

Social Infrastructure Audit

Social Housing Bundle 5, Development at Ballymun,
Dublin 11

Dublin City Council

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1. INTRODUCTION

1.1 Background

The Social Infrastructure Audit (SIA) was prepared by MacCabe Durney Barnes on behalf of Dublin City Council and National Development Finance Agency, to accompany a Part 8 application for 288 no. units on a site of circa 2.6 ha in area, bound by Balbutcher Lane to the north, Balcurriss Park to the west, the Ballymun Road to the east, and Balcurriss Gardens to the west, Ballymun, Dublin 11,

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

The site of the development is located to the west of Main Street and is within the Santry Cross/ Balbutcher area, Ballymun. The subject site is 2.6 ha (c. 2.2 ha) and its location is illustrated in the figure below. The site is located within the Ballymun Local Area Plan and Strategic Development Regeneration Area (SDRA) 2 Ballymun. The development site is zoned Z1 Sustainable Residential Neighbourhoods and Z3 Neighbourhood Centres 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

Ballymun is located c.6.5km from the city centre and 7.3km south of Dublin Airport, just south of Junction 4 on the M50. The area is predominately residential in nature with parks, local retail and community/ sporting facilities also populated across the area. The western side of the site fronts Main Street. Main Street forms the central spine of Ballymun. Ballymun has seen significant regeneration with the demolition of the old tower complexes and construction of a new town centre and residential area, fronting the R108 road.

The subject site is a brownfield site located in Ballymun and is currently acting as an informal open space. The sites are known as sites 5,15, 16, 17 and 18 in the Ballymun Local Area Plan. The sites are located to the west of Main Street and are within the Santry Cross and Ballbutcher area. Site 5 is located to the west of Main Street, to the south of Santry Cross and to the east of Balcurris Road. Main Street is a busy dual-carriageway vehicular route connecting the M50 Motorway (Junction 4) to Dublin City Centre via Glasnevin and Phibsborough. A central median run along the centre of the road to facilitate pedestrian crossing. Along main street the site is enclosed by metal fencing. The site is sloping in nature. Immediately north of Site 5 sits a 5 storey mixed use complex with residential above ground floor. Sites 15,16 and 17 are located to the south west of Santry Cross. Site 18 is located to the south of Balbutcher Lane North, to the west of Santry Cross, north of Balcurris Close and east of Balcurris Park.

Along the western boundary of the site is existing residential units in the form of 2 storey terraced housing, which is known as Balcurris Gardens. South of the site is Lidl which fronts onto Main Street and its vehicular entrance is along Balcurris Road. North west of the site lies Balcurris park, which includes a GAA pitch and a multi-use games area. Towards the north of the site is a vacant greenfield site that is enclosed with fencing. The site is bounded by two bus stops. The total site area is 2.6 ha.

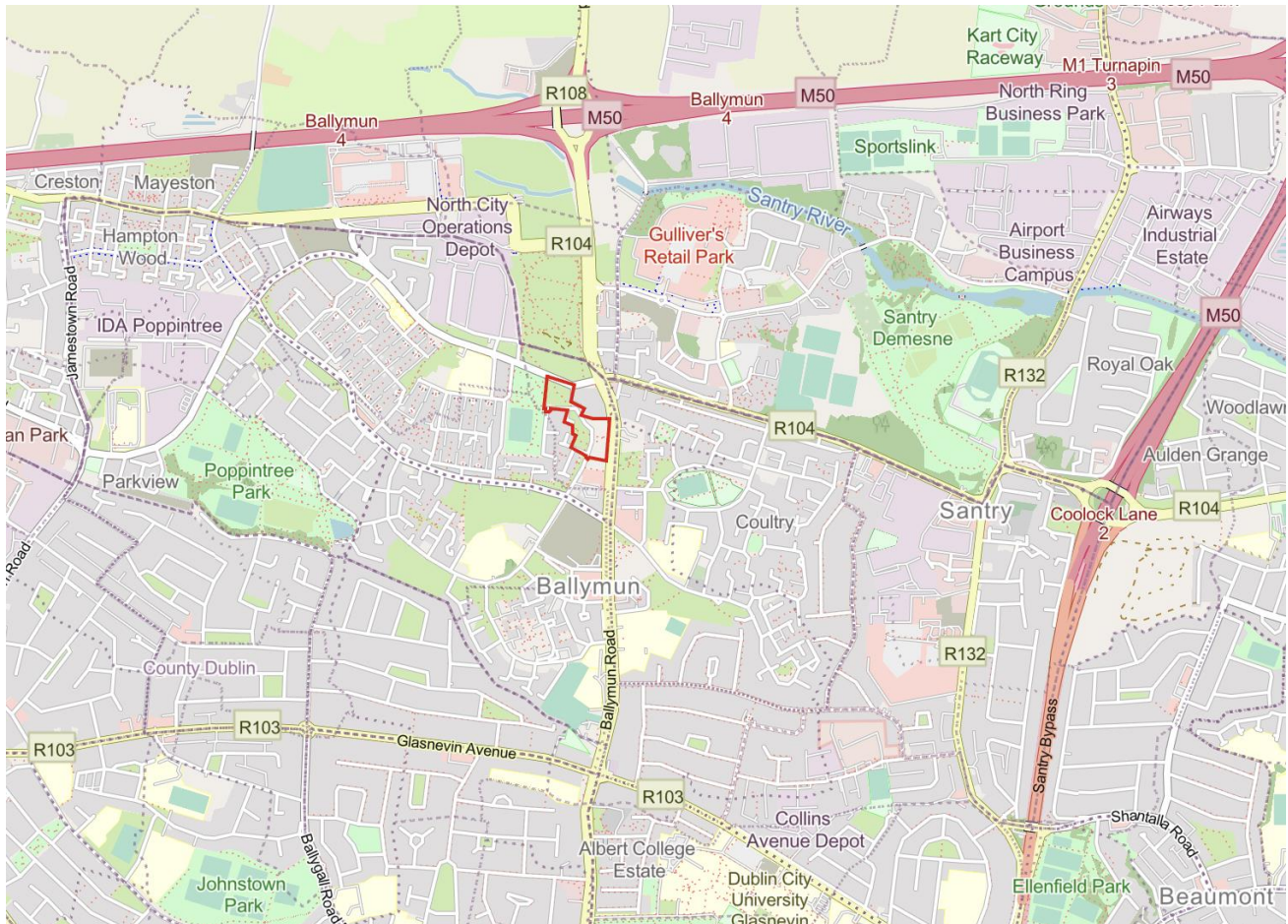


Figure 2: Site Location Map

2.2 Transportation

The site is located c. 6.5km from the City Centre. The site is served by Bus top no. 126 and Bus Stop no. 127 along Main Street with Dublin Bus and Goahead Ireland Bus routes serving these stops. Dublin Bus no. 40 and 155 routes can be accessed at these sites. Bus no. 4 serves travel between Harristown towards Monkstown Avenue. While bus route no. 155 provides services between Ikea Ballymun towards Bray Rail Station. Goahead bus service no. N6 route operates services between Finglas and Kilbarrack. In addition to the current routes servicing the subject site, a number of improved services are earmarked for delivery that are relevant to consider in the context of the proposed development.

2.2.1 Accessibility

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

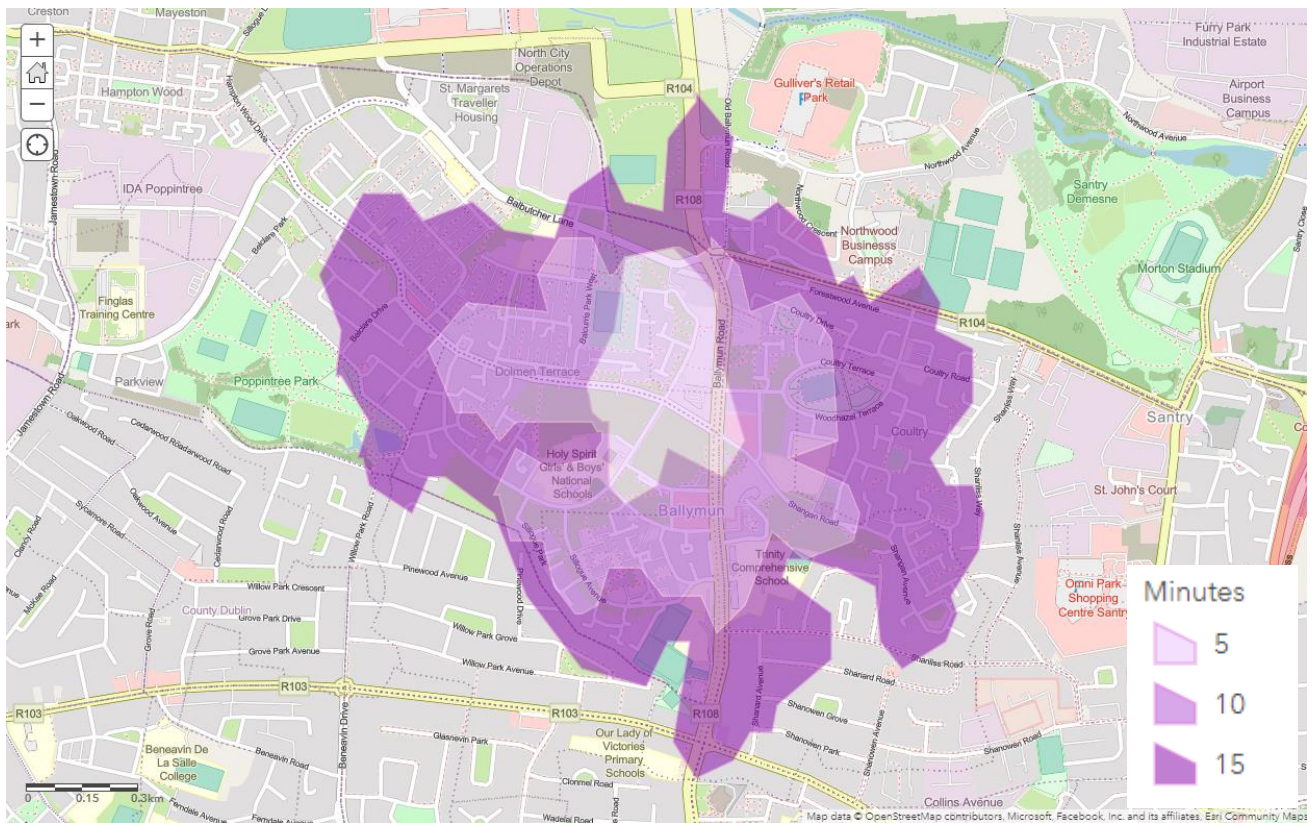


Figure 3: Walkability Patterns in 5,10 and 15 minute intervals (Source: ArcGIS)

2.2.2 BusConnects

The aim of Bus Connects is to enhance bus infrastructure by improving speed, efficiency and reliability along the 16 corridors, while providing enhanced walking and cycling facilities through the provision of 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 located along the E-Spine serving Ballymun –City Centre – Foxrock Church. In addition to the E spine, a radial route no. 19 between the airport-Balbutcher Lane—Wadelai-Parnell Street is proposed along Main Street.



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

2.2.3 Metro Link

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 Ballymun, the Mater Hospital, the Rotunda Hospital, Dublin City University and Trinity College Dublin. The subject site is located above the proposed MetroLink route alignment. The site is located c. 300m from a proposed metro station at Ballymun.

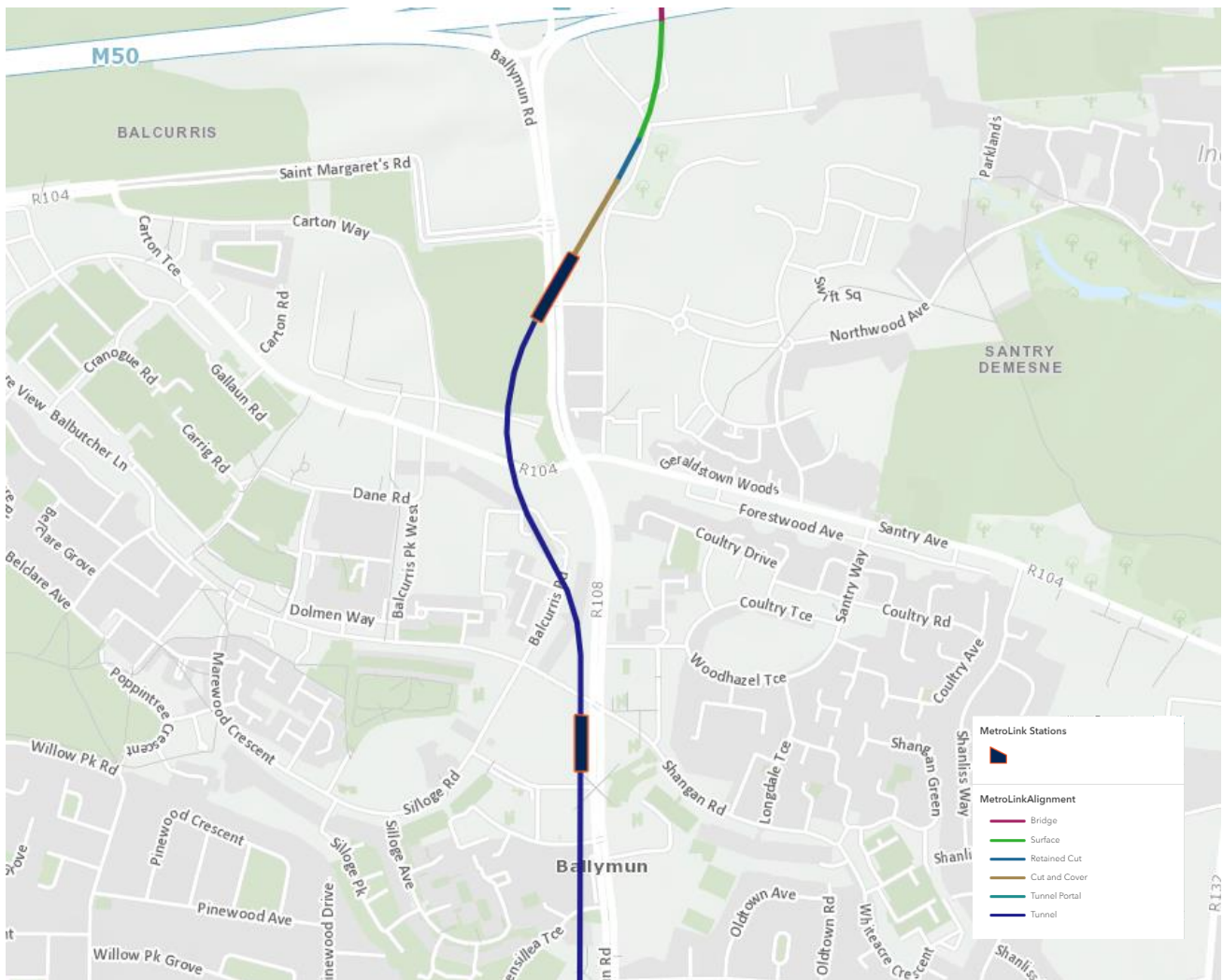


Figure 5: MetroLink Railway Order – Route Alignment (Source: TII and NTA, 2022)

2.2.4 Cycling

Improved cycling facilities are proposed as part of the proposed Bus Connects Core Bus Corridor project along Main Street. The below BusConnects Road layout drawings illustrate that Main Street will be served by a dedicated cycle lane. In addition to BusConnects, Dublin City Council’s Active Travel Network Programme is set to expand the existing network from 10km to 310km across the city. 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 Ballymun BusConnects plans were permitted under ABP Ref. 314610 on 12th March 2024.

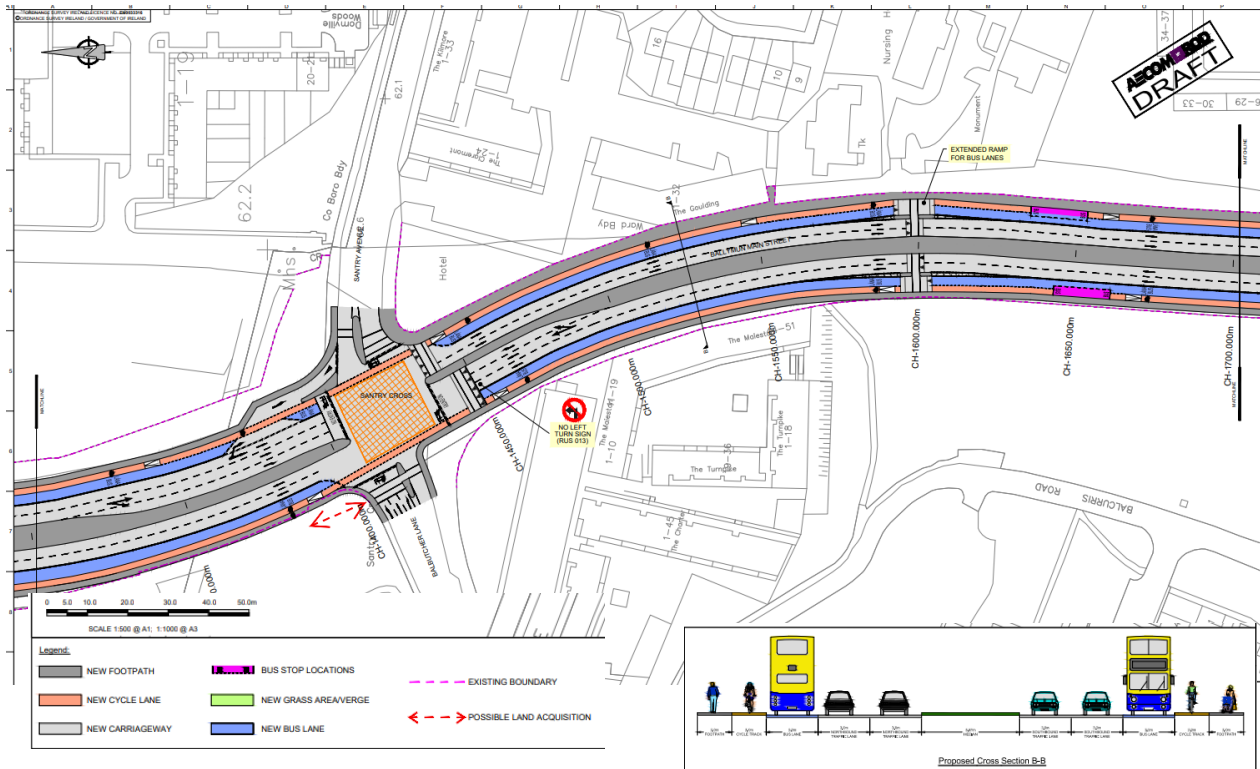


Figure 6: Ballymun to City Centre CBC Sheet 4 of 20 (Source: NTA, 2023)

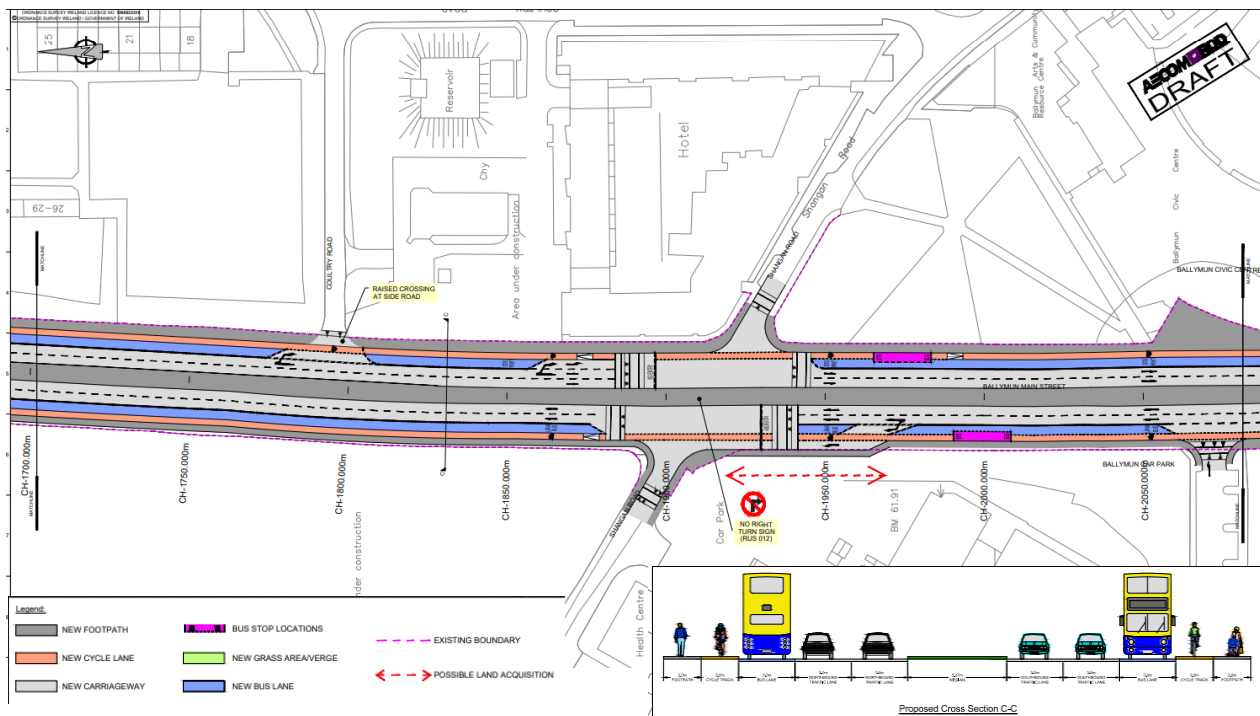


Figure 7: Ballymun to City Centre CBC Sheet 5 of 20 (Source: NTA, 2023)

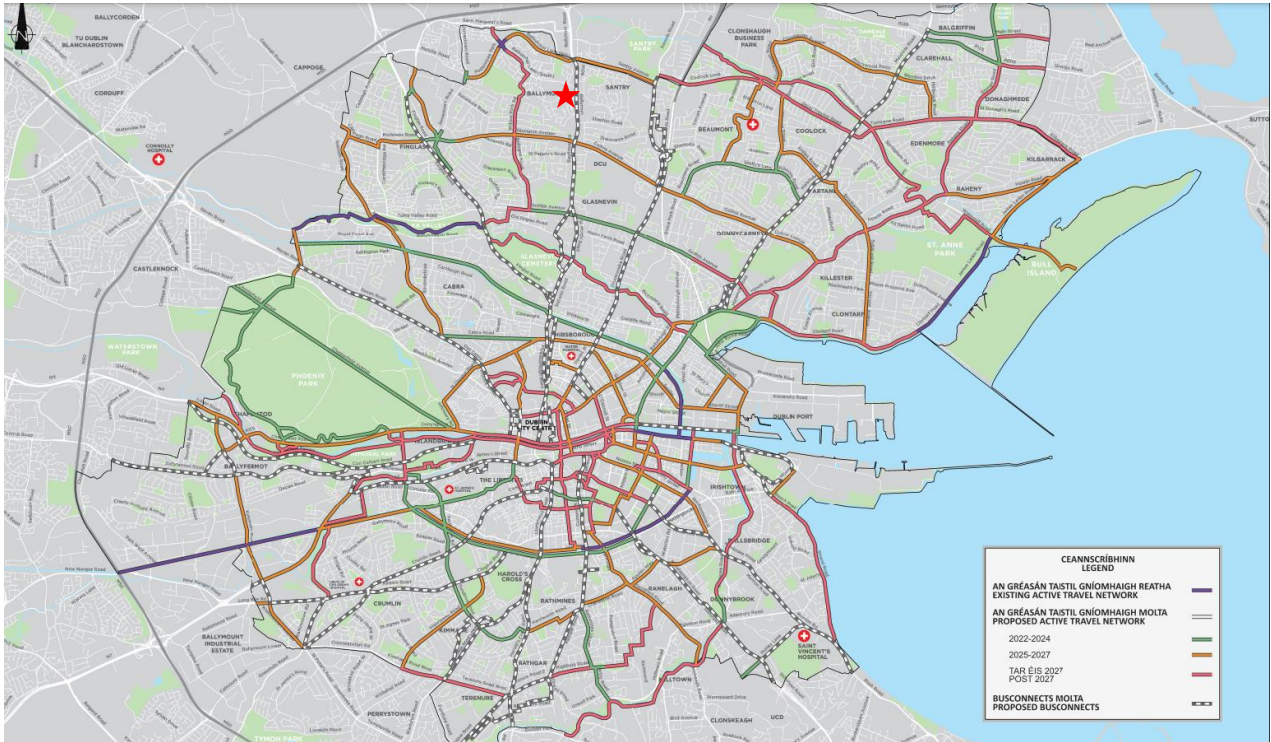


Figure 8: Proposed Active Travel Network Post 2027 (Source: DCC)

3. CONTEXT, APPROACH AND SCOPE OF THE REPORT

3.1 Policy Context

3.1.1 National Planning Framework

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.1.4 Childcare Facilities: Guidelines for Planning Authorities (2001)

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

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

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

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

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

The Guidelines specifically state that:

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

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

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities 2023 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 Z4: To provide for and improve mixed-services facilities, Z1 Sustainable Residential Neighbourhoods and Z9 Amenity/ Open Space Lands/ Green Network. 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 Z4 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 15.95% of the overall net 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.

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

3.1.8 Ballymun Local Area Plan 2017 as extended

The Ballymun Local Area Plan (LAP) 2017, as extended, is the applicable plan for the area. Key principles of the LAP related to community and social infrastructure include

- KP6: To consolidate existing social and community facilities to maximise their use by the whole community.
- KP7: To support the local community through the implementation of the Social Regeneration Plan and maintain the level of funding.
- KP8: To consolidate existing sports and recreation facilities and open space areas to maximise their use by the whole community
- KP9: To provide and maintain landscaped parks, greens and tree lined streets respecting the established public realm principles.

The LAP emphasises the need for consolidation of social, community and recreational facilities to reflect the high level of amenities that already existed. It recognises the important role played by the Axis Centre for arts and culture as evidence under Objective E016 which states that '*it is an objective of Dublin City Council to support the branding of Ballymun as a hub for arts, culture, centred round axis Ballymun*'.

The development of the Ballymun Plaza is also an objective of the LAP (E07). It was subject of a Part 8 with construction due to commence in Q2/Q3 of 2024.

The LAP also includes a number of objectives on the social and community provision as follows:

- '*Objective SC1: Ensure that all community facilities are optimally utilised*'.
- '*Objective SC3: Work with the Department of Education and Skills to determine the need for a second level Irish school in the area*'.

- *'Objective SC6: Explore options for the creation of further education hub/ life-long learning centre with DCU in the community, Youth Reach/ CDET, and Ballymun Job Centre under the remit of the Social Regeneration sub-committee in partnership with the City Council'.*

It also includes objectives relating to civic / retail / commercial space which regard attracting new employment generating uses (EO1), the provision of additional office space along Main Street (EO4) and of additional retail (EO5).

The LAP proposes the development of St Pappin's Square on Site 5, which forms part of this application.

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 Ballymun Local Area Plan 2017 which provides detailed policies, objectives and site briefs for Ballymun.
- 2) 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.
- 3) The specific objectives set out under the Ballymun LAP.
- 4) 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.
- 5) One of the Key Indicators of Quality Design and Placemaking in the Sustainable Residential Development Compact Settlements Guidelines 2024 regards the mix and distribution of uses.
- 5) The Retail Planning Guidelines (2012) support the provision of local retail units as they provide access to local facilities especially the elderly, persons with mobility impairments, families and those without access to private transport.
- 6) For new housing developments, Childcare Facilities Guidelines for Planning Authorities (2001) recommends an average of one childcare facility for each 75 dwellings.
- 7) The Provision of Schools and the Planning System: A Code of Practice for Planning Authorities; the Department of Education and Science (renamed Department of Education) and the Department of Environment Heritage and Local Government (renamed Department of Housing, 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
- 8) Under the Sustainable Urban Housing: Design Standards for New Apartments (December 2022), communal rooms may be provided in apartment schemes for the use of residents as meeting rooms or community rooms.

3.3 Approach

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

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

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

3.3.1 Classifications

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

Table 1: Categories of Social and Community Facilities

Category	Description
Arts and Culture	Art Galleries provide exhibition spaces and may offer educational programs as well as meeting and workshop spaces for artists. Galleries are often co-located with libraries, Civic facilities, and museums. A space for art, rehearsal and performance ranging from small playhouse to a large multi-purpose performance centre supporting a wide variety of performing arts. Includes arts workshop and music schools.
Community Centre / Halls	General community use facility providing meeting spaces, social, educational, and recreational activities and/or health, support and information. Includes community centres, parish centres, local halls, and meeting rooms.
Childcare Facilities	Registered Childcare Facilities including full day, part time and sessional services.
Healthcare and Social Services	Hospitals, Health Centres, Family Resource Centre, Primary Care Centres, GPs and Speciality Clinics and Pharmacy.
Education	Primary, Post-Primary, Third Level, Further Education and Other Lifelong Training Centres
Religious & Worship Facilities	Churches, Cemeteries and Places of Worship

Open Space, Sports and Leisure	Parks, Playing Pitches, Playgrounds, Sports Centres and Clubs, Leisure Centres, Gyms and Training Facilities, Swimming Pools, Public indoor facility which caters for indoor sports (e.g. Swimming pool, gym, sports) and other multi-purpose rooms for Pilates, yoga, meetings/classes.
Retail & Entertainment	District, Neighbourhood and local centres

3.4 Study Area

The study area for this assessment is defined by a c. 750 metre 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.

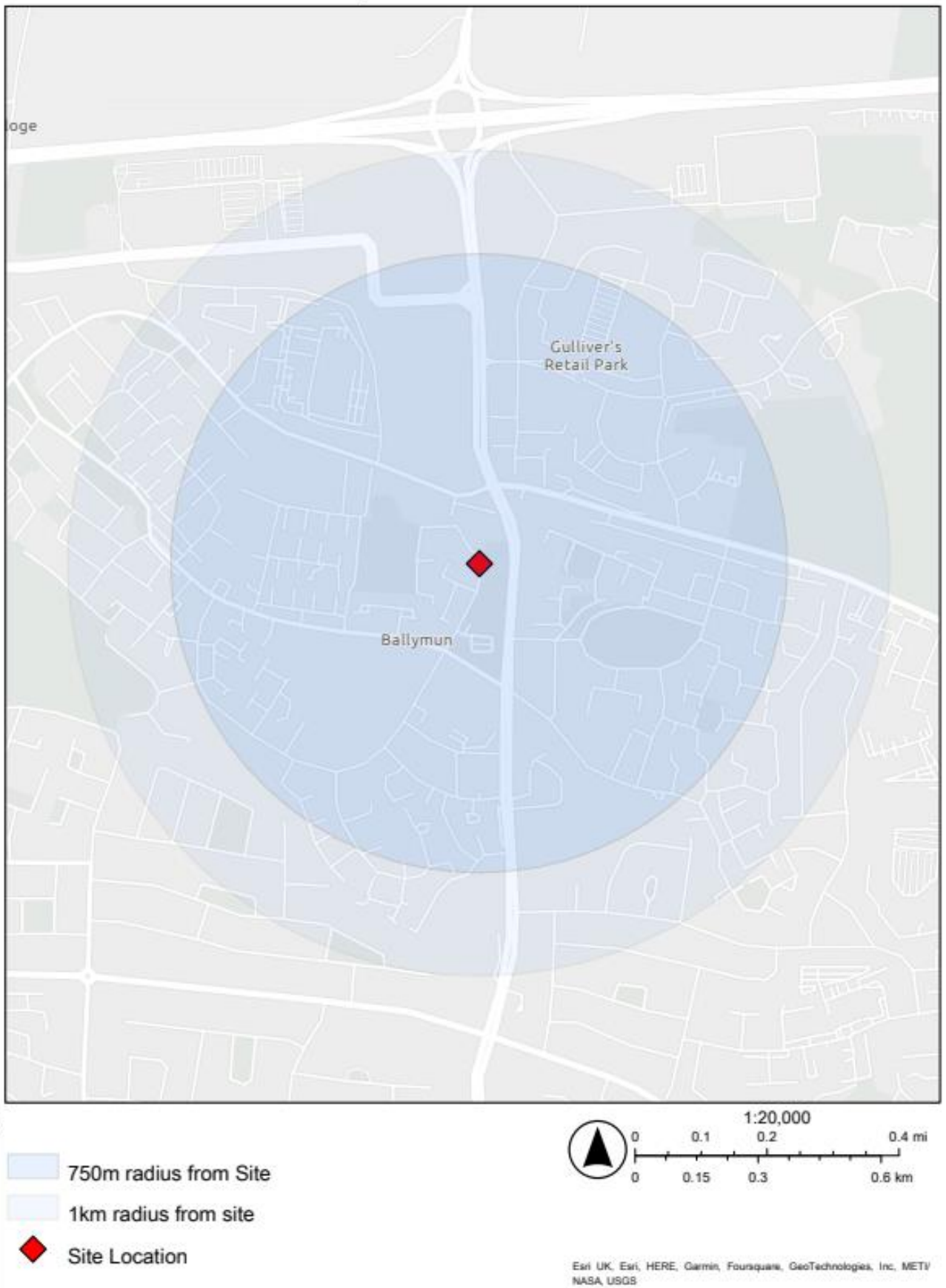


Figure 9: Study Area

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.

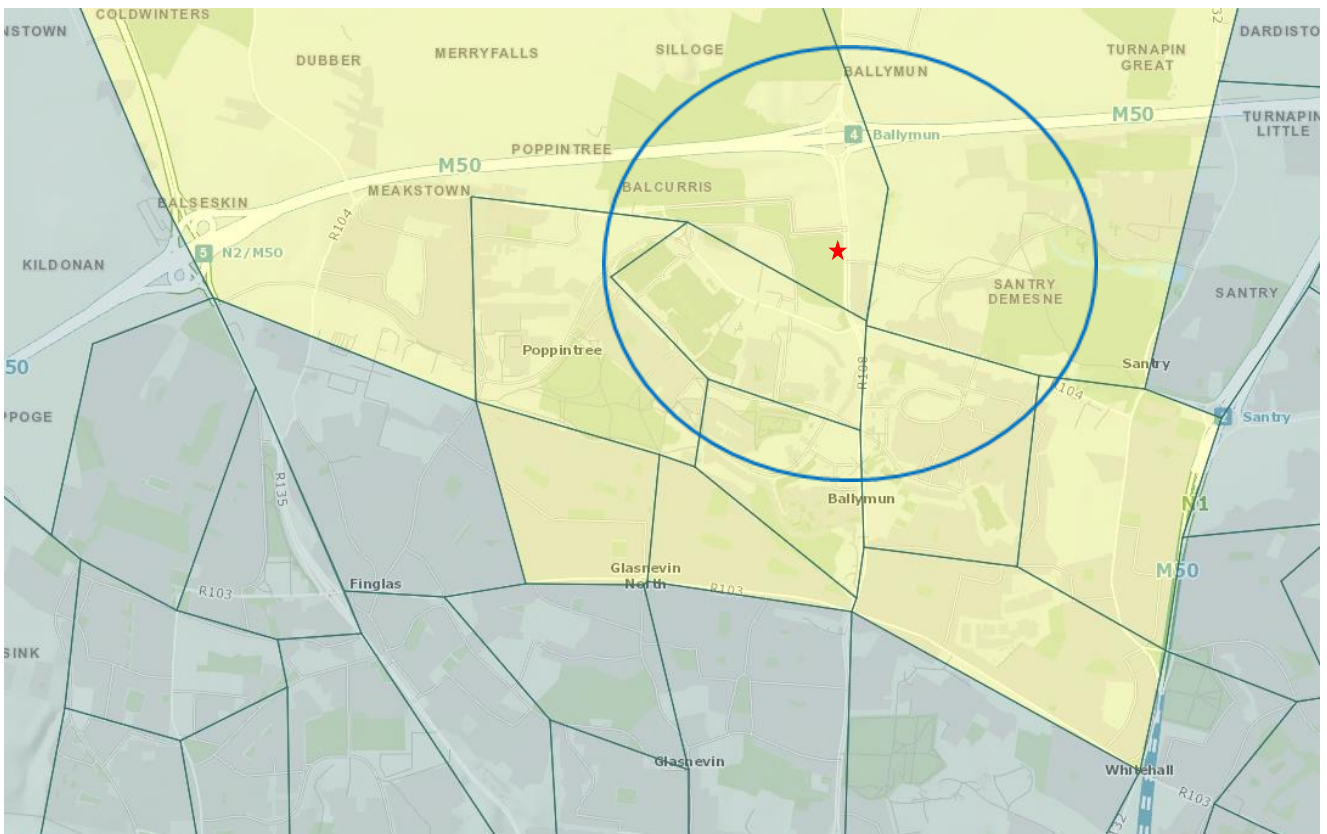


Figure 10: Extent of Demographic Study Area

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 A	4,765	5,735	970	20%
Ballymun B	4,379	4,273	-106	-2%
Ballymun C	6,112	5,729	-383	-6%
Ballymun D	2,458	2,551	93	4%
Ballymun E	1,652	1,674	22	1%
Ballymun F	2,350	2,359	9	0%
Dubber	7372	8931	1559	21%
Airport	5,018	6,152	1,134	23%

Electoral Division	CSO 2016 Population	CSO 2022 Population	Change 2016-2022	% Change 2016-2022
Whitehall B	4,128	4,371	243	6%
Whitehall C	2,153	2,908	755	35%
Total	40,387	44,683	4,296	11%
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 40,387 to 44,683, equivalent to an 11% 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 2534 of the study area population were aged between 0 and 4, or a total population of 6%. A further 2769 persons aged between 5 to 9 year old or 6% of the total population. The 10 to 14 years old cohort comprises 2908 persons or 7% of the total population. In the 15-19 age cohort, this group comprises 2681 persons or 6% of the total population. While the 20-64 years age cohort, includes 28813 persons or 64% of the total population. In terms of the 65+ years, this group comprises 4764 persons or 11% 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 A	364	483	490	407	3605	386	5735
Ballymun B	219	207	268	336	2753	490	4273
Ballymun C	242	237	317	409	3799	725	5729
Ballymun D	129	126	176	178	1652	290	2552
Ballymun E	74	93	105	89	954	359	1674
Ballymun F	98	122	142	110	1326	561	2359
Dubber	546	725	756	563	5955	386	8931
Airport	453	435	317	199	4327	421	6,152
Whitehall B	268	210	218	256	2746	732	4,371
Whitehall C	141	131	119	134	1696	414	2,908
Total	2534	2769	2908	2681	28813	4764	44,683
Dublin City Council	28946	29356	30301	30269	394473	79368	592713

4.4 Household Composition

The average no. of persons per household in the study area was 2.85 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 A	1942	5735	2.05
Ballymun B	1513	4273	2.82
Ballymun C	2111	5729	2.71
Ballymun D	975	2552	2.62
Ballymun E	599	1674	2.79
Ballymun F	895	2359	2.64
Dubber	2,882	8931	3.09
Airport	1939	6152	3.17
Whitehall B	1669	4371	2.62
Whitehall C	1131	2908	2.57
Total	15656	44,638	2.85
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 11 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)
Virgin Mary Girls National School	Shangan Rd, Santry, Dublin 9	184	181	190	3%	No capacity on waiting list	0.4
Gaelscoil Bhaile Munna	Coultry Rd, Ballymun, Dublin, 9	169	165	169	0%	No capacity on waiting list	0.6
Holy Spirit Boys National school	Silloge Rd, Ballymun, Dublin 11, D11 N207	316	308	291	-8%	No response	0.6
SN an Spioraid Naiomh C		287	274	259	-10%	Limited capacity	

School Name	Address	2020 Enrolment	2021 Enrolment	2022 Enrolment	Change % (between 2020 and 2022)	Available Capacity	Distance (in km)
St. Joseph's Junior National School	Balcurris Rd, Ballymun, Dublin 11, D11 ND82	145	151	148	2%	8 spaces available	0.4
St Joseph's Senior NS	Balcurris Rd, Ballymun, Dublin 11	142	137	142	0%	No response	0.4
Scoil an tSeachtar Laoch	Ballymun Rd, Ballymun, Dublin 11	193	181	173	-10%	45 spaces available	0.8
Virgin Mary Boys National School	9 Shangan Rd, Ballymun, Dublin, D07 YC94	141	133	156	11%	40 spaces available	
Our Lady Of Victories (Girls)	Our Lady of Victories Girls National School, Ballymun Rd, Ballygall, Dublin 9	215	207	189	-12%	20 spaces	1.2
Our Lady Of Victories (Boys)	Our Lady of Victories Boys National School, Ballymun Rd, Ballygall, Dublin 9	203	192	195	-4%	No response	1.2
Our Lady Of Victories Infant	Our Lady of Victories Infant School, 9 Ballymun Rd, Ballygall, Dublin, D09 YC99	216	214	204	-5.5%	No response	1.2
Total		2211	2143	2116	0.2%	113	

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 2,116 pupils. Overall, the number of children enrolled in primary school education remained generally consistent between 2020 and 2022. In total, c. 113 spaces were identified within existing primary schools in the study area.

5.1.2 Secondary Schools

In terms of secondary school students, a total of 4 no. post-primary schools were identified in the 2km radius of the subject site. Owing to the significant proposed improvements to public transport serving the Ballymun 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 School	Ballymun Rd, Ballymun, Dublin 9	503	504	555	10%	No response	0.7
Beneavin De La Salle College	Ballygall, Dublin, D11 NH7E	545	563	576	6%	Capacity c. 585	1.8
St Aidan's CBS, Whitehall	Collins Ave, Whitehall, Dublin	719	704	724	1%	No capacity, 40 on waiting list, new building coming September 2025 which will up the capacity from 724 to 850	1.8
St. Kevin's College	Ballygall Rd E, Ballygall, Dublin 11	535	563	535	0%	No response	1.8
Total		2302	2334	2390	4%	c.9 spaces (potential c.126 additional spaces in 2025)	

The total number of enrolments in 2022/2023 at these schools is 2,390 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 limited additional capacity. However, it is noted that there is planned works to St Aidan's CBS which will result in the increase of capacity from 724 pupils to 850 pupils in September 2025. As part of the preparation of the development Plan 2022-2028, the Department of Education made a submission at the draft plan stage, which considered that the existing schools in the Ballymun area were capable of

absorbing the demand generated from the development of the remaining sites listed in the Ballymun Local Area Plan.

In addition, the CDETB Youth Reach Programme offers a second chance programme for children aged 16-20. It is based in the old 'Junior Comprehensive' school on the Ballymun Road and shares the facilities with the CDETB adult education.

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 and Virgin Mary Girls National School have 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. 2.1km 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 c. 1.5km from 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. Youthreach is also noted and operates out of the Ballymun Library.

5.2 Childcare Facilities

Data was collected by MacCabe Durney Barnes in May and October 2023 to support the preparation of a detailed childcare capacity assessment report. In addition, the Dublin City Childcare Committee were contacted during the capacity assessment and during the design process. Details of the facility and site plan were provided to the Childcare Committee in advance of the submission of the Part 8 application. 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 was 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
Pinewood Montessori	55 Pinewood Crescent, Glasnevin, Dublin 11, Co. Dublin	0.9	Sessional	16	No capacity 4 on waiting list
Ti na nOg Early Childhood Care and	Early Childhood Care & Education Centre, Ballymun Day Nursery Ltd, Sillogue,	0.7	Full Day, Part Time, Sessional	60	Max Capacity 120 children

Childcare Facility Name	Address	Distance (in km)	Service Type	Enrolment	Capacity Available
Education Centre	Ballymun, Dublin 11, Co. Dublin				
Our Lady's Nursery	121 Sillogue Gardens, Ballymun, Dublin 11, Co. Dublin	0.7	Full Day	88	No capacity 30 on waiting list
Naionra an T-Seachtar Laoch	F/C Curaim Scoil an tSeachtar Laoch, Baile Munna, Dublin 11, Co. Dublin	0.7	Sessional	40	5 spaces
Axis Centre	Main Street, Ballymun, Dublin 9, Co. Dublin	0.4	Full day, Sessional	40	No response
Ballymun East Community Centre	Woodhazel Close, Ballymun, Dublin 9, Co. Dublin	0.4	Full Day, Part Time, Sessional	111	No availability
Naoinra Glor na nGael	Sli Sheantraibh, Baile Munna, Dublin 9, Co. Dublin	0.5	Full Day, Part Time, Sessional	32	40 spaces available, 20 of them are full time, 5 on the waiting list for this year
Happy Ways Creche and Preschool	11 Shanliss Walk, Santry, Dublin 9, Co. Dublin	1.0	Full Day, Part Time	13	No response
The Nest Santry	Unit 10c, Santry Hall Industrial Estate, Dublin 9, Co. Dublin D	1.1	Full Day, Part Time, Sessional	41 Full Day, 45 Sessional	No capacity 20 on waiting list
Sunshine Creche and Montessori	Unit 2D, Santry Hall Industrial Estate, Santry, Dublin 9, Co. Dublin	1.2	Full Day, Part Time, Sessional	40	No response
Happyway Preschool	Greenfields Community centre, Shanliss Avenue, Santry, Dublin 9, Co. Dublin	1.1	Sessional	16	No response
Our Ladys Nursery Ballymun Ltd	121 Sillogue Gardens, Ballymun, Dublin 11, Co. Dublin	0.7	Full day	88	No availability
Little Harvard Crèche & Montessori, Childcare In Blackwood Santry	Unit 5, Building 4, Blackwood Square, Northwood Ave, North Wood, Dublin, D09 THT4	0.7	Full Day, Part Time, Sessional	86	No response
Little Harvard Crèche & Montessori, Childcare In Santry	Block A4 Bridgefield, North Wood, Dublin 9, D09 H3VY	0.7	Full Day, Part Time, Sessional	111	No response
Total				827	c. 45 spaces

The table above has identified 14 no. childcare providers operating within the vicinity of the site. The audit has shown that as of 2023, c. 45 spaces were available. In addition to the existing childcare facilities operating in the study area, a number of permitted childcare facilities have been identified within the Ballymun area.

5.2.1 Permitted Childcare Facilities

The audit has identified 4 no. childcare facilities granted planning permission as part of residential developments in the Ballymun area. The below table identifies the location, residential units and the size of the proposed childcare facility.

Table 8: Permitted Childcare Facilities

Reg. Ref	Location	Units	Size of Proposed Childcare Facility	Status
306075	Off Northwood Avenue, Santry, Dublin 9.	331	224 sqm	Granted
313317	Between Swift Square and Sports Surgery Clinic, Northwood Avenue, Santry, Dublin 9.	225	398 sqm	Granted
313179	Northwood Crescent, Santry, Dublin 9.	268	295 sqm	Granted

A 518 sqm creche was also granted planning permission in Parkview to the west of Poppintree Park. It is located outside the catchment area.

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

The Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities nuances the childcare requirement by stating that: *'Notwithstanding the Planning Guidelines for Childcare Facilities (2001), in respect of which a review is to be progressed, and which recommend the provision of one childcare 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.

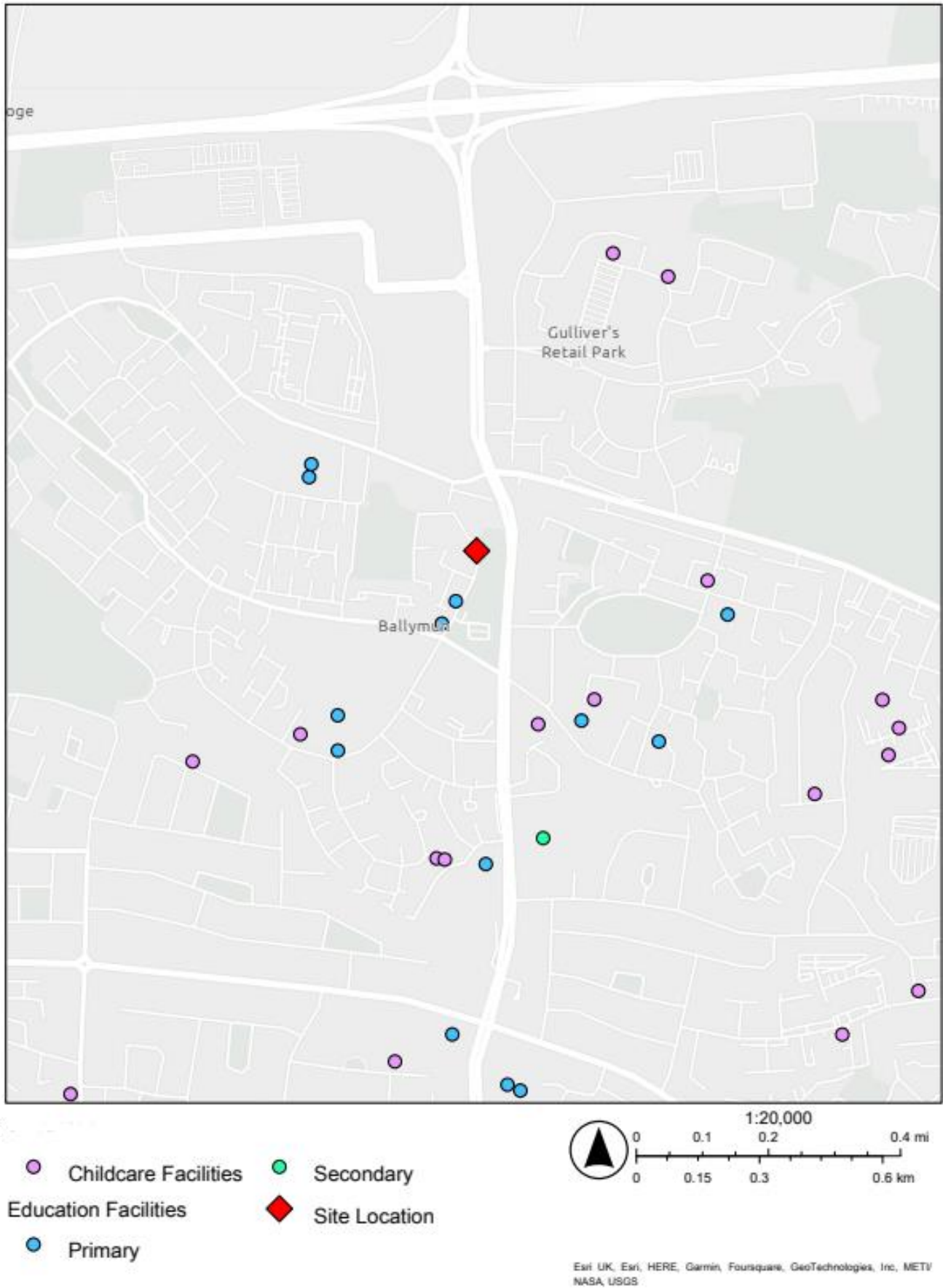


Figure 11: Education Facilities within 1km of the Site

5.3 Open Space, Sports and Leisure

Poppintree Park is located between Glasnevin, Ballymun and Finglas, and is approximately 0.9m from the subject site. The park has GAA pitches, an amphitheatre, and a playground. It also includes a tree trail, wetlands, wildflowers and a pond. Balcurris Park is located to the west of the subject site and includes a GAA pitch and a multi-use games area. In addition, there are several smaller pocket parks/ green spaces associated with housing developments in the vicinity of the site. Coultry Park is located 450m east of the site and includes a football pitch and a large fully equipped playground.

With regard to sports, there are several clubs and organisations operating in Ballymun, providing a range of clubs catering to differing and specific interests. Ballymun United Soccer Complex, Willows FC, Finglas Cricket Club and Clonliffe Harriers Athletic Club are located outside of the study area, but are important to consider as they directly serve Ballymun. Some of the facilities identified below are accessible for people with disability and for those who are mobility impaired. There are also fitness, yoga and chair gym classes organised in the Ballymun Family Resource Centre, located at Shangan Green, c.600 m north of the site.

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
Saint Pappins Boxing Club	Gym and studio space	Poppintree community centre, Ballymun, Dublin, D11 E7WR	0.7
Sports and Fitness Ballymun	Gym, studios, 25m swimming pool, steam rooms, changing rooms.	Ballymun Rd, Ballymun, Dublin 11, D09 E3C1	0.5
Sport Ireland Taekwondo	Sportshall and changing rooms.	Ballymun Rd, Santry, Dublin	0.7
Setanta GAA Club	Clubhouse, changing rooms and grass pitches	Clubteach Setanta, Ballymun Rd, Co. Dublin	0.9
Trinity College Sports (Santry Park)	3 5-a-side astro turf pitches, hockey pitch, rugby pitch, soccer pitch, training pitches, changing rooms, gym	R104, Santry Demesne, Dublin	0.6
Ben Dunne Gym	Gym, studio space.	Northwood Retail Park, Santry, Dublin 9	0.5
Poppintree Community and Sports Centre	Sports hall, all weather pitch, meeting rooms, childcare, conference room.	Poppintree Community and Sports Centre, Balbutcher Lane	0.7
Bodyworks Gym (part of Trinity Comprehensive)	Two large multi purpose sports halls, 3 all weather tennis courts, a full size astro turf pitch	Shangan Rd, Santry, Dublin	0.6
Coultry Park	Park with playground	Santry, Co. Dublin	0.4
Santry Park	Repurposed grounds of a former manor house, with sports fields,	Santry, Dublin	0.8

Name of Facility	Description of Facility	Address	Distance to site in Km
	play areas & a community garden.		
Santry Community Garden	Three interconnected walled community gardens	Santry Community Garden, Santry, Domville Woods, Dublin 9	0.9
Shangan Park	Park	Santry, Dublin	0.6
Ballycurris Park	Park, playground and GAA pitches	Ballymun, Dublin	0.1
Unidare RFC	Turf pitch and changing rooms	Balcurris Park E, Balcurris Gardens, Ballymun, Dublin	0.1
Muck and Magic Community Garden	Community garden	Opposite The Rediscovery Centre, 30 Coultry Gardens, Ballymun, Dublin 9	0.1
Poppintree Park	GAA pitches, an amphitheatre, and a playground	Poppintree Park Ln W, Ballymun, Dublin	0.9
Glas Community Garden	Community Garden	Shangan Rd, Ballymun, Dublin	0.5
Ballymun Family Resource Centre	fitness, yoga and chair gym classes	Shangan Green, Ballymun, Dublin 9, D09 W921	0.6

5.4 Health Facilities and Social Services

Primary Care services are broadly defined as the health or social care services that a person can use and find in a community, outside of a hospital setting. Primary Care includes GPs, Public Health Nurses and a range of other services provided through your Local Health Office, by the HSE (Health Service Executive). A number of health facilities have been identified in the area as shown in the table below. These also include General Practitioners (GP) who work in and around Ballymun. 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)
Ballymun Healthcare Facility	Civic Building, Main St, Ballymun, Dublin 9	0.5
Northwood Nursing Home	Old Ballymun Road, Northwood Ave, Santry, Dublin	0.4
Ballymun Family Practice	45 Main Street, Ballymun	0.5
D Doc 24 Hour Surgery	Shangan Road, Ballymun	0.5
D9 Family Practice	204 Ballymun Rd, Ballymun, Dublin 9, D09 X3P0	0.9
Edward Mac Manus Pharmacy	U2A Alliance Row Ballymun Plaza, Ballymun, Dublin 9, D09 N294	0.3
McCabes Pharmacy	Unit 8 College View, Silloge Road, Ballymun, Dublin, D11 H342	0.5
Poppintree Pharmacy	Poppintree Parade, Ballymun, Dublin	0.8
Laverty's Pharmacy	2c, Shangan Hall, Shangan Rd, Ballymun, Co. Dublin	0.5
McCabes Pharmacy	Unit D1ab Gullivers Neighbourhood Centre, Northwood Ave, Santry, Dublin	0.5

Name of Facility	Address	Distance (in km)
Ballymun Community Law Centre	Unit 1A Shangan Neighbourhood Centre, Shangan Road, Ballymun, Dublin 9	0.7
Ballymun Civic Centre	Ballymun Civic Centre, Main Street, Ballymun, Dublin 9	0.4
Ballymun Intero Centre	Main Street Ballymun, Ballymun, Dublin 9	0.5
Trinity Community Care	Civic Centre, Main Street, Ballymun and Dublin 9	0.4
St Pappin's Nursing Home	Ballymun Rd, Ballymun, Dublin 9, D09 DX39	0.1
Cara Care Centre	Santry Demesne, Dublin	0.5
Komfort Kare	Block 4, 37 Northwood Ct, Santry Demesne, Dublin, D09 KN66	0.5
TLC Centre Nursing Home	1, 9 Northwood Green, Dublin, D09 P86W	1.0

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 10 above)
- The HSE local Health Office Dublin North Central and Primary Care Team
- 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
- Ballygall Credit Union
- Innovate Dublin Communities (a hot desk for start-ups)
- AIB Bank
- Council chamber; and
- A large atrium used for community gathering and art installations.

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 and Family resource centre is located at Shangan Green. It provides services in mental health and counselling, scouts, play therapy and a range of activities aimed at children, including coding classes, homework clubs and fitness activities.

5.5 Community Facilities

The study area has an existing network of community facilities. The majority of these community facilities are established on a neighbourhood basis. Social and Community facilities are varied in nature and can include general civic services and services targeted to specific section of the community. There is a large variety of high-

quality community spaces available to the local residents of Ballymun. The Axis Centre is a complex comprising a theatre, performance space and other public facilities. 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)
Axis Art Centre and Theatre	9 Main St, Ballymun, Dublin	0.4
Ballymun East Community Centre	Gallaun Rd, Ballymun, Dublin 9	0.4
Domville House	Domville House Clinic, Ballymun Road, Ballymun, Dublin 9	0.1
The Sillogue Neighbourhood Centre Ballymun	Marewood Cres, Ballymun, Dublin 9	0.7
Poppintree Youth Project	Gallaun Rd, Ballymun, Dublin 9	0.8
Ballymun Community Workshop & Training Centre	Ballymun Industrial Estate, St Margaret's Rd, Ballymun, Dublin	0.7
The Rediscovery Centre	The Boiler House, Ballymun Rd., Ballymun, Dublin, D09 HK58	0.2
Ballymun Child & Family Resource Centre	Shangan Green, Ballymun, Dublin 9, D09 W921	0.6
Ballymun Library	9 Ballymun Road, Ballymun, Dublin 9	0.9
Ballymun Youth Action Project	Horizons Centre, Balcurris Road, Ballymun Road	0.2
The RECO	Ballymun Regional Youth Resource (RECO), Sillogue Road, Ballymun	0.4
Ballymun Family Resource Centre	Ballymun Child & Family Resource Centre, Shangan Green, Ballymun, Dublin 9 D09W921	0.6
Ballymun Job Centre	Ballymun Civic Centre, Main Street Ballymun Dublin 9, D09 C8P5	0.4
St. Margaret's Travellers Community Association	Saint Margaret's Park, St Margaret's Rd, Ballymun, Dublin 11, 11	0.8
Men's Networking Resource Centre of Ireland	54-56 Gateway Crescent, Ballymun, Dublin 1, D11 DH51	0.6
Mediation Ballymun	Unit 1A Shangan Neighbourhood Centre, Shangan Road, Ballymun, Dublin 9	0.7
The Plough Youth Club	Woodhazel Close, Ballymun, , D09YK77	0.4
Club Oige Feachtas Baile Munna	9 Main St, Ballymun, Dublin	0.4
Ballymun Youthreach	Ballymun Rd, Ballymun, Dublin	0.8
Aisling Project - Woodhazel	Ballymun, Dublin 9	0.4
Intreo (social welfare office)	Ballymun Rd, Dublin 9	0.5
North Dublin MABS	Ballymun Road	0.5

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)
St Joseph' Music Room	St Joseph School Balcurris Road	0.5
Axis Arts and Theatre Centre	9 Main St, Ballymun, Dublin	0.4
Ballymun Library	9 Ballymun Road, Ballymun, Dublin 9	0.9
Radhairc Ceilteach Bhaile Munna	Ballymun Road, Dublin 11	0.7
Cathode: Anode Sculpture	Main Street, Ballymun,	0.4
Another Sphere	Balcurris Park, Ballymun, Dublin	0.2
Misneach	Trinity Comprehensive School, Ballymun	0.7

A number of permanent public art sites were identified in the study area, including Cathode/ Anode Sculpture which is a bronze and led light sculpture, sculpted by Andrew Clancy in 2005. In Balcurris park, another sphere sculpture is located. It consists of a pair of stainless-steel hemispheres sited in two different parts of the Park.

The Axis centre in Ballymun provides a range of artist opportunities such as artists bursaries to open calls and residencies. The centre has two exhibition spaces – the Mezzanine Gallery and the Café Gallery. In addition, a number of music and theatre productions are performed at the centre. The centre also holds regular classes on art, drama and dance for all ages and abilities. The centre offers rhythm room which is an accessible training space for actors with an intellectual disability.

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)
Catholic Church of the Virgin Mary	Shangan Rd, Ballymun, Dublin 9	0.6
Community House, Church of the Holy Spirit	Silloogue Road, Ballymun, Dublin 11	0.4
St. Joseph's Church	Balcurris Road, Ballymun	0.5

5.8 Retail and Entertainment

The below table identifies the existing retail centres and the existing services provided therein. The subject site is in close proximity to a range of services.

Retail Centre	Existing Services	Distance (In Km)
Ballymun District Centre	Supervalu, Lidl, pharmacies, restaurant, hotel with bar, café in the Axis Centre, betting shop, Post Office, Garda Station, Takeaways,	0.3
Omni Shopping Centre	Cinema, restaurants, cafes, lidl, M&S Foodhall, Post Office, clothing stores, jewellers,	1.1

Retail Centre	Existing Services	Distance (In Km)
Gullivers Retail Park	Room to Room Furnitures, Homebase, Lidl, JYSK, Home Focus, Petmania, EZ Living Interiors, Mr Price, Subway, Costa, Beauty Salon, Dry Cleaners, McDonalds and Eurospar.	0.7

As the site is located along the Main Street of Ballymun District Centre, it is well serviced with regard to retail facilities. Along the main street itself in Ballymun there is a Lidl. There are also three pharmacies, and two restaurants, a hotel with bar, and a betting shop. The Axis contains a café.

Omni Shopping Centre located 1.2km to the east of the site provides access to a greater range of higher order goods and retail shops. It has several cafes and restaurants and access to a cinema.

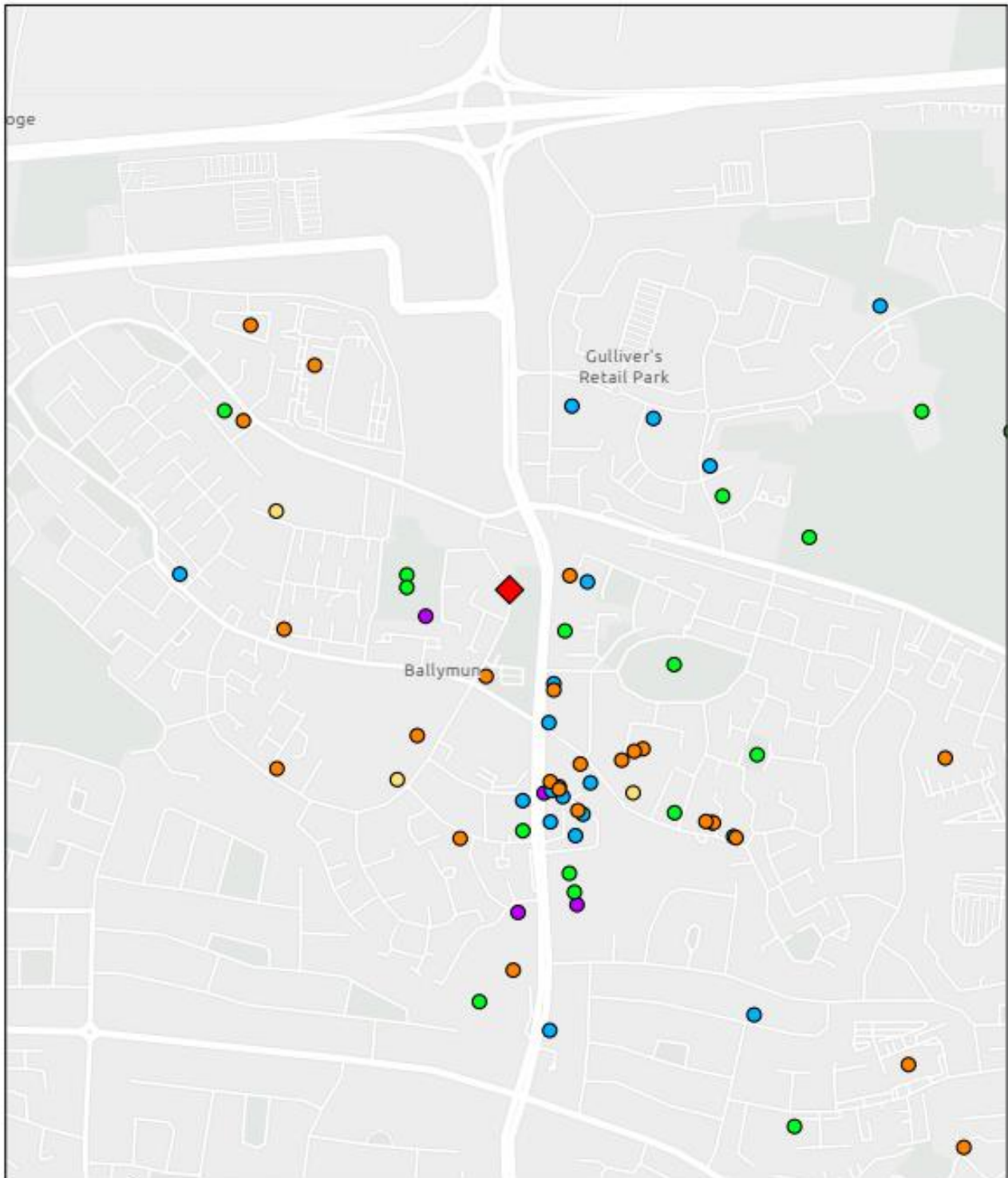
Gulliver's Retail Park provides access to a range of DIY, electrical and furniture shops. There is also another Lidl supermarket located at this site. The retail park is located 0.6km from the site along the R108, Main Street going northwards.

The City Valuers Office undertook an analysis of retail developments in the locality in 2023. 32 units were identified in the study, of 6 were vacant equating to a vacancy rate of c.19 %. It noted that units at The Plaza and Santry Cross have been vacant since construction, which is in excess of fifteen years.

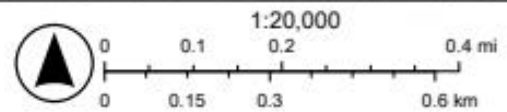
The report notes the most recently constructed mixed use development on Ballymun Main Street is The Aspen (completed in late 2020). It includes four ground retail units ranging in size from 124 sq.m. to c. 275 sq.m. Two of the units are currently let as a café and gym. The two remaining units are void.

The Ballymun Shopping Centre, which is zoned Z4 in the Dublin CDP, is now a cleared site of just under eight acres. The front part of the site has been identified as a location for a Metrolink underground station. Completion is likely 2034-2035. Uses envisaged included the following: primary care centre, medical services, financial services, gastropub/public house, bookmakers, crèche, café, supermarket, gym, community centre, indoor soft play and convenience store.

In relation to potential retail uses at Site 5, the City Valuers Office's report considered that the site could complement the existing retail offering in the area; for example a launderette/dry cleaner, hardware shop, butcher, health store, optician, dentist etc.



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



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

Figure 12: Community Facilities Identified in the Study Area

6. ASSESSMENT

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

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

The proposed development is expected to increase the population; however, it is not deemed to have a detrimental impact of service provision and facilities. The subject site of this development is in a location that has reasonable access to the neighbourhood's extensive array of services and facilities. The site is also located proximate to proposed public transport upgrades including the E-Spine for BusConnects and the Metro Link. 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."

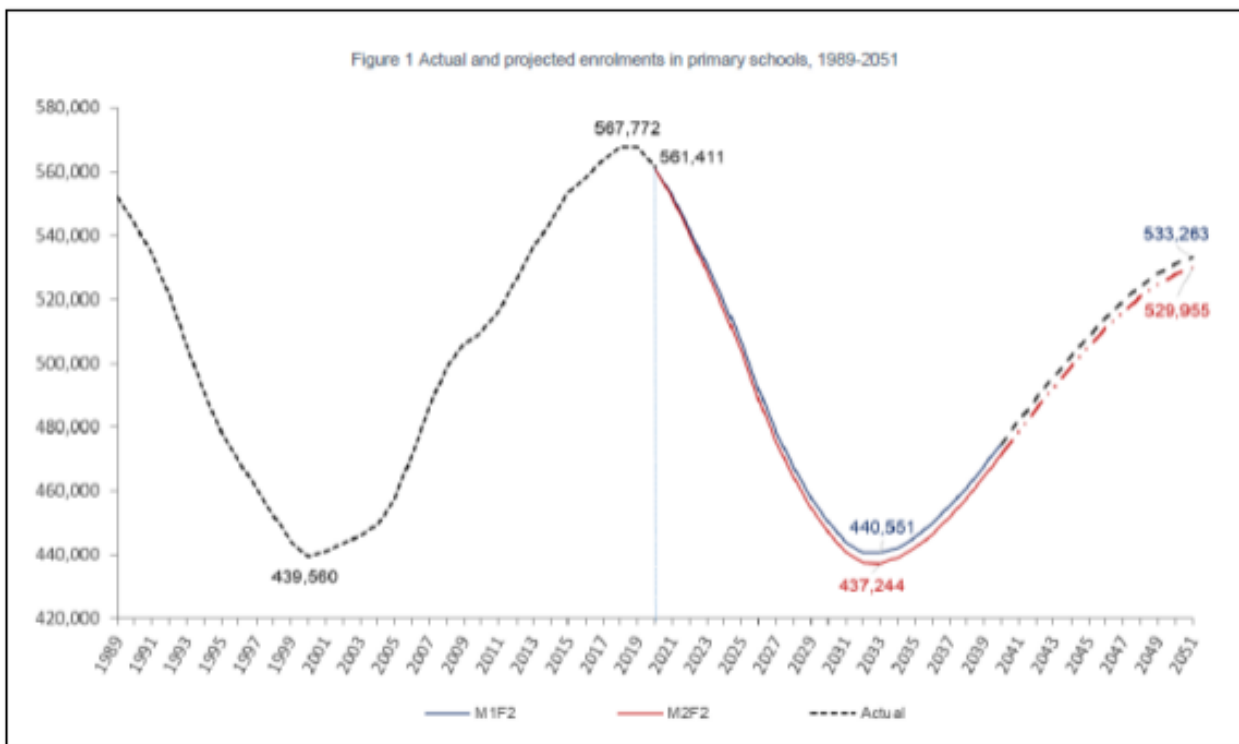


Figure 13: Enrolment projections for primary schools (Department of Education, 2021)

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.”

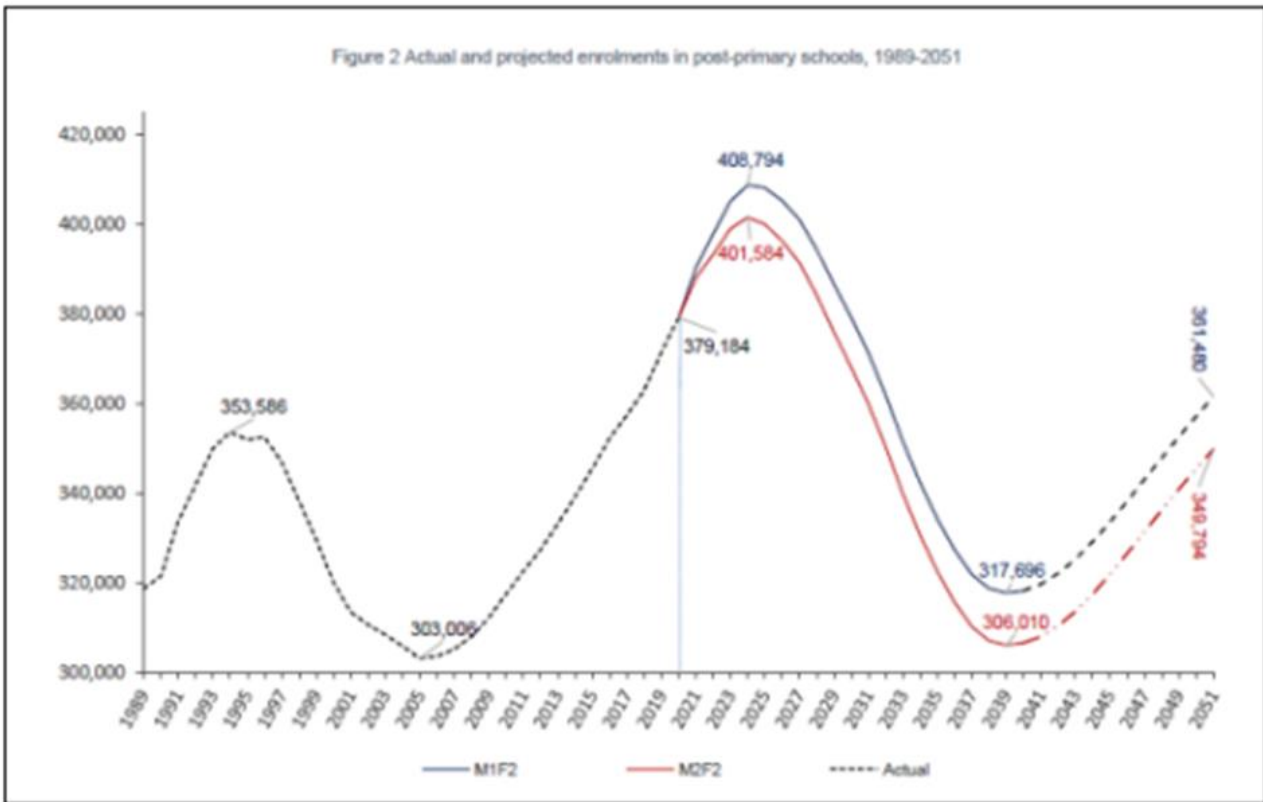


Figure 14: Projected Enrolments in Post-Primary School (Department of Education, 2021)

6.1.3 Potential Demand Generated by the Proposed Development

The proposed development will consist of 288 units. The average household size recorded by the Census 2022 was 2.85 persons per household for the subject study area. This generates an indicative population of c. 821 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 (138 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 150 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 201 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 also 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)	2,534	23%	50 children
Primary School Children (5-12)	5-9 year olds – 2769 10-14 years old –2908 (divided by 2 =1454) Total = 4223	39%	84 children
Secondary School Children (13-19)	10-14 years old –2908 (divided by 2 =1454) 15-19 years old – 2681 Total =4132	38%	82 children
Total	10,889	100%	216 children

Therefore, an estimated 166 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. 821 no. persons within the area, including an estimated 215 no. children between the age of 0-18 years of which c. 84 are expected to be of primary school age and c.82 are expected to be of post-primary school age group.

A total of 11 no. primary schools and 4 no. post primary schools have been identified within c. 1km of the site. The site is located within the boundary of the Ballymun Local Area Plan, which provides a strategy for the future development and management of the area to meet the needs of the existing and future population. It proposed plans for the remaining undeveloped sites in Ballymun. It is envisaged that these remaining sites have the capacity to deliver c.1,700 new housing units as well as commercial and employment opportunities. As noted by the Department of Education in their submission, the Department considers that the requirement for additional school places resulting from the proposed development within the Ballymun LAP will be met by the existing schools.

The proposed development has the potential to generate an indicative population of 84 no. primary school going age children. As part of the audit, each school was contacted to determine their existing enrolments and capacity. 113 no. spaces were identified as additional capacity was identified in the c.1km study area of the site. In total, the proposed development would give rise to an indicative population of 84 children of primary school age. It is considered that there is sufficient capacity in existing primary schools to absorb the demand generated from the proposed development. However, it is also noted, the site is ideally located to benefit from the existing public transport network which would provide a greater number of primary schools within a 15-minute distance by transit.

In terms of secondary schools, the audit has identified 4 no. secondary schools in the study area. The audit has estimated an indicative population of c. 82 children of secondary school going age will be residing at the scheme.

Following consultation with the existing secondary schools in the study area, c. 9 spaces were identified within existing schools in the study area. It was noted that in September 2025 St Aidan's CBS capacity will increase from 724 to 850 pupils due to the delivery of a new building. This has the potential to give rise to c. 126 additional spaces within the study area. Having regard to the location of the site and the existing and planned secondary schools operating in the study area and beyond 1km of the site, it is considered that sufficient capacity exists to absorb the moderate increase in demand generated by the proposed development.

6.2 Childcare Facilities

The audit has found 14 no. childcare facilities operating within the study area. A childcare review and capacity assessment was undertaken by MacCabe Durney Barnes in June and October 2023. The audit has identified c.45 no. spaces available within the 14 no. childcare facilities. The audit has established their maximum potential capacities, level of accessibility from the subject lands. The proposed development comprises 288 units consisting of 138 no. 1 bed units, 87 no. 2 bed units, 61 no. 3 bed units and 2 no. 4 bed units.

In addition, the audit indicated that limited spaces exist within the study area to cater for the potential demand generated from the proposed development. Having regard to the current capacity constraints and the proposed 288 no. units being in excess of the 75 units which results in consideration of a requirement for a childcare facility, it is proposed to include a childcare facility at the subject site that will be capable of meeting the demand generated from the proposed development and the wider neighbourhood.

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 138 no. 1 bedroom units to be delivered on site, they may be deducted, as they do not accommodate children. This leaves a total of 150 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 216 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 50 no. children as calculated in Table 14 above.

While additional capacity has been identified within existing childcare facilities located in the study area, it is considered prudent to deliver a childcare facility as part of the subject proposal to absorb the demand generated by the proposed development as well as the development sites earmarked for development under the Ballymun LAP and SDRA. The proposed creche facility is 324 sqm, located at ground floor level in site 5. The facility will be capable of accommodating 53 no. children. It can reasonably be concluded that the proposed creche can service the demand generated from the proposed development as well as the wider area in Ballymun.

6.3 Open Space, Sports and Leisure

The subject site at Ballymun is near to many high-quality open spaces which would satisfy the open space / green space needs required by any future residents. There are significant open spaces to the east and south-west of the subject site. The Santry Demesne is located to the east of the site and provides an extensive open

parkland with a vast array of pitches for different sports. While Poppintree Park to the south west of the site includes a playground, walking trails and pitches.

The Ballymun Sport and Fitness Centre located in the heart of Ballymun offers access to a 25m swimming pool and gym facilities. This centre is operated by Dublin City Council. The centre has been designed to be accessible for the disabled. The Poppintree Sport Centre further adds to the sport offer in the area.

There numerous sports facilities and clubs operating in Ballymun 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.

It is important to note that in accordance with the design brief of site 5 in the Ballymun LAP 2017, a plaza and public open space provision has been included in the proposed development. The proposed plaza which will be known as St Pappin's Square is located at a prominent location and its central position will contribute to the creation of a cohesive fabric. In addition, communal open space has been proposed which will satisfy the needs of the residents residing at the scheme.

6.4 Health Care and Social Services

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

In 2020, the HSE adopted a Capital & Estates Strategy to enable the delivery of high quality healthcare infrastructure that can support current and future service needs, setting out a clear strategic direction for the future management and development of the estate towards 2050. The Strategy aims to address including but not limited to the growing population, changing demographics and increasing demand for access to healthcare and the requirement for better links to wider Government policies such as Transport and Housing for All. A Capital Expenditure Plan is prepared annually, which provides significant public investment in health infrastructure to meet current needs, to cater for an estimated population growth of one million people and to respond to the changing demographic profile in Ireland.

In this regard, there is ongoing monitoring of increased population growth and the implications of this on health facilities and social services. There is an extensive list of GP clinics, pharmacies and a dedicated health centre already in operation less than 1km from the subject site. These facilities would have the capacity to absorb the moderate increase in population that would accrue due to the development. In addition, the LAP notes that site 20 (the Poppintree Neighbourhood Centre Extension) could accommodate a doctor's office.

Ballymun has been the subject of extensive physical and social regeneration and public funding has been allocated to provide varied social services offer. It is considered that there is adequate provision of health and social services in the area, with a wide range of services provided.

6.5 Community Facilities

The audit has identified an extensive network of community facilities in operation within 1km of the study area.

Within these community facilities an array of services are provided for the locality to access. Notably, Ballymun library, The Reco, Axis Arts Centre & Theatre and Ballymun Child & Family Resource Centre provide a range of activities and services for a range of ages and abilities. The established network of facilities will be supported with the additional uplift in population as well as additional community space proposed at the subject scheme.

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

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

The proposed development includes 1,058 sqm of community, arts and cultural internal space which meets the required 5% required at the subject site. The net residential internal area of the proposed development is 20,084.7 sqm which results in an area of 1,004 sqm (5%) required at the site to comply with CUO25. The proposed community, arts and cultural space is located at ground floor level of sites 5 and 17. The proposed community arts and cultural space has been designed to be flexible in nature to allow the space to cater for a range of activities and needs as they arise. The proposed community, arts and cultural space will be managed by PPP co. and will be open and available for both residents and the surrounding community to utilise. A booking system will be developed during the operation of the scheme to facilitate activities and meeting space requirements as the needs arise. In addition to the dedicated community, arts and cultural space proposed, the Part 8 scheme will be complemented by the provision of a childcare facility and 1,611 sqm of commercial and retail space.

6.6 Religious and Worship Facilities

There are several places of worship in Ballymun, particularly Christian denomination churches. Many of these were built in the 1950s and 1960s with the original development of Ballymun. There is no standard measure in place in Ireland regarding the provision of religious places of worship. As places of worship are a matter for various religious organisations, it is not considered that this would be required to form part of the development.

6.7 Arts and Cultural Facilities

The audit has demonstrated that there is an under provision of dedicated arts and culture facilities within the study area and in the wider context of Ballymun. The Axis provides a high quality cultural and entertainment offer in the area in the form of a theatre, dance studio, gallery, art room, recording studio, music rehearsal rooms, café / bar and conference room with further space for community uses. The audit has also identified a number of public art sites in the study area. As outlined above, the proposed development includes the provision of 1,058 sqm of space that has been designed to be flexible in nature in order to accommodate a range of users and activities. This provision matches the 5% requirement under CUO25.

6.8 Retail and Entertainment

The immediate area is well supplied in terms of retail services and facilities. Ballymun Main Street caters for the core retail offer in the area. There is a range of low order commercial needs, a supermarket, cafes and restaurants and public house, close to the subject site, less than 500 metres away. The audit has also identified a number of public art sites in the study area. The nearby Gulliver's Retail Park and Omni shopping centre in neighbouring Santry offers a greater range of higher order goods and retail fashion catering to local residents' needs. The proposed development includes the provision of 1,611 m² retail/commercial floor space at ground level facing Ballymun Road/St. Pappins Square (sites 5 and 17). The proposed quantum of retail and commercial space at the site will positively contribute towards achieving the principles of the 15-minute city along the main street of Ballymun.

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 site is located near to both Santry Demesne and Poppintree Park which are the largest open spaces in the area. Smaller nearby parks at Balcurris and Coultry Park offer smaller green spaces, with fully equipped children's playgrounds. The proposed development will generate an added demand on the existing services and facilities, such open space, leisure, although this will be in part offset thanks to high quality communal and public open space proposals.

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 11 no. primary schools and 4 no. secondary schools can cater for the demand generated from the proposed development.

The proposed development includes 324 sqm childcare facility. The proposed childcare facility will accommodate the demand generated from the proposed development and the wider area.

In accordance with objective CU025 of the Development Plan, the proposed development incorporates the provision of community, arts and cultural space due to its location in a SDRA. There is wide offer of community facilities in the area and it is proposed to include community facilities in the form of internal community room space that is flexible in nature to enable the space to cater for a multitude of users and activities. In addition, a sensory garden is proposed within the proposed civic plaza. This will contribute to meeting the needs of the residents and the wider area.

The subject site is also well served by healthcare facilities with the Ballymun Health Centre located immediately adjacent to the subject site. There are an extensive range of GP clinics and pharmacies located throughout the catchment, the nearest being located in the Ballymun town centre building, located on Main Street.

There are several places of worship in the Ballymun 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.

The moderate increase in population at the subject site will continue to support the economic viability of the existent, permitted and proposed retail facilities. Local needs are addressed with a wide range of local convenience shops, supermarkets, cafes and restaurants in the area. The proximity of the nearby Omni shopping centre, in Santry, for more extensive retail and entertainment options should be acknowledged. As part of the scheme, it is proposed to include 1,611 sqm of retail and commercial space.

There is wide offer of community facilities in the area. It is proposed to include a community room as part of the main apartment block for the use of the residents. This room will contribute to meeting their needs.



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