

Social Infrastructure Audit

Social Housing Bundle 4, Development at Collins Avenue,
Whitehall

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, to accompany a Part 8 application of 106 no. residential units on a site of circa 1.72 ha in area, located on the former bring centre, Collins Avenue, Whitehall.

The purpose of this report is to provide an audit of the existing community facilities serving the Collins Avenue, Dublin 9 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 accessed at Collins Avenue Extension. The site is an infill site bounded by residential, commercial units and apartments. The development site is zoned Z1 Sustainable Residential Neighbourhood in the Dublin City Development Plan 2022-2028.

The proposed development cannot be looked at in isolation from the communities that adjoins it, including facilities and services within the administrative area of Dublin City Council. It is essential that any new development constructed, integrates successfully into the existing community established.



Figure 1: Subject site outlined in red

1.2 Report Structure

The report is structured as follows:

1. **Introduction** – this section

2. **Area Context** – Considers the site and surroundings in addition to transport accessibility.
3. **Context, Approach and Scope of Report** – Outlines the relevant policies at a National, Regional and Local Level and considers standards against which provision can be assessed.
4. **Demographic Review** - Provides a demographic analysis of the catchment area and assesses the likely future demographic trends as a result of the implementation of the proposed development.
5. **Existing Community Facilities**- Reviews existing local community, recreational and social infrastructure.
6. **Assessment** - Identifies gaps in the existing provision of community infrastructure; and
7. **Conclusions** – Make recommendations to address deficiencies.

2. AREA CONTEXT

2.1 General Area

The part 8 site consists of the former Dublin City Council bring centre and depot site, which has been relocated to the new purpose built Council North City Operations Depot in Ballymun. The subject site is located in Whitehall, around 4km north of the City Centre. The site, c. 1.72 ha is a brownfield field broadly located to the north of Collins Avenue and south of the Shanowen Business Centre in Whitehall. Dublin City University (DCU) is located on the southern side of Collins Avenue. Located to the east of DCU is St Aidan's CBS, which also includes sports facilities such as the Glasnevin Basketball Club, the St Kevin's All Weather Pitch and the St Aidan GAA Pitch.

The Swords Road (N1) is located around 820m east of the site and links Dublin Airport to the City Centre. The Ballymun Road is located around 700m west of the site.

The site is accessed by Collins Avenue and Collins Avenue Extension. Since the relocation of the bring centre and depot, the site is inaccessible to members of the public.

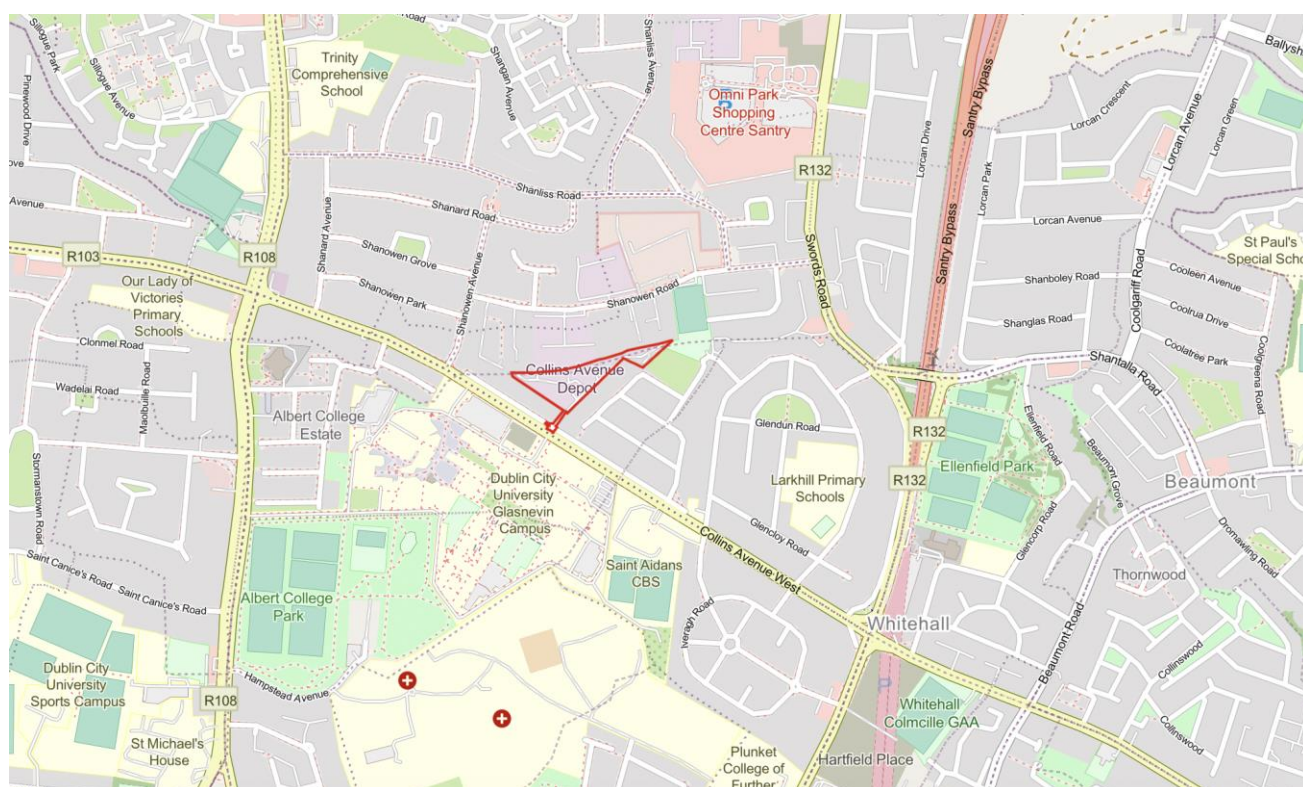


Figure 2: General Location

2.2 Site Description

The site is bound to the north by the Shanowen Business Estate and the Shanowen Hall and Square. The Shanowen Business Estate is generally characterised by two-storey high buildings and includes a mix of warehouses and office space. Shanowen Hall and Shanowen Square together form a student accommodation complex. It is closed off to the public by two gates on Shanowen Road, where the main accesses are located. A Spar convenience shop is located at ground floor of the western block. There are some trees separating the Shanowen complex from the part 8 site. Milner's Square is located to the north west of the site. It is a 5-storey over basement residential complex which also includes a creche at the north east corner.

St Kevin's Football Club is located to the north east corner of the site and includes one five-a-side pitch and a full size soccer pitch. Its changing room / clubhouse is located to the south, near the boundary with the open space serving the Crestfield Estate. The Crestfield estate bounds the part 8 site to the east, which includes Crestfield Close, Crestfield Drive, Crestfield Park and Crestfield Avenue. It is characterised by two-storey high semi-detached houses. There are trees along the eastern boundary separating the houses on Crestfield Close and the site.

The site is bound to the south by house no. 630 to 662 Collins Avenue. These are two-storey high semi-detached houses with side garages. Generally, the houses are located over 20m from the boundary with the Part 8 site.

The part 8 site is the former bring centre and Dublin City Depot. It is fully tarmacked and includes a number of sheds and warehouses. It is closed off by a gate on Collins Avenue. There is a thick tree boundary between the site and no. 630 to 662 Collins Avenue. Most trees along the boundary are rated C2 of low quality, with the exception of 10 no. U category trees (cannot be retained). The Wad Stream (culverted stream) transverses across the site along the northern boundary.



Figure 3: Site Context

2.3 Transportation

The site is served by Bus stop no. 1646 and 1644 along Collins Avenue Extension with Dublin Bus route 123 serving these stops.

Route 123 serves travel between Marino towards Walkinstown (Kilnamanagh Rd). In general services operate every 12 minutes during the weekdays, c. 15 minutes on Saturdays and c.30 minutes on Sundays. In addition to

the current routes servicing the subject site, a number of improved services are earmarked for delivery that are relevant to consider in the context of the proposed development.

2.3.1 Accessibility

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

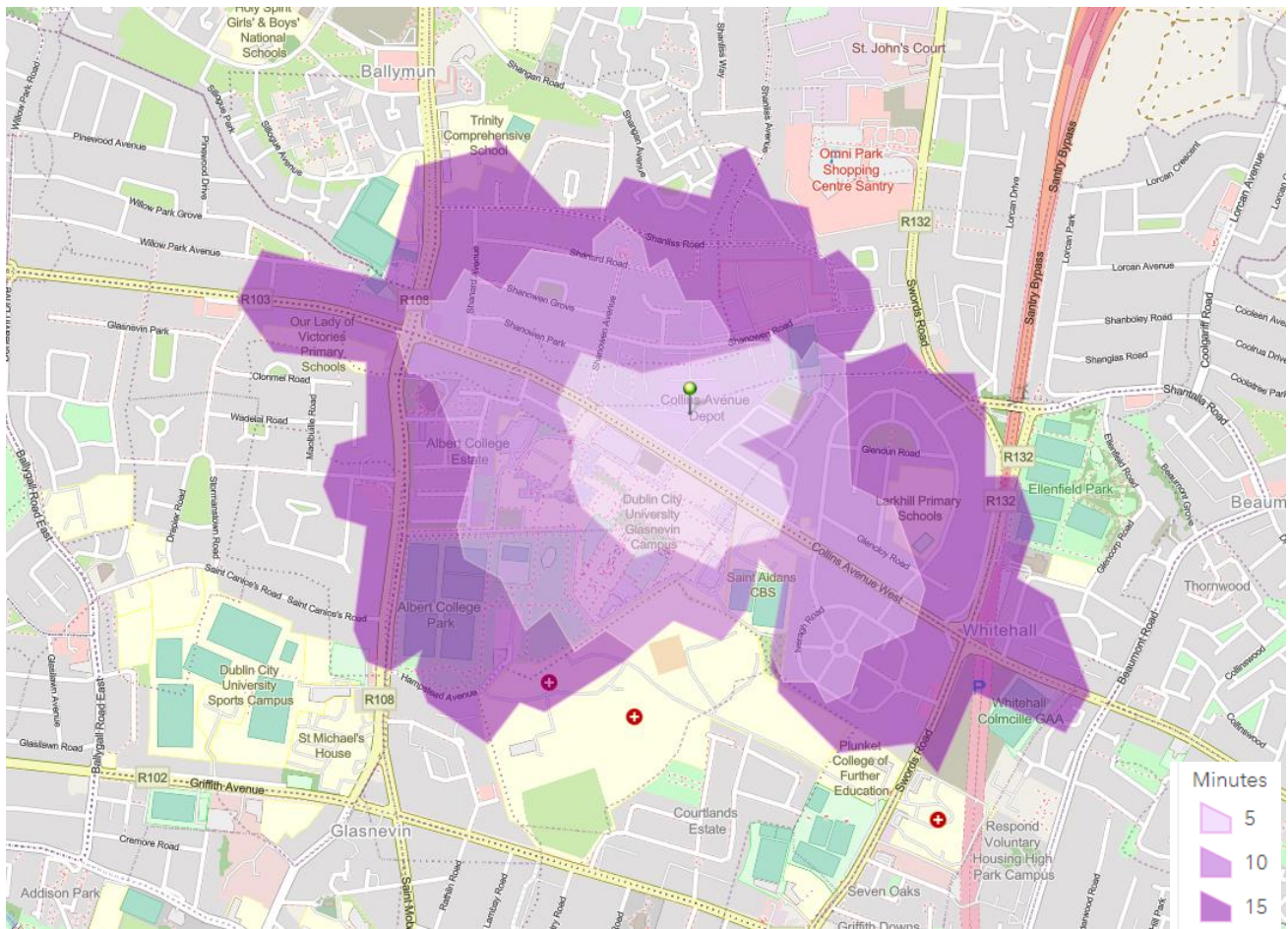


Figure 4: Walkability Patterns in 5, 10 and 15 minute intervals (Source: ArcGIS)

2.3.2 BusConnects

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

The site is surrounded by a range of routes, in particular the A and E spine are located in close proximity to the subject site. Along Collins Avenue, the A3, N4 and L80 will travel. The A spine serves travel between Swords Road- City Centre – Terenure. This route will operate at a frequency of every 3 minutes during peak hours. The A3 route which travels along Collins Avenue Extension, immediately south of the site serves travel between DCU- City Centre-Tallaght. This service will operate at a frequency of 12-15 minutes during the weekdays. The E spine

provides travel between Ballymun-City Centre-Foxrock Church. This service will operate at a frequency of between 8-10 minutes generally throughout the weekdays. The N4 route serves travel between Blanchardstown Shopping Centre- Finglas-DCU-Collins Avenue-Docklands. The Ballymun to City Centre route has been granted planning permission by An Bord Pleanála on 12th March 2024.

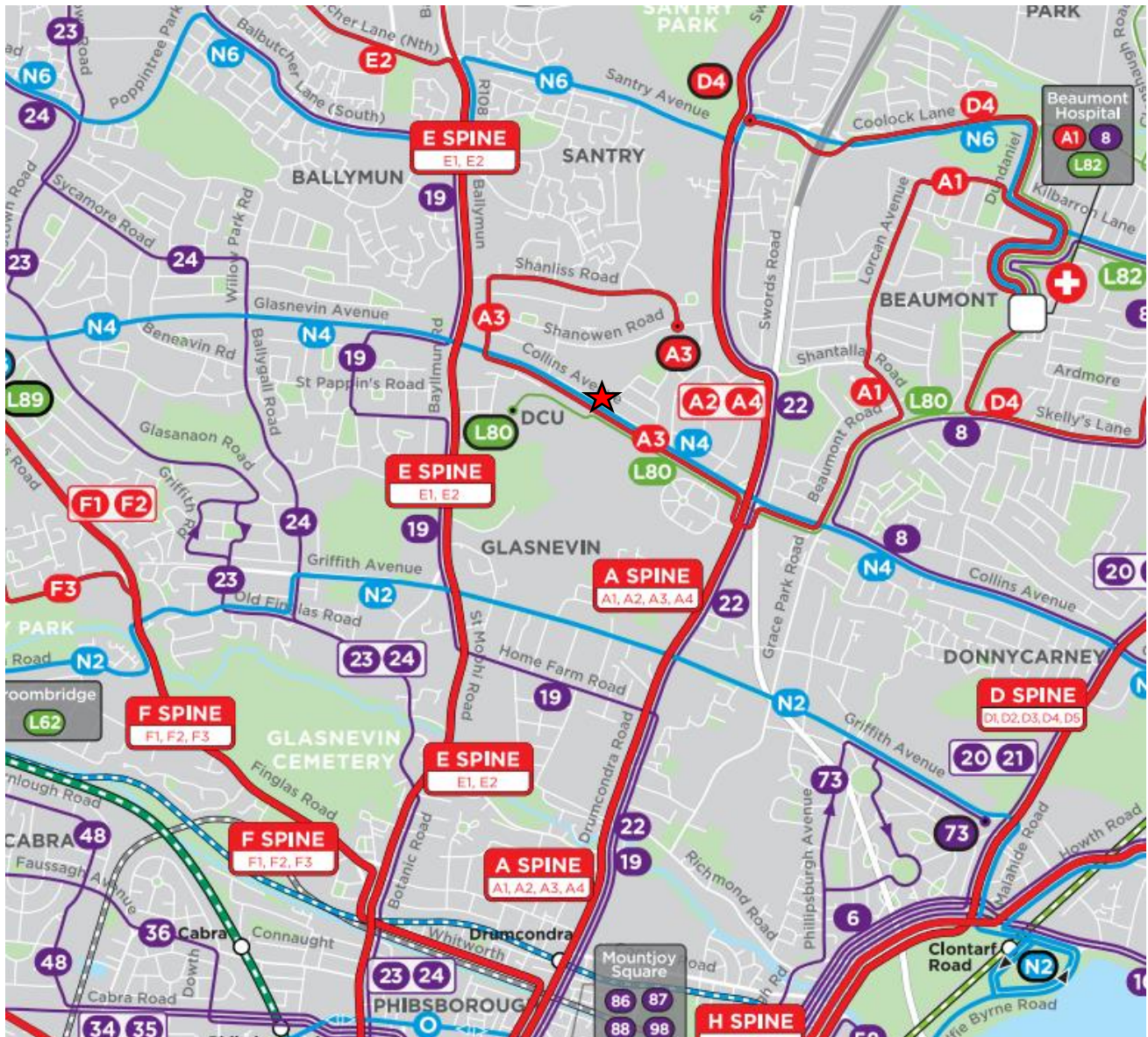


Figure 5: Collins Avenue Area BusConnects Map (Source: NTA, 2022)

2.3.3 Metrolink

MetroLink is a transformative piece of new public transport infrastructure, the first of its kind in Ireland. It will comprise a high-capacity, high-frequency, modern and efficient metro railway, with 16 new stations running from Swords to Charlemont. When operations commence there will be trains every three minutes during peak periods. This can rise to a service every 90/100 seconds by 2060 if required. The system will be capable of carrying up to 20,000 passengers per hour in each direction. As well as linking major transport hubs, MetroLink will connect key destinations including Swords, Collins Avenue, the Mater Hospital, the Rotunda Hospital, Dublin City University and Trinity College Dublin. The site is located approximately c.600m from the proposed Collins Avenue station.

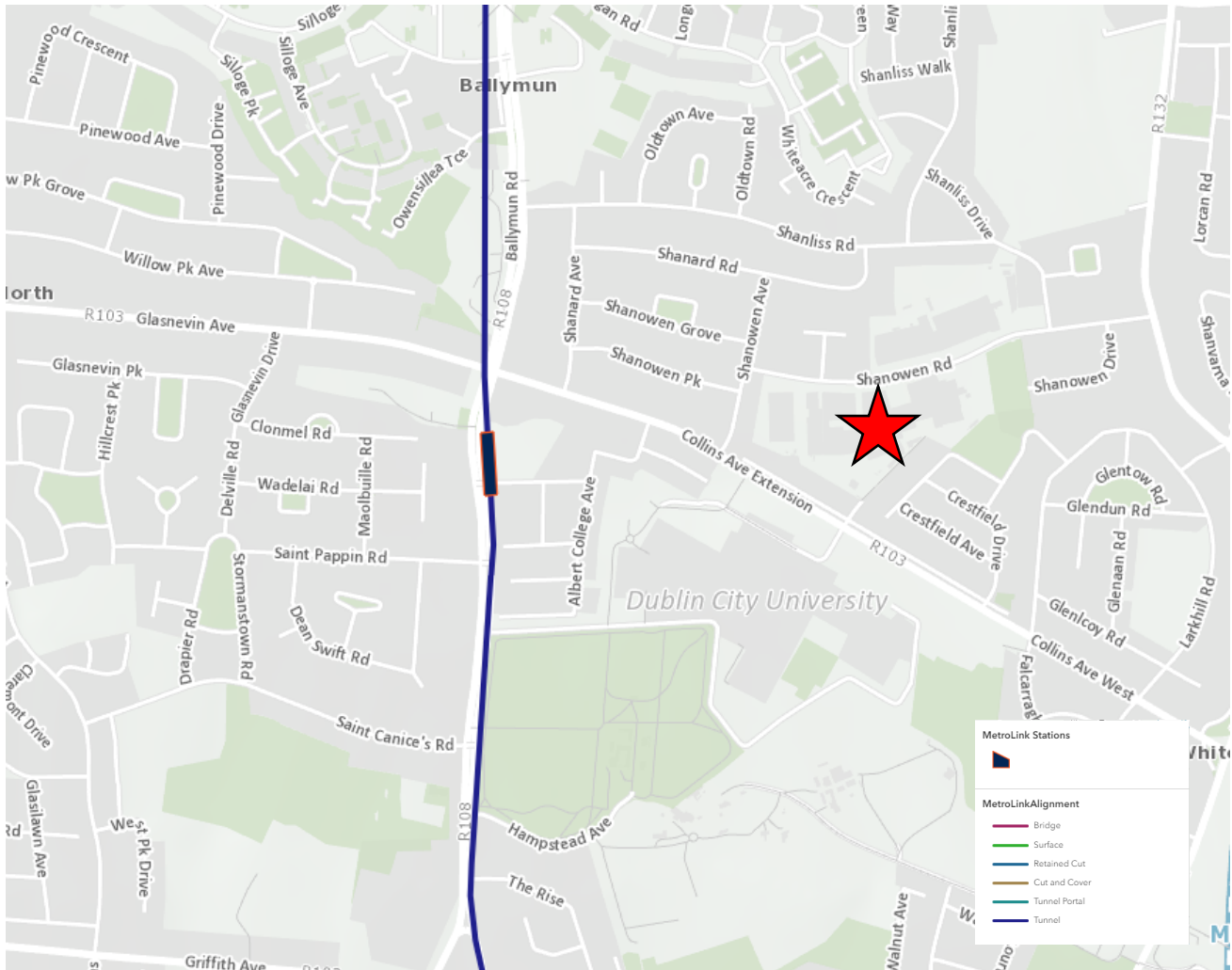


Figure 6: MetroLink Railway Order – Route Alignment (Source: TII and NTA, 2022)

2.3.4 Cycling

The proposed programme illustrated below demonstrates that the development site will be located in close proximity to high quality active travel infrastructure, which will allow for greater ease of accessibility to social and community infrastructure identified in this report. The development site is accessed from Collins Avenue Extension which is earmarked for improvements between 2025-2027.



Figure 7: Proposed Active Travel Network Post 2027 (Source: DCC)

3. CONTEXT, APPROACH AND SCOPE OF THE REPORT

3.1 Policy Context

3.1.1 National Planning Framework

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.1.4 Childcare Facilities: Guidelines for Planning Authorities (2001)

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

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

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

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

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

The Guidelines specifically state that:

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

3.1.5 Sustainable Urban housing: Design Standards for New Apartments (December 2022)

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2022 also includes specific guidance with respect to childcare provision in the design and development of apartment schemes, as follows:

"Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development and the existing geographical distribution of childcare facilities and the emerging demographic profile of the area.

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

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

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

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

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

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

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

3.1.7 Dublin City Development Plan 2022-2028

The Dublin City Development Plan 2022-2028 provides that overarching planning policy that applies to the subject site and its immediate environs. The subject site is zoned under land use zoning objective The development site is zoned Z1 Sustainable Residential Neighbourhoods and Z9 Amenity/ Open Space Lands/ Green Network in the Dublin City Development Plan 2022-2028. A key priority of the Development Plan is to create sustainable neighbourhoods, with a range of households types and tenures located in close proximity to community facilities and services in order to deliver sustainable patterns of development in line with the principles of the 15-minute city:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The proposed development has public open space ratio of 11% of the overall site area which meets the minimum 10% requirement within the Dublin City Development Plan 2022-2028.

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

3.2 General Benchmarking

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

- 1) The Dublin City Development Plan 2022 – 2028 has wide strategic objectives for the development of towns within the county and which are intended to guide development in the forthcoming years.
- 2) The National Planning Framework (NPF) 2040 recognises that it is important that the community infrastructure should be considered in tandem to the population to ensure that there is a sustainable level of provision. It proposes a hierarchy of social infrastructure, whereby specialist and high-quality functions such as hospitals are expected in larger settlements whereas small communities need to sustain strong community infrastructure such as a multi-purpose hall, primary school, post office, local shop or pub.
- 3) The Urban Design Manual states that there should be an emphasis on the provision of good urban design, open space and public plaza's which can facilitate social interaction and provide opportunities that the provision of facilities alone may not.
- 4) The Retail Planning Guidelines (2012) support the provision of local retail units as they provide access to local facilities especially the elderly, persons with mobility impairments, families and those without access to private transport.
- 5) For new housing developments, Childcare Facilities Guidelines for Planning Authorities (2001) recommends an average of one childcare facility for each 75 dwellings.
- 6) The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities; the Department of Education and Science (renamed Department of Education) and the Department of Environment Heritage and Local Government (renamed Department of Housing, Planning & Local Government) (2008) advised that 12 per cent of the population are expected to present for primary education. Based on this, plus an estimate of future growth, plus an assessment of the capacity of the existing primary and post primary schools in the area, the Department of Education will supply estimates

to the local authority for the need for new schools or the extension of existing schools based on the requirements arising from new developments

- 7) Under the Sustainable Urban Housing: Design Standards for New Apartments (December 2023), communal rooms may be provided in apartment schemes for the use of residents as meeting rooms or community rooms.

3.3 Approach

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

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

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

3.3.1 Classifications

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

Table 1: Categories of Social and Community Facilities

| Category | Description |
|---------------------------------|--|
| Arts and Culture | Art Galleries provide exhibition spaces and may offer educational programs as well as meeting and workshop spaces for artists. Galleries are often co-located with libraries, Civic facilities, and museums. A space for art, rehearsal and performance ranging from small playhouse to a large multi-purpose performance centre supporting a wide variety of performing arts. Includes arts workshop and music schools. |
| Community Centre / Halls | General community use facility providing meeting spaces, social, educational, and recreational activities and/or health, support and information. Includes community centres, parish centres, local halls, and meeting rooms. |

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

3.4 Study Area

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

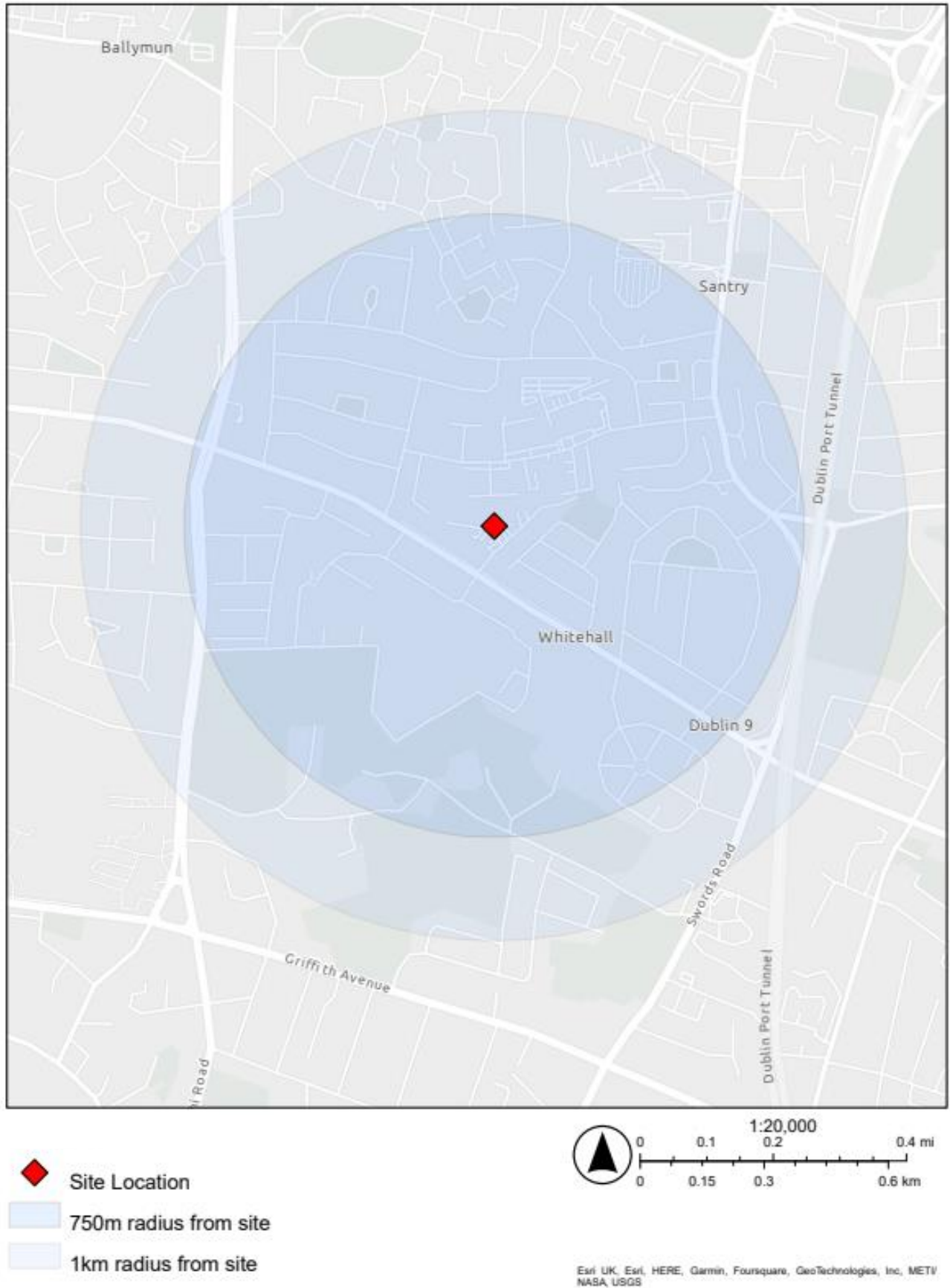


Figure 8: Study Area

4. DEMOGRAPHIC TRENDS

4.1 Study Area Demographics

Population modelling and demographics have been provided by the Central Statistics Office (CSO). The scope of the assessment is determined by overlaying the 750m-1km radius buffer zone over the centre of the application lands and assessing the relevant Electoral Divisions (EDs) Statutory Boundaries.

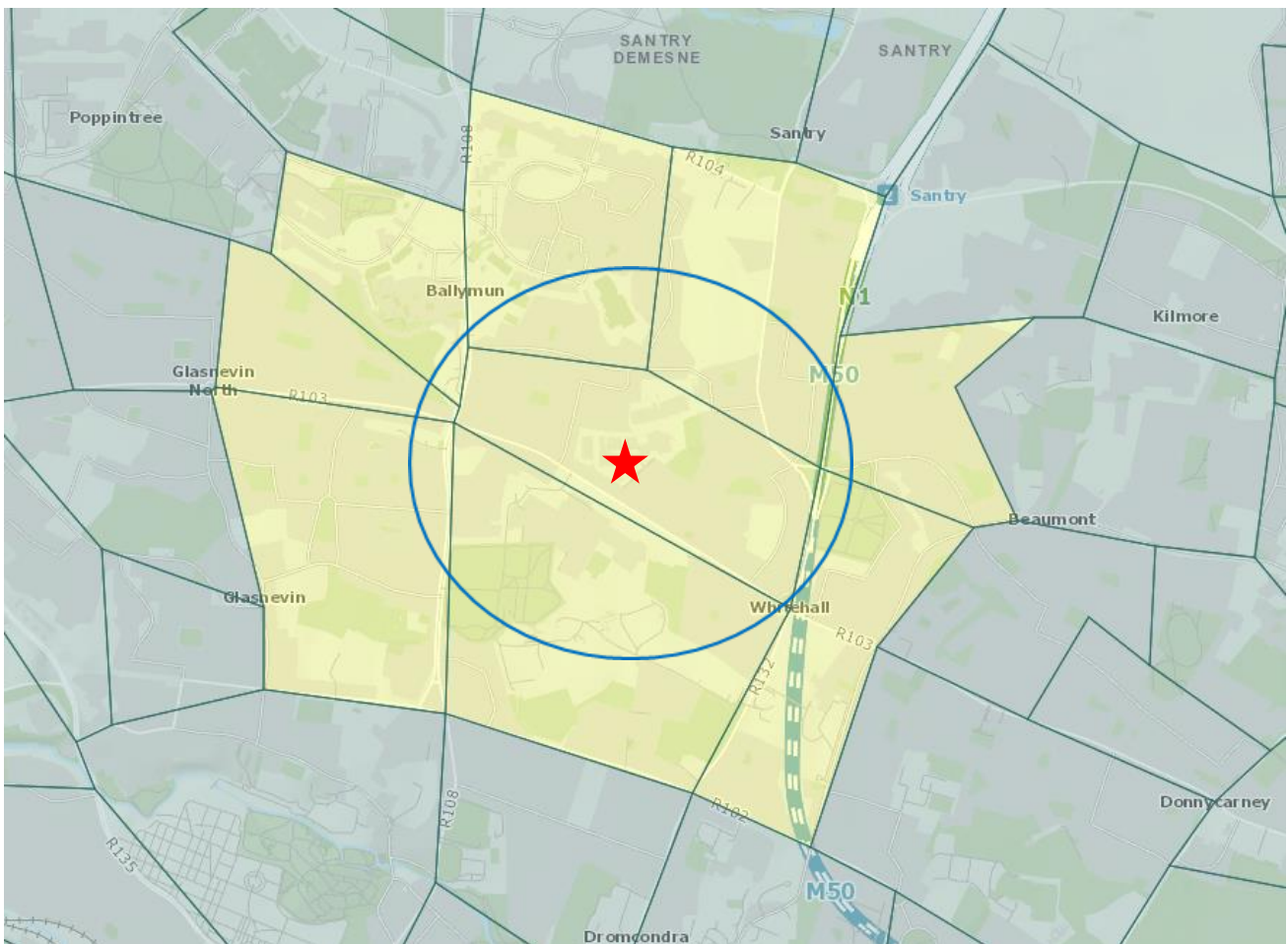


Figure 9: Extent of Demographic Study Area

4.2 Population Trends

Conducting analysis of the 1km settlements area confirmed a total population of the study area to be 45,968 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 |
|--------------------|---------------------|---------------------|------------------|--------------------|
| Ballymun C | 6,112 | 5,729 | -383 | -6% |
| Ballymun D | 2,458 | 2,551 | 93 | 4% |
| Ballymun E | 1,652 | 1,674 | 22 | 1% |
| Ballygall C | 3,521 | 3,646 | 125 | 4% |

| Electoral Division | CSO 2016 Population | CSO 2022 Population | Change 2016-2022 | % Change 2016-2022 |
|---------------------|---------------------|---------------------|------------------|--------------------|
| Whitehall A | 3,286 | 3,117 | -167 | -5% |
| Whitehall B | 4,128 | 4,371 | 243 | 6% |
| Whitehall C | 2,153 | 2,908 | 755 | 35% |
| Whitehall D | 3,456 | 3,279 | -177 | -5% |
| Beaumont A | 2,463 | 2,668 | 205 | 8% |
| Total | 29,229 | 29,943 | 714 | 2% |
| Dublin City Council | 554,554 | 592,713 | 38,159 | 7% |

As illustrated in the table above, the Study Area experienced a population increase between 2016 and 2022. Over the 6 year period, the population of the Study Area rose from 29,229 to 29,943, equivalent to a 2% increase. Over the same period, Dublin City Centre also experienced a population growth from 554,554 to 592,713, equivalent to a 7% increase between 2016 and 2022.

4.3 Age Profile

The 2022 census shows that 1,524 of the study area population were aged between 0 and 4, or a total population of 5%. A further 1,488 persons aged between 5 to 9 year old or 5% of the total population. The 10 to 14 years old cohort comprises 1,575 persons or 5% of the total population. In the 15-19 age cohort, this group comprises 1,629 persons or 5% of the total population. While the 20-64 years age cohort, includes 18,281 persons or 61% of the total population. In terms of the 65+ years, this group comprises 5,446 persons or 18% 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 |
|---------------------|-----------|-----------|-------------|-------------|-------------|-----------|---------|
| Ballymun C | 242 | 237 | 317 | 409 | 3,799 | 725 | 5,729 |
| Ballymun D | 129 | 126 | 176 | 178 | 1,652 | 290 | 2,551 |
| Ballymun E | 74 | 93 | 105 | 89 | 954 | 359 | 1,674 |
| Ballygall C | 179 | 217 | 201 | 190 | 1,959 | 900 | 3,646 |
| Whitehall A | 111 | 140 | 162 | 208 | 1,771 | 725 | 3,117 |
| Whitehall B | 268 | 210 | 218 | 197 | 2,746 | 732 | 4,371 |
| Whitehall C | 141 | 131 | 119 | 134 | 1,969 | 414 | 2,908 |
| Whitehall D | 229 | 184 | 145 | 116 | 1,921 | 684 | 3,279 |
| Beaumont A | 151 | 150 | 132 | 108 | 1,510 | 617 | 2,668 |
| Total | 1,524 | 1,488 | 1,575 | 1,629 | 18,281 | 5,446 | 29,943 |
| Dublin City Council | 28,946 | 29,356 | 30,301 | 30,269 | 394,473 | 79,368 | 592,713 |

4.4 Household Composition

The average no. of persons per household in the study area was 2.71 persons. In comparison, the Dublin City region recorded an average of 2.63 persons per household. Across Ireland, the Census 2022 revealed that the proportion of people living alone increased consistently with age. It is noted that over one-quarter of people aged 65 or over lived alone and this rose to 44% for people aged over 85 years. The Census 2022 also found that the highest number of people living alone was in Dublin City with a population of 61,525 persons. In the

intercensal period of 2016 and 2022, the number of one person households in the State grew from 399,815 to 425,974, or equivalent to a 7% increase. The average number of children per family recorded in the State during the Census 2022 was 1.34 children.

Table 4: No. of Persons per Household

| Electoral Division | No. of Private Households | Total Population | Average no. Persons Per Household |
|--------------------|---------------------------|------------------|-----------------------------------|
| Ballymun C | 2111 | 5729 | 2.71 |
| Ballymun D | 975 | 25521 | 2.62 |
| Ballymun E | 599 | 1674 | 2.79 |
| Ballygall C | 1,323 | 3646 | 2.75 |
| Whitehall A | 1,072 | 3117 | 2.90 |
| Whitehall B | 1669 | 4371 | 2.62 |
| Whitehall C | 1131 | 2908 | 2.57 |
| Whitehall D | 1145 | 3279 | 2.86 |
| Beaumont A | 1,012 | 2668 | 2.64 |
| Total | 11037 | 29943 | 2.71 |
| Dublin | 225,685 | 592713 | 2.63 |

5. EXISTING COMMUNITY FACILITIES

This section presents the findings of an audit of community infrastructure situated within 750m and 1km of the subject site. Community infrastructure includes a wide range of services and facilities that contribute to quality of life. The purpose of reviewing current provision of community infrastructure is to ascertain the likely future need for facilities and services in the area. An audit was conducted for the existing social and community infrastructure in the vicinity of the site. For the purposes of this report, it is necessary to view distances from the site in differing contexts, dependent on the service itself. This gives a genuine and reasonable expectation regarding the review of existing community facilities.

5.1 Education

5.1.1 Primary Schools

Based on the analysis undertaken there are 9 no. primary schools within a 1km radius of the subject site. There is a wide choice of school types available, including single sex and mixed schools. The enrolment figures were obtained from the Department of Education database for the academic year 2022-2023, 2021-2022 and 2020-2021. The schools are listed and tabulated with their current enrolment figures below. As part of the audit, each school was contacted to establish whether additional capacity exists. All schools were contacted via email and phone to retrieve a response.

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

| School Name | Address | 2020 Enrolment | 2021 Enrolment | 2022 Enrolment | Change % (between 2020 and 2022) | Available Capacity | Distance (in km) |
|---------------------------------|---|----------------|----------------|----------------|----------------------------------|--|------------------|
| Our Lady of Victories Infants | Our Lady of Victories Infant School, 9 Ballymun Rd, Ballygall, Dublin, D09 YC99 | 216 | 214 | 204 | -5.5% | No response | 0.7 |
| Holy Child Boys National School | Santry, Dublin, D09 K104 | 277 | 250 | 276 | 0% | Capacity available except in 2 nd class | 0.6 |
| North Dublin National School | Ballymun Rd, Whitehall, Dublin | 226 | 225 | 223 | -1% | No capacity | 1.0 |
| Holy Child National School | Santry, Dublin, D09 YR59 | 429 | 409 | 437 | 2% | No capacity | 0.6 |
| Scoil na tSechtar Laoch | Ballymun Rd, Ballymun, Dublin 11 | 145 | 151 | 148 | 2% | 45 spaces | 0.8 |
| Scoil Chiarain | St Canices Rd, Glasnevin, Dublin 11, D11 VK64 | 130 | 127 | 148 | 14% | No capacity | 1.25 |

| School Name | Address | 2020 Enrolment | 2021 Enrolment | 2022 Enrolment | Change % (between 2020 and 2022) | Available Capacity | Distance (in km) |
|-------------------------------|---|----------------|----------------|----------------|----------------------------------|--------------------|------------------|
| Sacred Heart Boys School | St Canice's Rd, Dublin | 438 | 434 | 430 | -2% | No capacity | 1.25 |
| Our Lady of Victories (Girls) | Our Lady of Victories Girls National School, Ballymun Rd, Ballygall, Dublin 9 | 215 | 207 | 189 | -12% | 29 spaces | 0.7 |
| Our Lady of Victories (Boys) | Our Lady of Victories Boys National School, Ballymun Rd, Ballygall, Dublin 9 | 203 | 192 | 195 | -4% | No response | 0.7 |
| Total | | 2,279 | 2,209 | 2,250 | -1.3% | 74 | |

Enrolment data was collected from previous years to gain an understanding of capacity within the identified primary schools in the area. The total number of enrolments in 2022/2023 at these schools is 2,250 pupils. Overall, the number of children enrolled in primary school education decreased by 1.3% between 2020 and 2022. In total, 74 no. spaces have been identified in existing primary schools in the area that will be capable of absorbing the demand generated by the proposed development.

5.1.2 Secondary Schools

In terms of secondary school students, a total of 4 no. post-primary schools were identified in the 1km radius of the subject site. Owing to the significant proposed improvements to public transport serving the Whitehall area, it is considered appropriate that the scope of the study be extended to reflect a wider catchment area for secondary schools serving the subject site. Collectively, these schools provide, single sex and a mixed sex school. The enrolment numbers provided by the Department of Education for the 2022/2023 academic year were compared to enrolment data for 2020/2021 and 2021/2022 to gain an understanding of capacity. As part of the audit, each school was contacted to establish whether additional capacity exists. All schools were contacted via email and phone to retrieve a response.

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

| School Name | Address | 2020 Enrolment | 2021 Enrolment | 2022 enrolment | Change % | Available Capacity | Distance (in km) |
|-----------------------|---------------------------------|----------------|----------------|----------------|----------|--------------------|------------------|
| Trinity Comprehensive | Ballymun Rd, Ballymun, Dublin 9 | 503 | 504 | 555 | 10% | No response | 0.9 |

| School Name | Address | 2020 Enrolment | 2021 Enrolment | 2022 enrolment | Change % | Available Capacity | Distance (in km) |
|------------------------------------|--|----------------|----------------|----------------|----------|---|------------------|
| St Aidan's CBS | Collins Ave, Whitehall, Dublin | 719 | 704 | 724 | 1% | No capacity | 0.4 |
| Margaret Aylward Community College | Margaret Aylward Community College, The Thatch Rd, Whitehall, Dublin 9 | 127 | 113 | 128 | 1% | Capacity at school ranges between 200-260 | 1.0 |
| Total | | 1,349 | 1,321 | 1,407 | 4% | | |

In addition, Plunket College is located within 1km of the site. The college provides a one year Leaving Certificate programme for repeat Leaving Cert students or mature students/adults returning to the classroom after some time away from school.

The total number of enrolments in 2022/2023 at these schools is 1,407 pupils. Overall, the number of children enrolled in secondary school education increased between 2020 and 2022 by 4%. Analysis of capacity in existing secondary schools indicates potential capacity existing in Margret Aylward Secondary School which has a capacity of c. 200-260 spaces. However, when these facilities were contacted, representatives noted that in St Aidan's CBS the provision of a new building at the facility scheduled for September 2025 would increase capacity from 724 to 850 no. pupils. No response was received from Trinity Comprehensive and therefore it was assumed for the purpose of the audit that no capacity exists; however, enrolment trends indicate that the school premises is capable of adapting to an increase in demand for school places as shown between 2021 and 2022 enrolment figures.

Further, the following post primary school building projects are planned in the Whitehall_SantryD9 school planning area and when completed, will cater for the demand for school places in the area:

- Ellenfield Community College (Roll No: 70321P) – Brief: new replacement school for 1,000 pupils plus 6 SEN
- St Kevin's College (Roll No: 60581M) – Brief: Science Lab & Prep area, 1 x 179m² Construction studies room & 2 x 49m². Stage 2B: Stage 2B is the developed design & lodgement of planning permission
- St Aidans CBS (Roll No: 60481I) – Brief: 15 MCR (9 prefab replacement), 5 SET(prefab replacement), 1 Construction, 1 Tech Prep, 2 Project Store, 2 Science Labs, 1 Prep, 1 DCG, 1 Art, 1 x Multimedia, 1 Music, 2 SEN and ancillary. Stage 2B
- Clonturk College (Roll No: 76394D) – Brief new school building to cater for LTPE 1000, plus a 6 class SEN base. Stage 1: Stage 1 is the Preliminary Design Stage where the Design Team in conjunction with the school authorities, will analyse all the constraints of the site, develop a preferred design option and ensure that the preferred option is the best option for the delivery of the brief.

5.1.3 Special Need Schools

A number of schools listed above provide support for children with special needs. Data extracted from the National Council for Special Education's School Information map shows that both Trinity Comprehensive School has one special class and caters for autism and autistic spectrum disorders. Reference is made to St Michael's House Special National School which is located c. 1.1km from the subject site. It includes sensory rooms and employs 30 special needs assistants. The school works in close collaboration with a multi-disciplinary clinical team to cater for the needs of its pupils.

5.1.4 Adult Education

Within the vicinity of the site, CDETB Adult further education centre is located and hosts a range of further education courses. Dublin City University is located adjacent to the subject site. An outreach programme delivered by Dublin College University operates out of facilities in Shangan Court. The programme delivers accredited and non-accredited learning programmes for residents. St Patricks Education College (DCU) is located in Drumcondra and All Hallow's (DCU) are both located c.1.7 km south of the site. Marino Institute of Education (Part of Trinity College Dublin) is located 2km to the south-east. Youthreach is also noted and operates out of the Ballymun Library. Additionally, Plunket College of Further Education is located within 1km of the site and offers post leaving certificate and pre apprenticeship courses for students. The College also offers a range of evening courses.

5.2 Childcare Facilities

Data was collected by MacCabe Durney Barnes in May 2023 to support the preparation of a detailed childcare capacity assessment report. In addition, the Dublin City Childcare Committee were contacted during the capacity assessment. All identified childcare facilities within 1km of the site were contacted via email to ascertain the capacity of the facility and whether any vacancies exist. Consideration is given during the planning process to ensure there is an adequate supply of high quality, safe childcare alongside the provision of housing itself. It is seen as a prudent measure to ensure that there are local and easily accessible options for families in the vicinity of their homes. TUSLA is the State agency that oversees the provision of childcare and other family support services. A list of childcare facilities were obtained from the TUSLA early years services registration list to understand the enrolment figures and capacity available in childcare facilities located within a 1km radius of the subject site can be seen in the following table.

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

| Childcare Facility Name | Address | Distance (in km) | Service Type | Enrolment | Capacity Available |
|---|--|------------------|---------------------|-----------|--|
| Fledglings Early Years Whitehall College Creche | Fledglings Early Years Education & Care - Whitehall, Whitehall Vec, Swords Road, Whitehall, Dublin | 1.2 | Full Day, Sessional | 42 | No capacity 40 children on waiting list |
| Apples Montessori | Apples Montessori School, 5 The Rise, Griffith Ave, Drumcondra, Dublin 9 | 1.0 | Sessional | 18 | No response |

| Childcare Facility Name | Address | Distance (in km) | Service Type | Enrolment | Capacity Available |
|-----------------------------------|--|------------------|--------------------------------|---------------------------|--------------------|
| Larkhill Playgroup | Larkhill Playgroup, Larkhill Girls National School, Larkhill Road, Whitehall, Dublin | 0.6 | Part Time | 22 | 6 spaces |
| Larkhill Playgroup | Holy Child Boys School, Larkhill Road, Whitehall, Dublin 9, Co. Dublin | 0.6 | Part time | 22 | No response |
| Cocoon Childcare | Block F Milner Square, Shanowen Road, Santry, Dublin 9, Co. Dublin | 0.2 | Full Day, Part Time, Sessional | 94 | No response |
| Sandra's Playschool | Rear of 19, Clonmel Road, Glasnevin Nth, Dublin 11, Co. Dublin | 0.9 | Sessional | 22 | 4 spaces |
| Our Lady's Nursery | 121 Sillogue Gardens, Ballymun, Dublin 11, Co. Dublin | 0.9 | Full Day | 88 | No capacity |
| Little Rainbows Santry | The Ashes, Santry Place, Santry, Co. Dublin | 1.0 | Full Day, Part Time, Sessional | 84 | No response |
| Happy Ways Creche and Preschool | 11 Shanliss Walk, Santry, Dublin 9, Co. Dublin | 0.7 | Full Day, Part Time | 13 | No response |
| The Nest Santry | Unit 10c, Santry Hall Industrial Estate, Dublin 9, Co. Dublin D | 0.8 | Full Day, Part Time, Sessional | 41 Full Day, 45 Sessional | No response |
| Pinocchio's Little Treasures | 1 Shanliss Road, Santry, Dublin 9, Co. Dublin | 0.4 | Full day | 33 | No response |
| Little Stars Childcare | 172A Ballygall Road East, Ballygall | 1.3 | Part time, Sessional | 30 | 1 space |
| Kalina's Afterschool | 177TH GLASNEVIN SCOUT DEN, Ballymun Road, Dubin 9 | 0.6 | School Age Care | 25 | No response |
| Little Learners – Westfield | Westfield House, Ballymun Road | 0.6 | Full day | 44 | No response |
| Mother of Divine Grace Playground | Riversdale Sports Club, Glasnevin Avenue, Dublin 11 | 0.8 | Sessional | 22 | 3 spaces |
| An Cosan Early Years – Whitehall | CDVEC, Swords Road, Whitehall | | Full day Sessional | 42 | No response |
| Naionra an T-Seachtar Laoch | Scoil an t-Seachtar Laoch, Bothar Baile Munna | 0.9 | Full day, Sessional | 42 | 5 spaces |
| Total | | | | | 19 spaces |

The table above has identified 17 no. childcare providers operating within the vicinity of the site. The audit has shown that 19 no. childcare spaces were available.

5.2.1 Permitted Childcare Facilities

The audit has identified 1 no. childcare facility granted planning permission as part of residential developments in the surrounding area of the site. The below table identifies the location, residential units and the size of the proposed childcare facility.

Table 8: Permitted Childcare Facilities

| Reg. Ref | Location | Units | Size of Proposed Childcare Facility | Status |
|------------------------------|--|-------|-------------------------------------|---------|
| ABP-313289-22 &SHD0010/22 | Hartfield Place, Swords Road, Whitehall, Dublin 9 | 472 | 445 sqm | Granted |

The Guidelines for Planning Authorities on Childcare Facilities (2001) indicate that Development Plans should facilitate the provision of childcare facilities in appropriate locations. These include larger new housing estates where planning authorities should require the provision of a minimum of one childcare facility with 20 places for each 75 dwellings.

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities nuances the childcare requirement by stating that: 'Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one child-care facility (equivalent to a minimum of 20 child places) for every 75 dwelling units, the threshold for provision of any such facilities in apartment schemes should be established having regard to the scale and unit mix of the proposed development'. One-bedroom units are excluded for the purposes of calculating requirements.

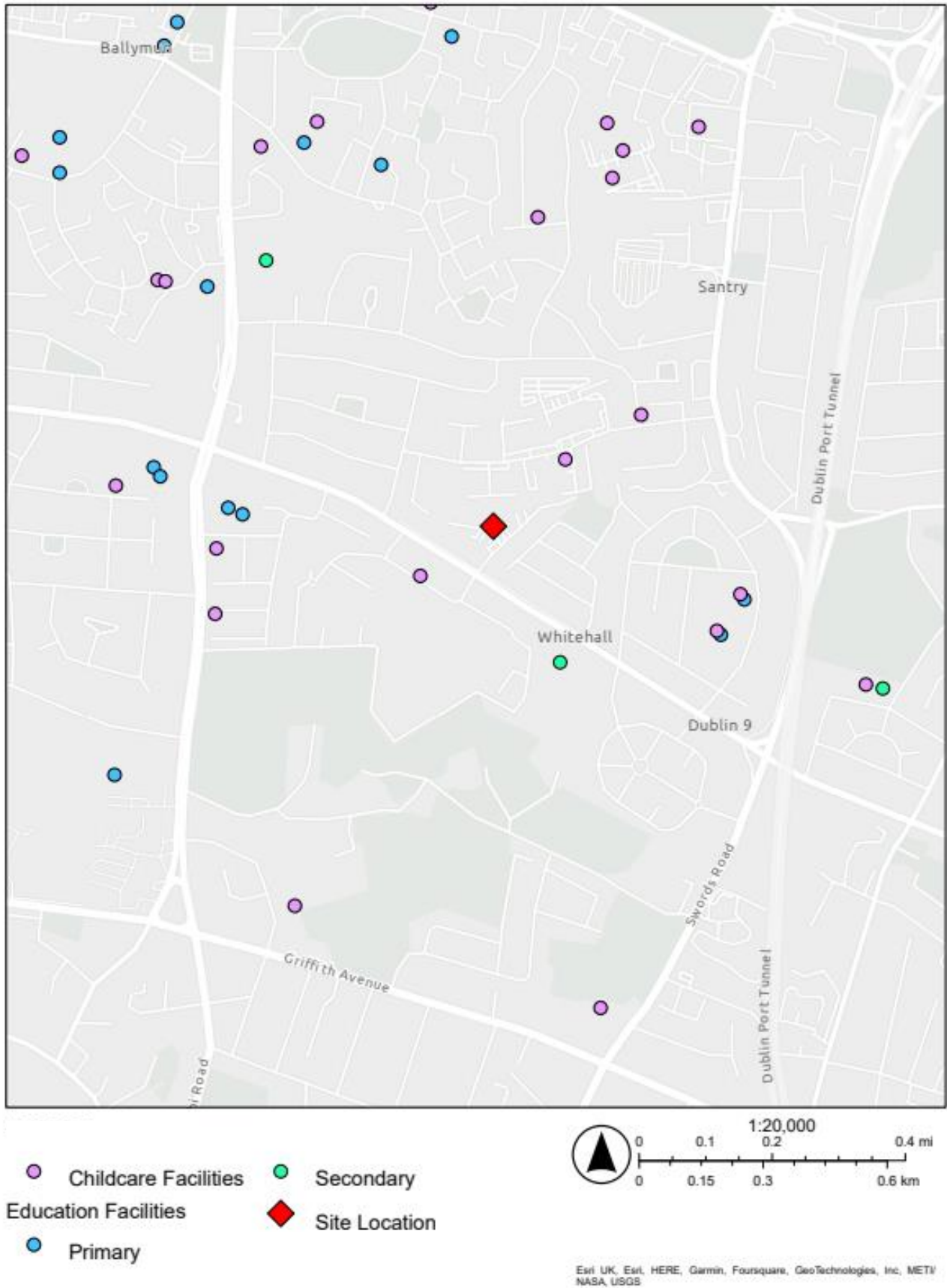


Figure 10: Education Facilities within 1km of the Site

5.3 Open Space, Sports and Leisure

The principle open space / green space at Whitehall is Ellenfield Park, which is located less than 900m from the site. This park is 10 ha in size and lies to the north of the subject site. The park is managed by Dublin City Council. The park offers a variety of facilities such as soccer and GAA pitches, a 7-a-side all weather pitch, boules, tennis courts, an outdoor gym and a playground.

Albert College Park, which is on the Ballymun Road in Glasnevin is located c.600m from the site. The park has a playground, soccer and GAA pitches, tennis courts, a boules green, a cricket crease and an outdoor gym. It is also managed by Dublin City Council.

With regard to sports, there are several clubs and organisations operating in the surrounding neighbourhoods, providing a range of clubs catering to differing and specific interests.

The below table identifies a range of open space, sports and leisure facilities available within 1km of the site and outlines the distance from the subject site. In terms of sports and leisure facilities, there are various established clubs and facilities within the locality.

Table 9: List of Open Spaces, Sports and Leisure Facilities Identified within 1km of the Site

| Name of Facility | Description of Facility | Address | Distance to site in Km |
|---------------------------------------|---|--|------------------------|
| Home Farm Football Club | Soccer Club, with clubhouse and full sized flood lit pitch. | 97a Swords Rd, Whitehall, Dublin 9, D09 A277 | 1.1 |
| DCU Sports Grounds | Five 5-a-side pitches, 2 GAA grass pitches, 2 soccer pitches, 1 rugby pitch, Swimming pool, Sauna, Main Sports Hall, Squash Courts, Changing rooms. | Ballymun Road, Santry, Dublin 9. | 1.0 |
| St Kevin's Boys Football Club | Full sized playing pitches. | Shanowen Road, Santry, Dublin 9. | 0.2 |
| Leisure Club & Spa, Bonnington Hotel. | Gym, Studios, Swimming Pool, Treatment Rooms and Physio. | Swords Road, Whitehall | 1.2 |
| Glasnevin Basketball Club | Basketball Court (St Aidan's School) | St Aidan's CBS, Whitehall, Dublin 9 | 0.4 |
| DCU Tennis Club | Tennis Courts | Collins Ave, Dublin 9 | 0.6 |
| Courtlands Basketball Court | Basketball Court | Courtlands Estate, Walnut Park, Whitehall Dublin 9 | 0.8 |
| Courtlands Tennis Court | Tennis Court | Courtlands Estate, Walnut Park, Whitehall Dublin 9 | 0.8 |
| St Kevin's Boys FC | All weather pitch | Collins Avenue Whitehall | 0.4 |
| Ellenfield Park | Public Park | Whitehall Artane | 0.9 |
| Get in Shape Fitness Whitehall | Clubhouse with bar, Sportshall, Fitness rooms, all weather pitch. | Thorndale, Collins Ave, Grace Park, Dublin 9, D09 X7H5 | 1.1 |
| Santry Boxing Club | Boxing club | Santr y Boxing Club, Shanowen Rd, Whitehall, Dublin | 0.1 |
| Albert College Park | Public Park | Whitehall, Dublin | 0.6 |
| Glasnevin Lawn Tennis Club | Tennis Court | Ballymun Rd, Glasnevin, Dublin, D09 DR76 | 1.0 |

| Name of Facility | Description of Facility | Address | Distance to site in Km |
|-----------------------------------|-------------------------|---|------------------------|
| Whitehall Celtic FC | Soccer Club | Park beside the school on the left, Dublin 9 | 1.1 |
| National Tennis Centre | Tennis Court | 9 Albert College Park, Whitehall, Dublin 9 | 0.5 |
| HFH& MMA Mixed Martial Arts | Martial arts | Whitehall, Dublin | 0.8 |
| Whiteacre Park Playground | Playground | Whiteacre Cres, Ballymun, Dublin 9, D09 A593 | 0.5 |
| Celtic Taekwondo Santry | Taekwondo School | St Pappans Church Hall St Pappans Road Santry, Dublin 9 | 1.0 |
| Ballymun Patriots Volleyball Club | Volleyball Club | Trinity Comprehensive School, Ballymun Rd, Ballymun, Dublin 9 | 0.8 |

5.4 Health Facilities and Social Services

Primary Care services are broadly defined as the health or social care services that a person can use and find in a community, outside of a hospital setting. Primary Care includes GPs, Public Health Nurses and a range of other services provided through your Local Health Office, by the HSE (Health Service Executive). The Beaumont Hospital is located c. 2km from the subject site. A number of health facilities have been identified in the area as shown in the table below. These also include General Practitioners (GP) who work in and around Collins Avenue. The GPs were identified using the Health Service Executive's (HSE) website and the internet.

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

| Name of Facility | Address | Distance (in km) |
|--|--|------------------|
| O'Sullivan's Life Pharmacy | 241 Swords Rd, Whitehall, Dublin 9, D09 ED90 | 0.5 |
| Adrian Dunne Pharmacy | 394 Collins Ave, Whitehall, Dublin 9, D09 PD89 | 1.1 |
| Conway's Pharmacy | 93 Swords Rd, Whitehall, Dublin, D09 P9K5 | 0.9 |
| Molloy Dental | 222 Swords Rd, Whitehall, Dublin 9, D09 V2P8 | 0.6 |
| Swords Road Medical | 250 Swords Road, Santry, Dublin 9, Dublin 9 | 0.6 |
| Whitehall Clinic | 394a Collins Ave, Whitehall, Dublin 9, D09 X7H5 | 1.1 |
| Highfield Hospital (Nursing Home) | Swords Rd, Whitehall, Dublin, D09 H343 | 1.2 |
| Bon Secours Private Hospital | Glasnevin Hill, Glasnevin, Dublin 9, D09 YN97 | 1.6 |
| College Gate Physiotherapy Clinic | 123 Ballymun Rd, Ballygall, Dublin, D09 W523 | 0.8 |
| Griffith Avenue Practice | 411 Griffith Ave, Whitehall, Dublin 9, D09 YY19 | 1.1 |
| D9 Family Practice | 204 Ballymun Rd, Ballymun, Dublin 9, D09 X3P0 | 1.0 |
| Ballymun Family Doctor Practice | Civic Building, 45 Main Street, Ballymun, Dublin 9 | 1.0 |
| Ballymun Healthcare Facility | Civic Building, 45 Main St, Ballymun, Dublin 9 | 1.0 |
| D Doc 24Hour Doctor Surgery & Call Out | Shangan Rd, Santry, Dublin | 1.0 |
| Shanard Family Practice | 33 Shanard Rd, Whitehall, Dublin 9, D09 E1W1 | 0.4 |
| Swords Road Medical | 250 Swords Road, Santry, Dublin 9, Dublin 9 | 0.6 |

| Name of Facility | Address | Distance (in km) |
|--|---|------------------|
| Elmhurst Day Hospital & Nursing Home | Hampstead Ave, Ballymun Rd, Glasnevin, Dublin 9, D09 XNV2 | 0.9 |
| Highfield Healthcare - Alzheimer's Care Centre | 9 Swords Rd, Whitehall, Dublin, D09 H343 | 1.2 |
| Ballymun Child & Family Resource Centre | Shangan Green, Ballymun, Dublin 9, D09 W921 | 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. The Ballymun Child & Family Resource Centre is located c.800m from the site. It provides services in mental health and counselling, scouts, play therapy and a range of activities aimed at children, including coding classes, homework clubs and fitness activities.

The Ballymun Active Disability Interest Group is also noted. It operates out the Sillogue Neighbourhood Centre. The group was set by local residents with a view to provide a platform for people with a disability living in Ballymun. It should be noted that the Ballymun Civic Centre incorporates a range of services, including:

- The Citizen Information Centre
- A GP (noted in table 8 above)
- The HSE local Health Office Dublin North Central
- The office of the HSE public health nurse
- HSE Occupational Therapy
- The Housing and Community Services of Dublin City Council
- Dublin City Council's area office
- HSE Addiction Services

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 Collins Avenue surrounding area. The below table identifies a range of community facilities available in the study area and outlines the distance from the subject site.

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

| Name of Facility | Address | Distance (in km) |
|----------------------|---|------------------|
| An Post | 408, 410 Collins Ave, Whitehall, Dublin 9, D09 VF85 | 1.05 |
| Santry Garda Station | Shanowen Rd, Whitehall, Dublin 9 | 0.4 |
| Whitehall Bingo Club | 402 Collins Ave, Whitehall, Dublin 9, D09 VE26 | 1.1 |
| The Helix | DCU, Collins Avenue, Dublin 9 | 0.2 |

| Name of Facility | Address | Distance (in km) |
|--|--|------------------|
| Greenfield Park Community Club | Greenfield Park Community Club, Shanliss Ave, Whitehall, Dublin | 1.0 |
| Domville House | Domville House Clinic, Ballymun Road, Ballymun, Dublin 9 | 1.3 |
| Ballymun Civic Centre | 9 Main St, Ballymun, Dublin | 1.0 |
| Axis Art Centre and Theatre | 9 Main St, Ballymun, Dublin | 1.1 |
| Ballymun East Centre | Gallaun Rd, Ballymun, Dublin 9 | 1.0 |
| The Sillogue Neighbourhood Centre Ballymun | Marewood Cres, Ballymun, Dublin 9 | 1.5 |
| Ballymun Child & Family Resource Centre | Shangan Green, Ballymun, Dublin 9, D09 W921 | 0.8 |
| Ballymun Youth Action Project | Horizons Centre, Balcurris Road, Ballymun Road | 1.3 |
| The RECO | Ballymun Regional Youth Resource (RECO), Sillogue Road, Ballymun | 1.3 |
| Ballymun Family Resource Centre | Ballymun Child & Family Resource Centre, Shangan Green, Ballymun, Dublin 9 D09W921 | 0.8 |
| Ballymun Job Centre | Ballymun Civic Centre, Main Street Ballymun Dublin 9, D09 C8P5 | 1.05 |
| 44th – Dublin Whitehall Scout Troop | 134a Larkhill Rd, Whitehall, Dublin, D09 WV66 | 0.4 |
| 177th Glasnevin Scout Hall | 177th Glasnevin Scout Den, Ballymun Rd, Glasnevin, Dublin 9, D09 H5F6 | 0.7 |
| Dublin City University – Age Friendly | Dublin City University, Collins Ave Ext, Whitehall, Dublin 9 | 0.1 |

In addition, the 44th – Dublin Whitehall Scout Troop is located as Larkhill Road, c. 400m of the site. The Axis Centre is a complex comprising a theatre, performance space and other public facilities.

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

5.6 Arts & Cultural Facilities

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

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

| Name of Facility | Address | Distance (in km) |
|--|--|------------------|
| Art facility | Woodpark, The Rise, Glasnevin, Dublin, D09 R603 | 1.0 |
| Ballymun Library | 9 Ballymun Road, Ballymun, Dublin 9 | 0.7 |
| Axis Arts and Theatre Centre | 9 Main St, Ballymun, Dublin | 1.1 |
| Playright Music Piano Lessons | 95 Glasnevin Ave, Glasnevin, Dublin 11, D11 A2N5 | 1.20 |
| Music Matters – Lessons in Singing, Piano and Theory | 282 Griffith Ave, Drumcondra, Dublin 9, D09 V2R8 | 1.3 |

5.7 Religious & Worship Facilities

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

Table 13: List of religious and worship facilities within 1km of the site

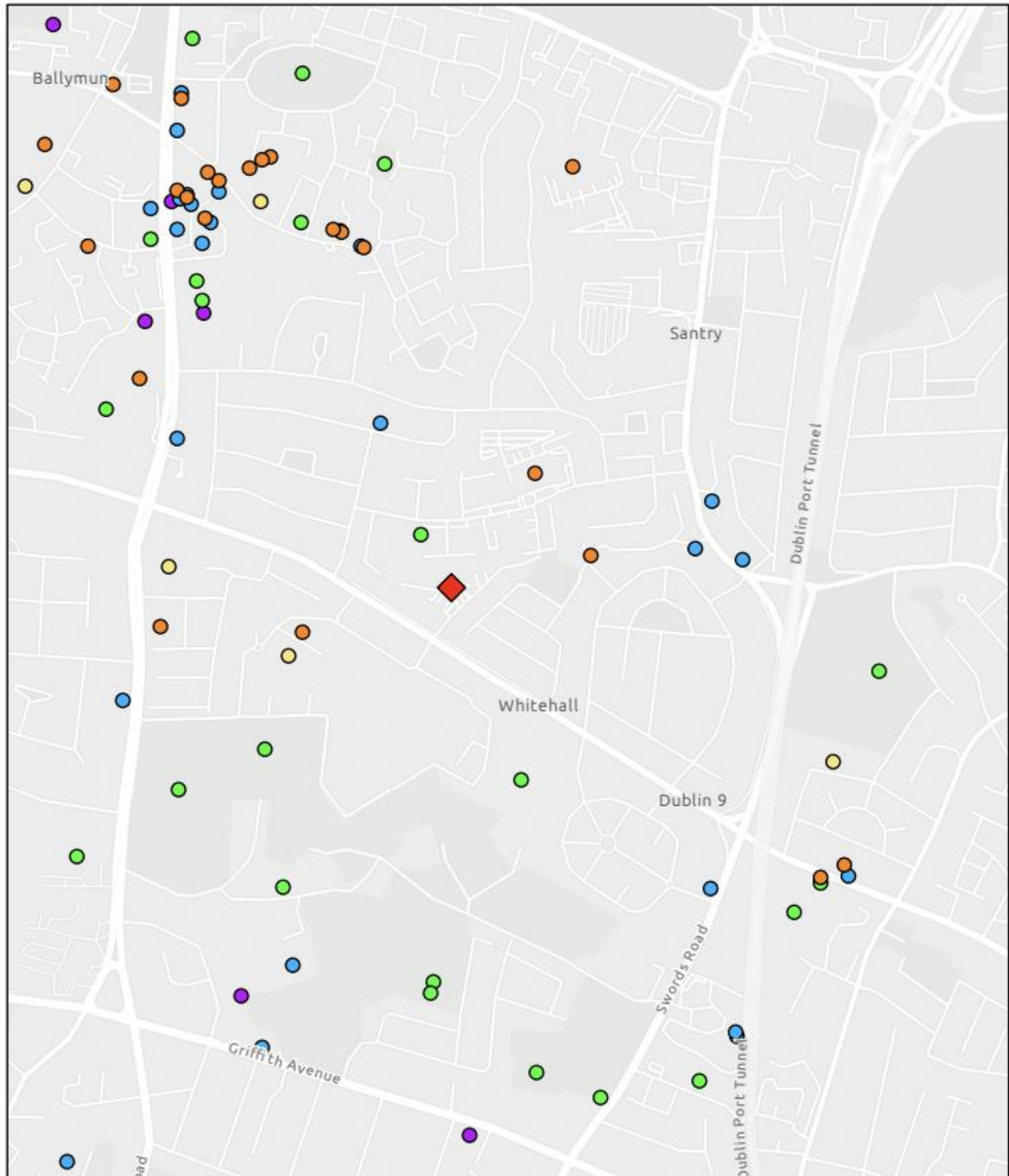
| Name of Facility | Address | Distance (in km) |
|---|---|------------------|
| Holy Child Roman Catholic Church, Whitehall | The Thatch Road, Whitehall, Dublin 9, D09HX99 | 1.0 |
| DCU Interfaith Centre | DCU, Whitehall, Dublin 9 | 0.3 |
| Our Lady of Victories Catholic Church | Ballymun Rd, Glasnevin, Dublin, D09 Y925 | 0.6 |
| Catholic Church of the Virgin Mary | Shangan Rd, Ballymun, Dublin 9 | 0.9 |

5.8 Retail and Entertainment

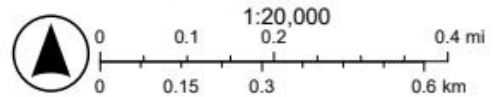
The subject site is located along Collins Avenue connecting on a major junction that organically created a distinct neighbourhood centre. This neighbourhood centre has developed along Collins Avenue and serves the suburban housing estates in Whitehall and surrounding area.

Nearby clusters such as Beaumont Road and Santry Village also provide a selection of services between the subject site and major local employers, such as Beaumont Hospital. The nearby Omni Park Shopping Centre is also a large destination for a wide range of convenience and comparison shopping and a number of additional services, including a cinema.

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



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



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

Figure 11: Community Facilities within 1km of the Site

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, Leisure and Recreation
- Health Facilities and Social Services;
- Community;
- Arts and Cultural; and
- Retail and Entertainment.

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

6.1 Education

6.1.1 Future Growth Provision - Primary Schools

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

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

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

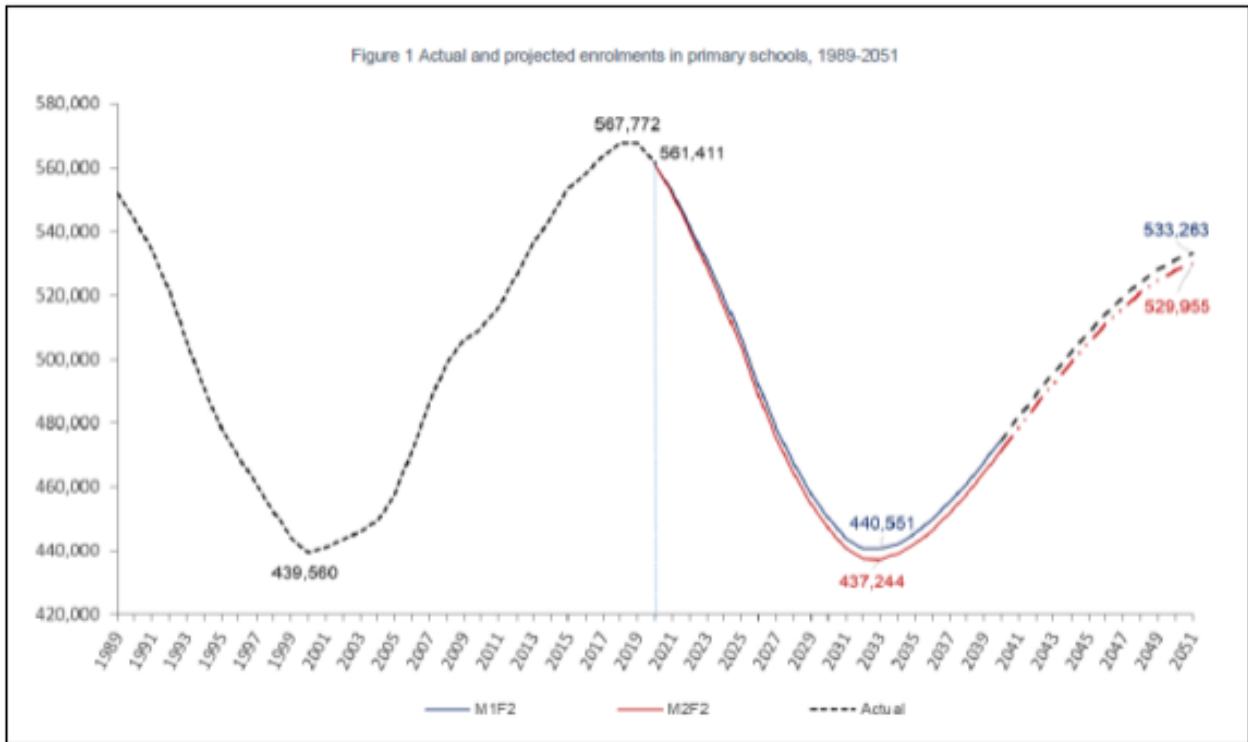


Figure 12: Enrolment projections for primary schools (Department of Education, 2021)

6.1.2 Future Growth Provision – Secondary Schools

There is no specific population benchmark for the provision of secondary school facilities in Ireland. The Department of Education’s approach includes a general standard that for every 1,000 dwellings in an area, circa 8.5 % of the population will require post primary school places. The Department of Education uses the assumption that 11.3% of the population are of primary school-going age. These shares are higher than those observed in the population data analysis but is used as a worst-case scenario. The Department of Education reported in November 2021 that post-primary school enrolments are anticipated to continue to rise in the short-term and will likely reach record levels in 2024 as shown in the figure below. The Department of Education’s report states:

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

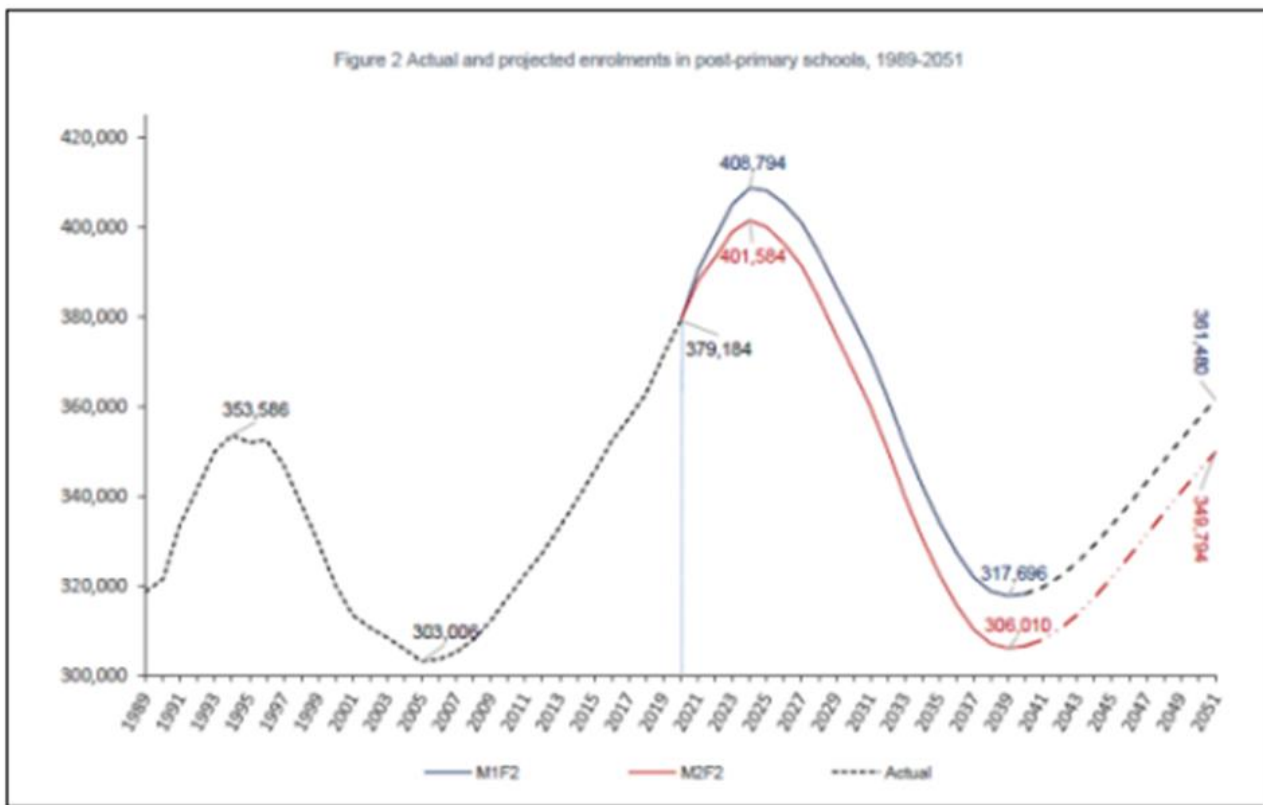


Figure 13: Projected Enrolments in Post-Primary School (Department of Education, 2021)

6.1.3 Potential Demand Generated by the Proposed Development

The proposed development will consist of 106 units. The average household size recorded by the Census 2022 was 2.71 persons per household for the subject study area. This generates an indicative population of c. 287 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 (49 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 57 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 76 children between the ages of 0-18 years when applied to the number of units that can accommodate families within the proposed development. An examination of the total number of children of primary and post primary age groups that are expected to reside within the development has been undertaken. This is determined on the basis of the total proportion of children under this age cohort residing within the study area as per the Census 2022.

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

| Age Group | Total no. Study Area 2022 | % of Total Study Area Population | Indicative Children Population within scheme |
|-----------------------------------|---|----------------------------------|--|
| Pre-School Children (0-4) | 1524 | 25% | 19 children |
| Primary School Children (5-12) | 5-9 year olds – 1488 10-14 years old – 1575 (divided by 2 =787.5) Total = 2276 | 37% | 28 children |
| Secondary School Children (13-19) | 10-14 years old – 1575 (divided by 2 =787.5) 15-19 years old – 1629 Total = 2417 | 39% | 30 children |
| Total | 6,217 | 100% | 77 children |

Therefore, an estimated 58 no. of the indicative children population would then constitute school age children. This has been estimated on the basis of the age cohorts and their subsequent composition (as a percentage of 0-19 years old) within the study area. As previously highlighted in section 5 of this report, it is not possible to retrieve the population breakdown at a smaller scale to estimate the number of children of primary school (5-12 years) and post-primary school age (13-18 years) residing in the study area. In this regard, the population age cohorts derived from the Census 2022 have been used as an estimate to calculate an indicative demand for the proposed scheme.

6.1.4 Summary of Schools Assessment

The above analysis suggests that the proposed scheme has the potential to generate an additional c. 287 no. persons within the area, including an estimated 77 no. children between the age of 0-18 years of which c. 28 are expected to be of primary school age and c.30 are expected to be of post-primary school age group.

The audit has identified 74 no. spaces available in the existing primary schools located in the study area. Having regard to the proposed development generating an indicative demand of 28 spaces, it is considered that there is sufficient capacity in existing primary schools to absorb the demand generated from the proposed development.

In terms of secondary schools, the audit has identified 3 no. secondary schools in the study area. The audit has estimated approximately 30 no. children will be of secondary school going age will be residing at the scheme. Following consultation with the existing secondary schools in the study area, additional capacity has been identified within existing and planned have been identified in the existing post primary schools to absorb the demand generated from the proposed development. The Department of Education's school building programme has identified various works proposed for post-primary schools located within the vicinity of Whitehall that would be capable of meeting the demand arising from the proposed development.

Therefore, it is considered that the potential demand generated by the proposed scheme could be absorbed within the existing primary and secondary schools identified in the study area. In addition, planned works under the school building programme within the vicinity of the site have been identified, which will increase the number of school places available in the study area and therefore meet the demand generated from the proposed development.

6.2 Childcare Facilities

The 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. It is noted that these are a planning guidance document only, and standards set down in relevant childcare legislation take precedence.

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; 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 standards and will depend on the particular circumstances of each individual site."*

The audit has found 17 no. childcare facilities within the study area. The audit has established their maximum potential capacities, level of accessibility from the subject lands. It then provides an indication of the demographic profile of this area along with a projection of pre-school age population with regards to the Census to estimate the emerging demand for childcare facilities in the area. The audit has identified 19 no. spaces available in existing childcare facilities. Additionally, the audit has identified 1 no. permitted childcare facilities within the vicinity of the site. The proposed development comprises 106 units, of which 49 are one-bed units and this would therefore equate to 57 no. units which is below the mandatory threshold set out by the Childcare Facilities Guidelines for Planning Authorities (2001).

However, for the purpose of this assessment a worst-case scenario is assumed. To calculate the demand generated for childcare spaces from the proposed development, in accordance with the Apartment Guidelines (2023), 1-bedroom units may be discounted for the purpose of assessing the requirements for childcare facilities. As there are 49 no. one bedroom units, which have been designed to cater for senior citizens, these units have been discounted for the purpose of assessing the requirement for childcare facilities. This leaves a total of 57 no. units which may give rise to childcare requirements.

The average number of children per family recorded in the State during the Census 2022 was 1.34 children, which would generate an indicative population of 77 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 19 no. children as calculated in Table 14 above.

The 2022 Census found almost 150,000 children of pre-school age (0-4 years old) were in childcare in Dublin City. Of this, 60% of these were in a creche or similar facility in 2022 according to the Census. Applying this percentage to the number of children of pre-school generated from the proposed development, this would yield a demand for 11 spaces. The audit has identified 19 no. spaces in the existing facilities located in the study area.

The audit has also identified a 445 sqm childcare facility that has been permitted, located at Hartfield Place, Swords Road, Whitehall, Dublin 9.

Having regard to the proposed development, demographics and the existing network of facilities established proximate to the site,, it is considered that the demand generated from the proposed development can be absorbed in the existing childcare facilities.

6.3 Open Space, Sports and Leisure

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

In particular, Albert College Park, which is on the Ballymun Road in Glasnevin is located c.600m from the site. The park has a playground, soccer and GAA pitches, tennis courts, a boules green, a cricket crease and an outdoor gym. It is also managed by Dublin City Council.

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

As part of the proposed development, 11% of public open space has been proposed, which equates to 1,924.89 sqm. The public open space provision is located centrally on the site and will provide a multi-functional space capable of adapting to a range of uses and activities for residents and the wider population. Additionally, 3,140 sqm of communal open space is proposed which will serve the residents residing at the scheme and this space includes a small play space.

6.4 Health Care and Social Services

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

In 2020, the HSE adopted a Capital & Estates Strategy to enable the delivery of high quality healthcare infrastructure that can support current and future service needs, setting out a clear strategic direction for the future management and development of the estate towards 2050. The Strategy aims to address including but not limited to the growing population, changing demographics and increasing demand for access to healthcare and the requirement for better links to wider Government policies such as Transport and Housing for All. A

Capital Expenditure Plan is prepared annually, which provides significant public investment in health infrastructure to meet current needs, to cater for an estimated population growth of one million people and to respond to the changing demographic profile in Ireland.

In this regard, there is ongoing monitoring of increased population growth and the implications of this on health facilities and social services. There is an established network of health care and social services in operation within 1km of the subject site. The nearby access to Beaumont Hospital, one of the country's largest hospitals offers a wide range of medical services. It also should be noted that the subject site is accessible to all of the health services and specialists available in the State. There is an extensive list of GP clinics, pharmacies and a dedicated health centre already in operation less than 1km from the subject site. These facilities would have the capacity to absorb the relatively small increase in population that would accrue due to the development.

It is considered that there is adequate provision of health and social services in the area, with a wide range of services provided and ultimately, the provision of medical services falls within the remit of the HSE.

6.5 Community Facilities

The audit has identified a range of community facilities in operation within the study area. The community facilities host a range of services and activities for prospective residents to utilise. The proposed development includes insert sqm of community space that has been designed to be flexible in nature to allow the space to be used for various forums. The site is within walking distance to various community facilities in Ballymun and Whitehall. In addition, the site is located proximate to various bus services as well as the proposed Metro line, which will offer a greater scope of facilities for residents.

To support the existing network is community, arts and cultural spaces, the proposed development includes the provision of 375 sqm of internal community, cultural and arts space. As required under CUO25, all new regeneration areas (SDRAs) and large-scale development above 10,000 sq. m in total area must provide at a minimum 5% community, arts and culture predominantly internal floorspace as part of their development. While this Part 8 application site is not within a SDRA, the total site area is 1.72 ha and therefore is in excess of 10,000 sqm and must comply with CUO25. The proposed development includes an internal community space has been designed to be flexible in nature to allow the space to cater for a range of community, arts and cultural activities and needs as they arise. The proposed provision is allocated with 272 sqm of space at ground floor in Block A and 99 sqm in Block B. 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 scale of the proposed development 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 generally be catered for in the existing network of community facilities and the proposed quantum of space as part of this application.

6.6 Religious and Worship Facilities

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

6.7 Arts and Cultural Facilities

The audit has demonstrated that there is a wide array of arts and culture facilities within the study area and in the wider context. The proposed development includes an element of arts and culture having regard to the scale of the development being in excess of 10,000 sqm which requires the provision of arts, cultural and community space under policy objective CU025 of the Dublin City Development Plan. As outlined above, the proposed development includes the provision of 375 sqm of internal space that has been designed to be flexible in nature in order to accommodate a range of users and activities. In addition, it is considered that the existing arts and cultural facilities operating within the study area and the wider context will be capable of catering for the potential demand generated from the proposed development.

6.8 Retail and Entertainment

The immediate area is well supplied in terms of local retail services and facilities. The site is located in proximity to a range of high-quality public transport options therefore it is reasonable to assume that prospective residents from the proposed development may access retail and entertainment services outside of the study area for this report. The inclusion of any further retail on this site would be inappropriate given the zoning is aimed at predominately maintaining the residential amenity of the site.

7. CONCLUSION

The Social Infrastructure Audit has demonstrated that the subject site is located in proximity to a range of facilities that will benefit the future residents of the proposed scheme, regardless of their age group or abilities. The proposed development will generate an added demand on the existing services and facilities, such as open space, leisure, although this will be in part offset thanks to high quality communal and public open space already in existence in the study area. The site is located near to Albert College Park which is the largest open spaces in the area. The proposed development includes the provision of 1,925 sqm of public open space and 3,140 sqm of communal open space.

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 9 no. primary schools and 3 no. secondary schools can cater for the demand generated from the proposed development.

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

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 Whitehall area. The proposed development includes 375 sqm of internal community, arts and cultural space. In accordance with objective CU025 of the Development Plan, the proposed development incorporates a 5% provision of internal community, arts and cultural space due to the total site area being in excess of 10,000 sqm.

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

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

With regard to retail and entertainment options, the Collins Avenue area is well served. Local needs are addressed with the extensive array of local convenience shops, cafes and restaurants in the area. The addition of the Whitehall Bingo adds another facility for future residents to enjoy. Also, the proximity of the Omni shopping centre (700m to the north of the subject site) and the ease of access to the city centre for more extensive retail and entertainment options should be acknowledged.

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.

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



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