
Merchants Quay F	956	2328	2.44
Phoenix Park	624	1465	2.35
Ushers A	2207	5117	2.32
Ushers B	704	1903	2.70
Ushers C	1771	4069	2.30
Ushers D	1048	2390	2.28

Electoral Division	No. of Private Households	Total Population	Average no. Persons Per Household
Ushers E	824	1859	2.26
Ushers F	1722	3461	2.01
Wood Quay A	1584	2871	1.81
Wood Quay B	1847	3907	2.12
Total	24904	59269	2.42
Dublin	225,685	592713	2.63

5. EXISTING COMMUNITY FACILITIES

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

5.1 Education

5.1.1 Primary Schools

Based on the analysis undertaken, there are 7 no. primary schools within a 1.3km radius of the subject site. There is a wide choice of school types available including single sex and mixed schools. The total number of enrolments in 2022/2023 at these schools is 1655 pupils. The enrolment figures were obtained from the Department of Education database for the academic year 2022-2023, 2021-2022 and 2020-2021. Due to the sites highly accessible location, some of the schools tabulated below are slightly beyond the 1km scope of the study but are within a 15 minute walk and cycle catchment of the site. The schools are listed and tabulated with their current enrolment figures below. As part of the audit, each school was contacted to establish whether additional capacity exists. All schools were contacted via email and phone to retrieve a response.

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

School Name	Address	2020 Enrolment	2021 Enrolment	2022 Enrolment	Change %	Available Capacity	Distance (in km)
St. James's Primary School	Basin Lane, The Liberties, Dublin 8	247	260	300	21%	No capacity	0.1
Canal Way Educate Together National School	Basin Lane, The Liberties, Dublin 8, D08 R125	368	395	368	0%	No capacity	0.2
Warrenmount Primary School	25-26, Warrenmount Pl, Blackpitts, Warrenmount, Dublin 8, D08 XR62	204	210	180	-12%	No response	1.1
St. Catherine's National School	8 Donore Ave, S Circular Rd, Dublin	202	194	210	4%	No response	1.0
Scoil Tresa Naofa	Petrie Rd, Donore	180	165	181	0%	40 spaces	1.3

School Name	Address	2020 Enrolment	2021 Enrolment	2022 Enrolment	Change %	Available Capacity	Distance (in km)
	Avenue, Dublin 8						
Griffith Barracks Multi-Denominational School	The Old Guardhouse, S Circular Rd, Dublin 8, D08 KVV4	316	379	335	-7%	No capacity	1.3
Scoil Iosagain	Aughavanna gh Rd, Crumlin, Drimnagh, Dublin 12	85	74	81	-5%	Noted capacity exists	1.2
Total		1602	1640	1655	3%	40	

Enrolment data was collected from previous years to gain an understanding of capacity within the identified primary schools in the area. The total number of enrolments in 2022/2023 at these schools was 1655 pupils. Overall, the number of children enrolled in primary school education increased by 3% between 2020 and 2022. Three schools within the study area, stated that there was no available capacity within their premises. In some cases, it was not possible to determine if capacity exists as no response was received via email or phone during the survey undertaken. During the survey, Scoil Tresa Naofa recorded additional capacity of 40 no. spaces. In addition, it is noted that there was a significant increase of 21% in enrolments of St. James's Primary School between 2020 and 2022.

5.1.2 Secondary Schools

In terms of secondary school students, a total of 2 no. post-primary schools were identified in the 1km radius of the subject site. Collectively, these schools provide single sex schooling. 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 Post Primary 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)
CBS James Street	8 Basin View, The Liberties, Dublin 8, D08 H2H9	152	163	161	6%	15 spaces	0.1
Presentation Secondary School,	Clarence Mangan Rd, Warrenmount, Dublin	169	141	131	-22%	No response	1.0

School Name	Address	2020 Enrolment	2021 Enrolment	2022 Enrolment	Change %	Available Capacity	Distance (in km)
Warrenmount	8, D08 W0X7						
	Total	321	304	292	-8%	15	

The total number of enrolments in 2022/2023 at these schools was 292 pupils. Overall, the number of children enrolled in secondary school education decreased between 2020 and 2022 by 8%. According to CBS James Street, they have capacity for an additional 15 students. A number of attempts were made to contact Presentation Secondary School but no response to the survey capacity was received.

5.1.3 Department of Education Large-Scale Building Programme

In addition to the current primary school facilities located in the catchment area of the subject site, the following large scale projects were identified in the Department of Education's School Building Programme in April 2024.

Table 7: Department of Education Large-Scale Project Status

Roll no.	School Name	Status
Temp Roll	New Children's Hospital St Jamse's Hospital Dublin 8	On site
07546J	Goldenbridge Convent, D8	On site

5.1.4 Adult Education

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

- Warrenmount Community Education Centre: This adult education facility provides QQI Accredited Courses and non-accredited courses. The following are some examples of the courses offered by the centre. QQI level 3 courses in digital media, word processing and gardening. QQI level 4 courses are offered in communications, customer service and word processing. Non accredited courses are offered in local history, art appreciation and painting.
- Liberties Training Centre: This adult education centre offers QQI accredited courses in catering, digital media art and design. Carpentry, and pre apprenticeship engineering.

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. In addition, the Dublin City Childcare Committee were contacted during the capacity assessment and with a copy of the schedule of accommodation and plans of the proposed creche facility. All identified childcare facilities within 1km of the site were contacted via email and phone 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.

TUSLA is the State agency that oversees the provision of childcare and other family support services. A list of childcare facilities were obtained from the TUSLA early years services registration list to understand the enrolment figures and capacity available in childcare facilities located within a 1km radius of the subject site can be seen in the following table.

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

Childcare Facility Name	Address	Distance (in km)	Service Type	Enrolment	Capacity Available
Mayfield Montessori	8 Mayfield Road, Kilmainham, Dublin 8, Co. Dublin	0.8	Sessional	22	No availability
Mercy Family Centre	South Brown Street, Weaver Square, Dublin 8, Co. Dublin	0.7	Part time	170	No availability
Naíonra Bogha Baistí	Gael Scoil Inse Chór, Droichead na hInse, Islandbridge, Dublin 8, Co. Dublin	1.0	Sessional	22	No response
Safari Childcare	The Hibernia Building, Heuston Sth Quater, Military Rd, Dublin 8, Co. Dublin	0.4	Full Day, Part Time, Sessional	120	No availability
Safari Childcare Kilmainham	Unit 3 Kilmainham Square, Inchicore Rd, Kilmainham, Dublin 8, Co. Dublin	1.0	full Day, Part Time, Sessional	45	No availability
Saoirse Waldorf School T/A Dublin Steiner School	92 Meath St, Dublin 8, Co. Dublin	0.8	Full Day	32	No availability
School St & Thomas Court Bawn FRC L	School Street, Pimlico, Dublin 8, Co. Dublin	0.5	Full Day, Part Time, Sessional	52	No availability
Sophia Nurturing Centre	Sophia Housing, 25 Cork Street, Dublin 8, Co. Dublin	0.7	Full Day, Sessional	21	No response
St John of God Menni Early Services	25 Cork St., Dublin 8, Co. Dublin	0.7	Sessional	6	No availability
St. Audoen's Pre- school	Cook St, Merchants Quay, Dublin 8, Co. Dublin	0.9	Sessional	11	No availability

Childcare Facility Name	Address	Distance (in km)	Service Type	Enrolment	Capacity Available
Wee Tots Creche and Pre School	Fountain Resource Group, 2A Basin Street, Dublin 8, Co. Dublin	0.1	Full Day, Part Time, Sessional	44	No answer and emailed
Whitefriars Childcare Ltd	Alexandra Walk, Whitefriar Street, Dublin 8, Co. Dublin	1.1	Full Day, Part Time	40	No availability. Waiting list operating
Whitefriars Childcare Ltd	Newmarket Hall, St Lukes Avenue, Cork St., Dublin 8, Co. Dublin	0.9	Full day	40	No availability. Waiting list operating
Bowers Childcare Ltd	Block C, Brabazon Hall, Ardee Street, Dublin 8, Co. Dublin	0.7	Full Day, Part Time, Sessional	50	No response
Child's Play	Blackpitts House, 1A St. Kevin's Avenue, Blackpitts, Dublin 8, Co. Dublin	1.1	Full Day, Part Time, Sessional	70	No response
Connolly Children's Centre	Ashgrove Community Centre, The Coombe, Inchicore, Dublin 8, Co. Dublin	0.9	Full Day, Part Time, Sessional	40	No response
Total				785	

The audit has identified 16 no. childcare providers operating within the vicinity of the site with 785 no. children enrolled. The audit has shown that there is no additional capacity existing within the operating childcare facilities in the study area.

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.

Several permitted childcare facilities were identified within the study area, which will add further capacity to the Liberties area. A list of relevant permitted developments can be seen within the table below.

Table 9: Permitted Childcare Facilities

Reg. Ref.	Location	Units	Size of Proposed Childcare Facility	Status
3209/19	Grand Canal Harbour, Grand Canal Place, Dublin 8	550	224 sqm	Granted and under construction
3923/19	Block H, at Clancy Quay (the former Clancy Barracks - Protected Structure) and part of the former Black & Amber Inn site at South Circular Road and Hospital Lane, Islandbridge, Dublin 8.	n/a	792 sqm	Granted
315306	The former St. Teresa's Gardens, Donore Avenue, Dublin 8.	543	664 sqm (c.130 children)	Granted
307221	Former Bailey Gibson Site, 326-328 South Circular Road, Dublin 8.	416	233 sqm	Granted
308917	Former Player Wills site and undeveloped Land in Ownership of Dublin City Council, South Circular Road, Dublin 8	492 Build to Rent apartments, 240 Build to Rent shared accommodation units,	275 sqm	Granted

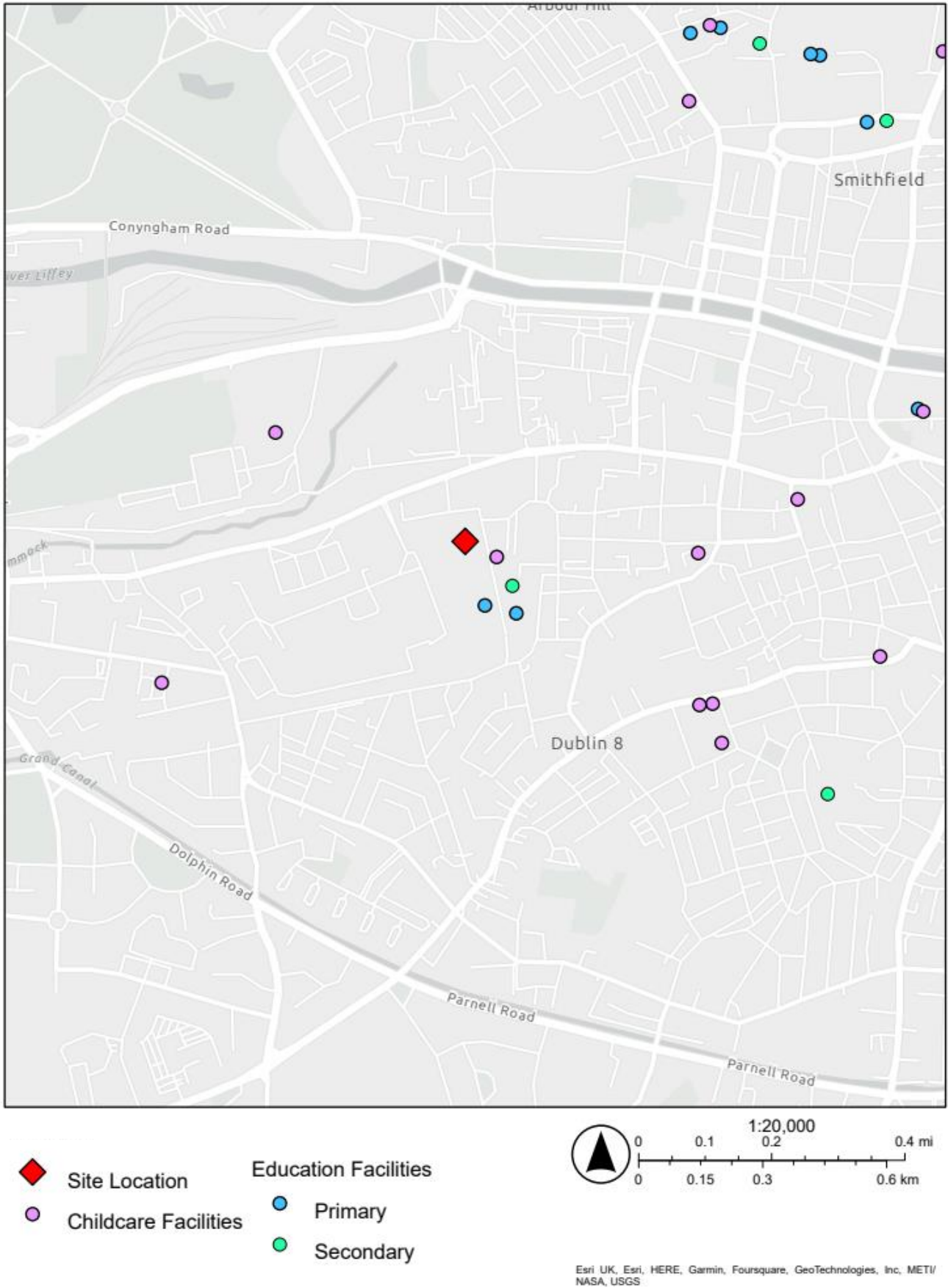


Figure 9: Map of Education Facilities Identified in the Study Area

5.3 Open Space, Sports and Leisure

The primary public open space in the study area is the Oisín Kelly Park located at the subject site. The Oisín Kelly Park is in poor condition and subject to anti-social behaviour. In addition, the site is proximate to Theresa's Park, the Grand Canal, Oscar Square and Weaver Park.

In terms of sporting facilities, the Liberties area is populated by local clubs such as Kevin's GAA Club, Liberty Saints Rugby Club and the Latin Dub's football club are located on James Street. On Marrowbone Street the St. Catherine's Community Sports Centre which includes a broad range of facilities and activities including, including all weather pitch, conference rooms, sports hall studio, gym, basketball court and community garden.

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.

Table 10: List of Open Spaces, Sports and Leisure Facilities Identified within 1km of the Site

Name of Facility	Address	Distance (in km)
College of Dance	St. Catherine's Sports Centre, Marrowbone Ln, Dublin 8, D08 W5WC	0.3
St Catherine's Community Sports Centre, The Liberties	Marrowbone Ln, The Liberties, Dublin 8	0.3
Fitmusic	Marrowbone Ln, Maryland, Dublin	0.4
Liberty Saint's Rugby Club	James's Walk, The Liberties, Dublin 8, D08 V9FA	0.2
Herberton Training Academy	3 Reuben Plaza, Rialto, Dublin 8, D08 PV0H	0.4
Herberton Leisure	James's Walk, Saint James', Dublin	0.4
Donore Boxing Club	Flat 10, Saint Teresa's Gardens, 62 Donore Ave, Saint Catherine's, Dublin 8	0.7
Dolphin Road Outdoor Gym	137 New Ireland Rd, Rialto, Drimnagh, Dublin, D08 FE0R	1.0
Rialto FC 1943 Football Pitch	111 Bóthar an Charnáin, Droimeanach, Baile Átha Cliath	1.0
Fatima Boxing club	41 St Anthony's Rd, Rialto, Dublin 8	0.4
Kevin's GAA Club	Donore Ave, Saint Catherine's, Dublin	0.7
Fit Elite Bootcamp	Newmarket, The Liberties, Dublin	0.9
D8 Fitness	3&4 Ardee St, St Luke's Ave, The Liberties, Dublin, D08 AD90	0.9
ChangeWorks Training Centre	131, 133 Francis St, The Liberties, Dublin, D08 EW44	0.9
Christchurch Fitness	8, 12 Lower Bridge St, Merchants Quay, Dublin	0.9
The Volleyball Association of Ireland	141 Thomas St, West, Dublin 8, D08 ETC0	0.7
Moove gym	Oliver Bond St, Usher's Quay, Dublin	0.9
Latin Dubs FC	8 James St, The Liberties, Dublin 8	0.4
Martin Moylan Personal Training	Sancton Wood Building, Heuston South Quarter, Unit 9, Dublin, D08 X957	0.9
Sonya Dee Fitness	Unit 9, Sancton Wood Building, Heuston South Quarter, Saint, Dublin, D08 X957	1.0

Name of Facility	Address	Distance (in km)
Anytime Fitness Kilmainham	Unit 9, Sancton Wood Building, Heuston South Quarter, St John's Rd W, Kilmainham, Dublin 8	0.8
The Gardens at the Royal Hospital Kilmainham	Unnamed Rd, South-West Inner City, Dublin	0.8
St Teresa's Park	Donore Ave, Saint Catherine's, Dublin	0.4
Weaver Park	128 Cork St, Merchants Quay, Dublin, D08 K5RH	0.5
Oscar Square	Saint Catherine's, Dublin	0.6
Pimlico Pitch	5A Poole St, Saint Catherine's, Dublin, D08 V1H5	0.5
Free Basketball Court	The Liberties, Dublin	0.3
Braithwaite Street Allotments	5A Poole St, Saint Catherine's, Dublin, D08 V1H5	0.5
Ann Devlin Park	311 Marrowbone Ln, Saint Catherine's, Dublin, D08 K063	0.5
Michael Mallin Park	75 Molyneux Yard, Saint Catherine's, Dublin 8, D08 KP52	06
St. Audoen's Park	32 Cook St, Merchants Quay, Dublin	1.0
St Catherine's Park	Thomas St, The Liberties, Dublin 8, D08 DNA7	0.6
Bridgefoot Street Park	Robert Emmet Walk, 11 Bridgefoot St, Saint Catherine's, Dublin 8	0.7
Croppies Acre	7 Benburb St, Dublin, 7	0.9
Croppies Memorial park	13-8 Benburb St, Arran Quay, Dublin	1.0
Oisin Kelly Park	Basin Street Lower, Saint James', Dublin	Subject site
Phoenix Park	Saint James, Dublin	1.0

5.3.1 Proposed Open Space Provision in Proximity of the Site

At the Marrowbone Lane Depot, under objective GIO56 it is intended to develop the council owned depot as a green infrastructure and recreational area. Dublin City Council are collaborating with the Land Development Agency on specific design related requirements of the space. The below extract of the Development Plan zoning map illustrates the site's context (with a red line) in relation to the proposed green infrastructure and recreational area (indicated with red star).

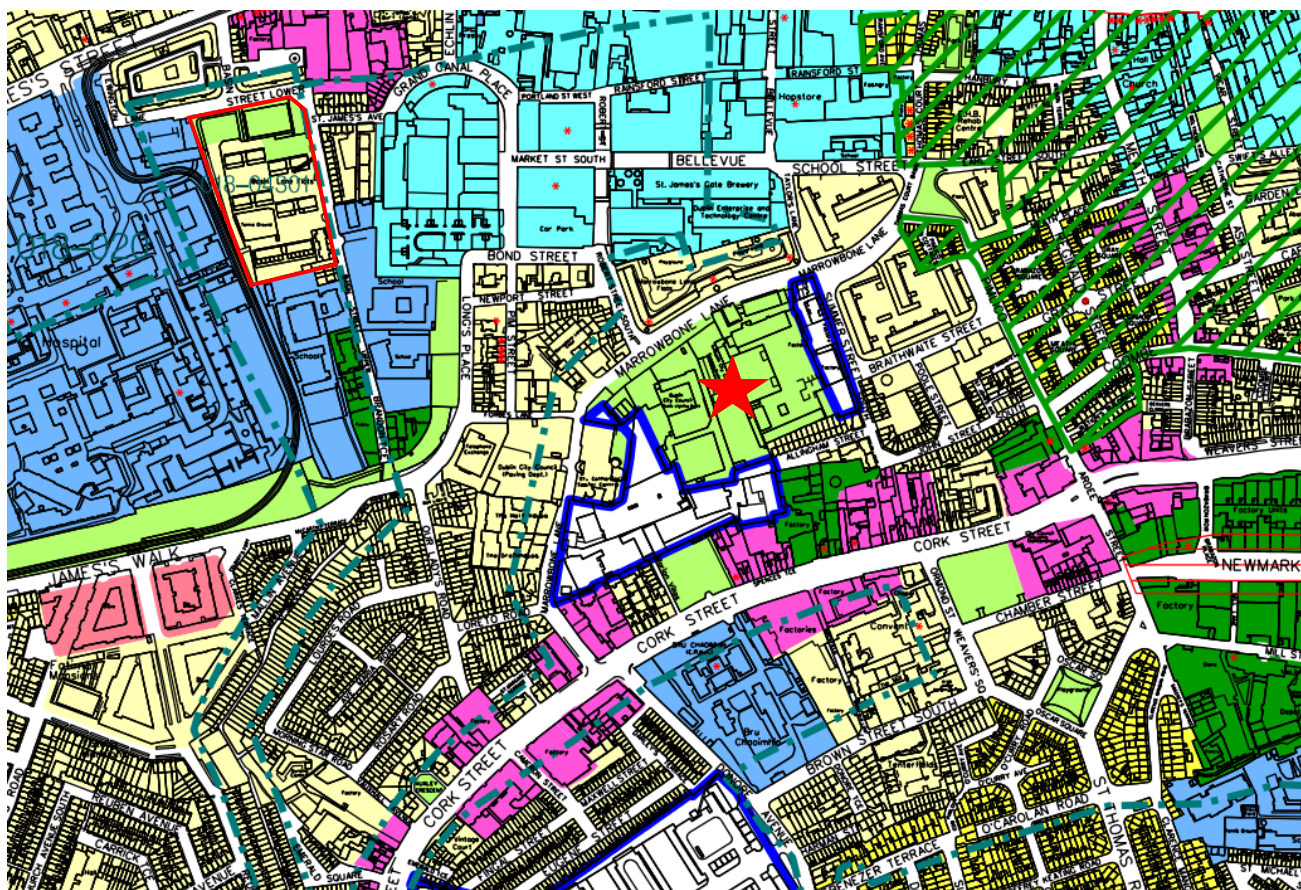


Figure 10: Marrowbone Lane Depot Lands in the context of the subject site (Source: DCC)

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 Health Service Executive (HSE). 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 HSE website and the internet.

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

Name of Facility	Address	Distance (in km)
Kilmainham Medical Centre	632 S Circular Rd, Kilmainham, Dublin 8, D08 HF80	0.9
New Childrens Hospital	Saint James', Dublin	0.7
St James's Hospital	James St, Saint James', Dublin 8, D08 NHY1	0.6
Childrens Health Ireland	32 James's Walk, Rialto, Dublin, D08 HP97	0.4
National Centre for Pharmacoconomics	Old Stone Building Trinity Centre for Health Sciences St. James's Hospital, Dublin 8, D08 HD53	0.5
Rialto Primary Care Centre	383 S Circular Rd, Saint James', Dublin 8, D08 RY99	0.6
Miracles of Hijama Cupping Therapy Dublin	331 S Circular Rd, Saint James', Dublin 8	0.7
Coombe Family Practice	383 S Circular Rd, Saint James', Dublin, 8	0.6

Name of Facility	Address	Distance (in km)
Coombe Community Pharmacy	Earls Court, Unit 2 Dolphin's Barn St, The Liberties, Dublin, D08 RDC9	0.5
The Coombe Hospital	Cork St, Saint James', Dublin, D08 XW7X	0.5
Cork st Clinic	Cork St, The Liberties, Dublin	0.2
Eve Tuisoint	Brú Chaoimhín, Cork St, Saint Catherine's, Dublin, 8	0.3
Brú Chaoimhín	104, 110 Cork St, Dublin Southside, Dublin, D08 E1VN	0.3
The Wellness Clinic	25 Cork St, The Liberties, Dublin	0.4
South City Psychotherapy	10 Rutledge Terrace, Saint Catherine's, Dublin, DO8YNH4	0.6
McGreals Primary Care Centre	Mill St, The Liberties, Dublin	0.7
Doctor365 Dublin Walk-In Clinic & Out of Hour GP Service	128 Francis St, The Liberties, Dublin 8, D08 KV22	1.0
Eve Thomas Court	26 Hanbury Ln, The Liberties, Dublin 8, D08 H9Y2	0.5
Counselling and Therapy	Guinness Enterprise Centre, C/O ISAX, Taylor's Ln, Ushers, Dublin 8, D08 HD37	0.3
Ushers Island Clinic	9 Usher's Island, Dublin 8, D08 X313	0.8
Dr Svetlana Maev	77 Benburb St, Smithfield, Dublin, D07 E9DE	0.9
St James Gate Health and Fitness Club	Watling St, The Liberties, Dublin 8	0.5
St. James's Gate Medical, Centric Health	114 James St, Saint James', Dublin	0.5
Willow Grove Mental Health Adolescent Unit	St Patrick's University Hospital, James St, Dublin, D08 K7YW	0.6
St. James Medical Centre	178 James St, Saint James', Dublin, D08 H60F	0.6
Dublin Mind Clinic	Regency House, 76-77 Old Kilmainham, Kilmainham, Dublin 8, D08 R2F5	0.8
Rialto Community Drug Team	468 S Circular Rd, Saint James', Dublin, D08 H51F	0.6
Community Response Ltd	Carman's Court Building, 14 Carman's Hall, The Liberties, Dublin 8, DO8DP80	0.8

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.650 m 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 12: List of Community Facilities within 1km of the site

Name of Facility	Address	Distance (in km)
Flanagan's Fields Community Garden	8 Reuben St, Ushers, Dublin 8, D08 W6F3	0.4
F2 Centre	3 Reuben Plaza, Rialto, Dublin	0.2
Dolphin House Community Centre	Saint James' (part of Phoenix Park), Dublin, D08 Y66W	0.7
D8 Men's shed	Old Rent, Dolphin House, Rialto, Dublin, D08 H9DX	0.7
St Andrews Community Centre	468 S Circular Rd, Rialto, Dublin 8, D08 H51F	0.6
Guild Building	Cork St, The Liberties, Dublin	0.3
Wisdom Centre Sophia Housing	8 Ormond Street, Merchants Quay, Dublin	0.4
Noor Community Centre for Kids	Newmarket Industrial Estate, First Floor Offices, City House, Newmarket, Dublin 8	0.7
Carman's Hall Community Centre	Carman's Hall, The Liberties, Dublin 8	1.0
Rialto Community Network	48 Meath St, Kilmainham, Dublin, D08 C9T7	0.7
Braithwaite Street Allotments	5A Poole St, Saint Catherine's, Dublin, D08 V1H5	0.4
SICCCA	90 Meath St, The Liberties, Dublin 8, D08 TPH9	0.6
School Street Family Resource Centre	School St, The Liberties, Dublin 8	0.7
South West Inner City Network (SWICN)	Digital Court, Rainsford St, The Liberties, Dublin 8	0.4
Dublin Community Television	Suite 24, Guinness Enterprise Centre, Taylor's Ln, The Liberties, Dublin	0.2
Eastwall Men's Shed	131 Thomas St, Saint Catherine's, Dublin, D08 P8H3	0.6
Robert Emmet Community Development Project	Usher St, Usher's Quay, Dublin	0.8
Taplin's Fields Community Garden	Bridgefoot St, Usher's Island, Dublin	0.7
St. James Parochial Hall	51, 52 St James St, The Liberties, Dublin 8	0.4
St. Thomas Pastoral Centre	19 St Anthony's Rd, Rialto, Dublin 8, D08 E8P3	0.6
Dolphin's Barn Library	Parnell Rd, Saint James' (part of Phoenix Park), Dublin, D12 ET22	1.0
Barnardos Library & Information Service	Christchurch Square, 3 Christ Church Square, Back Ln, Wood Quay, Dublin 8, D08 V0VE	1.0
National Irish Visual Arts Library NIVAL	National College of Art and Design, 100 Thomas St, Usher's Quay, Dublin 8, D08 K521	0.7
Mendomedia	8, 9 Usher's Quay, Island St, Usher's Island, Dublin	0.7
An Post McGoverns Corner	McGoverns Corner, 11 Cork St, The Liberties, Dublin, D08 PW82	0.2
An Post Dolphin's Barn	2 Reuben St, Saint James', Dublin 8, D08 FR80	0.6
Post Office	41A Dolphin's Barn, Saint James', Dublin	0.8

It is noted that recent media coverage has shown that the Robert Emmett Community Development Project located at Usher St faces a 300% rent increase, which has brought uncertainty to the future of the centre¹.

5.6 Arts & Cultural Facilities

Arts and cultural facilities offer all the community, young, old and minority groups, a creative outlet, and an alternative to sport and active recreation. The below table identifies facilities where arts and cultural activities are offered within 1km of the site.

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

Name of Facility	Address	Distance (in km)
Pallas Projects/Studios	115-117, The Coombe, The Liberties, Dublin, D08 A970	1.0
Monster Truck Gallery & Studios Ltd	73 Francis St, The Liberties, Dublin 8, D08 T993	1.1
Nag Gallery	59 Francis St, The Liberties, Dublin 8, D08 FY04	1.0
Steam Box	School St, The Liberties, Dublin 8	0.5
La Catedral Studios	7-11 St Augustine St, Usher's Quay, Dublin 8	0.9
NCAD Gallery	100 Thomas St, Usher's Quay, Dublin, D08 K521	0.8
Skillssets	Digital Court, Rainsford St, The Liberties, Dublin, D08 R2YP	0.5
Eileen O'Sullivan Artist	Pallas projects studios, The Digital Hub, 157 Thomas St, Usher's Island, Dublin 8, D08 T91Y	0.5
SoFFt Productions LTD	Guinness Enterprise Centre, Taylor's Ln, The Liberties, Dublin, D08 AX74	0.3
Block T	The Digital Hub, The Liberties, Dublin 8, D08 TCV4	0.5
mother's tankstation	41-43 Watling St, Usher's Island, Dublin 8, D08 NP48	0.6
NCAD ANNEX	Thomas St, The Liberties, Dublin	0.3
Artify	17C Block C, Echlin Buildings, Echlin St, The Liberties, Dublin, 8	0.4
Irish Museum of Modern Art	Royal Hospital Kilmainham, Military Rd, Kilmainham, Dublin 8, D08 FW31	0.6
The Abbey Stained Glass Studios	18 Old Kilmainham, Kilmainham, Dublin 8, D08 C79P	0.6
Bright Sparks Art	Reuben Plaza, Rialto, Dublin	0.4
G-Will Improvisation Music School	Earls Court, UNIT A, BLOCK C, Dolphin's Barn St, Dublin 8, D08 CXH3	0.5

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.

¹ <https://www.rte.ie/news/dublin/2024/0516/1449407-community-centre-dublin-rent/>

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

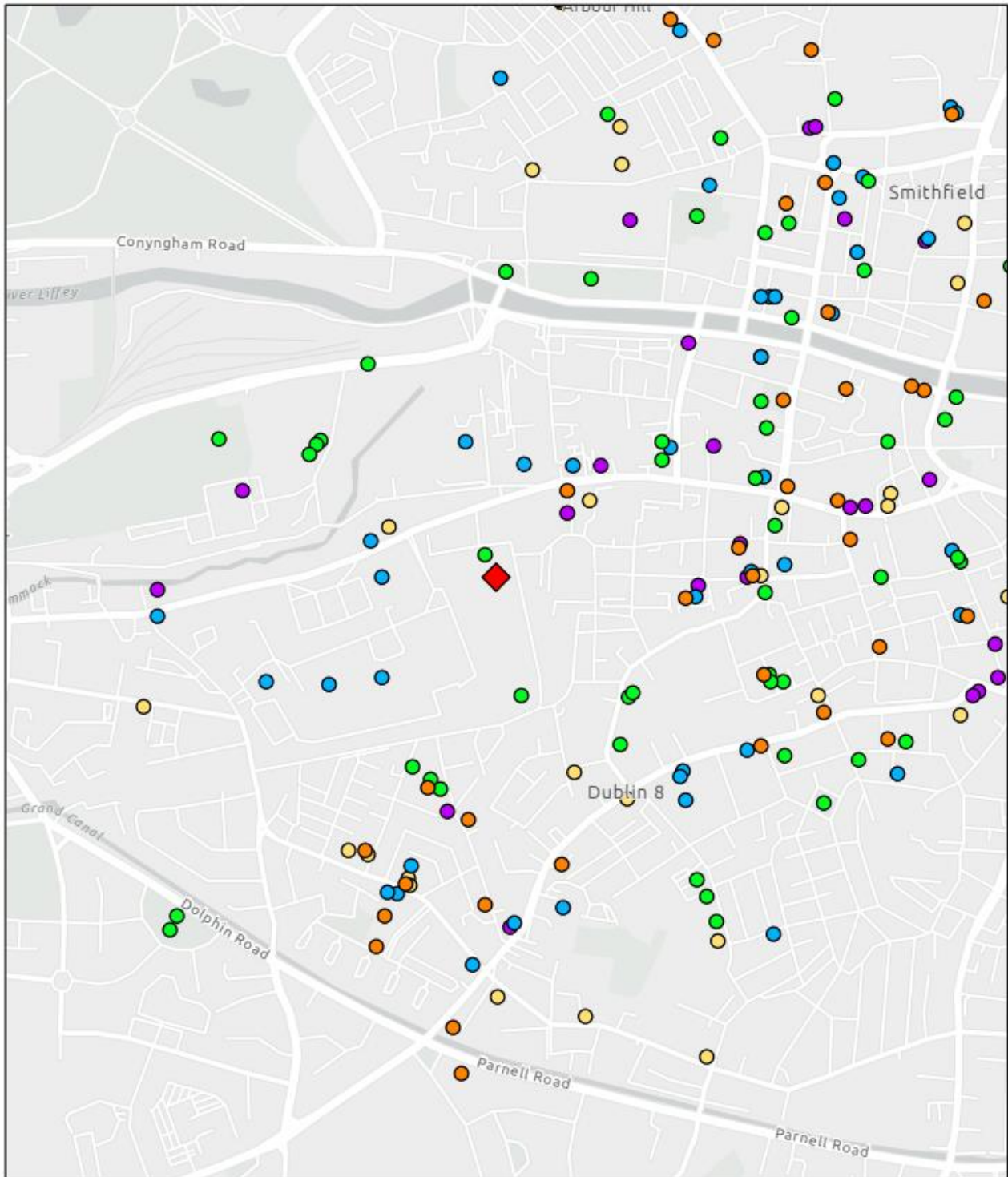
Name of Facility	Address	Distance (in km)
St Peter's Church	559 S Circular Rd, Dublin 8, D08 X229	0.8
Rialto Parish Roman Catholic Church	500 S Circular Rd, Rialto, Dublin 8	0.6
St. Thomas Pastoral Centre (Syro-Malabar Catholic Church)	19 St Anthony's Rd, Rialto, Dublin 8, D08 E8P3	0.6
Yahweh Missions Centre	Saint Andrews Community Centre, 468 S Circular Rd, Saint James' (part of Phoenix Park), Dublin 8, D08 H51F	0.6
St. Andrew's Community Centre	468 S Circular Rd, Rialto, Dublin 8, D08 H51F	0.6
Our Lady Of Dolours Church	Our Lady of Dolours Church, S Circular Rd, Dublin 8, D08 XP94	0.7
Célula D8 SCR	320 S Circular Rd, Saint James' (part of Phoenix Park), Dublin 8, D08 H5CT	0.7
Maryland Grotto	23 Loreto Rd, Maryland, Dublin 8, D08 Y7X6	0.2
St. Teresa's Church	Donore Ave, Saint Catherine's, Dublin 8	0.7
St Catherine & St James' Church of Ireland	St Catherine's Rectory, 248 S Circular Rd, Saint Catherine's, Dolphins Barn, Co. Dublin, D08 R6YC	1.0
Convent Chapel	25 Cork St, The Liberties, Dublin 8, D08 YD91	0.3
UCKG HELPCENTRE - The Universal Church	The Watkins Building, 8 Ardee St, The Liberties, Dublin 8, D08 X660	0.5
St Luke's Church	The Coombe, The Liberties, Dublin 8, D08 Y8CP	1.0
Widows House Of The Parish Of St Nicholas Without & St Luke	Rawson Court, Saint Luke's Gate, The Coombe, The Liberties, Dublin 8	1.0
St. Nicholas of Myra	Francis St, The Liberties, Dublin 8, D08 C7W7	1.0
St Audoen's Church (Church of Ireland)	High St, The Liberties, Dublin	1.0
St. Catherine's Church, Dublin	Saint Catherine's Presbytery, Meath St, The Liberties, Dublin 8, D08 P042	0.6
Church of Saint Augustine	Thomas St, Merchants Quay, Dublin	0.7
John's Lane Church	94-96 Thomas St, Usher's Quay, Dublin	0.7
Organizatia Grupul Romanilor din Irlanda	School St, The Liberties, Dublin 8	0.4
St Catherine's Church of Ireland	Thomas St, The Liberties, Dublin 8, D08 DNA7	0.6
St James' Church	Saint James' (part of Phoenix Park), Dublin 8, D08 X799	0.4
Saint Catherine's Church	85 James St, Saint James' (part of Phoenix Park), Dublin	0.6

5.8 Retail and Entertainment

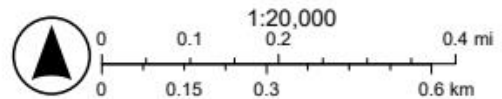
Having regard to the context of the site being located in the city centre of Dublin, it is considered that there are ample options for retail and entertainment services. In addition, the sites excellent transport connectivity also offers a wider catchment of services for prospective residents to access. In particular, the site is located within 1km of several retail centres such as Thomas Street, Meath Street, and Smithfield. These areas host a range of retail needs and services. In terms of the surrounding retail and entertainment uses, the following retail centres and services are noted.

Table 15: List of retail and entertainment centres

Retail Centre	Existing Services	Distance (in km)
Meath Street	Cafes, convenience stores, clothing, restaurants, bars	0.7
Francis Street	Antique Shops, cafes	1.0
Thomas Street	Dealz, Spar, Lidl, cafes, Tesco, Homestore, clothing stores, Guinness Brewery, Roe and Co Distillery, bars, restaurants, pharmacy, Vicar Street music venue	0.5
Smithfield	Restaurants, Tesco, Jewellery store, Café's	0.9
Cork Street	Dentist, Credit Union, Centra, Lidl, pharmacy, café, jeweller,	0.5
South Circular Road	Centra, convenience stores, takeaway's, café, Off Licence,	0.7



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



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

Figure 11: Community Facilities Identified in the Study Area

6. ASSESSMENT

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

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

The proposed development is expected to increase the population; however, it is not deemed to have a detrimental impact of service provision and facilities. The subject site of this development is in a location that has reasonable access to the neighbourhood's extensive array of services and facilities. The site is also located proximate to proposed public transport upgrades including the Bus Connects G and D spines and associated cycling infrastructure upgrades. 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. The latest statistical release by the DE in this respect 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."

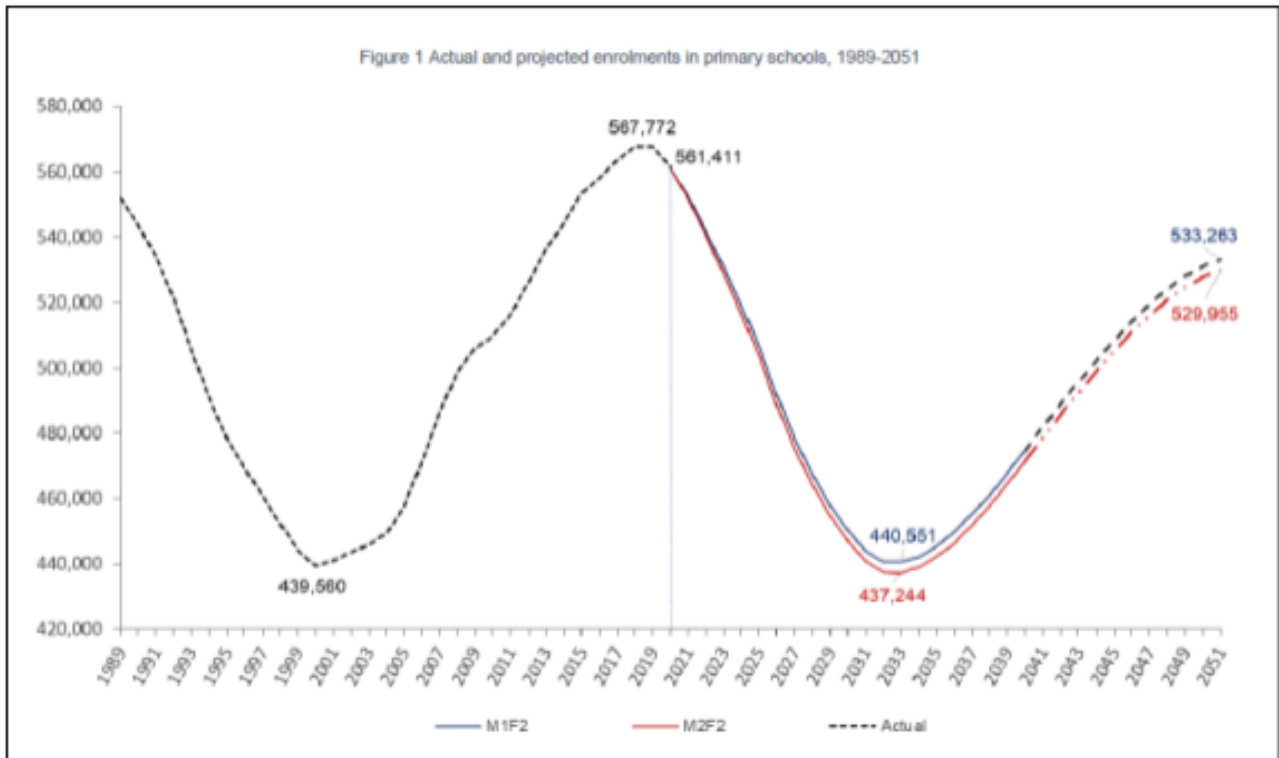


Figure 12: Enrolment projections for primary schools (Department of Education, 2021)

6.1.2 Future Growth Provision – Secondary Schools

The audit of existing facilities has found 2 no. secondary schools are located in the study area. 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.”

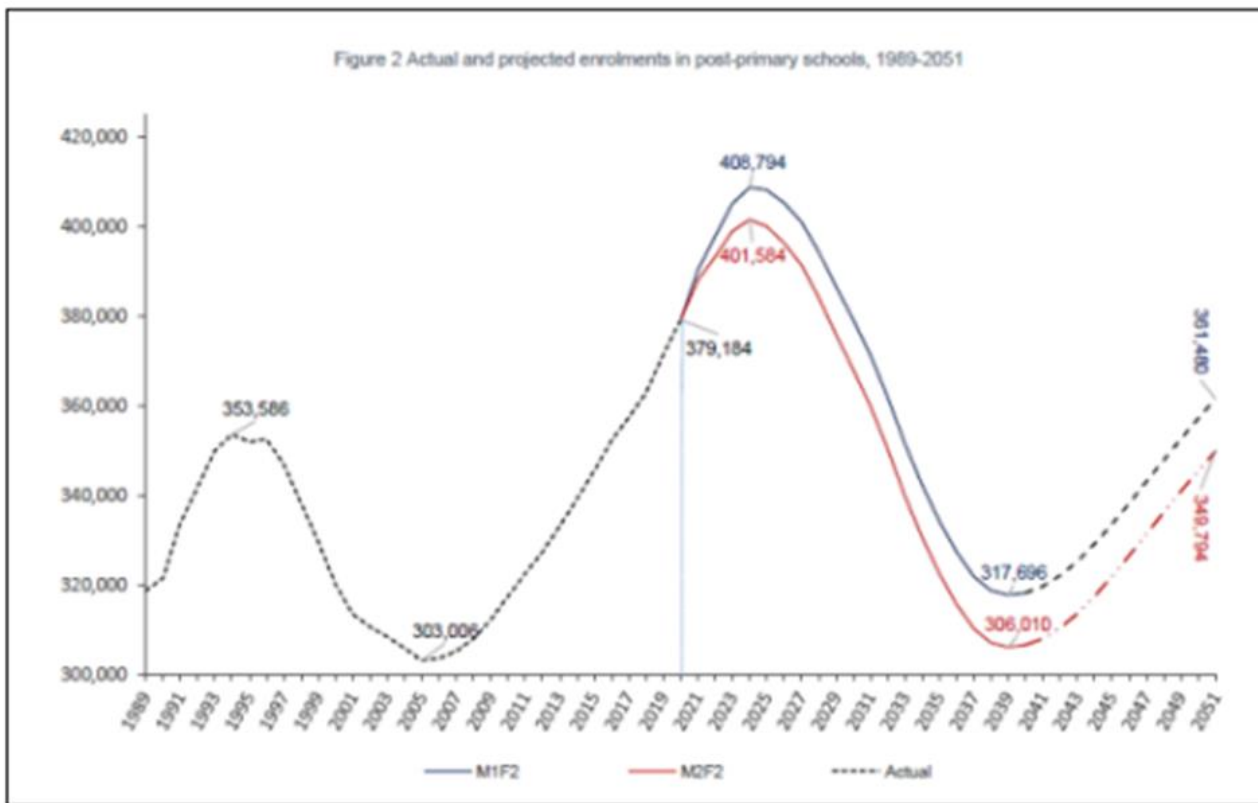


Figure 13: Projected Enrolments in Post-Primary School (Department of Education, 2021)

6.1.3 Potential Demand Generated by the Proposed Development

The proposed development will consist of 171 units. The average household size recorded by the Census 2022 was 2.42 persons per household for the subject study area. This generates an indicative population of c. 414 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 (83 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 88 no. two, three and four bedroom units are proposed, which can reasonably accommodate families.

The average number of children per family recorded in the State during the Census 2022 was 1.34 children, which would generate an indicative population of 118 no. 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 16: 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)	2471	26.3%	31 children
Primary School Children (5-12)	5-9 year olds – 2237 10-14 years old – 2150 (divided by 2 = 1075) Total = 3312	35.3%	42 children
Secondary School Children (13-19)	10-14 years old – 2150 (divided by 2 = 1075) 15-19 years old – 2512 Total = 3587	38.2%	45 children
Total	9370	100%	118 children

Therefore, an estimated 87 no. of the indicative children population would then constitute primary and secondary school age children. This has been estimated on the basis of the age cohorts and their subsequent composition (as a percentage of 0-19 years old) within the study area. As previously highlighted in section 5 of this report, it is not possible to retrieve the population breakdown at a smaller scale to estimate the number of children of primary school (5-12 years) and post-primary school age (13-18 years) residing in the study area. In this regard, the population age cohorts derived from the Census 2022 have been used as an estimate to calculate an indicative demand for the proposed scheme.

6.1.4 Summary of Schools Assessment

The above analysis suggests that the proposed scheme has the potential to generate an additional c. 414 persons within the area, including an estimated 118 children between the age of 0-18 years, of which, c. 42 are expected to be of primary school age and c. 45 are expected to be of post-primary school age.

A total of 7 no. primary schools and 2 no. post-primary schools have been identified within c. 1km of the site. It is noted that the Department of Education's large-scale school building programme lists 2 no. schools, which are on site and will provide additional capacity in the Dublin 8 area. The proposed development has the potential to generate an indicative population of 42 no. primary school going age children. As part of the audit, each school was contacted to determine their existing enrolments and capacity. 40 no. spaces were identified as additional capacity in the c.1km study area of the site.

In total, the proposed development would give rise to an indicative population of 42 children of primary school age. This potential increase of primary school aged children in the study area is considered as a marginal increase and can likely be absorbed within the identified schools in the study area. However, it is also noted, the site is ideally located to benefit from the existing public transport network which provides a greater number of primary schools within a 15 minute distance by transit.

SDRA 15 site 7 St James' Harbour states, that the potential for the reconfiguration/ rationalisation of the educational facilities in the area should be investigated with opportunities for synergies identified. It is noted that the Department of Education supported this measure in their submission to the draft Development Plan and wished to also engage with DCC on this issue. It is also noted that in their submission, the Department of Education stated that school accommodation requirements across the city will continue to be kept under review, and in this regard, the Department will work closely with the Council in meeting the challenges associated with the provision of new schools and the redevelopment/ extension of existing schools.

In terms of the 2 no. post-primary schools identified, limited capacity was identified within CBS James Street. In regard to Presentation Secondary School Warrenmount, a number of attempts were made to contact the school by phone and email, but it was not possible to establish whether any capacity exists. However, as indicated in Table 6 of this report, between 2020 and 2022 enrolment figures for Presentation Secondary School significantly reduced resulting in an 8% decrease. In total, the proposed development would give rise to an indicative population of 45 children of secondary school age. This potential increase of secondary school aged children in the study area is considered as a marginal increase and can likely be absorbed within the identified schools in the study area.

However, it is noted that the school is located within c.150m of St James's Luas stop and a number of bus services, which in turn, provides a greater number of secondary schools easily accessible to the site. A key objective of the Development Plan is to realise the 15-minute city, and with this in mind, there are a number of secondary schools accessible via cycling or public transport that are outside the scope of the 1km buffer for this study that may have additional capacity to meet the demand generated from the proposed development. Having regard to the location of the site and the existing and planned secondary schools operating in the study area and beyond 1km of the site, it is considered that sufficient capacity exists to absorb the marginal increase in demand generated by the proposed development.

6.2 Childcare Facilities

The Childcare Facilities Guidelines for Planning Authorities, June 2001, provides a framework to guide Planning Authorities and developers in assessing and formulating development proposals for childcare facilities. Section 2.4 of the Guidelines consider appropriate locations for childcare facilities including new communities. Larger new housing developments; in vicinity of concentrations of workplaces, such as industrial estates and business parks; in the vicinity of schools; and in neighbourhood/ district/ town centres and adjacent to public transport corridors, park-and-ride facilities, pedestrian routes and dedicated cycle ways.

With reference to facilities "in new communities/ larger new housing developments", the Guidelines provide 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 for example, development consisting of single bed apartments or when there are adequate childcare facilities in adjoining developments. For new housing areas, an average of one childcare facility for each 75 dwellings would be appropriate... The threshold for provision should be established having regard to the existing geographical distribution of childcare facilities and emerging demographic profile of areas."

Section 3.3.1 of the Guidelines goes on to state that "in relation to new housing areas, a standard of one childcare facility providing a minimum 20 childcare places per approximately 75 dwellings may be appropriate. This is a guideline standard and will depend on the particular circumstances of each individual site."

The audit has identified 16 no. childcare facilities operating within the study area. A childcare review and capacity assessment was undertaken by MacCabe Durney Barnes in June and October 2023. The audit has identified no additional capacity within the existing childcare facilities.

The proposed development consists of 171 units consisting of 83 no. 1 bed, 71 no. 2 bed, 13 no. 3 bed and 4 no. 4 bed units. The provision of 171 no. units within the development is in excess of the 75 units which results in the consideration of a childcare facility under the Childcare Facilities Guidelines for Planning Authorities (2001). However, the Apartment Guidelines (2023) indicate that 1-bedroom units may be deducted for the purpose of assessing the requirement for childcare facilities. As there are 83 no. 1 bed units to be delivered on site, these may be deducted, as it is reasonable to conclude that they will not accommodate children. This results in a total of 88 no. 2, 3 and 4 bed units which may give rise to childcare requirements. This is therefore above the threshold of 75 units which requires consideration for a childcare facility under the Childcare Facilities Guidelines for Planning Authorities (2001).

The average number of children per family recorded in the State during the Census 2022 was 1.34 children, which would generate an indicative population of 118 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 31 no. children as calculated in Table 16 above.

The Dublin City Childcare Committee (DCCC) were consulted during the design process and provided with a copy of the floor plans and schedule of accommodation for the creche. The proposal was reviewed by the DCCC and they highlighted a number of design considerations such as access to outdoor spaces and appropriate space standards and facilities for the design team to ensure were considered as part of the proposal. The proposed development includes the provision of a c. 294 sqm creche at the ground floor of Block A. The proposed creche can accommodate 40 no. children and 10 no. staff members. The breakdown is as follows:

Table 17: Childcare Spaces Breakdown and Staff Numbers

Age Cohort	Percentage of Total	Childcare Places	Staff Required
0-1 years old	18%	7	3
1-2 years old	22%	9	2
2-3 years old	30%	12	3
3-6 years old	30%	12	2
Total	100%	40	10

The 2022 Census found almost 150,000 children of pre-school age (0-4 years old) were in childcare in Dublin City. Of this, 60% of these were in a creche or similar facility in 2022 according to the Census. Applying this percentage to the number of children of pre-school generated from the proposed development, this would yield a demand for 19 spaces.

On this basis, it is reasonable to conclude that the proposed creche facility will be capable of accommodating demand from the subject development as well as the surrounding area. In particular, the proposed creche includes sufficient capacity to cater for the demand generated by a concurrent Part 8 residential development at Forbes Lane Depot. §

6.3 Open Space, Sports and Leisure

The study area is well served with open space, in many forms of parks, local greens and open hard standing space. Section 5 of this report also highlights the proposed Green Infrastructure and recreational space proposed at the Marrowbone Lane Depot. The application site is also located proximate to existing open space such as Weaver Park and Phoenix Park is located c.1km from the site and provides access to extensive public open space, sporting clubs and playgrounds.

The provision of open space should also be considered with the provision of sports and leisure clubs within the study area. The audit has identified a number of sports clubs whose premises also provide a significant quantum of open space and amenity within the area. The St. Catherine's Sports Club is located proximate to the site on Marrowbone Lane and offers a gym, basketball court, sports hall studio, all weather pitch, martial arts, badminton, kids athletics, boxing studio and full sized sports hall for soccer, basketball, volleyball and badminton use. In addition, there are also various gyms, sports clubs and sporting facilities identified within the 1km study area, all of which are accessible on foot or cycle. 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.

The Part 8 application site includes the Oisín Kelly Park, and in replace of this public open space, the proposed development includes the provision of 3767 sqm of public open space and a 468 sqm amphitheatre. The proposed public open space provision is in excess of the 10% requirement. The amphitheatre can serve a multitude of key functions for Liberties and can be a key component in revitalising and rejuvenating the site. The proposed open-air amphitheatre can function as a flexible open space and can create a location for public performances and speakers. The public open space also incorporates playground equipment and a basketball space. The proposed scheme includes the provision of 2748 sqm of communal open space, which is in excess of the minimum standards required.

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 extensive list of GP clinics, pharmacies and a dedicated health centre

already in operation less than 1km from the subject site. In addition, the site is located adjacent to St James's Hospital and the new Children's Hospital. 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 an existing wide range of services provided.

6.5 Community Facilities

The audit has identified a range of 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 St Catherine's Community Centre and the F2 Centre are both within walking distance of the subject site. The St. Catherine's Community Centre offers sports and recreation facilities to the community including a coffee dock, community garden, biodiversity garden, conference room, and meeting rooms. The F2 Centre is c. 350 metres from the subject site and the School Street Family Resource Centre is located c.500 metres from the site. There are also various community services within the study area such as post offices, a fire brigade and the South West Inner City Network. The various community centres identified also facilitate a range of programmes and activities that would satisfy the needs of the prospective residents of the proposed development.

In addition, as part of the proposed development, community, arts and cultural space will be provided in the development to cater for the needs of the future population residing at the scheme and in the surrounding Liberties area. As required under SDRAO1 all new regeneration areas (SDRAs) and large-scale development above 10,000 sq. m in total area must provide at a minimum 5% community, arts and culture predominantly internal floorspace as part of their development. See Objective CUO25 for further detail. The proposed development includes an internal community space has been designed to be flexible in nature to allow the space to cater for a range of activities and needs as they arise. The latter element is largely reprised under CUO25 'SDRA and Large Scale Developments' which elaborates on the requirement as follows:

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

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

The proposed development includes 1114 sqm of community, arts and cultural space which exceeds the required 5% required at the subject site. The net internal area of the proposed development is 12363 sqm which results in an area of 618.15 sqm (5%) required at the site to comply with CUO25. The additional space required at the site is 180 sqm (2.5% of Forbes Lane depot Part 8 application) as a result of a nearby concurrent Part 8 application at Forbes Lane/ Marrowbone Lane, which is also being delivered under the NDFA's Social Housing Bundle 4&5 programme. As outlined in CUO25, it is permissible to relocate a portion, no more than half of this figure) to a site immediately adjacent to the area. Therefore, it is considered appropriate that a portion of the required space at Forbes Lane Depot site is reallocated to Basin View development.

The community, arts and cultural provision of 516 sqm of internal space at the ground floor of Block B and 598 sqm of external space, which includes a 468 sqm amphitheatre and 130 sqm space located externally at Block B will be delivered as part of the scheme. The external areas are strategically linked to connect the different internal

community, arts and cultural space, creating a synergy of spaces in turn enhancing the cultural vibrancy of the public realm within the development. The reallocation of a portion of the community, arts and cultural space from the Forbes Lane Depot site enables the delivery a greater quantum of space at this site to derive better outcomes for the usage of the space and provides a high-quality internal and external space for residents and the community to utilise. The proposed quantum of 1114 sqm equates to a total of 9% and therefore exceeds the requirement of 7.5% net community, arts and cultural space at the site.

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 proposed space and existing network of community facilities.

6.6 Religious and Worship Facilities

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

6.7 Arts and Cultural Facilities

The audit has demonstrated that there is an established network of arts and cultural facilities in close proximity to the site, all of which are accessible by foot or cycle. It is considered that the array of cultural and arts facilities established in the study area can meet the needs of the population generated from the proposed development. As outlined above, the proposed development includes the provision of 1114 sqm of internal and external space that has been designed to be flexible in nature in order to accommodate a range of users and activities. The external provision also includes an amphitheatre that will be possible to accommodate a range of activities for all ages. It is considered that the provision of this space will be utilised for arts and cultural activities for residents residing at the scheme as well as the wider community of Dublin 8.

6.8 Retail and Entertainment

Having regard to the context of the site being located in the city centre of Dublin, it is considered that the area is well supplied in terms of 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 several retail centres such as Thomas Street, Meath Street, and Smithfield. These areas host a range of retail needs and services. Having regard to the established network of retail and entertainment centres within the study area, and within access via public transport, it is considered that it would be unnecessary to dilute the existing urban character of the existing neighbourhood centres by accommodating additional ground floor commercial use at the subject site.

7. CONCLUSION

This 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 a modest demand on the existing services and facilities, such as childcare and open spaces. Although, this will be in part offset due to the high quality public open space proposal. The site is also located proximate to a range of open space and leisure facilities including Weaver Park and Herberton Leisure Centre. The proposed scheme includes the provision of 3767 sqm of public open space, in replace of Oisín Kelly Park that will serve the perspective residents of the scheme as well as the wider community surrounding the site. In addition, the proposal includes 2748 sqm of communal open space. The proposed open space at the site will satisfy the needs of the population generated from the proposed development.

The audit has identified numerous primary and secondary schools within the study area. The analysis undertaken has demonstrated that sufficient capacity exists in the existing and planned schools to absorb the demand generated from the proposed development.

The capacity of childcare providers in the study area has been found to be limited. The proposed development includes the provision of a 294 sqm childcare facility that will cater for the demand generated from the proposed development and the wider area.

The subject site is also well served by healthcare facilities with the St James's Hospital campus located immediately adjacent of 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 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.

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 Dublin 8 area. In accordance with objective CU025 of the Development Plan, the proposed development incorporates the provision of community, arts and cultural space due to its location in a SDRA. It is proposed to include community facilities such as 516 sqm of internal space and 598 sqm of external community, arts and cultural space, including 468 sqm amphitheatre and 130 sqm space located externally at Block B. This will contribute to meeting the needs of the residents and the wider area.

There are also a wide range of retail and local services throughout the study area. 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.



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